



Marion County Board of Adjustment

Date: 3/31/2021

BOA Hearing: 5/3/2021

Item Number
210505V

Type of Application
Variance

Request

Reduce North rear and East side setbacks from 8' to 0' to place a proposed garage on existing concrete.

Applicant

Michael P. & Kelly Rae McKone

Owner

Michael P & Kelly Rae McKone

Parcel #/Acreage

4709-117-010/.22 acres

Existing Zoning

R-1 Single-Family Dwelling

Existing Land Use

Rural Land

Project Planner

Breah Moore, Zoning Technician

Springs Protection Zone:

Secondary Zone

Environmentally Sensitive Overlay Zone:

No



Item Summary

Request of a reduction of the North (rear) setback from 8' to 0' and the East (side) setback of 8' to 0' for proposed garage, in R-1 (Single Family Dwelling) zoning classification. It is requested in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in an R-1 Single-Family Dwelling Zoning District. Subject parcel is located in the Orange Blossom Hills Unit 9 recorded subdivision.

The proposed garage is 30 x 80 in size. There is 1 accessory structure on a surrounding parcel built in 1974 that does not meet the minimum setback of 8'. All other surrounding parcel's accessory structures meet the 8' setbacks.

Location/Access

The property is located at 8705 SE 157th place, a paved County maintained road.

**Farmland
Preservation Area:**
No

**Flood Zone
Designation:** X

**Previous Request in
the Surrounding
Area:**
None

**Code Enforcement
Action:**
None

Land Development Code Requirements

Article 4.2(R-1)9.E. the minimum rear and side setback for accessory structures shall be 8'.

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	(00) Vacant Residential
East	Medium Density Residential	R-1 Single-Family Dwelling	(00) Vacant Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



Property to South (Across the street)



Property to North (Back Property Line)



East of Property (Vacant Neighboring Lot)



