



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: C. Naught
Date Received: 5-17-24
240803V

VARIANCE APPLICATION

AR#: 31565

Application #: 240803V
FOR COUNTY USE ONLY

PA#: 49167-004-00

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: Reduce ESQZ front (Lakeside) setback from

Add Cover for Existing front porch (LAKE side) from 75' to 27'
for ESQZ. House built in 1993 prior to ESQZ, porch existing. Add 4'
Add Garage to dwelling toward roadside. Extend existing garage
25'. Lot is 1,157 ft. in depth. for a proposed covered porch addition to an

Section of Code requesting variance from: 5.2.4.A waterfront setbacks ESQZ

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 3.13 +/- acres

Directions to subject property:

R-3 + R-1

Travel South on HWY 25 from Ocklawaha. Turn Right into
Lake Weir Landing. Gate Code 2323. Straight, bare to the
right - 6th house on the left

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.

Roger D. Gantner
(Print/Signature) Property Owner

Nedene E Gantner
(Print) Applicant or Agent

13584 S. HWY 25
Address

13584 S. Hwy 25
Address

East Lake Weir FL 32133
City, State, Zip Code

East Lake Weir FL 32133
City, State, Zip Code

352-267-3014
Contact Info: Phone, cell, e-mail address

352-267-3014 Deltboy@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.

Project: 2024050046
AR: 31565

Sec. 09-17-24
"Lake Weir Landing"

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:

1. We are asking for additional feet from our existing deck to add a covered porch for shade. Requesting a reduction from 75 feet to 27 feet to water line (high water line mark) ESOZ
2. Requesting to add Garage 25x34 to the back of the home. (roadside)
Property depth is 1,157'

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

Applicant's justification:

1. No trees or land moved. Only adding cover for shade onto deck + extend existing deck 4'
2. No trees removed or water run off to the lake. water will flow to the 3 acres opposite of Lake.

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 be irregular to the surrounding area. This would not adversely effect any property owners. It would follow suit to neighbors additions that were granted.

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

Applicant's justification:

1. The reduction of 75 ft to 27 ft is the minimum needed to develop at desired location (ES02)
2. The 25x34 Garage is within our set backs & will not impact neighbors or water
no variance needed or requested.

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

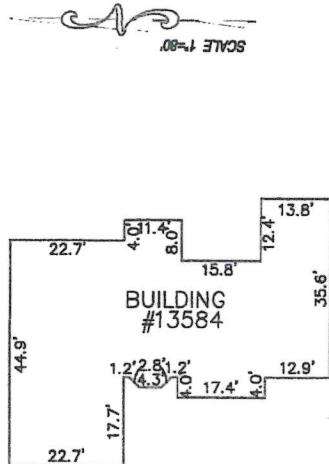
PAGE 1 OF 1

LOT 4, LAKE WEIR LANDING.

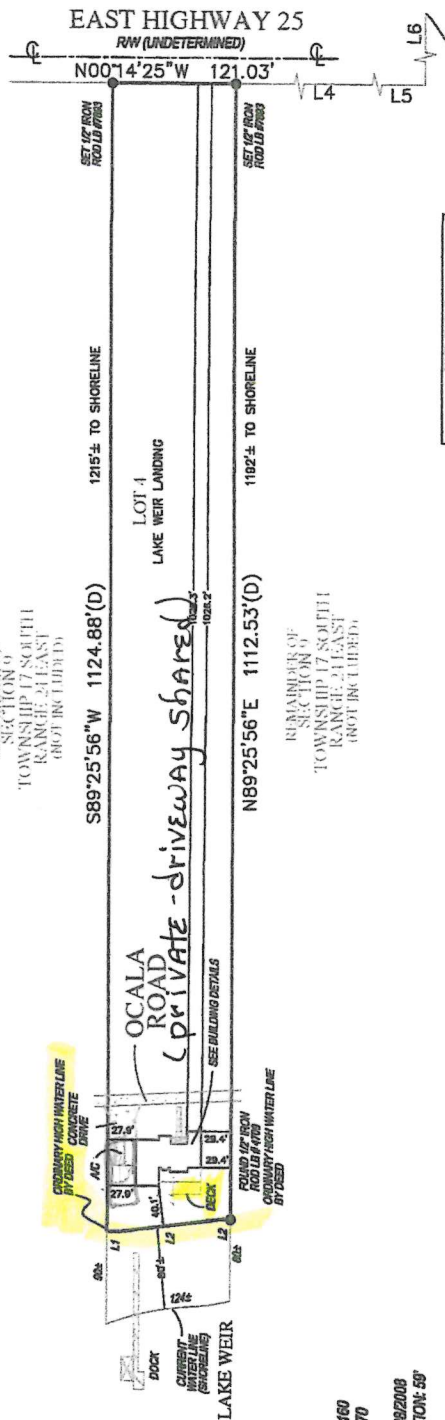
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 00°42'58" WEST, A DISTANCE OF 121.03 FEET, THENCE DEPARTING FROM SAID RIGHT OF WAY LINE SOUTH 89°25'50" WEST, A DISTANCE OF 1124.80 FEET TO THE ORDINARY HIGH WATER LINE OF LAKE WAIR; THENCE MEANDERING SAID ORDINARY HIGH WATER LINE SOUTH 07°33'37" EAST, A DISTANCE OF 43.31 FEET; THENCE SOUTH 07°23'48" EAST, A DISTANCE OF 100.19 FEET, THENCE SOUTH 01°30'58" WEST, A DISTANCE OF 7.20 FEET; THENCE DEPARTING FROM SAID ORDINARY HIGH WATER LINE, NORTH 89°25'50" EAST A DISTANCE OF 1172.53 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:
13584 EAST HIGHWAY NO. 25
LAKE WEIR, FLORIDA 32133

