



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: CGarciaDate Received: 2-7-25

VARIANCE APPLICATION

Application #:

FOR COUNTY USE ONLY

11140-029-00

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:

PLEASE REFER TO EXHIBIT-A FOR DETAILS OF THIS
VARIANCE REQUEST FOR A REDUCTION OF SETBACK FROM 42' TO 32'

Section of Code requesting variance from: SEC. 5.2.4 - ES02 DEV. STANDARDS

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .24 +/- acres

Directions to subject property:

FROM THE MARION CO. BUILDING DEPT., TAKE SR40 E. TO CR315
TURN LEFT, PROCEED NE TO CR316. TURN RIGHT AND PROCEED
10 MI. TO NE 150TH ST. TURN RIGHT PROCEED TO 21268 NE 150TH ST.

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.

GARY E. KROMER

(Print/Signature) Property Owner

21268 NE 150TH ST.

Address

SALT SPRINGS, FL. 32134

City, State, Zip Code

(813)610-4087 gkromer1@verizon.net

Contact Info: Phone, cell, e-mail address

(Print) Applicant or Agent

Address

City, State, Zip Code

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.

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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 VARIANCE TO ADD A 10' X 24' SCREENED PORCH TO THE EXISTING SINGLE FAMILY HOME IN ORDER TO BETTER UTILIZE THE HOME ENJOYMENT. INITIAL APPROVED VARIANCE FOR SETBACK FROM 75' TO 42'. THIS REQUEST IS FOR AN ADDITIONAL 10' FROM 42' TO

B. The special conditions and circumstances do not result from the actions of the applicant. 32'

Applicant's justification:

DUE TO THE DIMENSIONS OF THE PARCEL AND ITS LOCATION ON THE CANAL FEEDING LAKE KERR A VARIANCE IS NEEDED TO ADD A 10' X 24' SCREENED PORCH TO THIS EXISTING 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 THIS VARIANCE WOULD NOT BE IN ANY WAY IRREGULAR TO THE SURROUNDING AREA. THIS ALSO WOULD NOT ADVERSLEY EFFECT ANY PROPERTY OWNERS IN 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 THIS SETBACK AND APPROVAL OF THE ADDITION OF THE 10'X24' SCREENED PORCH AND ALLOW REASONABLE USE OF MY SINGLE FAMILY HOME.

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