Rear Property Line to existing slab



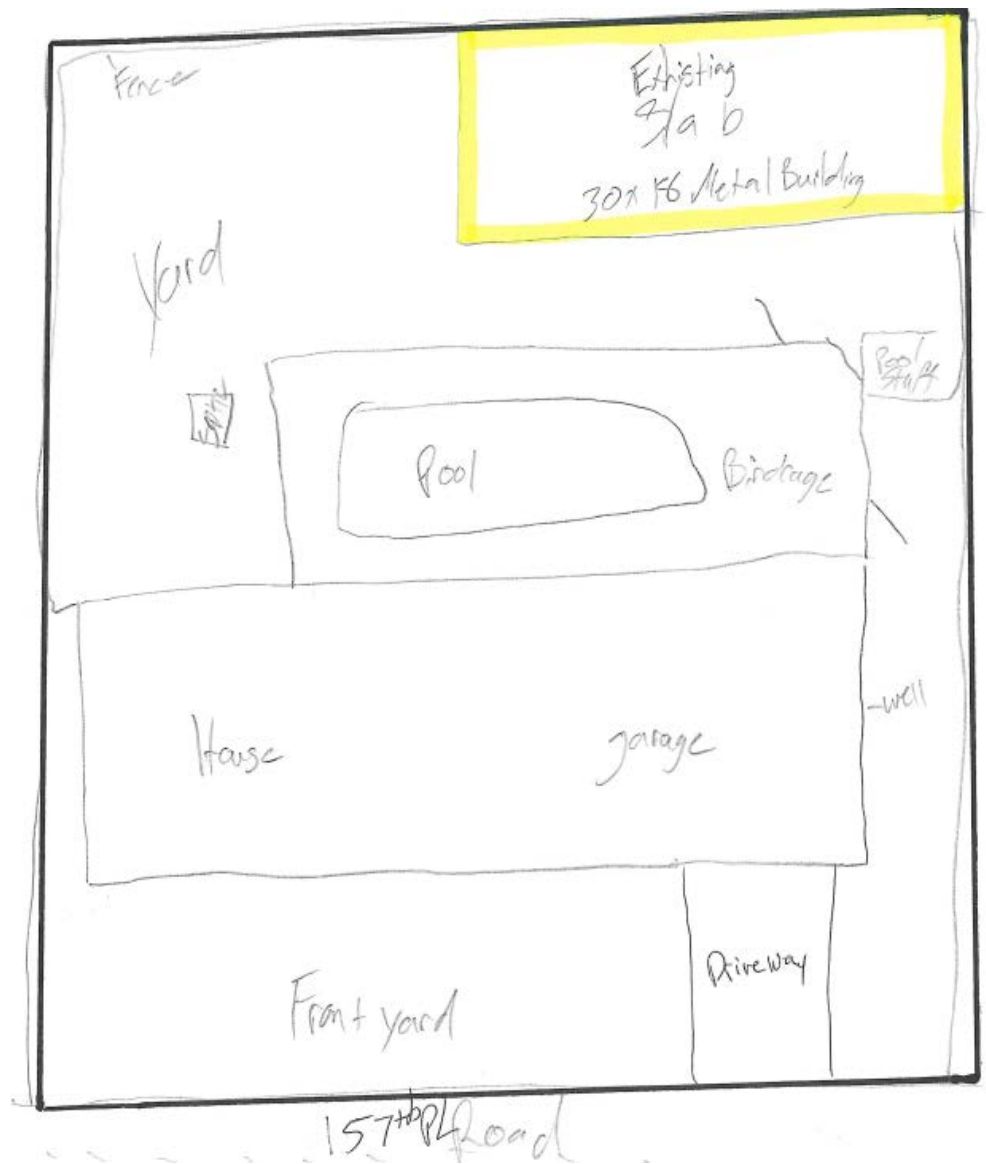
Side Property Line to exiting slab



View to the West of Backyard

Previous Request in the Surrounding Area

- No Request in the surrounding area





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: *Break Moore*

Date Received: *3/2/2021*

#*210505V*

VARIANCE APPLICATION

AR#: *26341*

Application #: *210505V*
FOR COUNTY USE ONLY

PA#: *4709-117-010*

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 put a metal building *30x18* on an existing concrete slab to reduce rear and side setbacks from *8* feet to *0*

Section of Code requesting variance from: *4.2.9 (E)*

Legal Description (Please attach a copy of deed). Total Acreage of subject property: *.25* +/- acres

Directions to subject property:

From the intersection of 42 and 86th go north on 86th to stop sign. Take a right, 3rd house on left
situa: *8705 SE 157th place, Summerfield, 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.

[Signature]

Michael and Kelly Rae McKane

(Print/Signature) Property Owner

8705 SE 157th Pl

Address

Summerfield FL 34491

City, State, Zip Code

907-750-3126

Contact Info: Phone, cell, e-mail address

[Signature]

(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.

Proj. #: *2021030003*

AR# *26341*

Sec. *21-17-23*

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

"Orange Blossom Hills - Unit 9"

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:

the concrete slab has been there for 50 yrs. It's directly on the property line. There was a small shed there and I'm wanting to replace it with a larger building without increasing the size of the slab

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

Applicant's justification:

The concrete slab was already there. I did not increase the size. I just want to take advantage of the whole slab

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 wouldn't 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 from 8' to 0" is needed
since the slab has been on the property line
for 50 yrs

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:

I've already talked with the neighbor and he has no
issue with it. There is an existing fence that the
building would be replacing

True

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



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

#210505V

2021 Property Record Card

4709-117-010

[GOOGLE Street View](#)

Prime Key: 1138507

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

Current as of 3/2/2021

Property Information

MCKONE MICHAEL
MCKONE KELLY RAE NOWAK
8705 SE 157TH PL
SUMMERFIELD FL 34491-5653

Taxes / Assessments:

Map ID: 257

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

✓ Acres: .22

Situs: 8705 SE 157TH PL
SUMMERFIELD

Current Values NOT Available

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$11,632	\$85,261	\$4,641	\$101,534	\$101,534	\$0	\$101,534
2019	\$11,632	\$83,575	\$4,773	\$99,980	\$99,980	\$0	\$99,980
2018	\$11,632	\$80,315	\$4,904	\$96,851	\$96,851	\$0	\$96,851

