



Marion County Board of County Commissioners

Growth Services * Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34478
Phone: 352-438-2675
Fax: 352-438-2676

*Updated **

OFFICE USE ONLY

Received By: _____

Date Received: _____

VARIANCE APPLICATION

Application #: _____

35322-004-04

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:

* Adding a second carport structure even with the current front edge of the existing carport.
reduction of 25' to 19' front setback

Section of Code requesting variance from: Sec 4.3.23. Non-conforming Structures

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .25 +/- acres

Directions to subject property:

Enter Pine Run Estates from Highway 200 at SW 88th Ter. Turn left on SW 101st Pl, continue to SW 91 Terrace. Turn right onto SW 91st Ter, 10030 is on left side next to last house.

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.

Brian A.H. Brian

(Print/Signature) Property Owner

10030 SW 91st Ter

Address

Ocala, FL 34481

City, State, Zip Code

badiver2000@yahoo.com

Contact Info: Phone, cell, e-mail address

TAMRA AHL Tamra

(Print) Applicant or Agent

10030 SW 91st Ter

Address

Ocala, FL 34481

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.

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

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 reduction of the 25 foot to 19 foot for a front set back in a R-2 Residential zoning classification to add a second carport to the existing carport. The new structure will be 12 feet wide and 29 feet long which will include a storage building at the back of the carport. Adding a carport to the existing building is not possible, nor convenient in any other location.

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

Applicant's justification:

There was a previous permit granted and approved for the pouring of concrete for the new carport. This is the only location to add a new carport. See attached site plan, shows the new angle driveway and the 12 foot by 29 foot pad for carport and storage building.

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:

There are over 800 houses in Pine Run. Over 80 houses have double carports. Some of the carports were added after the 25 foot set back was put into place. Granting of this variance would fall in line with other granted requests, and does not affect any of the neighboring properties.

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 from 25 feet to 19 feet will allow the construction to line up exactly with the current front line of the roof edge. The size of the new structure is the minimum to park a vehicle and have a storage building that will house yard equipment and general household storage.

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:

Granting of this variance will allow the improvements to the property that other property owners in Pine Run and been able to enjoy. The precedent was set back when the set back of 25 feet was established after the houses of Pine Run were originally built in the 1980's.

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

Applicant's justification:

This does not create any type of safety issue for the neighborhood. Does create a safer structure for owner's personal property.

To: Kenneth Weyrauch

Marion County Building/Zoning Dept.

From Brian Ahl

10030 SW 91st Ter,

Ocala, FL 34481

Application for Variance Cover Page:

Documents included via Email:

Variance Application

Signature page for Application

Artist Drawing/County print of location

Double Carport House list of Pine Run Estates

Cover Page

5 Documents total.

Pine Run Estates, A 55 + Deed restricted community. Ocala, FL 34481

Double Carport Homes

SW 100th St.

9520, 9680, 9820

SW 95th Ct.

10020

SW100th Pl

9980, 9960, 9821, 9780, 9761, 9378, 9010, 9520, 9261, 9230, 8820

SW 96th Ave

10040

SW 96th Ct

1021

SW 97th Ave

9680, 10060, 10080

SW 90th Ave

10070

SW 91st Ave

10030

SW 101st Ln

9070, 8973, 8934, 8900, 9360, 9570, 9521

SW 102nd Pl

8954, 8972, 9621, 9860, 9940, 9960, 9320, 9215

SW 95th Ave

10151

SW 102nd Ln

9961, 9921

SW 103rd Ln

9950, 9920, 9900, 9165, 9140, 9115, 9010, 8935, 8991

SW 89th Ter

10415, 10355, 10330, 10260

SW 92Nd Ct

10245, 10280, 10330, 10405

SW 104th Ln

9100, 9035, 9015, 9010

SW 104th Pl

9015

SW 89th Ln

8974

SW 87th Ter

10182, 10079, 10078, 10012

SW 88th Ct

10021, 10171

Legend: Street name and then the house numbers on each street.



