



**Marion County
Board of County Commissioners**

Growth Services

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**ZONING SECTION STAFF REPORT
February 2, 2026
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	260202V
Type of Case	Variance: The applicant requests a variance from Section 2.9 of the Marion County Land Development Code, a reduction of the front setback from 25' to 19.11' for a pre-existing attached carport, in a Single-Family Dwelling (R-1) zone.
Owner	Carrie Searfos-Locke
Applicant	Self/owner
Street Address	10114 SW 42 nd Ave, Ocala
Parcel Number	3578-029-013
Property Size	±.46
Future Land Use	Medium Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Zone
Project Planner	Lynda Smith, Zoning Technician II
Permit	Permit 2014100136, completed in 2014
Code Case	Case 991504

I. ITEM SUMMARY

This is a request filed by applicant/owner Carrie Serfos-Locke for a variance from Land Development Code (LDC) Section 2.9, a reduction of the front setback from 25' to 19.11' for an existing carport, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for attached structures in single-family dwelling zones are 25' from the front and rear property lines and 8' from the side property lines.

Timeline:

- Ocala Waterway Estates subdivision was platted December of 1970
- In 2004, SFR was built on this parcel
- A pool was placed on this parcel in 2004
- This parcel is not located on the water and is not affected by ESOZ regulations
- Carport was permitted and added to the home in 2014
- Home was purchased by current owner June 17, 2022

FIGURE 1 GENERAL LOCATION MAP



II. PUBLIC NOTICE

Notice of the public hearing was mailed to 32 property owners within 300 feet of the subject property on January 16, 2026. A public notice sign was posted on the subject property on December 16, 2025, and notice of the public hearing was published in the Star Banner on January 19, 2026. Evidence of the public notice requirements are on file with the Department and is incorporated herein by reference.

Figure 2
Sign Posting



Figure 3
300ft Notification Zone



III. PROPERTY CHARACTERISTICS

This parcel is $\pm .46$ acres with Medium residential land use (MR) and Single-Family dwelling (R-1) zoning classification. The lot size is 100' of frontage and a depth of 200'. The home was built in 2004, the pool was built in 2004, and the carport was built in 2014.