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6653/1382	10/2017	76 MAR CER	0	U	I	\$100
6567/1386	04/2017	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$140,000
6032/1144	04/2014	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$112,000
5671/1605	12/2011	08 CORRECTIVE	0	U	I	\$100
5616/1975	12/2011	07 WARRANTY	0	U	I	\$100
5416/0724	09/2010	57 TRANSFER FROM BANK	9 UNVERIFIED	U	I	\$35,000
5369/1311	06/2010	56 TRANSFER TO BANK	0	U	I	\$100
4667/1998	12/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$125,000
4640/1019	07/2006	07 WARRANTY	0	U	I	\$100
4447/1101	05/2006	77 AFFIDAVIT	0	U	I	\$100
4447/1092	05/2006	77 AFFIDAVIT	0	U	I	\$100
4447/1091	05/2006	71 DTH CER	0	U	I	\$100
4383/0102	03/2006	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
2706/1456	06/1999	71 DTH CER	0	U	I	\$100
1428/0301	04/1987	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$28,000

Property Description

SEC 21 TWP 17 RGE 23
PLAT BOOK G PAGE 023
ORANGE BLOSSOM HILLS UNIT 9

BLK 117 LOTS 10.11.12

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		75.0	125.0	R1	75.00	FF							

Neighborhood 9447 - ORANGE BLOSSOM HILLS -SEE DESC
Mkt: 10 70

Traverse**Building 1 of 1**

RES01=L22L14D28R36U22U6.

FEP02=U4U8,7L22D12,7R22.U4

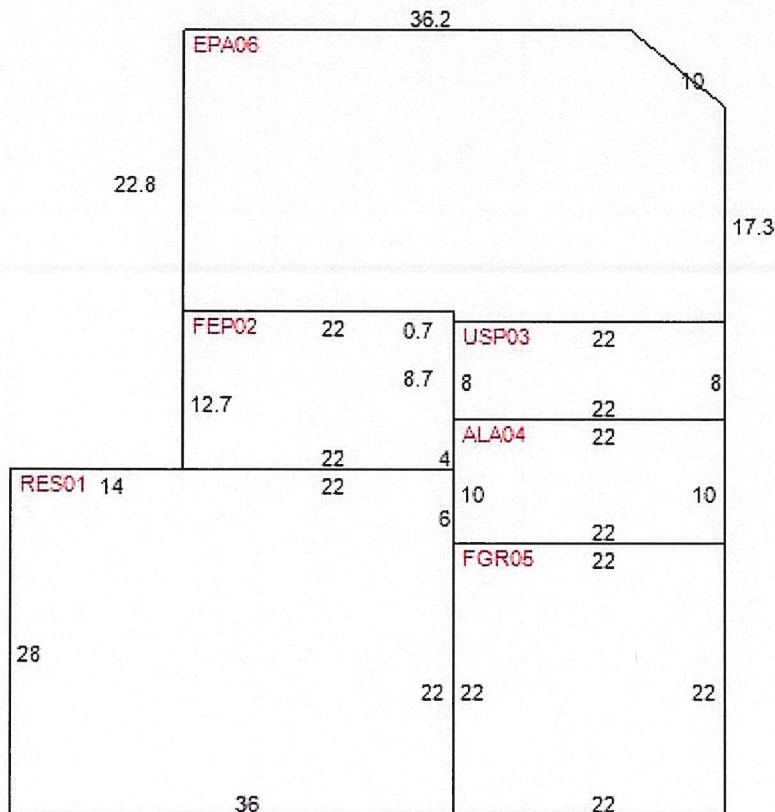
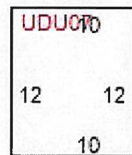
USP03=U8R22D8L22.