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

35322-004-04

[GOOGLE Street View](#)

Prime Key: 1752329

[Beta MAP IT+](#)

Current as of 6/10/2024

Property Information

AHL BRIAN ✓
AHL TAMRA S ✓
10030 SW 91ST TER
OCALA FL 34481-8925

Taxes / Assessments:

Map ID: 114

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

✓ Acres: .25

✓ Situs: Situs: 10030 SW 91ST TER
OCALA

2023 Certified Value

Land Just Value	\$42,000	
Buildings	\$96,333	
Miscellaneous	\$1,262	
Total Just Value	\$139,595	<u>Ex Codes:</u> 01 38
Total Assessed Value	\$139,595	
Exemptions	\$0	
Total Taxable	\$139,595	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$42,000	\$96,333	\$1,262	\$139,595	\$139,595	\$0	\$139,595
2022	\$36,250	\$71,122	\$994	\$108,366	\$41,319	\$25,000	\$16,319
2021	\$29,000	\$53,339	\$956	\$83,295	\$40,116	\$25,000	\$15,116

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8263/0734	02/2024	05 QUIT CLAIM	0	U	I	\$100
7952/1702	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$120,000
7952/1701	12/2022	77 AFFIDAVIT	0	U	I	\$100
7952/1700	12/2022	70 OTHER	0	U	I	\$100
3730/1782	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$56,000
2284/0200	07/1996	71 DTH CER	0	U	I	\$100
2284/0196	05/1985	74 PROBATE	0	U	I	\$100
1231/0951	07/1984	07 WARRANTY	0	U	I	\$43,900
1151/1119	03/1983	07 WARRANTY	0	Q	I	\$42,000

Property Description

SEC 26 TWP 16 RGE 20 ✓
PLAT BOOK V PAGE 045 ✓
PINE RUN ESTATES II ✓
BLK D LOT 4

Parent Parcel: 35322-000-00

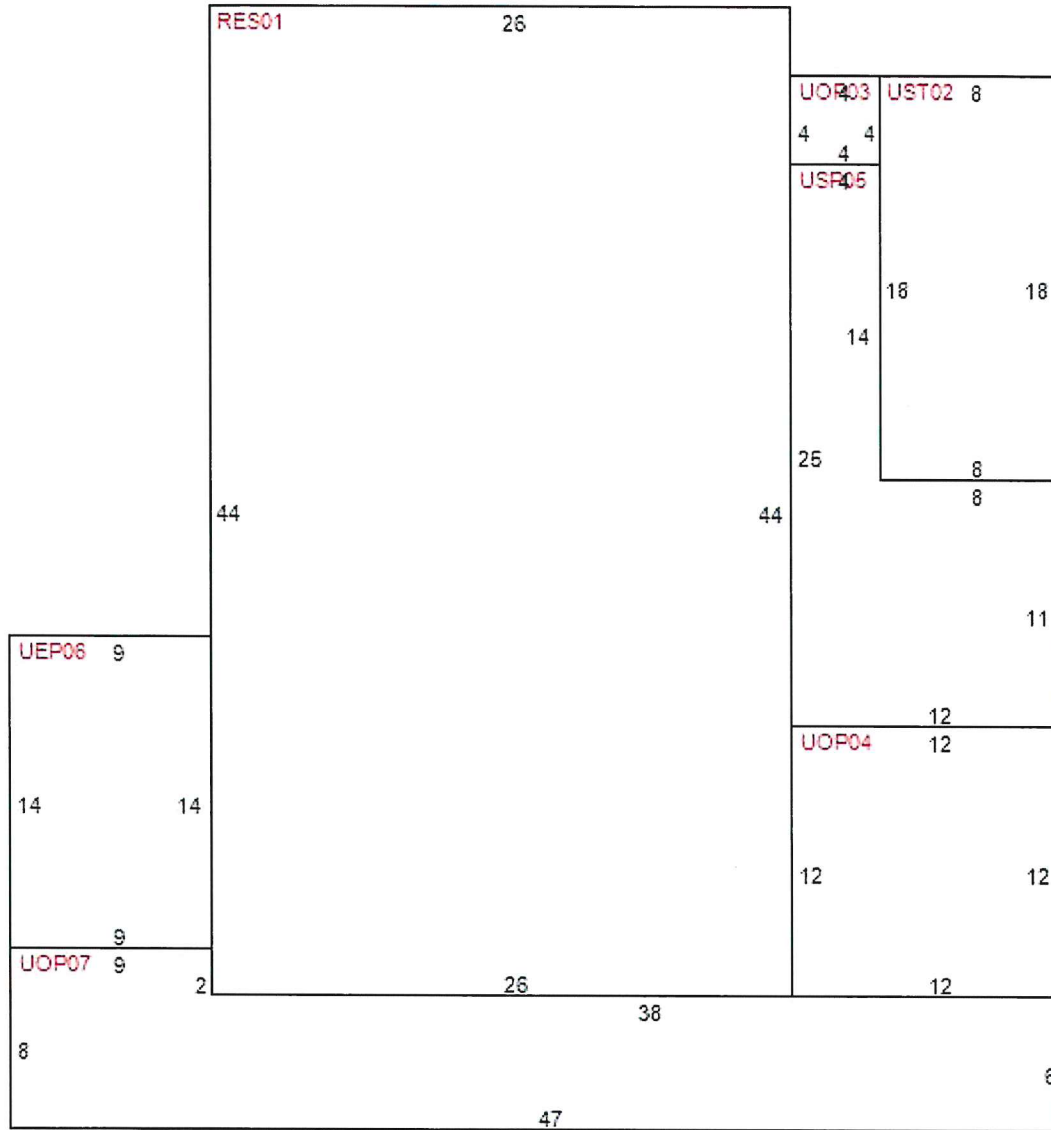
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		107.0	100.0	R2 ✓	1.00	LT						
Neighborhood 8010 - PINE RUN ESTATES												
Mkt: 7 70												

