



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. Barr Date Received: 11-27-24

AR 32265

VARIANCE APPLICATION

Application #: \_

7021-001-021

FOR COUNTY USE ONLY

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:

We are requesting a reduction from 8' to 4.5' for the proposed addition (screen enclosure) to the rear property line.

Section of Code requesting variance from: 4.2.12 Section E

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .14 +/- acres

Directions to subject property:

Within Oak Run development.

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.

[Signature of David & Rachelle Williamson]

(Print/Signature) Property Owner

11516 SW 69th Circle

Address

Ocala, FL 34476

City, State, Zip Code

701-509-4873 and/or 701-509-3320

Contact Info: Phone, cell, e-mail address

David & Rachelle Williamson

(Print) Applicant or Agent

11516 SW 69th Circle

Address

Ocala, FL 34476

City, State, Zip Code

701-509-4873 and/or 701-509-3320

Contact Info: Phone, cell, e-mail address

Rwilliamson50@yahoo.com

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.

STR PUD, HR 321621

"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:*

Our home is positioned deeper within our lot, leaving less room on the back, however nothing unique to our lot versus other residential lots in the development based on the curvature of the roads and the golf course. Each lot may have its own uniqueness.

We are requesting a reduction from 8' to 4.5' for the proposed addition (screen enclosure) to the rear property line.

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

*Applicant's justification:*

We purchased our existing home in 2023 hence the positioning of our home on its' lot are not from our actions.

**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:*

It would not cause us undue hardship however if a variance not to be granted, it would deter us from full use and enjoyment of an outdoor space attached to our home.

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

*Applicant's justification:*

We closely analyzed our options and the requested variance of 3.5' is required to obtain the space for reasonable and full enjoyment of the addition of the screen enclosure.

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:*

No it will not. We went through the process and RECEIVED APPROVAL from the Oak Run Board of Approvals for a variance to our Development's Restrictions/Regulations which is available for every resident of Oak Run to do if they so choose.

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

*Applicant's justification:*

Correct. It will not. We have attached letters from our adjacent neighbors on each side of us confirming that they have no concern with our addition this screen enclosure. We have a large ditch which is part of the golf course behind our home, therefore a much greater distance from the fairway than many other homes in Oak Run.

## Attachment A

### David & Rachelle Williamson

11516 SW 69<sup>th</sup> Circle  
Ocala, FL 34476  
701-509-3320

**DATE:** November 24, 2024

**RE:** Request for Setback Variance – 11516 SW 69<sup>th</sup> Circle – Parcel #: 7021-001-021

**PROJECT:** Install screen enclosure to the back of our home

Dear Marion County Representatives:

