



Marion County Board of Adjustment

Date: 3/30/2021

BOA Hearing: 5/3/2021

Item Number
210502V

Type of Application
Variance

Request

To reduce north side setback from 8' to 4.6' for existing shed.

Applicant

Susan Hoskinson
Ray T. Hoskinson EST

Owner

Susan Hoskinson
Ray T. Hoskinson EST

Parcel #/Acreage

4164-003-003/0.36±

Existing Zoning

R-1 Single-Family Dwelling

Existing Land Use

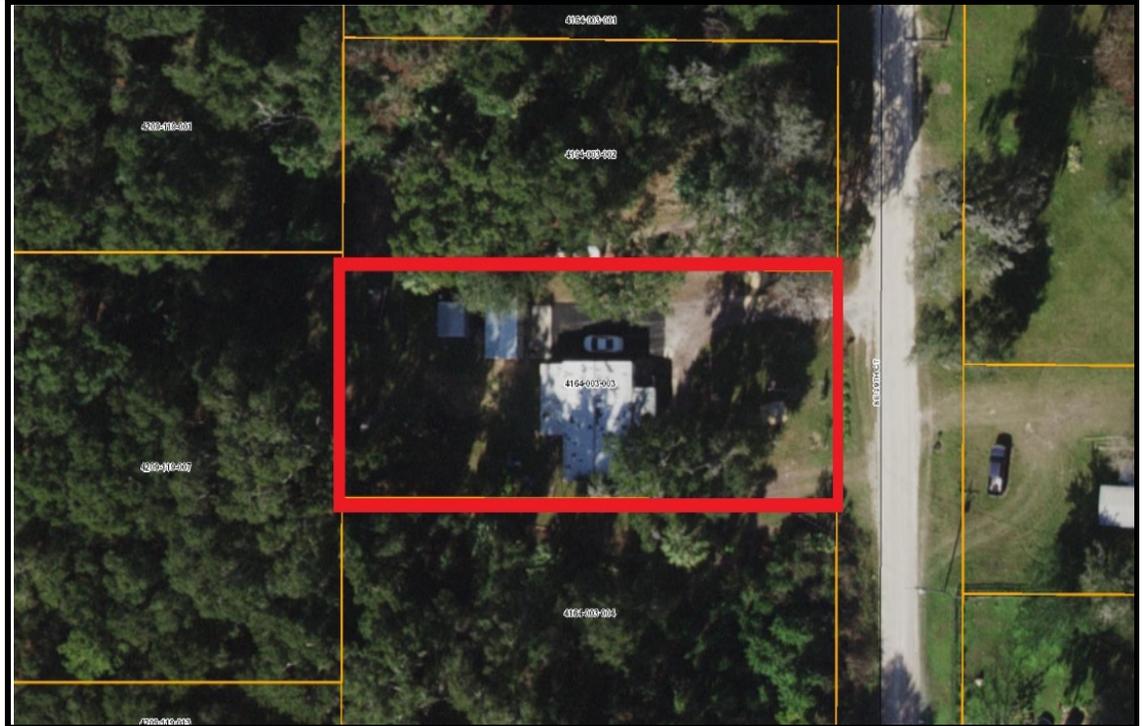
Medium Density Residential

Requested Action

Approval of 210502V

Project Planner

Frank Luciano



Item Summary

Approval of a reduction of the north-side accessory setback from 8' to 4.6' for existing shed, as requested in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in an R-1 Single-Family Dwelling Zoning District.

Location/Access

The property is located at 13290 SE 39th Ct, Belleview, an unpaved County maintained road.

Land Development Code Requirements

Section 4.2.9.E - Single Family Dwelling (R-1) classification - the minimum rear and side setback for accessory buildings and structures shall be 8'.

Remarks

Applied for 12' X 24' pre fab shed w/ no concrete. Permit was rejected by Zoning due to submitted site plan showing proposed shed to be placed 4'6" from property line with no further application modifications submitted. Permit # 2020051901 is still in apply status.

