



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: Clint
 Date Received: 11/26/24

VARIANCE APPLICATION

AR 32252

Application #: 250201V
 FOR COUNTY USE ONLY

48764-000-00
 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:

To Reduce the ESOZ 75 FT East Front setback to 38.8 Ft for the purposed 30x32 Storage area building.

Section of Code requesting variance from: 5.2.4

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .40 +/- acres

Directions to subject property:

From Bellview Florida, Take C-25 east to Ocklawaha Florida, Just past the red light Turn right on SE 135 Terrace, House is 10th home on left.

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.

Daniel F Gray
 (Print/Signature) Property Owner

12455 SE 135 Terrace
 Address

Ocklawaha Fl 32179
 City, State, Zip Code

Daniel F Gray 352-427-7416
 Frankgray@me.com
 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.

5-17-24

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 in the ESOZ front setback from 75 ft to 38.8 ft at the canal side of property in R1 zoning classification for placement of a 30 ft x 32 ft Storage building. Trees and other structures prohibit placement anywhere else. It is being placed at the farthest point away from the Canal . 8 ft from the side property line and 8 ft from the roadside property line.

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

Applicant's justification:

Trees and other structures were on property prior to considering placement of 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:

Granting this Variance would not be irregular to the surrounding area, This would not adversely effect any property owners.

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 75 ft from the Canal Safe upland water line to 38.8 ft from the Canal Safe upland water line is the minimum needed in order to develop at the desired location.

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