

VARIANCE ACTION FORM

ITEM NO: 250403V

DATE OF PUBLIC HEARING: APRIL 7, 2025

OWNER NAME(s):

K. Hovnanian at Aspire Glen Aire, LLC
3705 SW 153rd Place Rd
Ocala, FL 34473

AGENT NAME(s):

N/A

LEGAL DESCRIPTION OF PROPERTY: Parcel Account No. **8002-0074-05**, SEC 23 TWP 17 RGE 21, in Marion County, Florida.

VARIANCE REQUESTED: Request to reduce the front setback from 25' to 20' for construction of single-family homes, in a Single-Family Dwelling (R-1) zone.

FINDINGS OF BOARD OF ADJUSTMENT

1. **Written Petition.** A written petition for a Variance has been submitted demonstrating that:
 - 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.
 - B. The special conditions and circumstances do not result from the actions of the applicant.
 - 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 area under the terms of said regulations and would work unnecessary and undue hardship of the applicant.
 - D. The Variance, if granted, in the minimum Variance that will allow the reasonable use of the land, building or structure.
 - E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings of structures in the same zoning classification and land use area.
 - F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

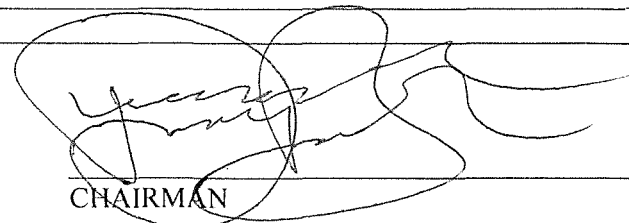
2. 4-1 ✓ **GRANTED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have been demonstrated by the applicant for Variance.

3. _____ **DENIED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have not been demonstrated by the applicant for Variance.

4. _____ **CONDITIONS & SAFEGUARDS:**
A. Should the structure be removed for any reason, any replacement structure must meet the then required setbacks or a variance must be requested. _____

B. _____

*Barber
at Sherwood*



CHAIRMAN

04-07-2025
DATE