

VARIANCE NO.: 603.9.0.4

DATE: _____

RECEIVED

DEC 07 2009

PASCO COUNTY
APPLICATION FOR VARIANCE
DEVELOPMENT REVIEW COMMITTEE
VARIANCE BOARD

PASCO COUNTY
DEVELOPMENT REVIEW

The undersigned owner(s) of the following legally described property have formally requested consideration of a variance in accordance with the provisions of the Florida Statutes and the Pasco County LDC, Section 316.

It shall be the responsibility of the petitioner, or her/his legal agent of record, to provide all information required below or any other information which is reasonable and relevant to the formulation of a recommendation to the adjustment being considered. **No application for review shall be deemed complete until all required information is provided.**

- Project Name: DOLLAR GENERAL @ ZEPHYRHILLS
 - Project No. (from DRD): _____
 - Name of Owner: NELL GEIGER
Mailing Address: 4218 GALL BLVD.
City: ZEPHYRHILLS State: FL Zip Code: 33542
Telephone Number: _____ Fax Number: _____
E-Mail Address: bob@baggettrealestate.com
 - Name of Developer: Hanlex Development - Hans Pistor (owner)
Mailing Address: 516 Cooper Commerce Dr, Suite 200
City: Apopka State: FL Zip Code: 32703
Telephone Number: (321)303-3534 Fax Number: (407)889-8328
E-Mail Address: hanlexdev@gmail.com
 - Name of Agent, if applicable: Jeremy Anderson - ALDS, LLC
Mailing Address: 639 East Colonial Dr., Suite 300
City: Orlando State: FL Zip Code: 32803
Telephone Number: (386)566-4573 Fax Number: (407)641-8629
E-Mail Address: janderson@alds.us
(Attach completed Agent of Record)
- Locational Description: 4218 GALL BLVD., ZEPHYRHILLS FL.
- Parcel Identification Number: 14-26-21-0080-00A00-0010; 14-26-21-0100-10000-001
- Section 14, Township 26 South, Range 21 East, Sub _____, Block _____, Lot _____
- Present Zoning District: C2 - GENERAL COMMERCIAL

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:
SECTION: 603.9 - LANDSCAPE BUFFERING AND SCREENING
2. Describe the variance requested:
REAR LANDSCAPE BUFFER REQUIREMENT - REQUIRED 10'; PROPOSED
FRONT LANDSCAPE BUFFER REQUIREMENT - REQUIRED = 15'; PROPOSED 9.2'
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)
5. Is this application the result of a Notice of Violation? NO If so, please attach a copy of the notice.
6. Application Fee: \$400 (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.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: 12/4/2009

APPLICANT'S SIGNATURE: 

APPLICANT'S REPRESENTATIVE: Jeremy Anderson - ALDS LLC

ADDRESS: 639 EAST COLONIAL DR., SUITE 300

CITY: ORLANDO STATE: FL ZIP CODE: 32803

January 21, 2010

Pasco County
Development Review Department
7530 Little Road, Suite 230
New Port Richie, Fl 34654
(727) 847-8082

Reference: **Type "D" Landscape Buffer Variance Request**
Dollar General @ Zephyrhills
4281 Gall Blvd., Zephyrhills, Florida 33542
Variance: LDC Section 603.9

To Whom It May Concern,

We are requesting a variance for the front (Type "D") landscape buffer requirement referenced within Section 603.9 of the Land Development Code. This variance request is linked to the ROW dedication variance request also under review, and should be reviewed concurrently.

The proposed front buffer is 9.2' (minimum), which is sufficient to construct the landscaping and hedge/berm required by Code.

The strict application of this section of the land development code creates an unreasonable and unfair hardship on the owner of the proposed Dollar General Development because the property is not wide enough to give a ROW expansion easement and lay out the property with the required Type "D" landscape buffer.

We respectfully request you approve a variance from Section 603.9 of the Land Development Code in light of this information.