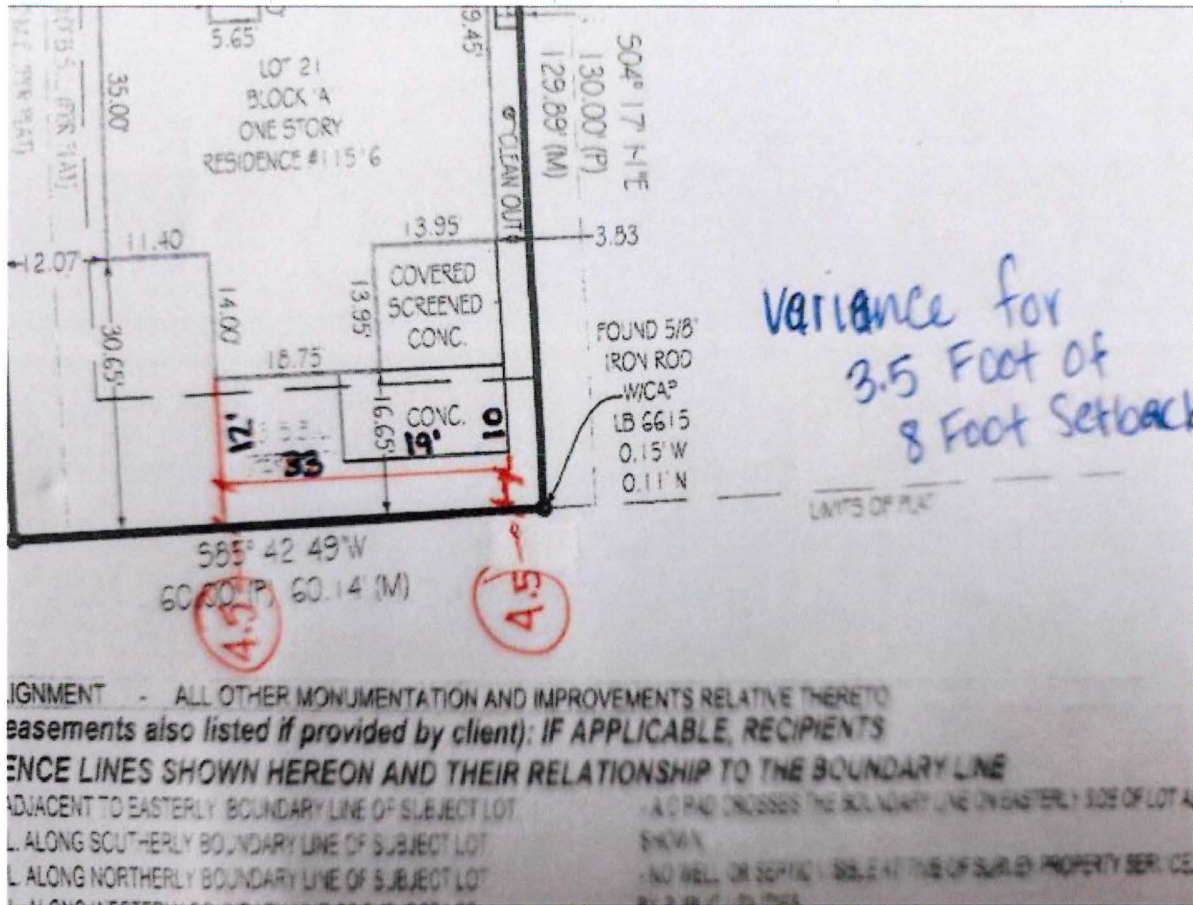
Per the attached formal request form, we are respectfully requesting a variance to the setback on the south side of our home to add a screen enclosure.

- The enclosure will be 12' deep and 33' long.
- We **HAVE** received approval from Oak Run for this addition. (see attached)
- We are requesting a 3.5' variance from the 8' established setback (we would be 4.5' from the boundary vs 8') (*drawing attached*)
- We do not have neighbors behind us, but rather one of the large ditches on Fairway 2 (*pictures attached*)
- We have attached a letter from each of our adjacent neighbors stating they have no concern with the addition.
- The design is the same as the enclosure on the home located on the cul-de-sac just to the west of us on 69<sup>th</sup> Circle, except square corners and we will have the Panoramic Design meaning only 2 or 3 vertical struts so even less obvious in the view shed of the golf course. (*picture attached*) (*design still being engineered for support details*)
- Our Contractor will be LG Screen Enclosures LLC of Leesburg. Design will be fully engineered with white support beams and standard screen.

See next pages for plat sketch, photos and aerial mark ups:

# Attachment A

## I. Plat with markup from our contractor:



## II. Example of Enclosure Planned (located on 69<sup>th</sup> Circle in Bay Tree): (difference will be - we will have only 2 or 3 vertical supports with Panoramic style – awaiting engineered design)

