

RECEIVED



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
JUN 16 2025

Received By: BM
Marion County
Date Received: Growth Service

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

35485-001-04

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:

Requesting 129 square feet more than the allowable square footage of 384 square feet for both buildings, for the total square footage of the sign area. we are also requesting to have (1) additional sign over the (10) sign max for a total of (11) signs on two buildings

Section of Code requesting variance from: Sec. 4.4.4. F (1) C.

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 13.38 +/- acres

Directions to subject property:

6615 SW HWY 200 Ocala Florida

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.

Uhaul Co. of Florida

Brady Rome

Dowling Signs of NCF /Shaw Lee

(Print/Signature) Property Owner

(Print) Applicant or Agent

PO BOX 29046

18038 nw 246th street

Address

Address

PHOENIX AZ 85038-9046

High Springs FL 32643

City, State, Zip Code

City, State, Zip Code

352-354-0029 shaw@dowlingsigns.com

352-354-0029 shaw@dowlingsigns.com

Contact Info: Phone, cell, e-mail address

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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.

AR 32974

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:

The applicants buildings are very large and set back from Hwy 200, a 6 lane highway with a speed limit of 55 mph, that traffic commonly exceeds 60mph on, which effects the visibility of viewing the signs, effectively cause more time to identify the building and safely prepare to enter the property.

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

Applicant's justification:

The conditions set forth in the sign code are not the result of the applicant and are what is hindering this project from moving forward.

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:

Other businesses in this area, do not have the same size, building height, or set back off of the roadway as this location does, which in turn gives them better visibility to traffic to identify their building. There are several other storage/ moving companies within a mile of this business that are located right on highway 200, which gives them a clear advantage to advertising their location over the applicants, effectively putting a hardship on the advertising and building recognition of the applicant.

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

Applicant's justification:

This variance if granted will only allow the applicant to have signs that are just as visible to the travelling public as other business closer to the roadway

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 grant any special privilege, as any other business could apply for the same variance to the sign ordinance, if the needed or wanted to.

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

Applicant's justification:

No, there is nothing that will be detrimental to public welfare or the neighborhoods. The signs will not look oversized or disproportional due to the size of the building that they are being mounted on.