

VARIANCE NO.: 603.9.D.1

DATE: \_\_\_\_\_

RECEIVED

DEC 07 2009

PASCO COUNTY  
DEVELOPMENT REVIEW

PASCO COUNTY  
APPLICATION FOR VARIANCE  
DEVELOPMENT REVIEW COMMITTEE  
VARIANCE BOARD

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.**

1. Project Name: DOLLAR GENERAL @ ZEPHYRHILLS
  2. Project No. (from DRD): \_\_\_\_\_
  3. 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@baggett realestate.com
  4. 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
  5. 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: 14-26-21-0090-00A00-0010; 14-26-21-0100-10000-0010
- 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 8'  
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: [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 "A" 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 rear (Type "A") 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 rear buffer between the rear property line and building varies from 8.8' to 7.8' due to the orientation of the property lines. The proposed rear buffer yard is the maximum we could provide while maintaining a front buffer that is wide enough to support the Type "D" material requirements and a front drive aisle that is wide enough to support the delivery vehicle.

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

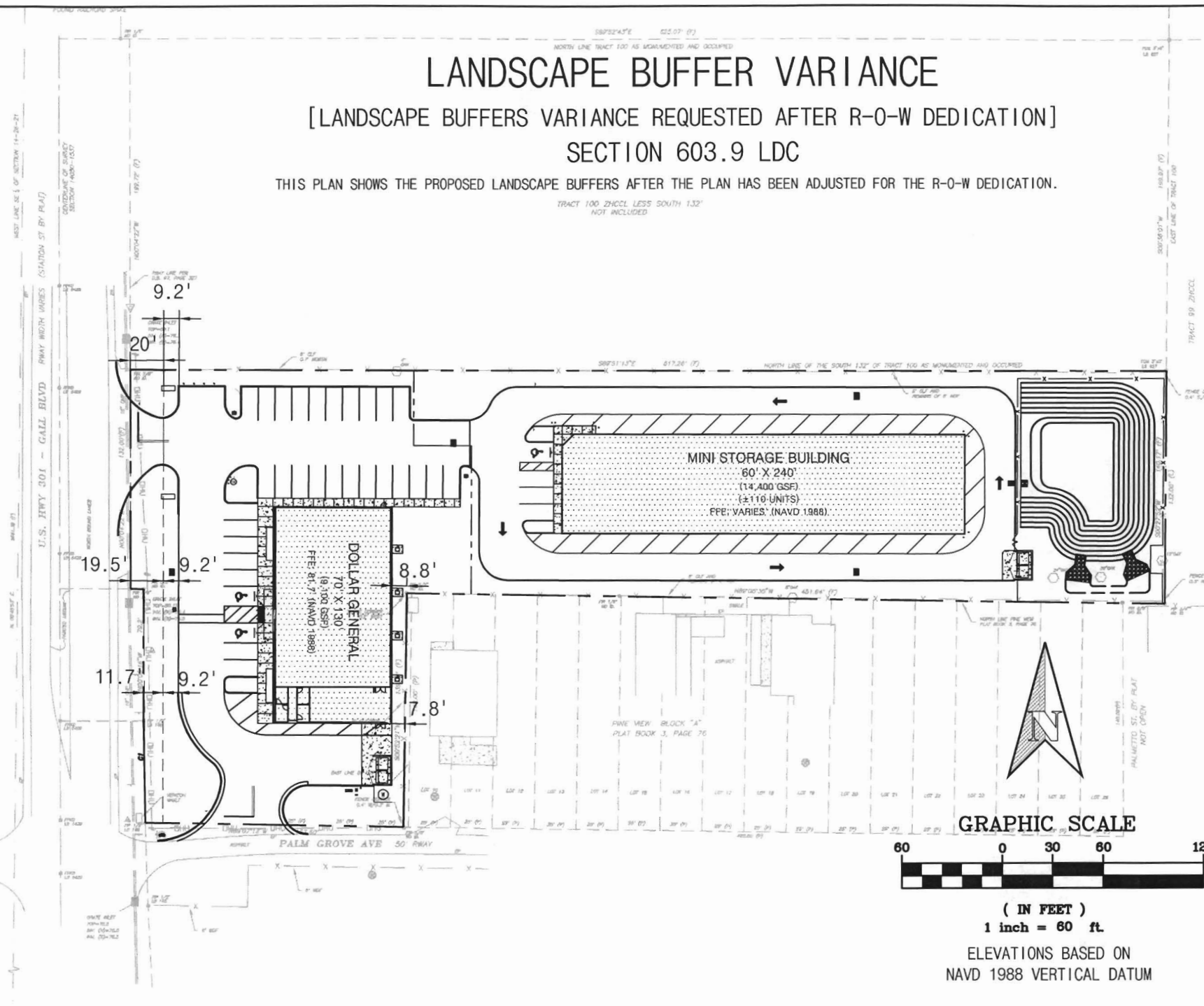
# LANDSCAPE BUFFER VARIANCE

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

SECTION 603.9 LDC

THIS PLAN SHOWS THE PROPOSED LANDSCAPE BUFFERS AFTER THE PLAN HAS BEEN ADJUSTED FOR THE R-O-W DEDICATION.

TRACT 100 2HCCL LESS SOUTH 132'  
NOT INCLUDED

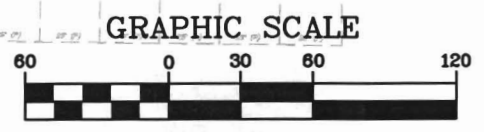


**DOLLAR GENERAL**

PROJECT:  
 HANEX DEVELOPMENT  
 DOLLAR GENERAL AND  
 FUTURE MINI STORAGE,  
 ZEPHYRHILLS, FL  
 LOCATION:  
 4218 GALL BLVD  
 ZEPHYRHILLS, FL

**ALDS**  
 CIVIL ENGINEERING  
 ALDS, LLC  
 639 EAST COLONIAL DR  
 SUITE 300  
 ORLANDO, FL 32803  
 CO: 28000  
 P: (386) 566-4573  
 F: (407) 841-8829  
 JANDERSON@ALDS.US

PROJECT #: 28.040  
 DATE: 12/07/09 SHEET: VR  
 SCALE: 1 : 60  
 V603.9 [2]