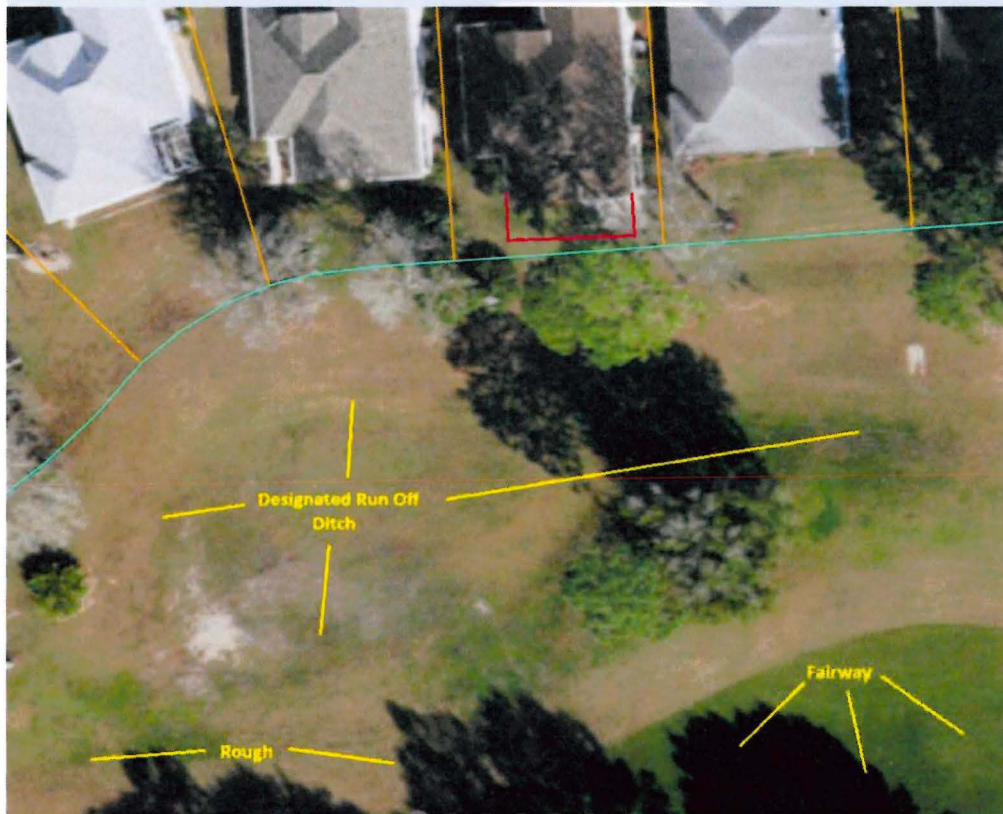


# Attachment A

## III. Photos and Mark Ups of Back Yard:




Attachment A



IV. Scope of Work from Contractor:

**LG SCREEN ENCLC**  
 1720 Leesburg Commons C  
 Leesburg, FL 34748  
 +13529017306  
 contact@lgscreens.com  
 www.lgscreenenclosures.c



**Estimate**

ADDRESS  
 Williamson, Dave  
 11516 SW 69th Circle  
 Ocala  
 FL  
 34476

ESTIMATE  
DATE

ACTIVITY	DESCRIPTION
Screen Enclosure	Screen Enclosure 12'x33' Wall Height 10' Peak 14'9" 1 door - Gable and 3/4 mansard 7" SG - 18x14 screen - Color white
Foundation- 4" Slab with 8"x8" footer	Installation of 4" slab and 8"x8" Footer 12'x14' and 2'x19' and door pads 3x4 Form Termite Treatment Pour 3500 PSI W/Fiber mesh  Grass removal 57sq ft at \$2 = 114 done at no additional cost
Panoramic View	Picture Frame Panoramic View 10'x33' with two sections 4x4 post and 2x8 carry beam
Acrylic Texture and Paint	Texture and paint new slab 12'x14' and 2'x19' And existing slab 10'x18'-9"
Repair	Existing foundation repair Fill in cracks and skim coat
Permit - Marion County	Cost of permit, Drafting and Engineering *10-14 days for Drafting and Engineering *2-3 Weeks for Permit approval Permit approval lead times may change by county or city - LG Screen does not have any control over review process and time.
<b>TOTAL</b>	


Accepted By \_\_\_\_\_

Accepted Date \_\_\_\_\_

Right to Cancel: Contract can be cancelled within 3 business days of Signed contract



# David & Rachelle Williamson

@ Email	<a href="mailto:dewilliamson2012@gmail.com">dewilliamson2012@gmail.com</a>
☀ Status	Approved
📍 Address	11516 SW 69th Circle
☰ Description	Variance Setback for addition of Screen Enclosure - See attached document for details, pictures, Plat sketch and scope.
👤 Person	 Tangie
📎 Files & media	<a href="#">Memo Requesting Setback Variance for 11516 SW 69th Circle - Screen Enclosure.pdf</a>
📅 Reviewed Date	@11/21/2024
☰ Request Type	Enclosure
📅 Submitted	@November 15, 2024
☰ NBHD	Baytree Greens