BUILDING DETAILS:
NTS



NOTICE
OF
SALE
OF
LAND
AND
IMPROVEMENTS



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.31'	S00°38'27"E
L2	100.19'	S07°23'48"E
L3	7.24'	S01°36'58"W
L4	1104.35'	N00°14'25"W
L5	1954.20'	N00°13'35"W
L6	1.38'	S89°50'00"W

FIELDWORK DATE: 7/30/2021
SURVEY NUMBER: 494366
PARCEL NO. 49167-004-00.

[illegible]

Surveyors Certificate
Kenneth Osborne
 I HEREBY CERTIFY THAT THE BOUNDARY SURVEY IS A TRUE
 AND CORRECT REPRESENTATION OF A SURVEY PREPARED
 UNDER MY DIRECTION NOT VALID WITHOUT A RAISED
 AND GROSSED SEAL AND SIGN
 Witness my hand and the seal of my office this _____ day of _____, 2021.
Kenneth Osborne
 Licensed Professional Surveyor
 Date: 2021.02.02
 12-26-25-AS002

SURVEY NOTES
WOOD DOCK AREA FALLS IN LAKE LEIR AREA.

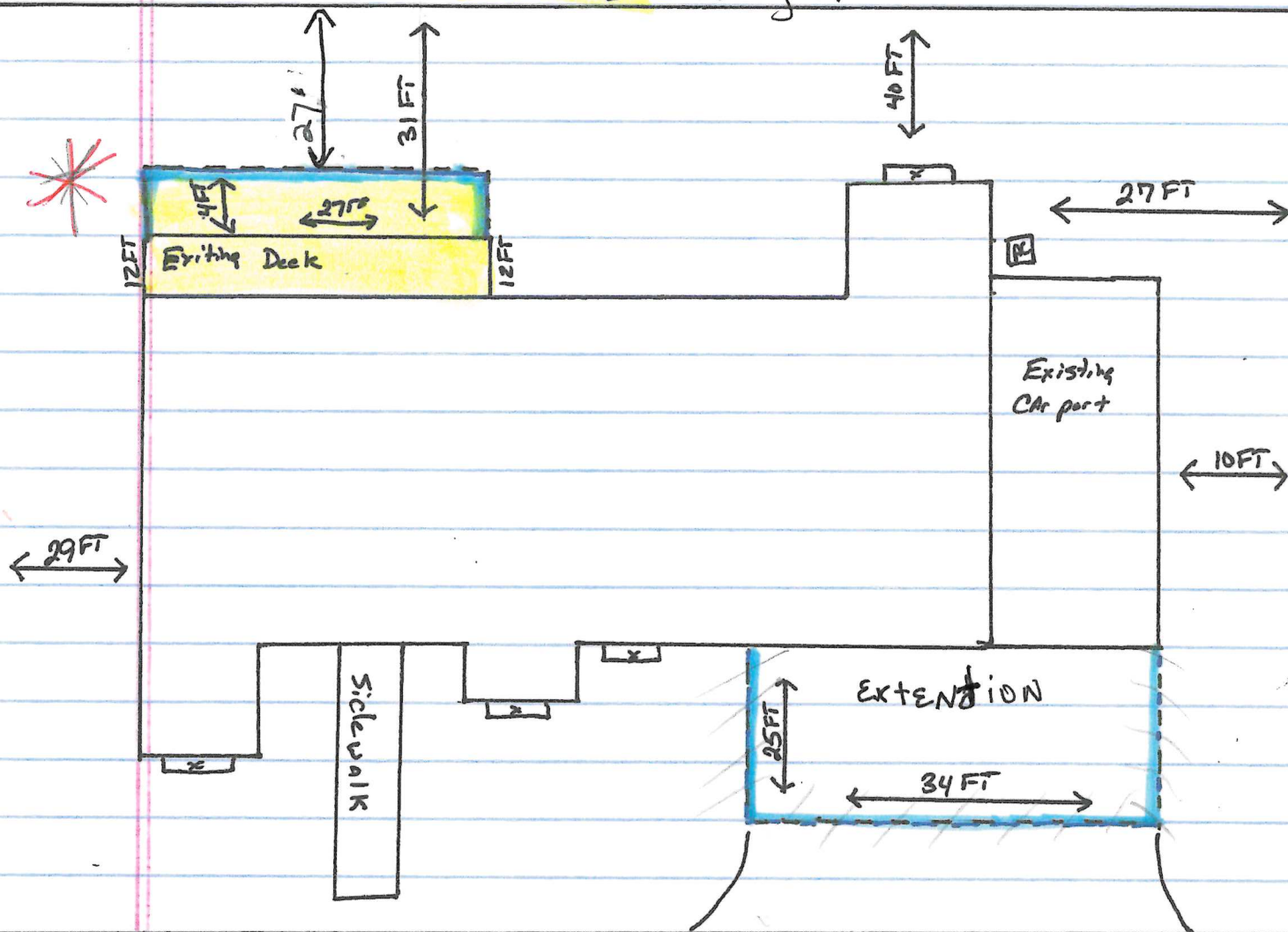
TARGET
SURVEYING, INC.

SERVING FLORIDA
6250 N MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4000
STATEWIDE PHONE (800) 226-4307
STATEWIDE FACSIMILE (800) 744-6976
WEBSITE: <http://hagstuckmeyer.net>

[illegible]

TEST DESCRIPTION PROVIDED BY OTHERS
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS
OR ENCUMBERED BY MORTGAGES OR OTHER INTERESTS ON THE PLAT.
APPROXIMATE PERCENTS OF FERTILITY
WILL BE TO THE FACE OF THE WALL AND ARE NOT TO BE USED
TO RECONSTRUCT BOUNDARY LINES.
ONLY VISIBLE BOUNDARIES LOCATED

WATER Line (high)