[Traverse](#)

Building 1 of 1

- RES01=L26D44R26U44.R4D3
- UST02=R8D18L8U18.
- UOP03=D4L4U4R4.L4D29
- UOP04=R12D12L12U12.
- USP05=R12U11L8U14L4D25.D12L26U2
- UEP06=L9U14R9D14.
- UOP07=D2R38D6L47U8R9.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 1/26/2024 by 197

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 140

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	28 - SF ALUM SIDING	1.00	1983	N	0 %	0 %	1,144	1,144
UST 02	28 - SF ALUM SIDING	1.00	1986	N	0 %	0 %	144	144
UOP 03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
UOP 04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	144	144
USP 05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	188	188
UEP 06	28 - SF ALUM SIDING	1.00	1986	N	0 %	0 %	126	126
UOP 07	01 - NO EXTERIOR	1.00	2005	N	0 %	0 %	300	300

Section: 1

Roof Style: 10 GABLE **Floor Finish:** 24 CARPET **Bedrooms:** 2 **Blt-In Kitchen:** Y
Roof Cover: 08 FBRGLASS SHNGL **Wall Finish:** 16 DRYWALL-PAINT **4 Fixture Baths:** 0 **Dishwasher:** Y
Heat Meth 1: 20 HEAT PUMP **Heat Fuel 1:** 10 ELECTRIC **3 Fixture Baths:** 2 **Garbage Disposal:** N

Heat Meth 2: 00 **Heat Fuel 2:** 00 **2 Fixture Baths:** 0 **Garbage Compactor:** N
Foundation: 7 BLK PERIMETER **Fireplaces:** 0 **Extra Fixtures:** 2 **Intercom:** N
A/C: Y **Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1983	2	0.0	0.0
159 PAV CONCRETE	690.00	SF	20	1983	3	0.0	0.0
159 PAV CONCRETE	492.00	SF	20	2023	3	0.0	0.0

