



Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2675 Fax:
352-438-2676

OFFICE USE ONLY

Received By: EMDate Received: 5/27/25

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

4014-006-003

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Requesting a reduction of 25' to 23' for a setback in an R4 zoning classification for placement of a mobile home.

Section of Code requesting variance from: Sec. 4.2.12. D

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 0.30 +/- acres

Directions to subject property:

SR 40 West to Levy Hammock Rd. South to SE 55 Pl.
Turn left. Follow road straight to the property.

Please Note: **Property owner must sign this application:** Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

(Print/Signature) Property Owner

4410 NW 59 St

Address

Ft. Lauderdale, FL 33319

City, State, Zip Code

954-793-1222

Contact Info: Phone, cell, e-mail address

Lauren Kirkman

(Print) Applicant or Agent

18931 SE 54 Pl

Address

Ocklawaha, FL, 32179

City, State, Zip Code

954-200-9456 Kirkkoby@gmail.com

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$ 550 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. **PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE.** FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

AR 32899

BoA 8/4/2025

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM. A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

Requesting a reduction of 25' to 23' for a front setback in an R-4 zoning classification for placement of a used mobile home. Stumps prevented placement anywhere else.

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

Trees and the stumps were existing on the property prior to considering placement of the mobile home.

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

Granting of this variance would not adversely affect any property owners. It is not irregular to the area.

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

A reduction of 25' to 23' from the front of the property is the minimum needed in order to develop at the desired location.

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

True

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

True