Additional Information

Springs Protection Zone: Primary Zone

Environmentally Sensitive Overlay Zone: No

Farmland Preservation Area: No

Flood Zone Designation: X

Utilities:

Water: Private
Sewer: Septic

Previous Request in the Surrounding Area:

No variance requests found in surrounding area

Code Enforcement Action:

Case #:838465

Open Date: 1/15/2021

Remarks: 12' X 24' pre fab shed placed 4'6" from property line with no permit.

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
East	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



South property line



North property line

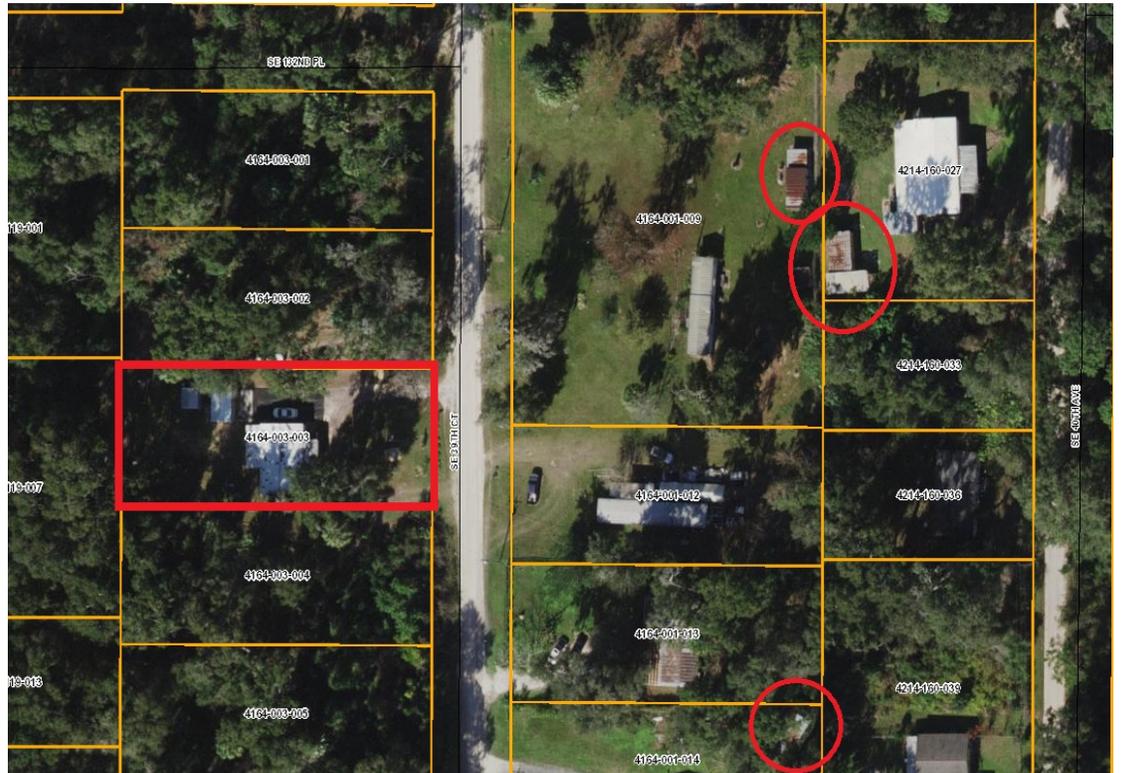


12' x 24' shed location



Shed distance from property line

Photographs Continued



Other non-compliant accessory structures (<300 ft radius)



Backyard structures



Marion County
Board of County Commissioners

Growth Services • Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

OFFICE USE ONLY

Received By: Breahll

Date Received: 2.22.21

#210502V

VARIANCE APPLICATION AR#: 26301

Application #: 210502V
FOR COUNTY USE ONLY

PA#: 4164-003-003
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:

Placement of 12x24 SHED for a reduction of side set back from 8' to 4'6" (proposed or existing?)
pl. advise

Section of Code requesting variance from:

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .30 +/- acres

Directions to subject property: R-1

Head onto Belleview on 301/441 - take (R) onto SE 95th ST - take (L) onto SE 36th AVE - take (L) onto 130th St - take 2nd (R) onto SE 39th CT - 8th house on the (R) side: 13290 SE 39th Ct, Belleview FL.