ELEVATIONS BASED ON  
 NAVD 1988 VERTICAL DATUM

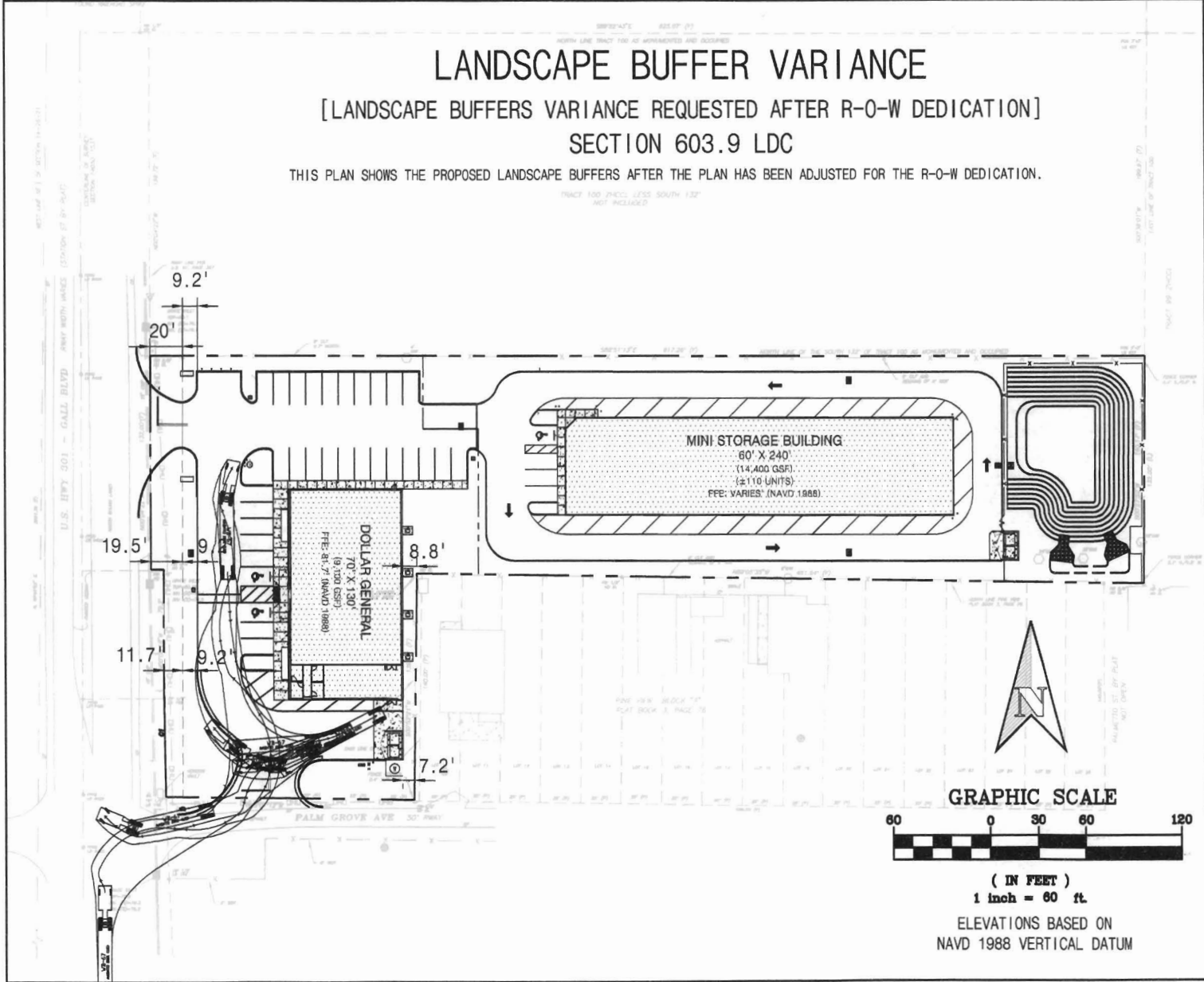
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TRACT 100 (PANEL 2250 SOUTH 132'  
NOT INCLUDED



**DOLLAR GENERAL**

PROJECT:  
HANEX DEVELOPMENT  
DOLLAR GENERAL AND  
FUTURE MINI STORAGE,  
ZEPHYRHILLS, FL

LOCATION:  
4218 GALL BLVD  
ZEPHYRHILLS, FL

**ALDS**  
CIVIL ENGINEERING  
ALDS, LLC  
600 EAST COLONIAL DR  
SUITE 300  
ORLANDO, FL 32803  
OIA: 26965  
P: (381) 560-4373  
F: (407) 641-9829  
JANCKRUMH@ALDS.US

