

November 20th, 2023

Hernando County Board of County Commissioners

20 N. Main Street # 460, Brooksville, Florida 34601

Re: Variance application by Drew Moyer for Key # 1486305

Dear Hernando County Commissioners,

At the beginning of this year of 2023, I tried to obtain property insurance for an out building on an otherwise vacant land parcel adjacent to the main parcel upon which my dwelling is situated. Both parcels are owned. I was informed by my insurance carrier, that because the outbuilding is located on a technically vacant parcel, it was unable to be insured. However, if the building was a dwelling, then insurance could be written. Thus began my quest to convert my outbuilding to a single-family residence.

The building in question is a 24' x 36' concrete block and stucco building, built high and dry on a stem wall, and was built in 2005 under Permit # 1174592, of which the original permit card issued in 2005 remains in my possession. All construction codes in effect at the time were strictly followed, and all inspections were performed and satisfied. A Certificate of Occupancy was issued in 2008 allowing electric service from WREC to be connected, and the building to be energized.

This building has within the last year of 2023 been recertified by a professional engineer to meet the latest 2020 120MPH wind code revisions. At the behest of the Hernando County Building Department (HCBD) and upon application for a building permit in May of 2023, new engineered and stamped drawings were produced, at significant expense to myself, to verify that all existing building components and cladding were still code compliant and bore current Florida Product Approval Codes. Said stamped and engineered plans were then examined by a HCBD plans examiner along with new Energy Load Calculations, and were deemed acceptable for issuance of a permit to allow conversion from a Non-residential Farm Building to a Single-Family Residence. However, upon permit application review by Hernando County Zoning, email sent to me on Sept. 25th, 2023 notified me of "application comments". Specifically, those comments were "APPROVED NO CHANGE IN SETBACKS OR FOOT PRINT". Then on Sept. 26th, 2023 another email arrived stating the following: "APPROVED NO CHANGE IN SETBACKS OR FOOT PRINT NOT APPROVED". Copies of these emails have been included in my variance application packet. I visited the Hernando County Zoning Department in person on Sept. 27th, 2023 seeking clarification and spoke with Jackie. She informed me that I needed this variance and was quite helpful with making my application. That's how I am here writing all of you today.

In an effort to illustrate the hardship that brings me before your council today, I have attached a topographic map produced by Procivil 360, of the parcel adjacent and to the east of my parcel. It is from this adjacent parcel that high stormwater runoffs are produced due to the abrupt elevation change of 70', from 135' of elevation near the north eastern boundary of my parcel, to greater than 205' of elevation at the eastern boundary of the adjacent parcel, some 1320' distant. In my attempt to overcome this hardship, I located my detached garage building at the highest point on my property that was available. No setback issues existed in 2008 when construction was completed and a certificate of occupancy was issued. However, recently boundary location issues have come into question. Rather than

contest a few feet of boundary, I would rather take a path of less resistance seeking this variance in hopes of satisfying those for whom concerns exist.

Thus, I come to you this day trusting in your wisdom that this application for a setback variance is both good for the neighborhood in so far as it promotes low density and low impact growth within our county, and is justly deserved by this long-time property owner of nearly 30 years, due to the hardship endured, and who seeks nothing more than to be in compliance with Hernando County Ordinances, building, and zoning codes.