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.

Susan Hoskinson
(Print/Signature) Property Owner

13241 SE 39th CT
Address

Belleview, FL 34420
City, State, Zip Code

352-653-7814
Contact Info: Phone, cell, e-mail address

Craig Horsley (son)
(Print) Applicant or Agent

13290 SE 39th CT
Address

Belleview, FL 34420
City, State, Zip Code

352-425-2004
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.

Proj. # 2021020086

Bldg Case 838465

Sec. 11-17-22

"Meeting Needs by Exceeding Expectations"

AR #: 26301

www.marioncountyfl.org

"Belleview Estates - Faith Area"

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 8' to 4'6" for a side setback in an R-1 (~~General Agriculture~~ ^{single family}) zoning classification for placement of storage shed. TREES and other structures prohibit placement ELSEWHERE.

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

Applicant's justification:

TREES and structures were existing on property prior to considering placement of storage shed.

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. This would 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 8' to 4' 6" from the north side is minimum needed in order to develop at 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:

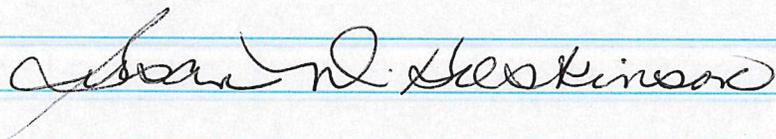
TRUE

FEB. 17, 2021

#210502V

I, SUSAN M. HOSKINSON,
AUTHORIZE MY SON, CRAIG HORSLEY,
TO REPRESENT ME IN THE MATTER
OF THE REQUEST FOR A
VARIANCE PERTAINING TO THE
PROPERTY LOCATED AT
13290 S.E. 39TH COURT
BELLEVIEW, FLORIDA 34420

SINCERELY

Handwritten signature of Susan M. Hoskinson in cursive.

Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

⇒ 210502v

2020 Certified Assessment Roll

4164-003-003

[GOOGLE Street View](#)

Prime Key: 1033471

[MAP IT](#) - [BETA MAP IT+](#) -

Property Information

HOSKINSON RAY T EST
 HOSKINSON SUSAN
 13241 SE 39TH CT
 BELLEVIEW FL 34420-5671

Taxes / Assessments: \$851.17
 Map ID: 218
Millage: 9001 - UNINCORPORATED

M.S.T.U.
 PC: 02
 Acres: .36

/ Situs: 13290 SE 39TH CT BELLEVIEW

Current Value

Land Just Value	\$6,420
Buildings	\$25,865
Miscellaneous	\$1,010
Total Just Value	\$33,295
Total Assessed Value	\$33,295
Exemptions	\$0
Total Taxable	\$33,295

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$6,420	\$25,865	\$1,010	\$33,295	\$33,295	\$0	\$33,295
2019	\$6,420	\$25,366	\$1,068	\$32,854	\$31,513	\$0	\$31,513
2018	\$5,992	\$24,080	\$1,107	\$31,179	\$28,648	\$0	\$28,648

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	04/2019	71 DTH CER	0	U	I	\$100
3217/1238	08/2002	07 WARRANTY	5 V-OTHER MLSAGENT	U	I	\$23,000
3119/1043	02/2002	60 CRT ORD	0	U	I	\$100
DETH/REGS	09/2001	71 DTH CER	0	U	I	\$100
1287/2054	06/1985	07 WARRANTY	0	U	V	\$5,000
1248/1857	10/1984	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 11 TWP 17 RGE 22
 PLAT BOOK G PAGE 016
 BELLEVIEW ESTATES FOURTH ADD
 BLK C LOT 3