Appraiser Notes

MODEL-UNKNOWN-INT INFO CORRECT

Planning and Building

**** Permit Search ****

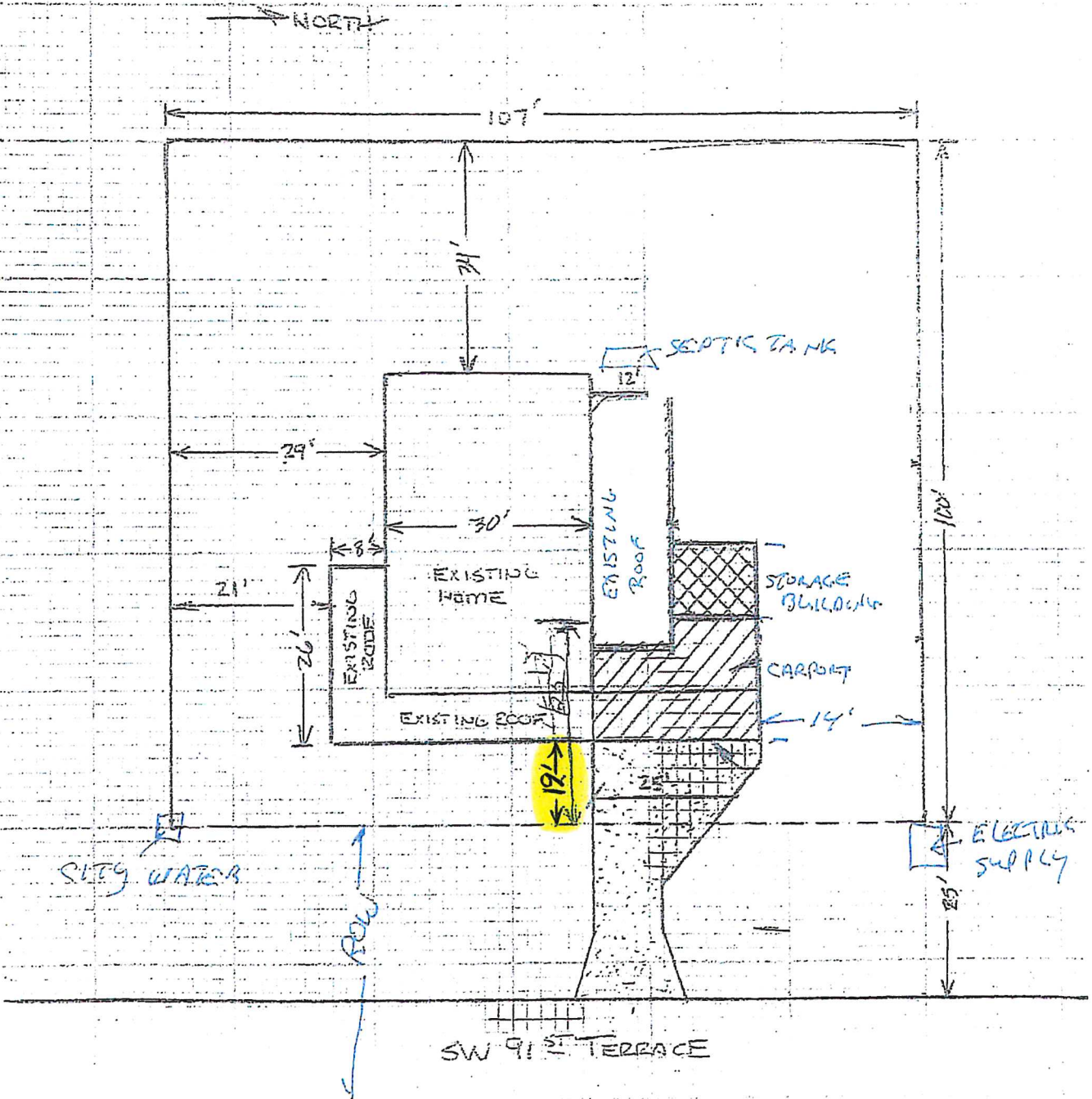
Permit Number	Date Issued	Date Completed	Description
2023090396	9/1/2023	11/7/2023	INSTALL 12X29 CARPORT/SHED PAD (W/FOOTERS) & 12X22 DRIVEWAY
2023042178	4/20/2023	5/9/2023	CHANGE OUT BRYANT 2.5 TON 15.2 SEER2 HEAT PUMP
2023022677	2/23/2023	3/6/2023	SFR MAIN STRUCTURE TEAR OFF SHINGLE AND RE-ROOF SHINGLE FL1
M090611	9/1/2005	11/1/2005	ALUM PTO COVER
M030937	3/1/1999	3/1/1999	RE-ROOF
M010467	1/1/1999	1/1/1999	ALUM ALTERATIONS
MC04269	10/1/1986	-	ADD TO FST
MC01148	3/1/1986	-	ADD FEP
MC00887	3/1/1986	-	ADD FST
MC00255	1/1/1983	3/1/1983	NEW SFR

SITE PLAN

E-2

Front = 25'
Rear = 15'
Side = 8'

AHL RESIDENCE
SCALE: 1:20'



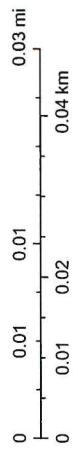
As the owner of the above property, I, BRIAN AHL, certify that the information given above is correct to the best of my knowledge.

MCBCC Interactive Map - Internal



6/10/2024, 11:10:53 AM

1:717



- Parcels Labels
 - Parcels
 - Address Points
 - Structure - Addressed
- County Road Maintenance
 - No Address
 - WRA/DRA
 - Marion County
 - OCE Maintained Paved
 - Streets
- Aerial2023
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SaleGraph, Geotechnologies, Inc, METUNASA, USGS, EPA, NPS,

MCBCC IT/GIS
FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S. 119.10).