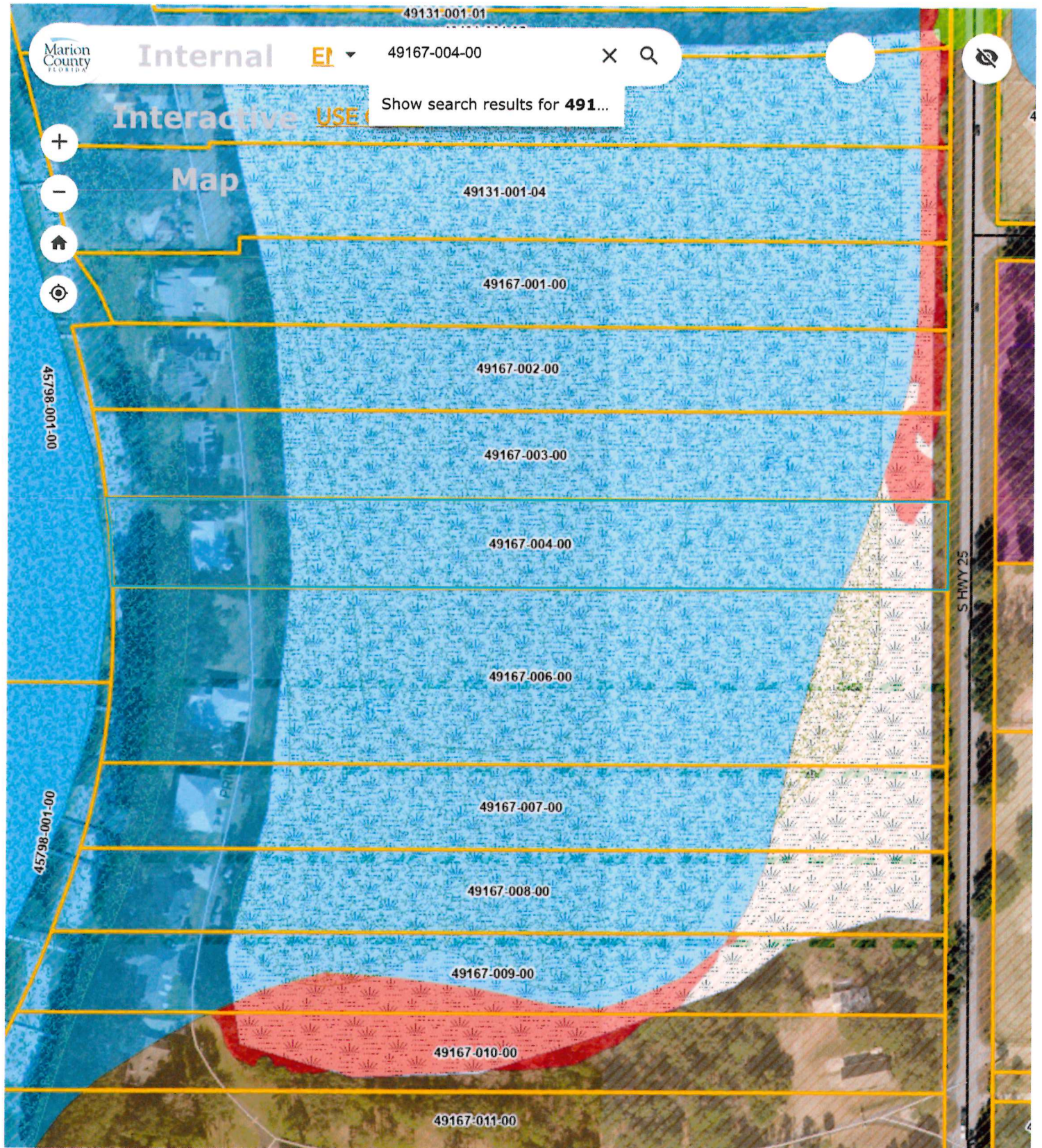


Asphalt
Private Drive - Way

property line 1,157 ft
depth

Front Property

13584 East Highway 25
East Lake Weir, FL 32133

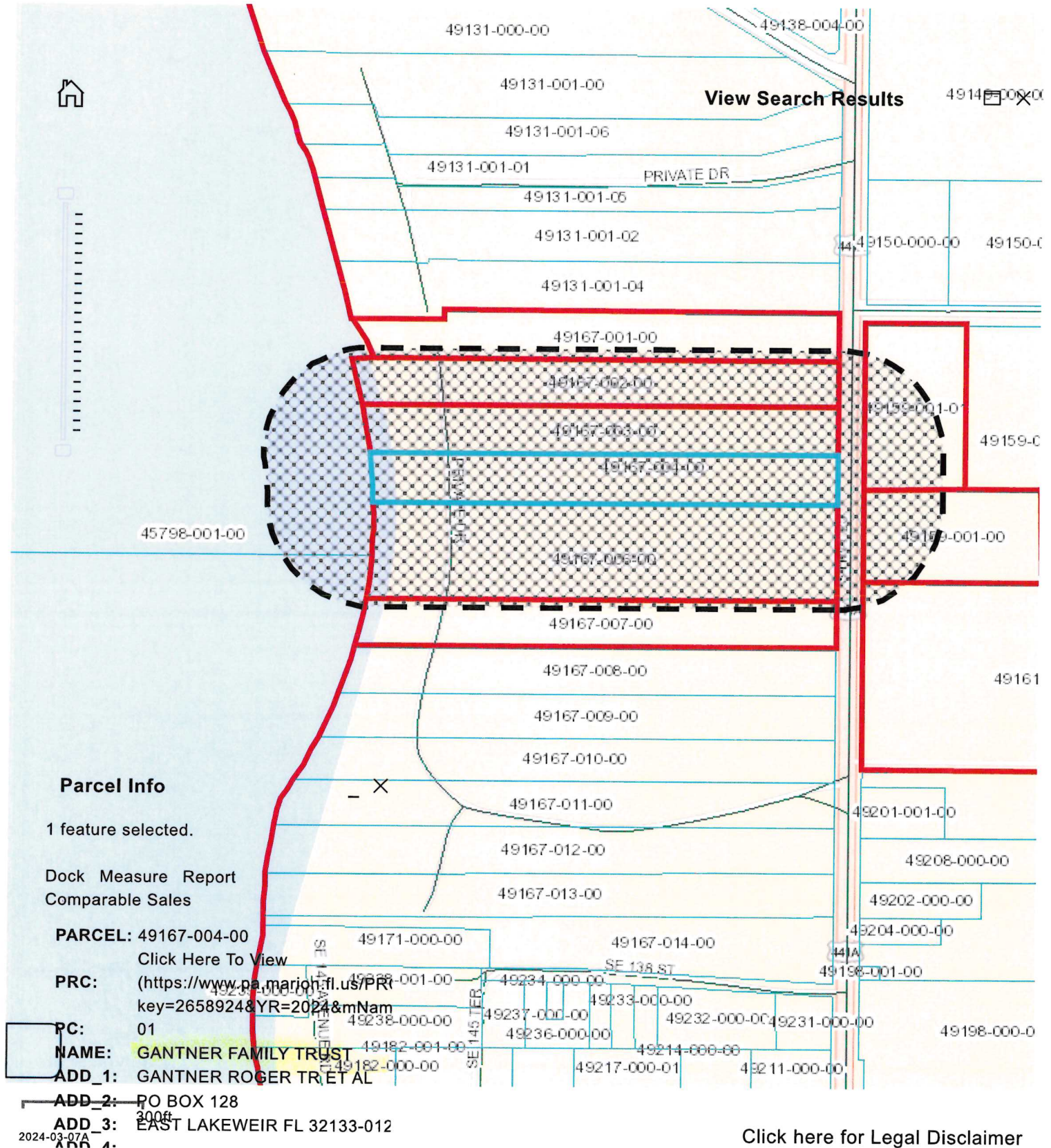








Updated every 24 hrs





Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

49167-004-00 ✓

[GOOGLE Street View](#)

Prime Key: 2658924

[Beta MAP IT+](#)

Current as of 5/21/2024

[Property Information](#)

[Less Names](#)

GANTNER FAMILY TRUST

GANTNER ROGER TR ✓

GANTNER NOELENE TR ✓

PO BOX 128

EAST LAKEWEIR FL 32133-0128

[Taxes / Assessments:](#)

Map ID: 313

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 01

✓ Acres: 3.13

✓ Situs: Situs: 13584 S HWY 25 EAST
LAKE WEIR

[2023 Certified Value](#)

Land Just Value	\$314,406		
Buildings	\$352,083		
Miscellaneous	\$5,303		
Total Just Value	\$671,792		
Total Assessed Value	\$643,720	Impact	
Exemptions	(\$50,000)	Ex Codes: 01 38	(\$28,072)
Total Taxable	\$593,720		
School Taxable	\$618,720		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$314,406	\$352,083	\$5,303	\$671,792	\$643,720	\$50,000	\$593,720
2022	\$308,794	\$317,959	\$5,394	\$632,147	\$624,971	\$50,000	\$574,971
2021	\$252,674	\$226,190	\$4,999	\$483,863	\$468,950	\$0	\$468,950

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7534/0539	08/2021	07 WARRANTY	9 UNVERIFIED	Q	I	\$610,000
2527/0742	07/1998	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$245,000
2346/0642	03/1997	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$77,000
2346/0640	02/1997	08 CORRECTIVE	0	U	V	\$100
1736/0359	04/1991	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 09 TWP 17 RGE 24 ✓
PLAT BOOK UNR