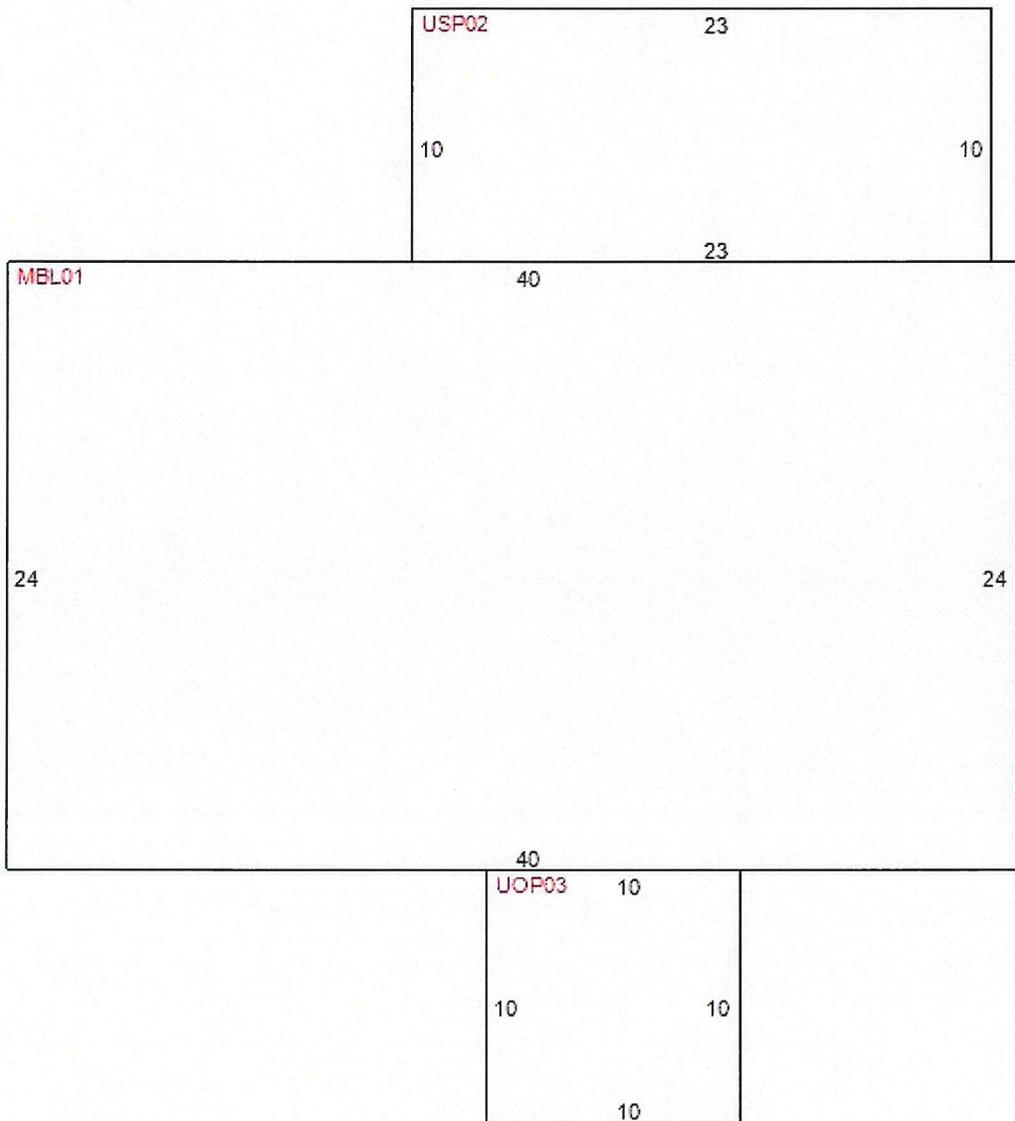
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		80.0	196.0	RI	80.00	FF	75.0000	1.00	1.07	1.00	6,420	6,420
Neighborhood 9414 - BELLEVIEW HEIGHTS ESTS (DIRT)											Total Land - Class \$6,420	
Mkt: 10 70											Total Land - Just \$6,420	