Mr. and Mrs. Williamson ,  
Oak Run Associates approves of this request for variance setback to extend 3.5'

Thank You,

Tangie Martinez

Oak Run Associates Service Manager

Office: 352-854-5775 ext: 404

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the

## Attachment A

addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

This Correspondence may not be shared on any public or private forum or in any Social Media site without express

Attachment A

November 20, 2024

Board of Adjustment  
Marion County  
2710 East Silver Springs Boulevard  
Ocala, FL 34470

Dear Board Representatives:

The purpose of this letter is to formally state that I have no objection to David and Rachelle Williamson adding a screen enclosure to the back of their home located at 11516 SW 69<sup>th</sup> Circle, Ocala, FL 34476, per the drawings they shared with me, and which are a part of their application.

I reside in the home directly next door located at 11520 SW 69<sup>th</sup> Circle, Ocala, FL 34476.

Respectfully,



Mike Madill  
Madill Family Revocable Trust



Joyce Madill

Attachment A

November 20, 2024

Board of Adjustment  
Marion County  
2710 East Silver Springs Boulevard  
Ocala, FL 34470

Dear Board Representatives:

The purpose of this letter is to formally state that I/we have no objection to David and Rachelle Williamson adding a screen enclosure to the back of their home located at 11516 SW 69<sup>th</sup> Circle, Ocala, FL 34476, per the drawings they shared with me, and which are a part of their application.

I reside in the home directly next door located at 11510 SW 69<sup>th</sup> Circle, Ocala, FL 34476.