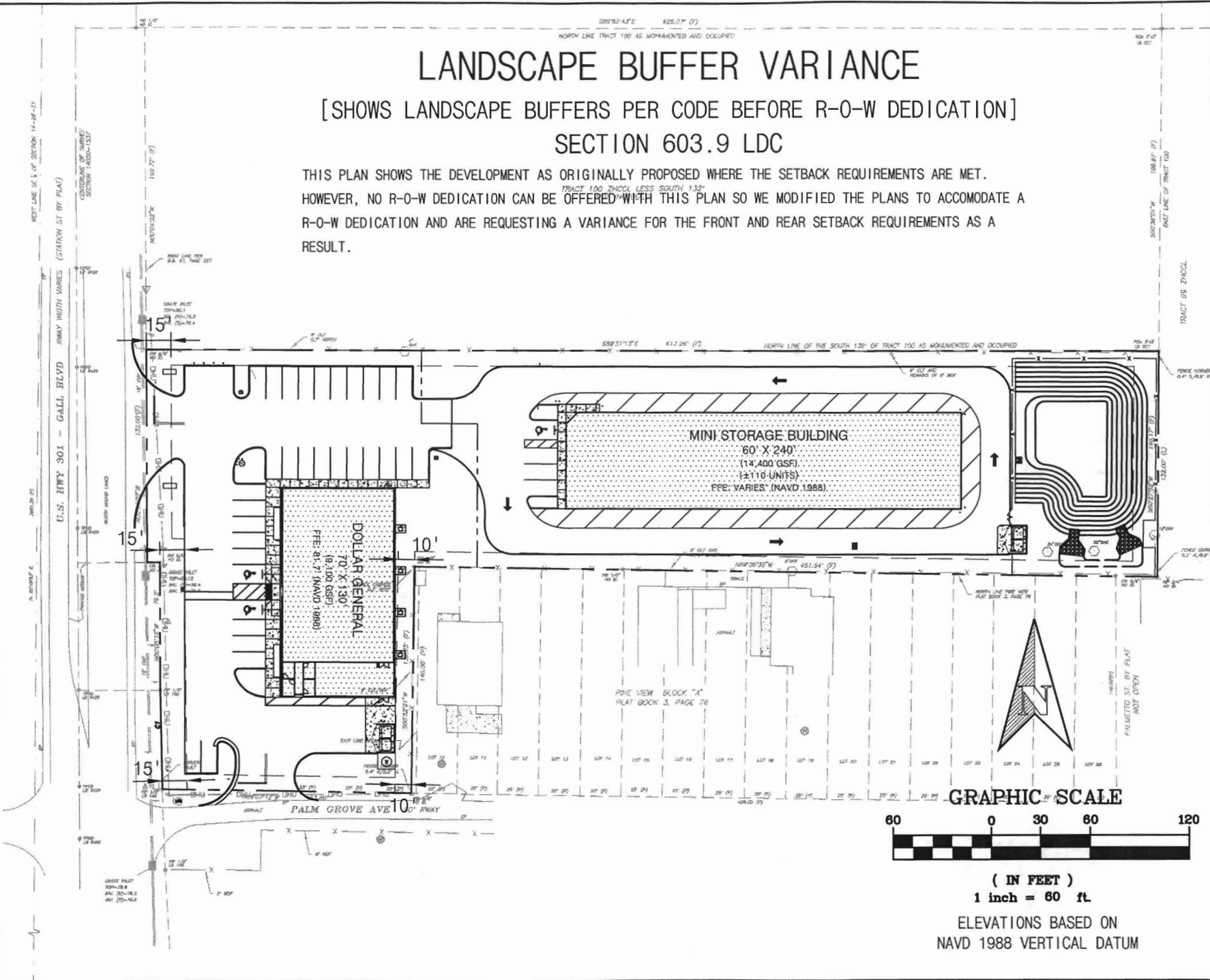
GRAPHIC SCALE  
60 0 30 60 120  
( IN FEET )  
1 inch = 60 ft.  
ELEVATIONS BASED ON  
NAVD 1988 VERTICAL DATUM

PROJECT #: 28\_040  
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V603.9 [2]

# LANDSCAPE BUFFER VARIANCE

[SHOWS LANDSCAPE BUFFERS PER CODE BEFORE R-O-W DEDICATION]  
SECTION 603.9 LDC

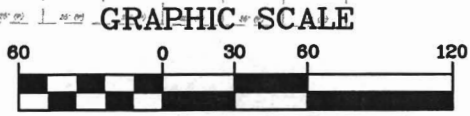
THIS PLAN SHOWS THE DEVELOPMENT AS ORIGINALLY PROPOSED WHERE THE SETBACK REQUIREMENTS ARE MET. HOWEVER, NO R-O-W DEDICATION CAN BE OFFERED WITH THIS PLAN SO WE MODIFIED THE PLANS TO ACCOMMODATE A R-O-W DEDICATION AND ARE REQUESTING A VARIANCE FOR THE FRONT AND REAR SETBACK REQUIREMENTS AS A RESULT.



**DOLLAR GENERAL**

PROJECT:  
HANLEX DEVELOPMENT  
DOLLAR GENERAL AND  
FUTURE MINI STORAGE,  
ZEPHYRHILLS, FL  
  
LOCATION:  
4218 GALL BLVD  
ZEPHYRHILLS, FL

**ALDS**  
CIVIL ENGINEERING  
ALDS, LLC  
639 EAST COLONIAL DR  
SUITE 300  
ORLANDO, FL 32803  
CO: 28885  
P: (386) 566-4573  
F: (407) 944-6629  
JANDERSON@ALDS.US



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

PROJECT #: 28\_040  
DATE: 12/07/09 SHEET:  
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