FIGURE 4
AERIAL



FIGURE 5
ZONING MAP

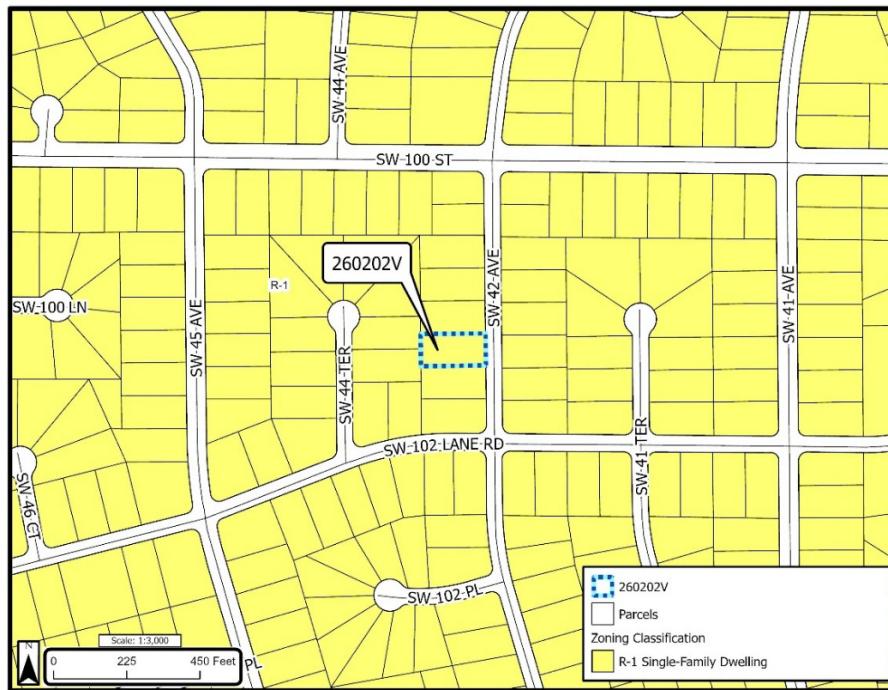


FIGURE 6
FLOODPLAIN MAP



Figure 7 Land Use Map



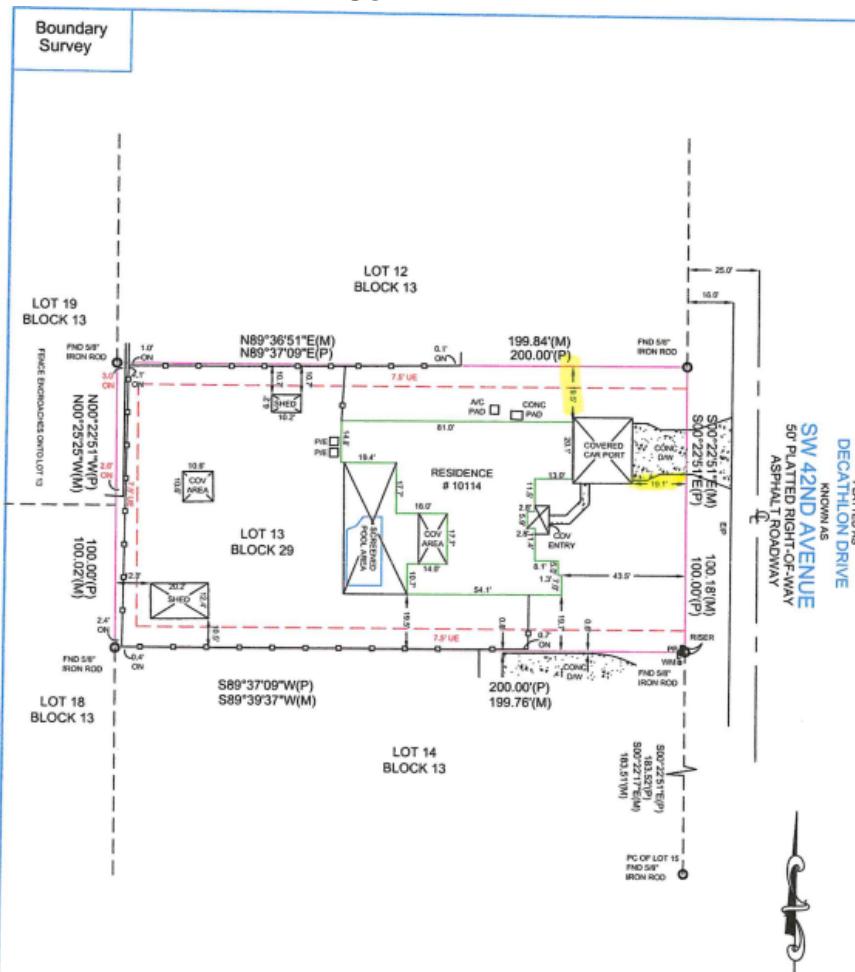
Figure 8
Surrounding Variances Map



IV. REQUEST STATEMENT

This is a request filed by applicant/owner Carrie Serfos-Locke for a variance from Land Development Code (LDC) Section 2.9, a reduction of the front setback from 25' to 19.11' for an existing carport, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for attached accessories in single-family dwelling zones are 25' from the front and rear property lines and 8' from the side property lines. The existing structure cannot meet the front setbacks of 25' but is able to meet the side setback of 8' from the side property line.

FIGURE 9 SURVEY



V. ANALYSIS

LDC Section 2.9.2.E provides that the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with the six (6) criteria. The six (6) criteria and staff's analysis of compliance with those criteria are provided below.

1. 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.

Analysis: I am requesting a reduction for an attached carport to be 19.11' for cover from weather due to wheelchair usage

Staff: Finds that Special conditions and circumstances do not 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. The attached carport was built in 2014, a permit was pulled, inspected and completed. Setback on the site plan showed it was 25' from the front property line.

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

Analysis: Applicant needs the carport for safety concerns due to being in a wheelchair and protecting the driveway and access to the home from weather.

Staff: Finds that special conditions and circumstances are not the result of the actions of the owner/ applicant. The current owner, Carrie Serfos-Locke, purchased this parcel on June 17, 2022 and the conditions were present prior to her purchasing this property.

3. 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 area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Analysis: While we understand the setback is 25', the existing carport, which is 19.11' is needed for safety purposes

Staff: Finds that this carport, which was built in 2014, would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardships on the applicant due to her medical condition.

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

Analysis: Applicant states we are asking for a front setback of 19.11' from the required 25' which is currently existing on the property

Staff: A reduction of the front setback from 25' to 19.11' is the minimum variance that will allow the use of the land. The carport was built on this property and attached to the house in 2014, prior to the current ownership.

5. 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.

Analysis: Owner states that this is true. Granting the variance will not confer any special privilege.

Staff: Finds that granting of the request will not confer on the applicant special privilege. The carport was built in 2014, prior to current ownership. The owner has a condition that requires the use of a wheelchair and needs the protection from the elements the carport offers.

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

Analysis: Owner states that this is true. The variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff: Finds that if the variance is granted, it would not be injurious to the neighborhood. This existing structure was permitted and COED in 2014.

VI. LIST OF ATTACHMENTS

- A. Application
- B. Marion County Property Appraiser Property Record Card, 2024 Certified Assessment Roll
- C. Site Plan/Survey
- D. Deed
- E. 300' Mailing Map
- F. Photos