ALA04=D10R22U10L22.D10

FGR05=D22R22U22L22.U41,5L22

EPA06=D22,8R22D0,7R22U17,3A309|10L36,2.U15

UDU07=U12R10D12L10.

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 600 - AVERAGE
Inspected on 8/2/2017 by 216

Year Built 1971
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 192

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	1,008	1,008
FEP	0232	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	279	279
USP	0301	- NO EXTERIOR	1.00	1971	N	0 %	0 %	176	176
ALA	0432	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	220	220
FGR	0532	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	484	484
EPA	0601	- NO EXTERIOR	1.00	1971	N	0 %	0 %	997	997
UDU	0732	- CONC BLK-STUCO	1.00	1993	N	0 %	0 %	120	120

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths: 0	Dishwasher: Y
MTL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 5 CONCRETE SLAB	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1976	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1976	2	0.0	0.0
159 PAV CONCRETE	772.00	SF	20	1971	3	0.0	0.0
226 RES SWIM POOL	392.00	SF	20	1993	3	14.0	28.0
099 DECK	650.00	SF	50	1993	2	0.0	0.0
114 FENCE BOARD	203.00	LF	10	2014	4	0.0	0.0

Appraiser Notes

EST FGR

Planning and Building** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
MA67133	\$3,978	7/1/1993	-	PENC
MA65587	\$9,500	6/1/1993	-	POOL

North

#210505V

Fence

Existing
Shed

30x46 Metal Building

Yard

Shed

Pool

Birdcage

Pool
Stuff

House

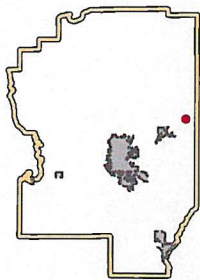
garage

-well

Driveway

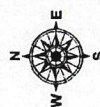
Front yard

157th Rd



Legend

Urban Growth Boundary
Address Search Results
Streets
Parcels
Municipalities
Marion County