Traverse

Building 1 of 1

MBL01=L40D24R40U24.L1
 USP02=U10L23D10R23.D24L10
 UOP03=D10L10U10R10.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 4/5/2019 by 210

Year Built 1986
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 128

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0127	MASONITE	1.00	1987	N	0 %	0 %	960	960

USP 0201 - NO EXTERIOR	1.00	1987	N	0 %	0 %	230	230
UOP 0301 - NO EXTERIOR	1.00	1987	N	0 %	0 %	100	100

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1987	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1987	2	0.0	0.0	
ADU UTILITY-ALUM	192.00	SF	40	1996	1	12.0	16.0	
159 PAV CONCRETE	170.00	SF	20	1987	3	0.0	0.0	
Total Value - \$1,010								

Appraiser Notes

MAKE=SPRING HILL
 TAG =RP-311297
 TAG =RP-311298
 NO INT. INFO. UPON REV 08/11,210

Planning and Building

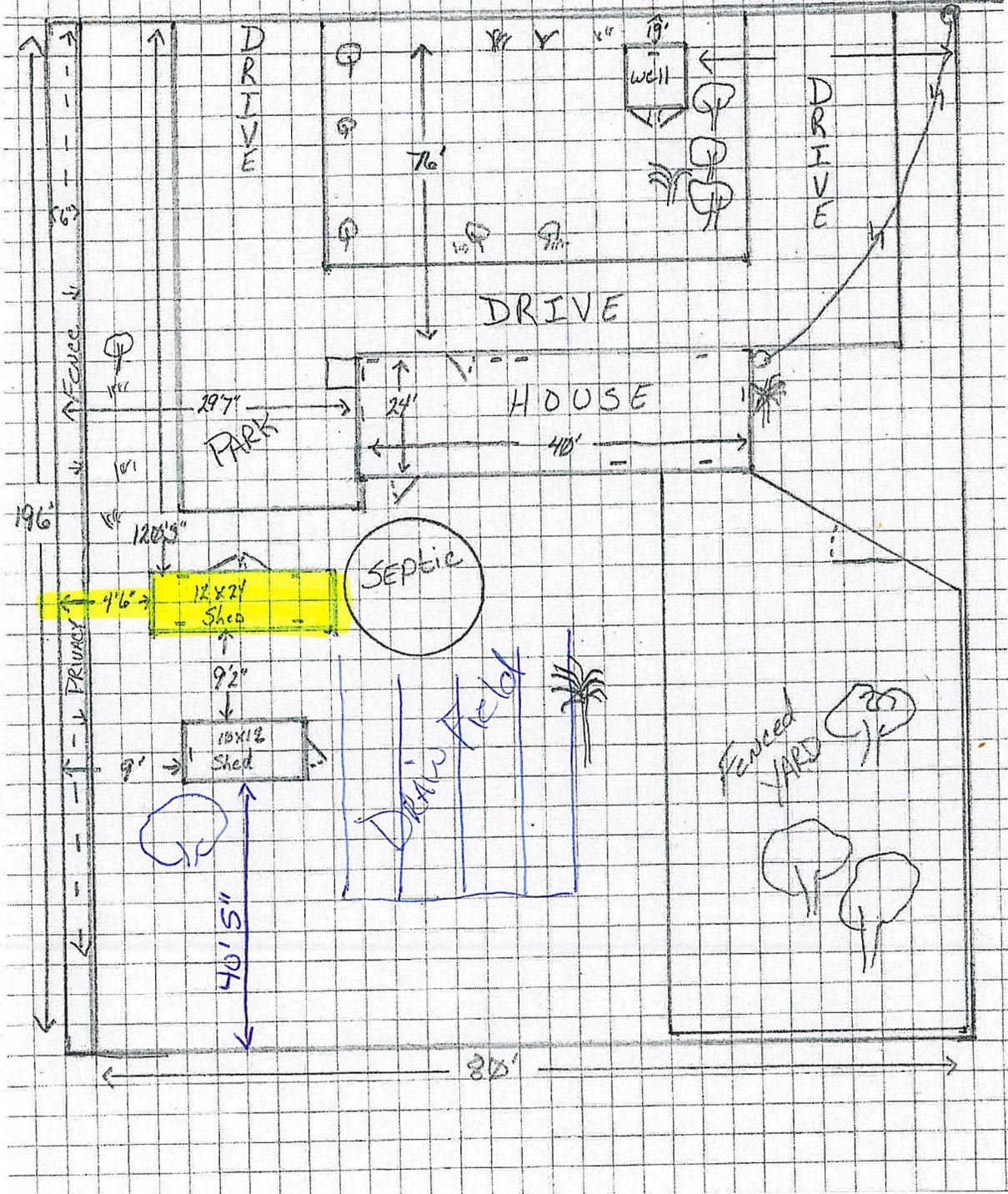
**** Permit Search ****

Permit Number	Amount	Issued Date	Complete Date	Description
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Cost/Market Summary

Buildings R.C.N.	\$52,570	4/5/2019				
Total Depreciation	(\$26,705)					
Bldg - Just Value	\$25,865		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,010	10/18/2011	1	\$52,570	(\$31,016)	\$21,554
Land - Just Value	\$6,420	3/20/2019				
Total Just Value	\$33,295					

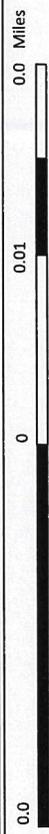
SE 39th Ct
13290



#210502V



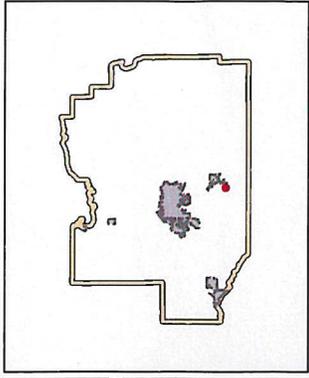
210502v



Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.



