



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: EMDate Received: 7/1/20254:20pmpayment received 7/19/25

VARIANCE APPLICATION

Application #:

FOR COUNTY USE ONLY

R3495-165-102

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:

Approval of existing pole barn style carport.

Requesting set back reduction from 25' to 10' on R.L.

Section of Code requesting variance from:

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 1.16 +/- acres

Directions to subject property:

Head west on SR40, Turn left onto SW 140th Ave. Turn left onto SW 49th Place. Turn right onto SW 134th Terrace. Turn left onto SW 51st LN. 13310 SW 51st LN 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.

(Print/Signature) Property Owner

Ellen Metivier

Ellen Metivier

(Print) Applicant or Agent

Joseph C. Metivier

Address

Address

13310 SW 51 LN

13310 SW 51 LN

City, State, Zip Code

City, State, Zip Code

Ocala, FL 34481

Ocala, FL 34481

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 33033 Farmland-yes
ES02-NO
Secondary SP

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 25' to 10' from a front line set back in a R-1 (Single-Family Residential) zoning classification for placement of a pole barn style carport. An existing fence, hedges, electric light pole and trees prohibit placement anywhere else. Posts are set in concrete approximately 3 feet deep.

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

Applicant's justification:

Existing driveway, fence, hedges, electric light pole and trees on property prior to considering placement of carport.

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 of this variance would not be irregular to the surrounding neighborhood. This has not and will not adversely affect 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 25 feet to 10 feet from the property front line (north side) was the minimum needed to place the carport in its present 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