LAKE WEIR LANDING

LOT 4 BEING MORE FULLY DESC AS FOLLOWS:
COM AT THE SE COR TH S 89-50-00 W ALONG THE S BDY LINE
1359.50 FT TH N 00-13-35 W 984.20 FT SAID POINT BEING
ON THE WLY ROW LINE OF CR C-25 TH N 00-14-25 W ALONG
SAID ROW LINE 1194.35 FT TO THE POB TH CONT ALONG SAID
ROW LINE N 00-14-25 W 121.03 FT TH DEPARTING FROM SAID
ROW LINE S 89-25-56 W 1124.88 FT TO THE ORDINARY HIGH
WATER LINE OF LAKE WEIR TH MEANDERING SAID ORDINARY HIGH
WATER LINE S 00-38-37 E 14.31 FT TH S 07-23-48 E 100.19 FT
TH S 01-36-56 W 7.25 FT TH DEPARTING FROM SAID ORDINARY
HIGH WATER LINE N 89-25-56 E 1112.53 FT TO THE POB

Parent Parcel: 49167-000-00

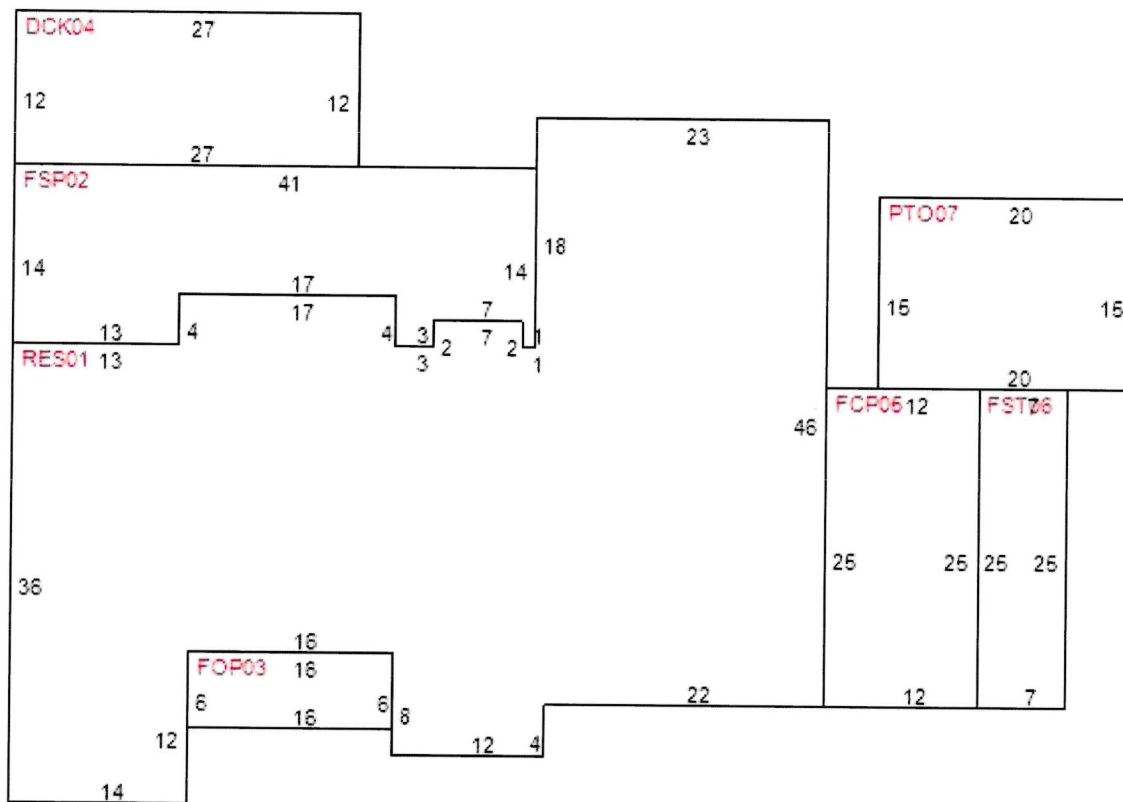
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0130		122.0	157.0	R3	122.00	FF							
9610		.0	.0	R1	2.69	AC							
9480		.0	.0	R1	1.00	UT							
Neighborhood 8090 - LAKE WEIR - NOT S & SW													
Mkt: 10 70													

[Traverse](#)

Building 1 of 1

RES01=D36R14U12R16D8R12U4R22U46L23D18L1U
2L7D2L3U4L17D4L13.
FSP02=U14R41D14L1U2L7D2L3U4L17D4L13.D36R
14U6
FOP03=U6R16D6L16.R16D2R12U4U42L15
DCK04=U12L27D12R27.R34D17R15
FCP05=L12D25R12U25.
FST06=R7D25L7U25.L8
PTO07=R20U15L20D15.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 4
Quality Grade 700 - GOOD
Inspected on 9/8/2014 by 187

