



Marion County
Board of County Commissioners

Growth Services • Zoning

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Phone: 352-438-2675

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AR 33007

251002V

OFFICE USE ONLY

Received By:

Date Received:

8/12/25

Updated

VARIANCE APPLICATION

Application #: _

FOR COUNTY USE ONLY

49007-001-00

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:

Request a 40' variance. Reducing the setback from 75' to 30' for the purpose of constructing a new single family residence, inground pool, detached garage, and workshop.

Section of Code requesting variance from: 5.2.4(a)

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .84 +/- acres

Directions to subject property:

From the intersection of SE HWY 464/East Hwy 25, proceed east on East Hwy 25, turn right onto SE 141st Ave Rd, property located at the dead end on right.

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.

Rebecca Rosin Johnny Bugiglio

(Print/Signature) Property Owner

12640 SE 141st Ave RD

Address

Ocklawaha, Florida 32179

City, State, Zip Code

352-454-9445

Contact Info: Phone, cell, e-mail address

Michael Alan Homes

(Print) Applicant or Agent

2635 SE 58th Ave

Address

Ocala, Florida 34480

City, State, Zip Code

352-779-4008 info@michaelalanhomes.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.

"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:

We are requesting a 40' variance to make the set back 30' to proposed inground swimming pool from the ordinary high water line, as opposed to the 75' setback currently assessed. Additionally, a detached garage, and a detached workshop are to be constructed on the property.

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

Applicant's justification:

The irregular shape of the subject lot width, style, and egress point onto the property make it difficult to build the proposed structures and meet the minimum set back requirements for well, septic, and potentially undue exorbitant costs in construction for relocating power lines, well, and septic on the property.

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:

Homes adjacent to and within the immediate vicinity have been built on similar irregular parcels and have been granted similar requests that have allowed for the efficient and complete use of their properties. Without this variance approval, the design and installation of the proposed structures to include the well and septic system, would be drastically impacted and full use of the property by the owner would be greatly diminished. This home, if not approved, would not confirm to the surrounding homes and like properties, potentially reducing the homes value and restricting the full use of the property by the owner.

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

Applicant's justification:

Yes. A new home and pool would be constructed under the current building codes, and would properly provide for the use of the land as provided for under the Marion County Land Development Code.

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:

It is understood, that this variance, if approved, would apply solely to Marion County Parcel ID: 49007-001-00

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

Applicant's justification:

The variance of 30' from the 75' required setback will allow full use of the property, ample setbacks for well and septic separation, egress to the property, and allowing other areas of the property to be utilized by the owner, for the construction of a detached garage and workshop. No impacts to the environment or conservation of wetlands would arise from the approval of this variance. A new home would be aesthetically pleasing and would conform to the area, existing and adjacent homes, while helping to increase property values.