

VARIANCE NO.: _____

DATE: _____

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 Land Development Code, 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. Name of Applicant: Gary Blackwell

Mailing Address: P.O. Box 1085

City: New Port Richey State: FL Zip Code: 34656

Telephone Number: 727-842-2571 Fax Number: 727-849-6727

E-Mail Address: _____

2. Name of Agent, if applicable: None

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Fax Number: _____

E-Mail Address: _____

(Attach completed Agent of Record)

Locational Description: See Attached

Parcel Identification Number:

Section 04, Township 24 South, Range 16 East, Sub _____, Block _____, Lot _____

Present Zoning District: Commercial

Development Name: Blackwell Commercial



REASONS FOR REQUEST FOR VARIANCE:

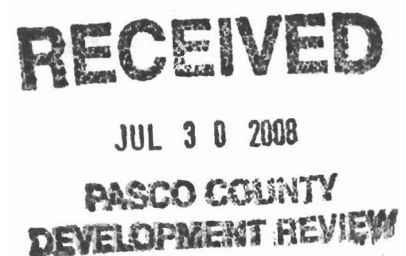
Using a separate application for each request, please answer the following. If additional space is needed, attach extra pages to the application.

1. State the specific section of the LDC for which the variance is requested:
LDG 603.9.D.1
2. Describe the variance requested:
A reduction in the width of the required landscape buffers from 10 ft. to 5 ft.
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 X
3. Copy of Last Year's Tax Bill X
4. Notarized Agent of Record Letter (if applicable) _____
5. Is this application the result of a Notice of Violation? _____ If so, please attach a copy of the notice.
6. Application Fee: _____ (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.



REASONS FOR REQUEST FOR VARIANCE:

Our site originally was 250 feet fronting on County Line Road, with a depth of 260 +/- feet. The state took 70 feet of depth from our property for the widening of County Line Road, leaving us only 190 feet to work with. The Building Code is in conflict with the Landscape Code, inasmuch as the Building Code sideline setbacks are five (5) feet and the Landscape Ordinance requires a larger sideline setback.

We have been working in excess of two years to get through the Development Review Process and only recently found out there was a conflict between the Building Code and the Landscape Code sideline requirements. The plans have been drawn for the buildings and the site plan for more than two years, and we would, therefore, request a variance from the Landscape sideline setback. The vegetation required under the Ordinance can be placed in the rear of the building.

RECEIVED
JUL 30 2008
PASCO COUNTY
DEVELOPMENT REVIEW

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: July 7, 2008

APPLICANT'S SIGNATURE: 

APPLICANT'S REPRESENTATIVE: _____

ADDRESS: P.O. Box 1085

CITY: New Port Richey STATE: Florida ZIP CODE: 34656

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PASCO

BEFORE ME, the undersigned authority, personally appeared, Gary Blackwell

who being by me first duly sworn, under oath, deposes and states as follows:

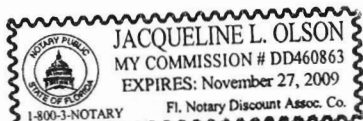
1. That she/he/they has/have filed a variance application on property (Parcel ID No. 04-24-17-0020-00000-0041) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: construct 9700 square ft. of office space on the subject property; in order to construct that amount of finished floor space on this property, there must be a variance to allow reflief from the side yard and/or front/rear setback requirements.
2. That I hereby acknowledge that the variance, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

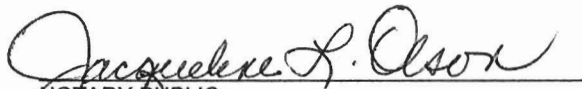

AFFIANT

AFFIANT

SWORN to and subscribed before me this _____ day of July, 2008



My Commission Expires:

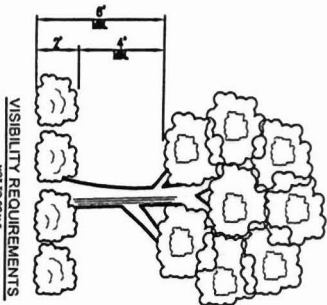

NOTARY PUBLIC
State of Florida at Large

Note: All property owners of the subject property or their designated Agent of Record must sign this affidavit.