Respectfully,



\_\_\_\_\_  
Laurence Barasch

\_\_\_\_\_  
Date

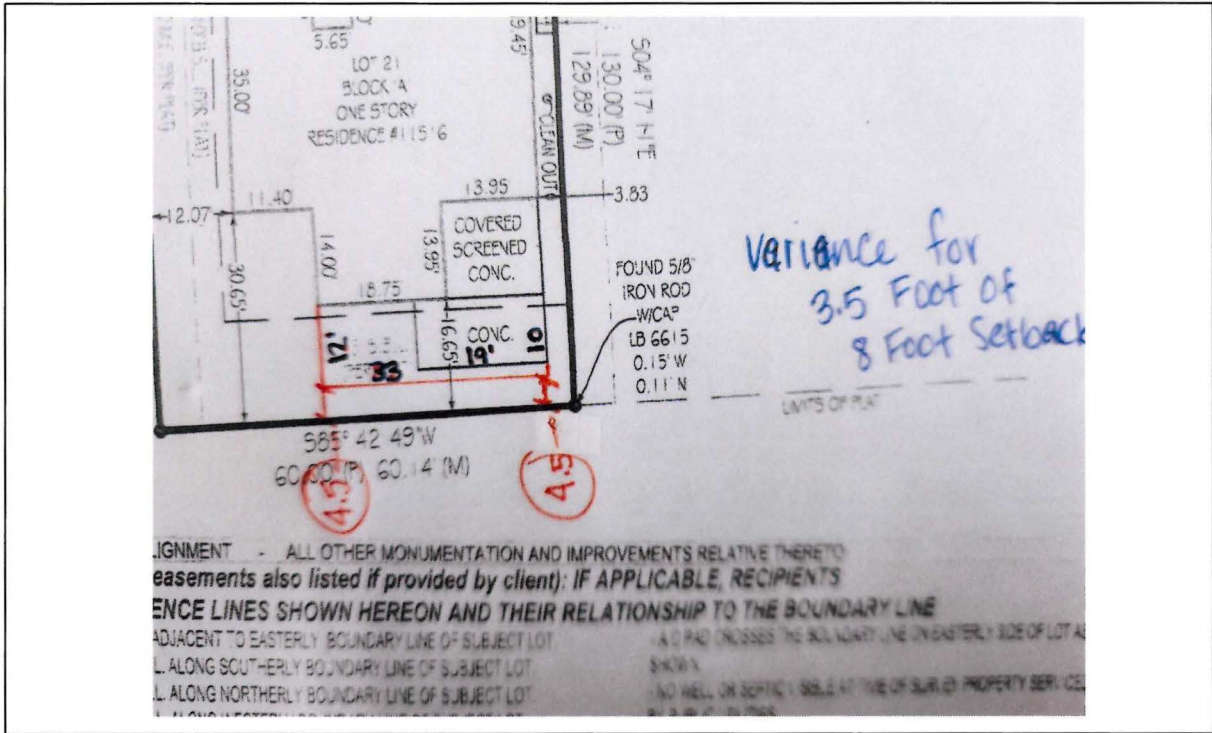
\_\_\_\_\_  
Gail Barasch

\_\_\_\_\_  
Date

Attachment A

**SITE PLAN**

NOTICE: ALL EXISTING AND PROPOSED IMPROVEMENTS, INCLUDING LOCATION OF WELL, SEPTIC TANK, ELECTRIC POLE, STREETS AND DRIVEWAYS, AND DIMENSIONS OF PROPERTY ARE TO BE DRAWN ON THE SITE PLAN. SETBACKS FROM ALL PROPERTY LINES MUST ALSO BE SHOWN.



As the owner of the above property, I, Paula Williams, certify that the information given above is correct to the best of my knowledge.

# Attachment A

Prepared by:  
Jackie Becker  
Ocala Land Title Insurance Agency, Ltd.  
503 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: OL2306041T

## General Warranty Deed

Made this July 24, 2023 A.D. By **Robert C. Norton, Jr., Individually and as Trustee of the Robert C. Norton, Jr., and Carol H. Norton Living Trust dated the 9th day of August, 2001**, hereinafter called the grantor, to **David Williamson and Rachelle Williamson, husband and wife**, whose post office address is: **1608 Terrace Drive, Minot, ND 58703**, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 21, Block A, of OAK RUN BAYTREE GREENS, according to the plat thereof, as recorded in Plat Book 4, Pages 57 through 60, of the Public Records of Marion County, Florida.

Parcel ID Number: **7021-001-021**

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

**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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2023.

DEED Individual Warranty Deed - Legal on Face

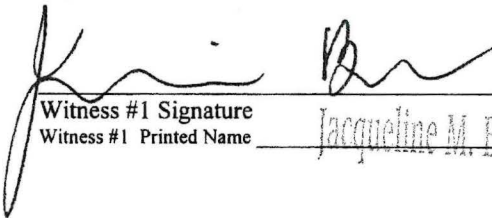
Attachment A

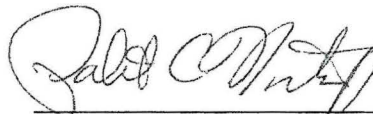
Prepared by:  
Jackie Becker  
Ocala Land Title Insurance Agency, Ltd.  
503 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: OL2306041T


**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness #1 Signature  
Witness #1 Printed Name Jacqueline M. Becker

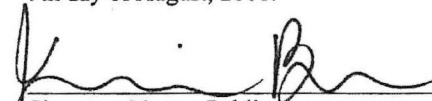
  
\_\_\_\_\_  
(Seal)  
**Robert C. Norton, Jr., Individually and as Trustee of the  
Robert C. Norton, Jr., and Carol H. Norton Living Trust  
dated the 9th day of August, 2001**


**Address: 2400 Crystal Cove Lane, Apt., 201 Miramar Beach,  
FL 32550**

  
\_\_\_\_\_  
Witness #2 Signature  
Witness #2 Printed Name THOMAS W. BERNICK

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of July, 2023, by Robert C. Norton, Jr., Individually and as Trustee of the Robert C. Norton, Jr., and Carol H. Norton Living Trust dated the 9th day of August, 2001.

  
\_\_\_\_\_  
Signature Notary Public  
Notary Public Printed Name: Jacqueline M. Becker  
My Commission Expires: \_\_\_\_\_  
Personally Known  OR Produced Identification   
Type of Identification Produced DL

 JACQUELINE M. BECKER  
Notary Public - State of Florida  
Commission # HH 057244  
My Comm. Expires Oct 26, 2024  
Bonded Thru National Notary Services

(SEAL)

DEED Individual Warranty Deed - Legal on Face