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Marion County
Board of County Commissioners
David J. ...
...
...

OFFICE USE ONLY

Received By: EMDate Received: 1/24/2025

VARIANCE APPLICATION

Application #: 32431

35 78-016-030

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:

Carport, Requesting a reduction of the front set back from 25 ft to the property line (zero set back for 30 x 35 existing carport)

Section of Code requesting variance from:

Zoning for Carport

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 3 quarter +/- acres

Directions to subject property:

Car port

(Print) Property Owner

Miguel A Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476

Contact Info: Phone, cell, e-mail address

(Print) Applicant or Agent

Barbara C Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$450 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.

"Meeting Needs by Exceeding Expectations"

www.marioncountycler.com

DATE COMPLETED

INITIALS: EM

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH

BOA 4/7/2025

APPLICATION COMPLETE

1/24/2025



Marion County
Board of County Commissioners

Growth Services ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

OFFICE USE ONLY

Received By: C. Garr

Date Received: 1-15-25

VARIANCE APPLICATION

Application #: 2024092100
FOR COUNTY USE ONLY

35 78-016-030

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:

Carport Requesting a reduction of the front set back from 25' to Property line for existing Carport 30x35

Section of Code requesting variance from:

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .53 +/- acres

Directions to subject 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.

Miguel A. Perez

(Print/Signature) Property Owner

Miguel A Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476 305-5423208

Contact Info: Phone, cell, e-mail address

Mike Perez 0428@gmail.com

Miguel A. Perez

(Print) Applicant or Agent

Miguel A Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476

Contact Info: Phone, cell, e-mail address

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CC 463206

STR R-1, med
271621

"Meeting Needs by Exceeding Expectations"

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:

Car port is in front of house.

Other homes in the same neighborhood have car ports in front of houses

*Requesting a reduction of the front set back
From 25' to property line for Existing carport.
30' wide 35' long.*

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

Applicant's justification:

Health and Medical conditions (homeowner), A covered car ports as essential part of my well being.

I'm 76 years old and had cancer and also was hospitalized for many weeks at Baptist Hospital (Miami) with a pulmonary embolism caused by a severe cold. I was told that I must take care of myself and avoid any illness that may affect my lungs.

*I can't get rain water it can't be deadly
I built longer so I didn't get wet from rain
do to my health*

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:

Other homes in the area have them

Note I have pictures

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

Applicant's justification:

The applicant requires the minimum variance to accomplish applicants health and safety goals as outlined above.

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:

The applicant will only receive additional benefit to his health and safety which has already been granted to various other neighbors without such extenuating circumstances

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

Applicant's justification:

No, as many neighbors have similar set up.