COUNTY LINE RD. (ASPHALT)

ELEV. = 31.5

COUNTY LINE RD. (ASPHALT)



VISIBILITY REQUIREMENTS
NOT TO SCALE

- TRAFFIC OPERATIONS NOTES:**
1. ALL TRAFFIC CONTROL, SIGNALING AND MARKINGS ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
 2. ALL PARKING SPACES SHALL BE STRIPED IN WHITE.
 3. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX.
 4. THE SITE DOES NOT CONTAIN INTERNAL STREETS TO BE NAMED.
 5. THE SUBMITTAL DATA FORM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO THE SUBMISSION OF ANY TRAFFIC CONTROL DEVICES IN THE COUNTY RIGHT-OF-WAY.

POINT BUILDERS, INC.
P.O. BOX 360035
TAMPA, FLORIDA 33673-0035
PHONE (813) 232-1997
FAX (813) 232-1998

PROJECT:

**BLACKWELL
COMMERCIAL**

CLIENT:

BLACKWELL, GARY L
PO BOX 1085
NEW PORT RICHEY, FL 34658
PHONE: 727-842-2571
FAX: 727-849-6727

DRAWN BY: AMS

CHECKED BY: MFK

DATE: 12-19-06

SCALE: 1" = 20'

JOB No.: 594

CAD No.: 594

CAD FILE NAME:
594 Base

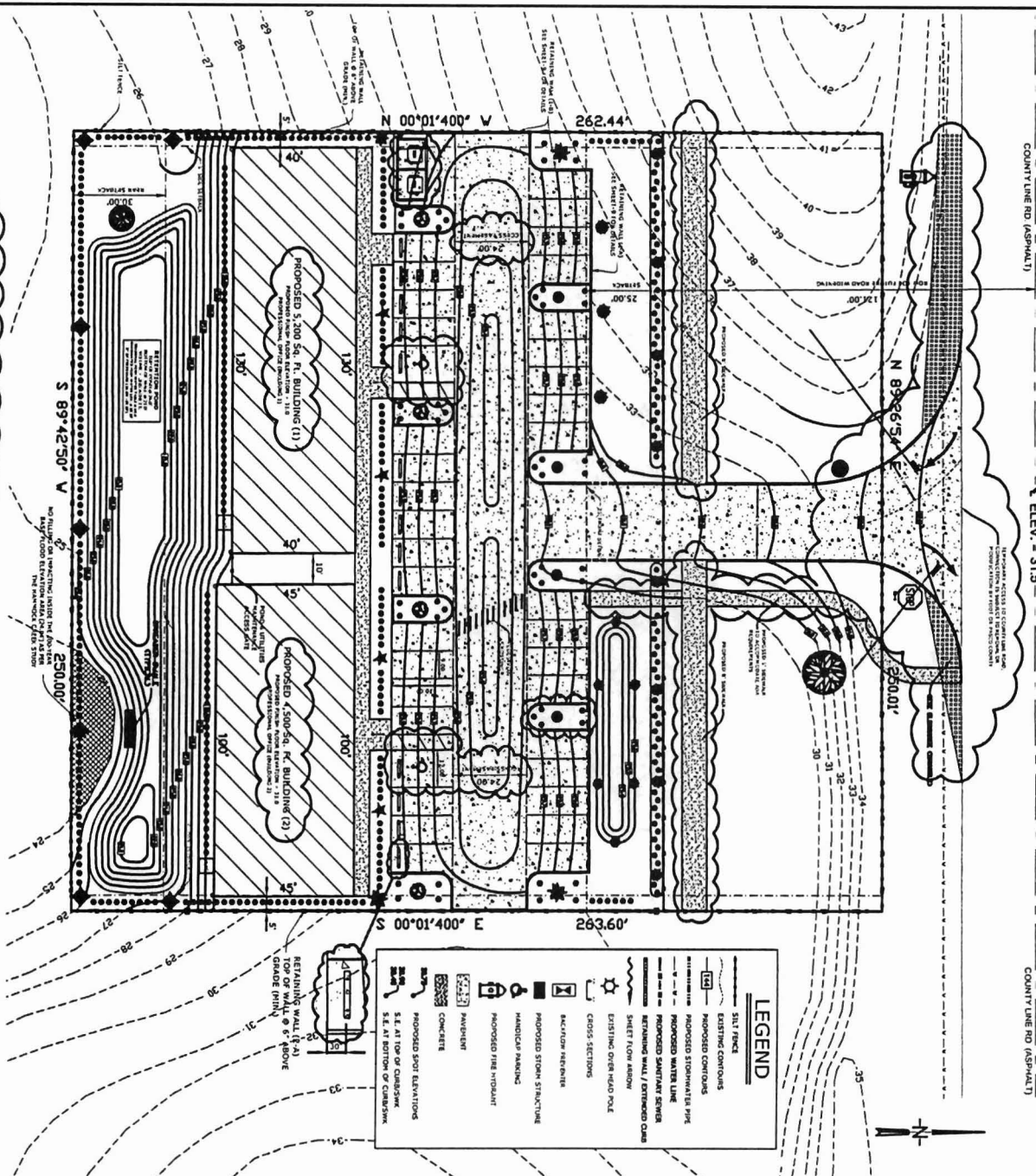
CAD FILE PATH:
594/WORKING/594 Base

SHEET NAME DESCRIPTION
POST-DEVELOPMENT