Sincerely,

Jeremy Anderson, E.I.
Principal
ALDS, LLC
386.566.4573
janderson@alds.us

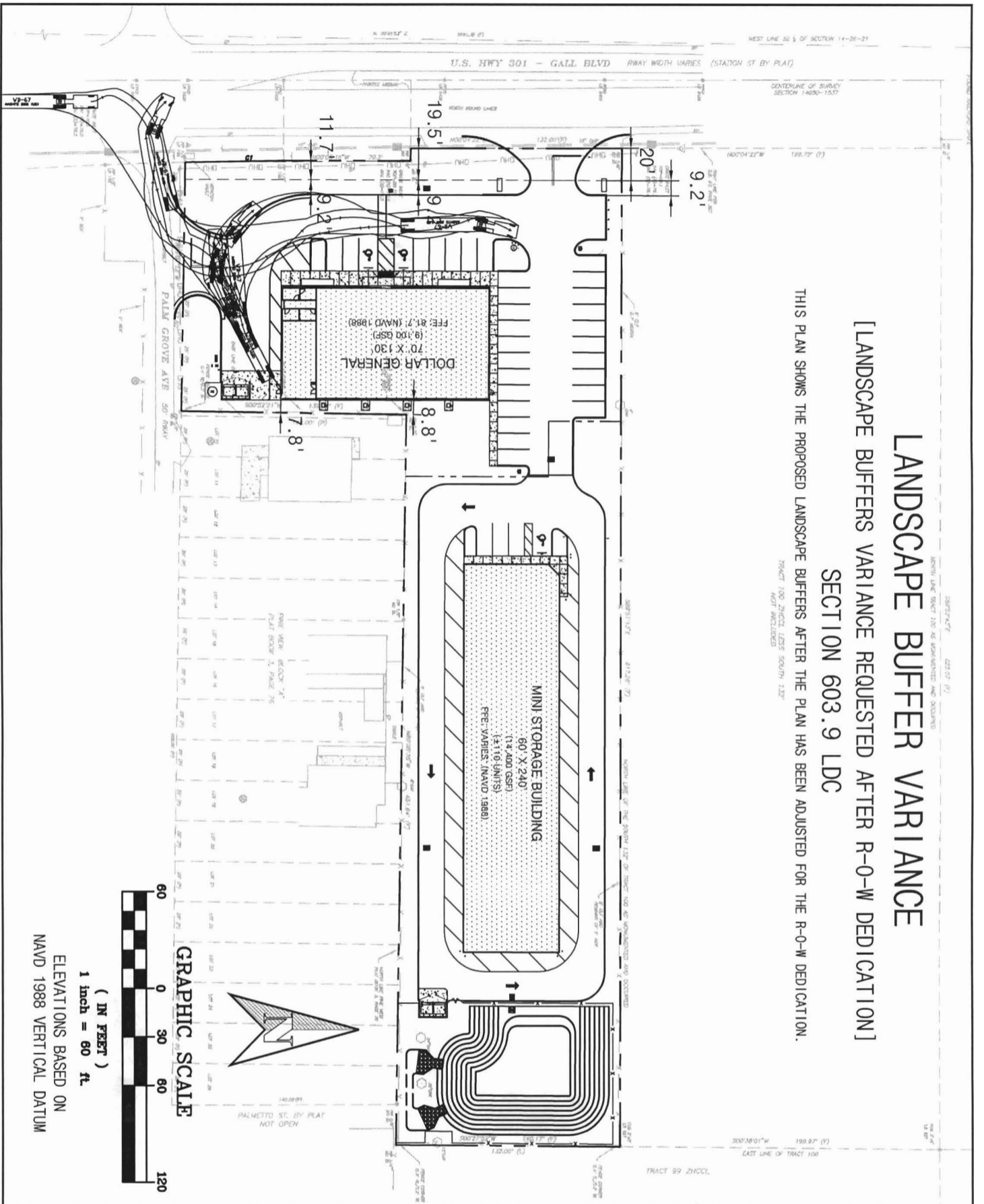
Hans Pistor
Managing Member
Hanlex Development, LLC
321.303.3534
hanlexdev@gmail.com

LANDSCAPE BUFFER VARIANCE

[LANDSCAPE BUFFERS VARIANCE REQUESTED AFTER R-0-W DEDICATION]

SECTION 603.9 LDC

THIS PLAN SHOWS THE PROPOSED LANDSCAPE BUFFERS AFTER THE PLAN HAS BEEN ADJUSTED FOR THE R-0-W DEDICATION.
TRACT 100 ZWCL2 LESS SOUTH 132'
NOT RECORDED



DOLLAR GENERAL

PROJECT:

PHASE DEVELOPMENT
DOLLAR GENERAL AND
FUTURE MINI STORAGE,
ZEPHYRHILLS, FL

LOCATION:
4278 GALL BLVD
ZEPHYRHILLS, FL

ALDS
CIVIL ENGINEERING

ALDS, LLC
SUNSHINE BOULEVARD SW
SUITE 300
ORLANDO, FL 32803
TEL: 28986-4413
F: (407) 941-4829
JAMESON@ALDS.US

PROJECT #: 28_040
DATE: 12/07/09
SHEET: VR
SCALE: 1 : 60

V603.9 [2]

