



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: *[Signature]*

Date Received: 2/26/25

VARIANCE APPLICATION

Application #: 250503V
FOR COUNTY USE ONLY

3484-002-004

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 build a 30 x 35 detached metal garage in the front yard (middle to FR)

Section of Code requesting variance from:

Sec. 4.2.6 C (b) 8

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .49 +/- acres

Directions to subject property:

US 41 to SW 99 Pl turns right into 186 ave, right on SW 108 Pl, right on 186 Cir. left on SW 189 ave. and right on to SW 109 st.

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.

Donna Ermscher

(Print/Signature) Property Owner

18951 SW 109 st

Address

Donnellon Fl. 34432

City, State, Zip Code

Contact Info: Phone, cell, e-mail address

Deanna Lucas/Dajia Lucas

(Print) Applicant or Agent

8221 112 st. Unit 101

Address

Seminole Fl. 33772

City, State, Zip Code

727-657-1435 lucasdj143@
727-657-1465 aol.com

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.

R-4/MR

project 2025 02 0068
HR 32543

30-16-19

Empowering Marion for Success

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 to allow a 35'x30' garage structure to be placed approximately 50' from front and rear setbacks. That is 24' in front of the modular home dwelling on said property, which is 75' from the front setback. A 10' incline/grade from the front of the property to the rear prohibits the placement of the structure anywhere else.

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

Applicant's justification:

The 10' incline/grade from the front to the rear of the property is the natural grade of said property with the steepest grade coming at the rear of the property. The property also slopes slightly left to right.

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 area and would not adversely effect any property owners in the community of Rio Vista.

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 setback of 50' from the front and rear of the property is needed in order to build the 35' x 30' garage structure 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