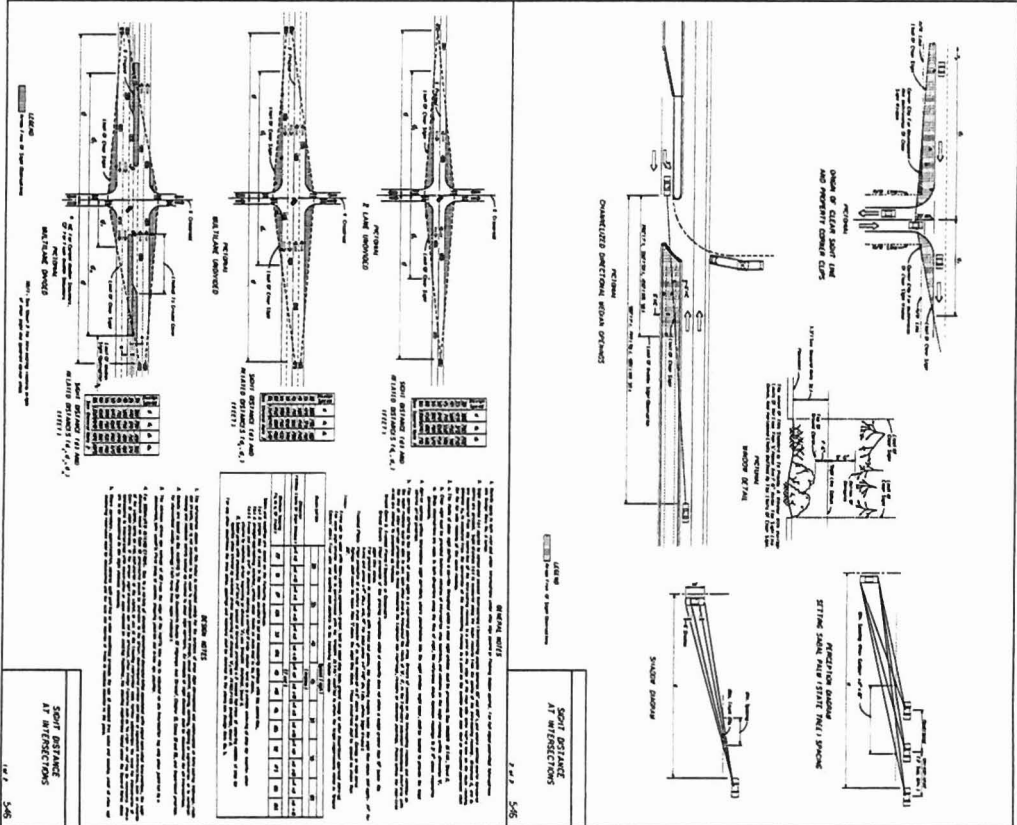
SHEET NUMBER
4 OF 11

LEGEND

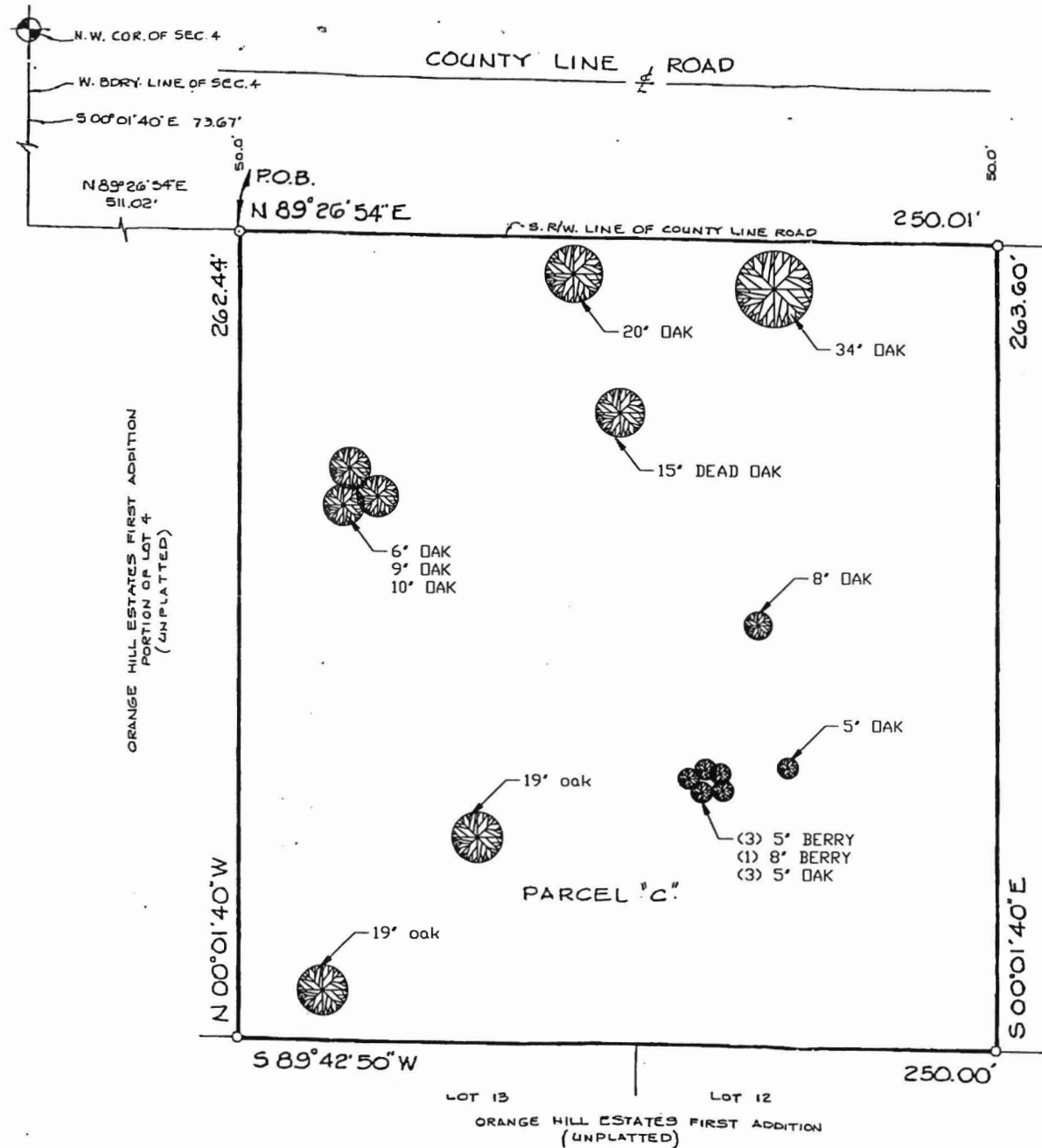
- SILT FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORMWATER POND
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- RETAINING WALL / EXISTING CURB
- EXISTING FLOOR ABOVE
- EXISTING OVERHEAD POLE
- CROSS SECTIONS
- BACKLASH RE-ENTER
- PROPOSED STORM STRUCTURE
- HANDICAPPED PARKING
- PROPOSED FIRE HYDRANT
- PROPOSED SPOT ELEVATIONS
S.E. AT TOP OF CURBSIDE
S.E. AT BOTTOM OF CURBSIDE
- CONCRETE
- PAVEMENT



