

**ATTACHMENT
VARIANCE**

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION:

1. The Development Review Committee disagrees with the staff report and recommendations for the following reasons:
 - a. The strict application of the land development regulation creates OR does not create an unreasonable or unfair noneconomic hardship or an inordinate burden that was OR was not created by the variance applicant.
 - b. The specific application of the land development regulation conflicts OR does not conflict 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 OR will not provide a net economic benefit to the taxpayers of Pasco County and is not OR is in conflict with important Goals, Objectives, and Policies of the Comprehensive Plan.
 - d. The granting of the variance is OR is not 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 OR is not met or exceeded through an improved or alternate technology or design.
 - f. The granting of the variance is OR is not necessary to protect the public health, safety, or welfare.
 - g. The variance is OR is not necessary to comply with State or Federal law.
 - h. The variance satisfies OR does not satisfy variance criteria set forth in the specific County land development regulation that is the basis for the variance request.
2. The Development Review Committee finds that the requirements of this code have OR have not been met based upon the review and findings of the Zoning/Code Compliance Department and information presented at a public hearing.
3. The Development Review Committee further finds that the reasons set forth in the application justify OR do not justify the granting of the variance that would make possible the reasonable use of the land, buildings, or other improvements.
4. The Development Review Committee finds that the granting of the variance would OR would not be in harmony with the general standards, purpose, and intent of this code and will OR will not be injurious to the surrounding territory or otherwise be detrimental to the public welfare.
5. The Development Review Committee finds that the granting of the variance would OR would not violate the Goals, Objectives, and Policies of the Comprehensive Plan.

Ayes: _____ Nays: _____

The Development Review Committee recommends _____ approval _____ denial of the application, based upon the foregoing reasons which constitutes the report of the Development Review Committee.

The recommendation and report of the Development Review Committee is based upon study and consideration of the factors outlined in Section 316.1.A of the Pasco County Land Development Code and the evidence presented at the public hearing on the application.

Development Review Committee Chairman

7-29-10

Date

Variance No. 1-2012