

**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 603.12  
\_\_\_\_\_  
\_\_\_\_\_
2. Describe the variance requested:  
The variance would allow partial use of the 10' wide landscape buffer for a drainage swale.  
\_\_\_\_\_  
\_\_\_\_\_
3. Demonstrate compliance with one or more of the following:
  - 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 ✓
3. Copy of Last Year's Tax Bill ✓
4. Notarized Agent of Record Letter (if applicable) N/A
5. Is this application the result of a Notice of Violation? No 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.

## Justification for Variance from LDC 603.12

Section 603.12 requires the following design elements:

1. A minimum 5 feet wide level planting area between a swale and the public right-of-way.
2. Swales shall not exceed 50% of the square footage of any required landscape buffer.
3. Swales should not exceed 70% of the required buffer width.

A variance from the above requirements is necessary in order to convey off-site stormwater coming from the north around the northeast corner of the site into the swale along Alternate Highway 19. The Southwest Florida Water Management District is requiring this swale to be large enough to carry the runoff from a 100 year, 24 hour rainfall event. Therefore, the swale has to be 13 feet wide at the top, 5 feet wide at the bottom and 1.0 feet deep to carry the flow. This swale is proposed to be constructed along Manton Lane for a distance of about 200 feet and in order to provide the required clear zone along Manton Lane the swale has to encroach into the landscape buffer by as much as 8 feet. Holly trees are proposed to be planted at the top of bank of the swale.