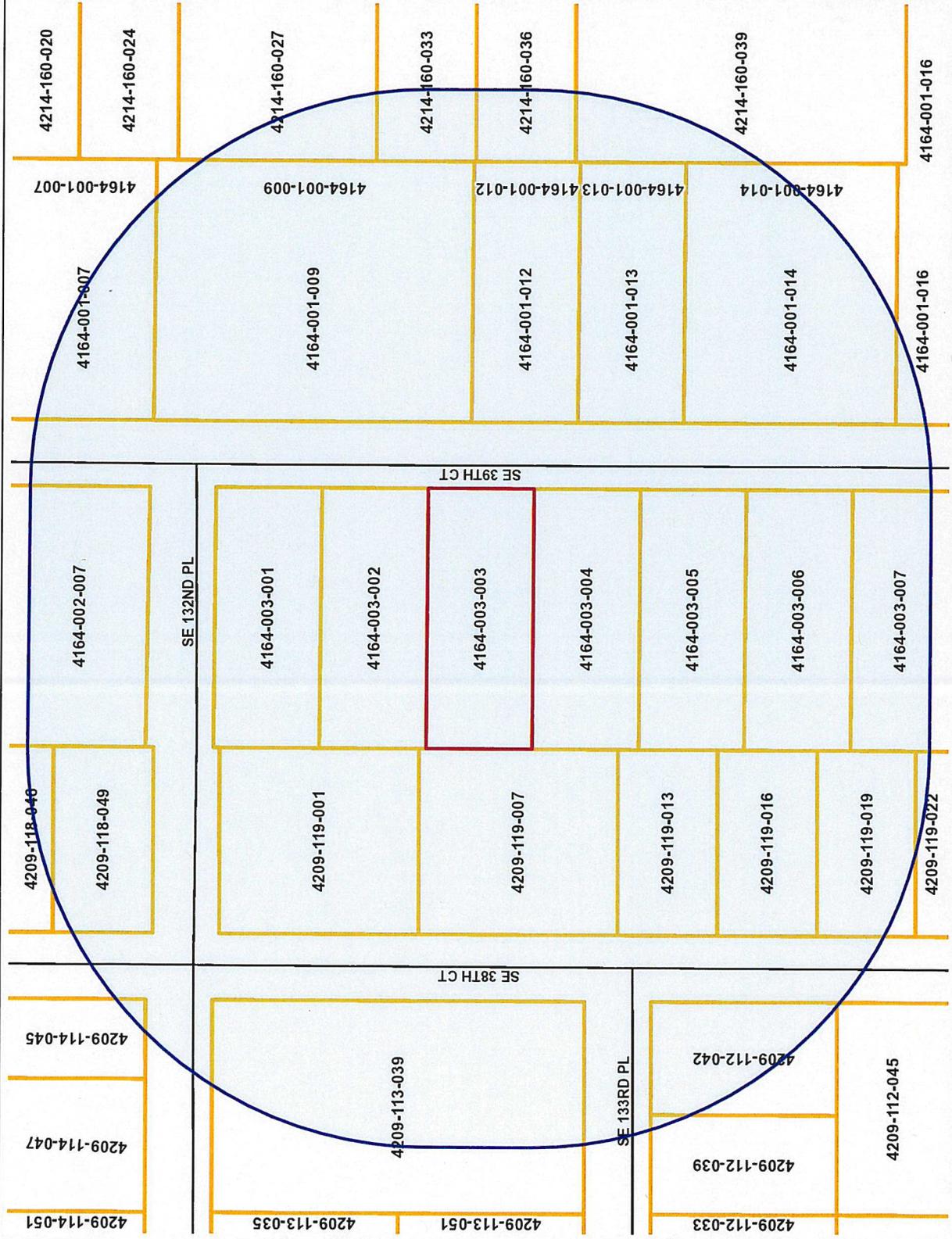
Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Special Flood Hazard Areas - -
- Chance Flood
- A - No Base Flood Elevation Deterr
- AE - Base Flood Elevation Determin
- AH - Area of Ponding 1-3 ft
- 2008 FIRM Panel
- Flood Prone Areas
- Parcels
- Municipalities
- Marion County

1: 543

1 in = 0.01 Miles

Notes



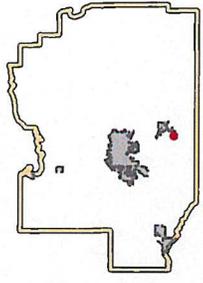
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0.0 Miles



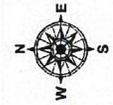
Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County



1: 1,346
1 in = 0.02 Miles

Notes

C/O: n/a
AGENT: CRAIG HORSLEY

Creation Date: 3/16/2021

Schedule A

Lot 3, Block C of BELLEVIEW ESTATES FOURTH ADDITION, according to the Plat thereof as recorded in Plat Book G, Page 16, of the Public Records of Marion County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) who is dependent upon the Grantor (s) for support, reside thereon. Nor is said property adjacent to or contiguous with the homestead of the Grantor (s). The actual domicile of the Grantor (s) is:

*13258 N 40th Cir
Belleview, FL 34420*