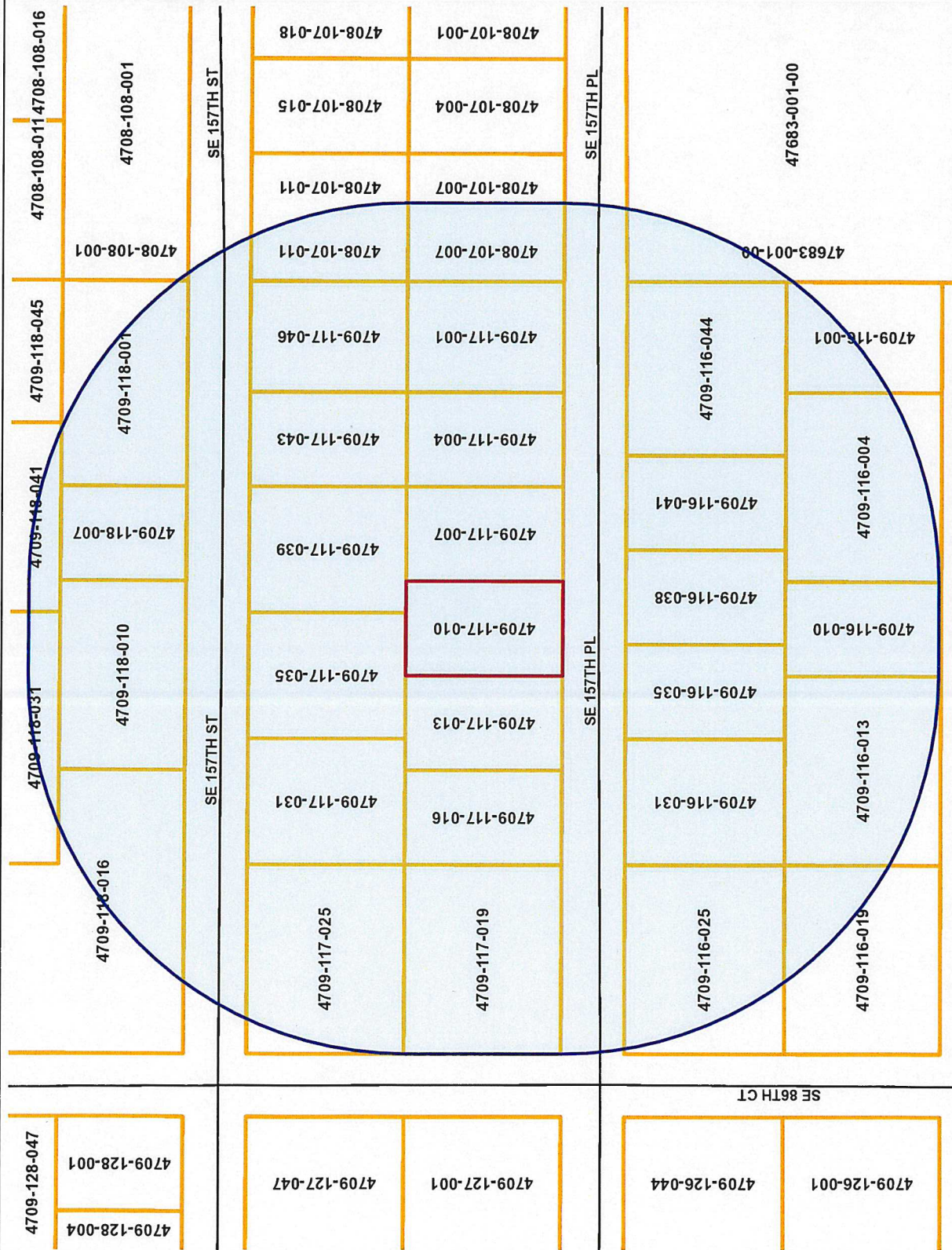


1: 1,433
1 in = 0.02 Miles

Notes

C/O: n/a
AGENT: n/a

Creation Date: 3/16/2021



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.

0.0 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

Prepared by:
Rebecca R. Connolly
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 17-417

#210505V

General Warranty Deed

Made this April 24, 2017 A.D. By Christina J. Hendrickson and Joe R. Hendrickson, Jr., Wife and Husband, whose address is: PO Box 3345, Belleview, FL 34421, hereinafter called the grantor, to Michael Mckone and Kelly Rae Nowak, as Joint Tenants with Full Rights of Survivorship, whose address is: 8705 SE 15th Place, Summerfield, FL 34491, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lots 10, 11, and 12, Block 117, ORANGE BLOSSOM HILLS, UNIT NO. 9, according to the plat thereof recorded in Plat Book G, Page 23, Public Records of Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by:
Rebecca R. Connolly
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 17-417

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:

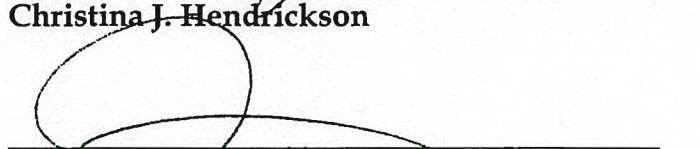
Witness 1 Sign:

Witness 1 Print:

Witness 2 Sign:

Witness 2 Print:

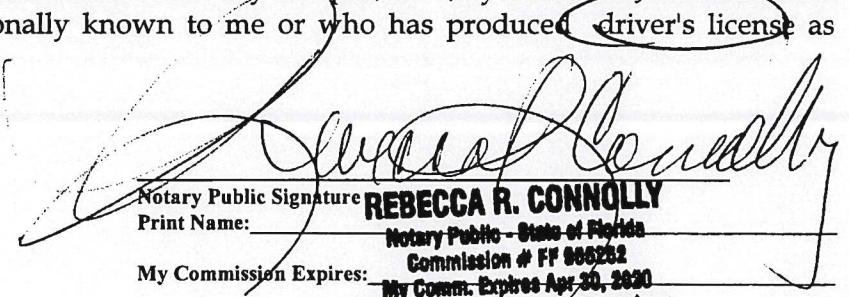

Christina J. Hendrickson


Joe R. Hendrickson, Jr.