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Beta Map It+

Updated every 24 hrs

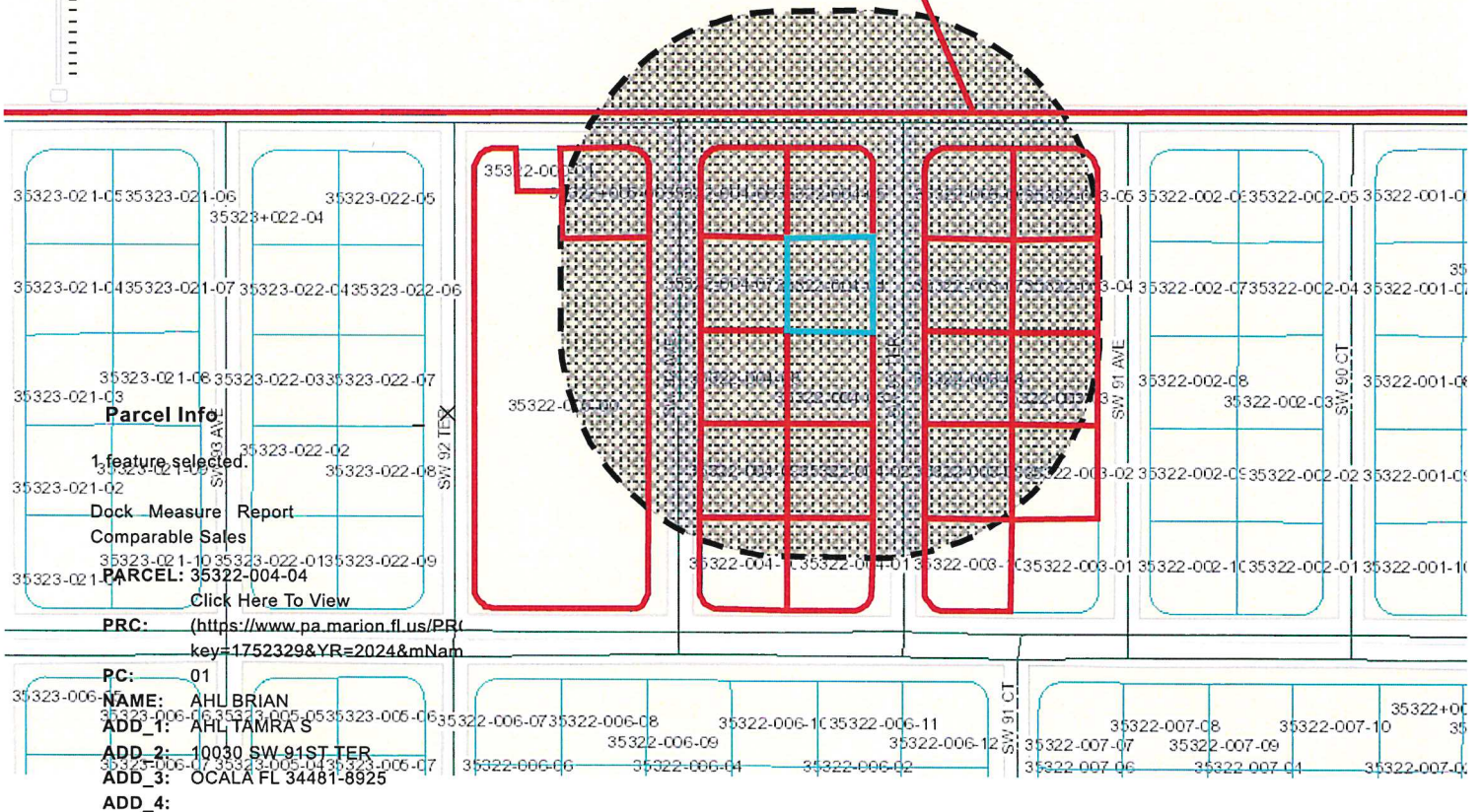


View Search Results



35300-000-07

35300-000-18



200ft
2024-03-07A

Click here for Legal Disclaimer

NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Amber Kendall
Witness 1 Signature

Tamara S Ahl Tamra S Ahl
Tamara S Ahl a/k/a Tamra S Ahl

Witness 1 Printed Name and Post Office Address:

Amber Kendall
132 W. Main St
Ashland, OH 44805

Erin Wojcik
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Erin Wojcik
132 W Main St
Ashland OH 44805

State of Ohio
County of Ashland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of February, 2024 by to Tamara S Ahl a/k/a Tamara S Ahl, who has produced Florida Driver License as identification.

Amber Kendall
Notary Public Signature
Printed Name:

My Commission Expires: 07/04/2027
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



AMBER KENDALL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-04-2027