CUT / FILL NOTE: PLANS REFLECT A
BALANCED SITE, ± 50 CUBIC YARD.



MICHAEL F. KELLEY
PROFESSIONAL ENGINEER NO. 45914



DESCRIPTION: PARCEL "C" BEING A PORTION OF ORANGE HILL ESTATES FIRST ADDITION UNRECORDED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A parcel in the NE corner with 30' of frontage on County Line Road by 80' of depth, in the following described parcel:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; RUN THENCE SOUTH 00°01'40" EAST, 73.67 FEET ALONG THE WEST BOUNDARY LINE OF SAID SECTION 4; THENCE NORTH 89°26'54" EAST, 511.02 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AS NOW ESTABLISHED TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89°26'54" EAST, 250.01 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°01'40" EAST, 263.60 FEET; THENCE SOUTH 89°42'50" WEST, 250.00 FEET; THENCE NORTH 00°01'40" WEST, 262.44 FEET TO THE POINT OF BEGINNING.

PORTION OF LOT 5
ORANGE HILL ESTATES FIRST ADDITION
(UNPLATTED)

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND 5/8" IRON PIN
- SET 1/2" IRON PIN



DATE	REVISION	BY
09-14-07	1	AMS
02-08-08	2	AMS
06-23-08	3	AMS

POINT BUILDERS, INC.
P.O. BOX 380035
TAMPA, FLORIDA 33673-0035
PHONE (813) 232-1997
FAX (813) 232-1998

PROJECT:

BLACKWELL
COMMERCIAL

CLIENT:

BLACKWELL, GARY L
PO BOX 1085
NEW PORT RICHEY, FL 34656
PHONE: 727-842-2571
FAX: 727-849-6727

DRAWN BY: AMS

CHECKED BY: MFK

DATE: 12-19-06

SCALE: 1" = 20'

JOB No.: 594

CAD No.: 594

CAD FILE NAME:
594 Base

CAD FILE PATH:
594/WORKING/594 Base

SHEET NAME/ DESCRIPTION

MAP OF SURVEY

SHEET NUMBER
2 OF 11

MICHAEL F. KELLEY
PROFESSIONAL ENGINEER NO. 45914

DATE	REVISION	BY
09-14-07	1	AMS
02-08-08	2	AMS
06-23-08	3	AMS

POINT BUILDERS, INC.