(IN FEET)
1 inch = 60 ft.
ELEVATIONS BASED ON
NAVD 1988 VERTICAL DATUM

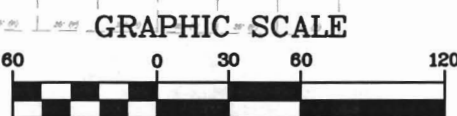
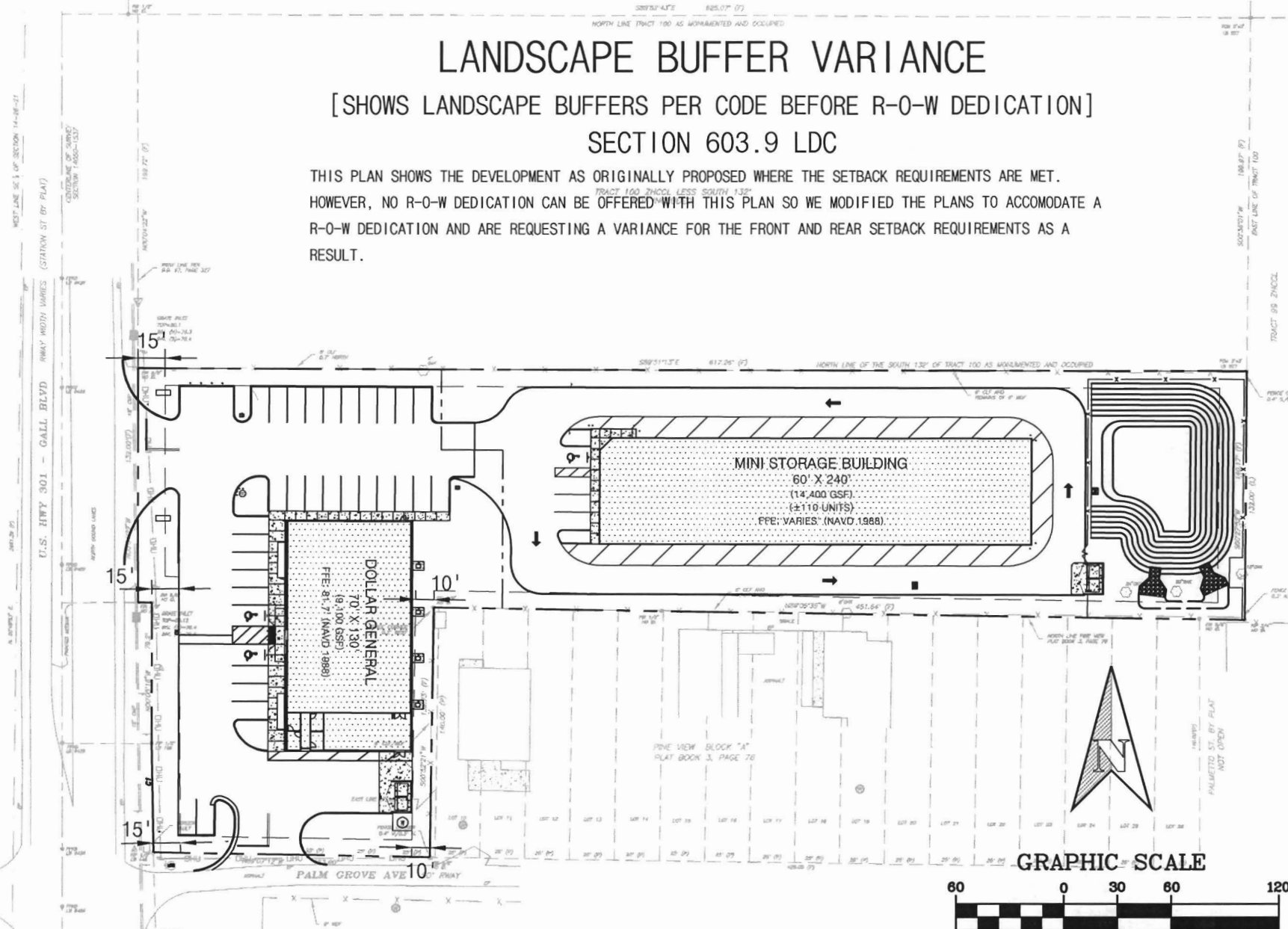


LANDSCAPE BUFFER VARIANCE

[SHOWS LANDSCAPE BUFFERS PER CODE BEFORE R-O-W DEDICATION]

SECTION 603.9 LDC

THIS PLAN SHOWS THE DEVELOPMENT AS ORIGINALLY PROPOSED WHERE THE SETBACK REQUIREMENTS ARE MET. HOWEVER, NO R-O-W DEDICATION CAN BE OFFERED WITH THIS PLAN SO WE MODIFIED THE PLANS TO ACCOMMODATE A R-O-W DEDICATION AND ARE REQUESTING A VARIANCE FOR THE FRONT AND REAR SETBACK REQUIREMENTS AS A RESULT.



(IN FEET)
 1 inch = 60 ft.
 ELEVATIONS BASED ON
 NAVD 1988 VERTICAL DATUM

DOLLAR GENERAL

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 HANLEX DEVELOPMENT
 DOLLAR GENERAL AND
 FUTURE MINI STORAGE,
 ZEPHYRHILLS, FL

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