Year Built 1998
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 264

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1998	N	0 %	0 %	2,384	2,384
FSP	0201	- NO EXTERIOR	1.00	1998	N	0 %	0 %	492	492
FOP	0301	- NO EXTERIOR	1.00	1998	N	0 %	0 %	96	96
DCK	0401	- NO EXTERIOR	1.00	1998	N	0 %	0 %	324	324
FCP	0501	- NO EXTERIOR	1.00	2008	N	0 %	0 %	300	300
FST	0632	- CONC BLK-STUCO	1.00	2008	N	0 %	0 %	175	175
PTO	0701	- NO EXTERIOR	1.00	2008	N	0 %	0 %	300	300

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 1
Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N

Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 4

Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	578.00	SF	20	1998	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
030 DOCK WOOD	772.00	SF	10	1998	2	0.0	0.0
159 PAV CONCRETE	532.00	SF	20	2008	3	0.0	0.0
BTH BOAT HOUSE	288.00	SF	40	2006	2	12.0	24.0

Appraiser Notes

VRBO RENTAL LISTING#321767

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2021082001	8/18/2021	9/15/2021	REMOVING SHINGLES AND REPLACING WITH METAL ON AN SFR. FL#72
M120736	12/1/2007	10/1/2008	ADD STORAGE ,ENC GARAGE
MC13018	3/1/1997	2/1/1998	SFR

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Robin White

Equitable Title of Ocala, LLC

109 SE 1st Avenue

Ocala, FL 34471

OC210769

✓ Property Appraisers Parcel Identification (Folio) Number:

49167-004-00

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

✓ THIS WARRANTY DEED, made this 4th day of August, 2021 by Barbara G. Musleh herein called the grantor(s), to Roger Gantner and Noelene Gantner, as Trustees of the Gantner Family Trust whose post office address is 41420 Sleepy Lane, W Jesidall, FL 32159, hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor(s), for and in consideration of the sum of SIX HUNDRED TEN THOUSAND AND 00/100 DOLLARS (U.S. \$610,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Marion County, State of Florida, viz.:

LOT 4 LAKE WEIR LANDING,

A PARCEL OF LAND LYING WITHIN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89° 50' 00" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 9 A DISTANCE OF 1,359.50 FEET; THENCE NORTH 00° 13' 35" WEST A DISTANCE OF 984.20 FEET, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-25; THENCE NORTH 00° 14' 25" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1,194.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 00° 14' 25" WEST A DISTANCE OF 121.03 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE SOUTH 89° 25' 56" WEST A DISTANCE OF 1,124.88 FEET TO THE ORDINARY HIGH WATER LINE OF LAKE WEIR; THENCE MEANDERING SAID ORDINARY HIGH WATER LINE SOUTH 00° 38' 37" EAST A DISTANCE OF 14.31 FEET; THENCE SOUTH 07° 23' 48" EAST A DISTANCE OF 100.19 FEET; THENCE SOUTH 01° 36' 56" WEST A DISTANCE OF 7.25 FEET; THENCE DEPARTING FROM SAID ORDINARY HIGH WATER LINE NORTH 89° 25' 56" EAST A DISTANCE OF 1,112.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR. GRANTOR RESIDES AT: _____

2435 SE Woodlea Circle Ocala, FL 34471

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Eric Patrono
Witness #1 Printed Name

[Signature]
Witness #2 Signature

ROBIN R WHITE
Witness #2 Printed Name

[Signature]
Barbara G. Musleh

Whose mailing address is:

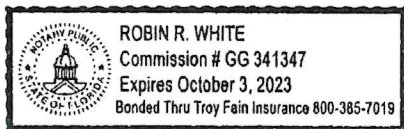
2435 SE Woodhewer Cir
Ocala, FL 34471

State of
County of

Florida
Marion

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 4th day of August, 2021, by **Barbara G. Musleh**, she (☐) is personally known to me or (☒) has produced D.C. as identification.

SEAL



[Signature]
Notary Public

ROBIN R WHITE
Printed Notary Name

My Commission Expires:

Page 2- Warranty Deed