P.O. BOX 360035
TAMPA, FLORIDA 33673-0035
PHONE (813) 232-1997
FAX (813) 232-1998

BLACKWELL
COMMERCIAL

PROJECT:

CLIENT:

BLACKWELL, GARY L
PO BOX 1086
NEW PORT RICHEY, FL 34658
PHONE: 727-842-2571
FAX: 727-848-8787

DRAWN BY: AMS

CHECKED BY: MFK

DATE: 12-19-06

SCALE: 1" = 20'

JOB No.: 594

CAD No.: 594

CAD FILE NAME:

594 Base

CAD FILE PATH:

594/WORKING/594 Base

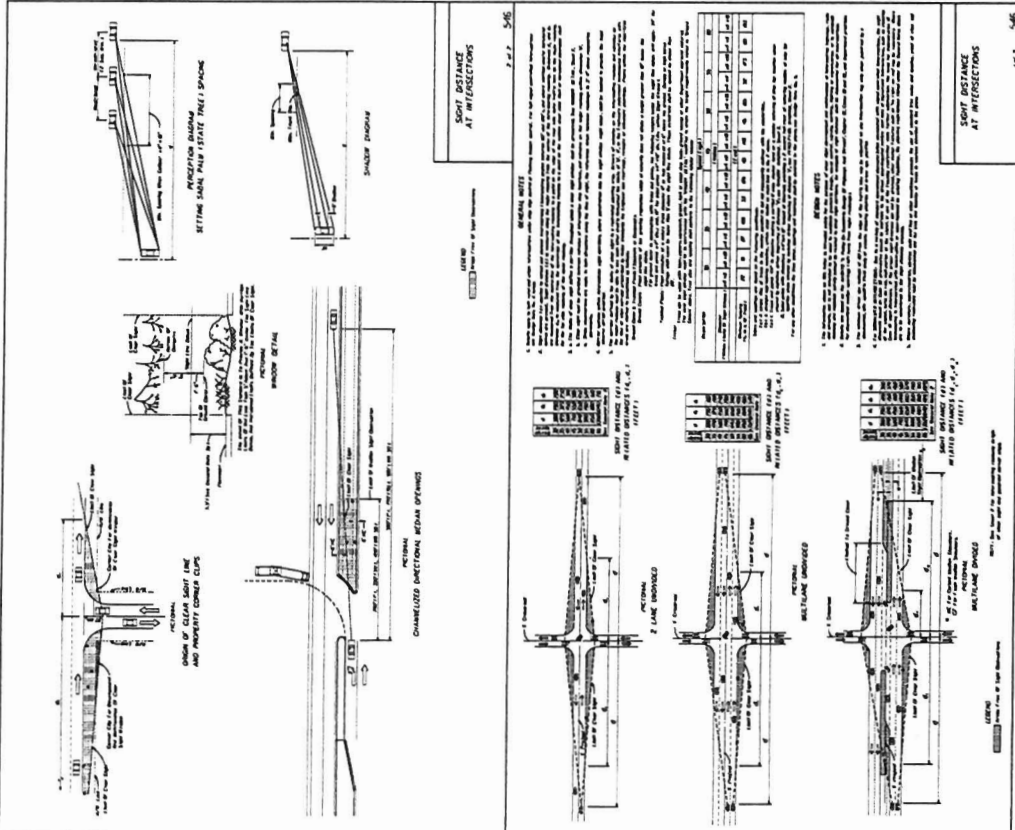
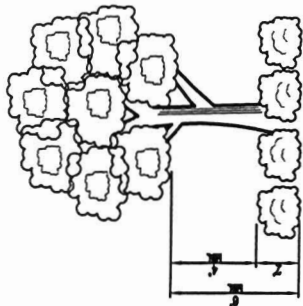
SHEET NAME/DESCRIPTION

POST-DEVELOPMENT

SHEET NUMBER

4 OF 11

MICHAEL F. KELLEY
PROFESSIONAL ENGINEER NO. 45914



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