

REASONS FOR REQUEST FOR VARIANCE:

Using a separate application for each request, please answer the following. If additional space is needed, attach extra pages to the application.

1. State the specific section of the LDC for which the variance is requested:
LDC Section 603.11.

2. Describe the variance requested:
The variance would allow relief from providing a 6' high masonry wall around the loading dock/service area.

3. Demonstrate compliance with one or more of the following: See attached.
 - a. The strict application of the land development regulation creates an unreasonable or unfair non-economic hardship, or an inordinate burden that was not created by the variance applicant.
 - b. The specific application of the land development regulation conflicts with an important Goal, Objective, or Policy of the Comprehensive Plan, or with the intent and purpose of another recently adopted land development regulation that serves a greater public purpose.
 - c. The granting of the variance will provide a net economic benefit to the taxpayers of Pasco County and is not in conflict with important Goals, Objectives, and Policies of the Comprehensive Plan.
 - d. The granting of the variance is necessary to achieve an innovative site or building design that furthers the Goals, Objectives, and Policies of the Comprehensive Plan.
 - e. The intent and purpose of the land development regulation and related land development regulations and Comprehensive Plan provisions is met or exceeded through an improved or alternate technology or design.
 - f. The granting of the variance is necessary to protect the public health, safety or welfare.
 - g. The variance is necessary to comply with State or Federal law.
 - h. The variance satisfies variance criteria set forth in the specific County land development regulation that is the basis for the variance request.

4. All variance applications that affect site conditions shall be accompanied by site plans depicting the site conditions with the granting of the variance and without the granting of the variance. Conceptual site plans may be allowed if approved by the Division Engineer (DRD) or Development Director.

ADDITIONAL ITEMS REQUIRED FOR VARIANCE:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed X_____
3. Copy of Last Year's Tax Bill X_____
4. Notarized Agent of Record Letter (if applicable) X_____
5. Is this application the result of a Notice of Violation? X_____ If so, please attach a copy of the notice.
6. Application Fee: \$200.00 (each variance request).

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Pasco County Permits and Development Information Services
Variance Application, Land Development Code
Section 316, Variance Requests,

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Section 603.11 requires that loading docks be screened and out of view from adjacent properties at ground level by a 6-foot high masonry wall. The intent of this requirement has been met by the following design features:

1. The loading dock is recessed 4'-4" below the finished floor elevation of the building so the dumpster located inside the dock is partially screened by the side walls of the dock.
2. The building is oriented so that the loading dock with dumpster is screened from Alternate 19 and Manton Lane by the building.
3. The west side of the dock is not only partially screened by the dock wall but a substantial natural wooded wetland exists between the dock and the residential lots to the west.
4. The dock area is separated from the residential lots by a large wet detention pond approximately 140 feet wide.