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 24th day of April, 2017, by Christina J. Hendrickson and Joe R. Hendrickson, Jr., who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL


Notary Public Signature
Print Name:

REBECCA R. CONNOLLY

Notary Public - State of Florida

Commission # FF 986282

My Comm. Expires Apr 30, 2020

Bonded through National Notary Assn.

RECEIVED

OCT 11 2017

Marion County Clerk's Office

Department of Health - Office of Vital Statistics

STATE OF FLORIDA MARRIAGE RECORD

TYPE IN UPPER CASE

USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

FILE # 2017092074 OR BK 06653 PG 1382

RECORDED 10/11/2017 03:48:40 PM

DAVID R. ELLSPERMANN

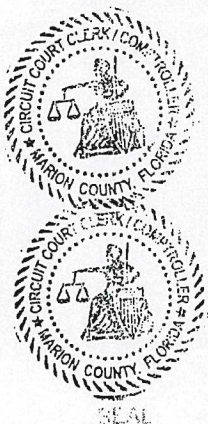
CLERK OF COURT AND COMPTROLLER

MARION COUNTY

M2017-1438

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1. NAME OF SPOUSE (First, Middle, Last) KELLY RAE NOWAK		1b. MAIDEN SURNAME (if applicable) NOWAK	2. DATE OF BIRTH (Month, Day, Year) 06/03/1990
3a. RESIDENCE - CITY, TOWN, OR LOCATION SUMMERFIELD	3b. COUNTY MARION	3c. STATE FLORIDA	4. BIRTHPLACE (State or Foreign Country) FLORIDA
5a. NAME OF SPOUSE (First, Middle, Last) MICHAEL PATRICK MCKONE		5b. MAIDEN SURNAME (if applicable) MCKONE	6. DATE OF BIRTH (Month, Day, Year) 11/19/1981
7a. RESIDENCE - CITY, TOWN, OR LOCATION SUMMERFIELD	7b. COUNTY MARION	7c. STATE FLORIDA	8. BIRTHPLACE (State or Foreign Country) NEW HAMPSHIRE
<p>WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.</p>			
9. SIGNATURE OF SPOUSE (Sign full name using black ink) [Signature]		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 08/29/2017	
11. TITLE OF OFFICIAL DEPUTY CLERK		12. SIGNATURE OF OFFICIAL (Use black ink) [Signature]	
13. SIGNATURE OF SPOUSE (Sign full name using black ink) [Signature]		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 08/29/2017	
15. TITLE OF OFFICIAL DEPUTY CLERK		16. SIGNATURE OF OFFICIAL (Use black ink) [Signature]	
LICENSE TO MARRY			
<p>AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.</p>			
17. COUNTY ISSUING LICENSE MARION COUNTY FLA	18. DATE LICENSE ISSUED 08/29/2017	19a. DATE LICENSE EFFECTIVE 09/01/2017	19. EXPIRATION DATE 10/31/2017
20a. SIGNATURE OF COURT CLERK OR JUDGE [Signature]		20b. TITLE DAVID R. ELLSPERMANN CLERK AND COMPTROLLER	20c. BY D.C. TW TW
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.			
21. DATE OF MARRIAGE (Month, Day, Year) 10/08/2017		22. CITY, TOWN, OR LOCATION OF MARRIAGE Oxford, Florida	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) [Signature]		23c. ADDRESS (Of person performing ceremony) 1907 High St. Leesburg, FL 34748	
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) Minister Patrick Craner		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) [Signature]	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) [Signature]	



210505V

April 1, 2021

To whom it may concern;

Our property (8700 SE 157th St. Summerfield, Fl. 34491) backs up to Michael McKones property and we have no problem with his new shed being right on the property line.

Sincerely'

Richard Filkins

Richard Filkins

Sheila Filkins

Sheila Filkins

8700 SE 157th St, Summerfld,
FL 34491

PA#: 4709-117-039

w/in 300'