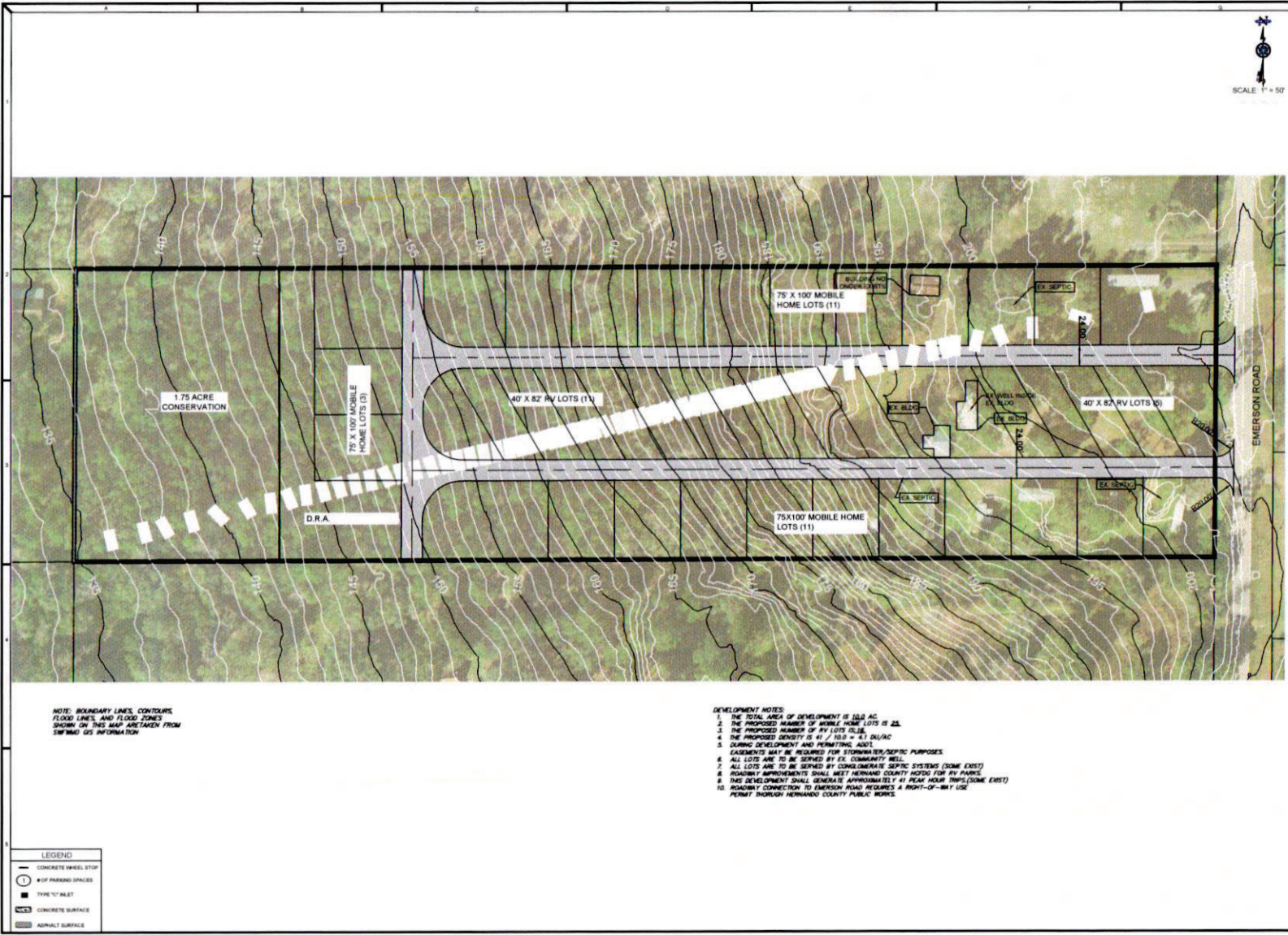
Thank you, Hernando County Commissioners, for your service to our community.

Sincerely,

Drew Moyer

Elevation of this adjacent parcel increases west to east from 135' above sea level to 205' at its eastern boundary, resulting in high storm water runoff flows that directly impact Mr. Moyer, whose parcel lies to the west and shares the western boundary with Skyview Acres. Mr. Moyer's detached garage is visible on the satellite imagery at the north western edge of this photo. It straddles the 135' elevation contour, and almost touches the 136' isoline. If this drawing is to scale, the drip edge of the metal roofing carport on the north facing side of the detached garage, measures >30' to the boundary.

This document illustrates the 70' change in elevation over the 1320' west to east distance of the parcel containing Skyview acres which lies directly east of Mr. Moyer's parcel containing the subject detached garage for which he seeks this variance. Subject garage is built upon the highest available elevation on Mr. Moyer's lot, thus limiting garage's exposure to high storm water runoff flows from adjacent Skyview Acres Parcel.



NOTE: BOUNDARY LINES, CONTOURS, FLOOD LINES, AND FLOOD ZONES SHOWN ON THIS MAP ARE TAKEN FROM SWFWMD GIS INFORMATION.

- DEVELOPMENT NOTES:
1. THE TOTAL AREA OF DEVELOPMENT IS 1.75 AC.
 2. THE PROPOSED NUMBER OF MOBILE HOME LOTS IS 22.
 3. THE PROPOSED NUMBER OF RV LOTS IS 22.
 4. THE PROPOSED DENSITY IS 41 / 10.0 = 4.1 UNITS/AC.
 5. DURING DEVELOPMENT AND PERMITTING, A/D/I.
 6. EASEMENTS MAY BE REQUIRED FOR STORMWATER/SEPTIC PURPOSES.
 7. ALL LOTS ARE TO BE SERVED BY EX. COMMUNITY WELL.
 8. ALL LOTS ARE TO BE SERVED BY CONCOMITANT SEPTIC SYSTEMS (SOME EXIST).
 9. ROADWAY IMPROVEMENTS SHALL MEET HERNANDO COUNTY HOUSING FOR RV PARKS.
 10. THIS DEVELOPMENT SHALL GENERATE APPROXIMATELY 41 PEAK HOUR TRIPS (SOME EXIST).
 11. ROADWAY CONNECTION TO EMERSON ROAD REQUIRES A RIGHT-OF-WAY USE PERMIT THROUGH HERNANDO COUNTY PUBLIC WORKS.

LEGEND

	CONCRETE WHEEL STOP
	RV PARKING CIRCLES
	TYPE 'C' INLET
	CONCRETE SURFACE
	ASPHALT SURFACE

<p>CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT/PLANNING & ZONING/PERMITTING/CONSTRUCTION SERVICES</p> <p>12 SOUTH MAIN STREET, BROOKDALE, FL 34601 PHONE: (813) 99-6426 WWW.PROCVIL360.COM</p>	
<p>SKYVIEW ACRES PARK EXPANSION</p> <p>MASTER PLAN</p>	
<p>DATE: 06/06/2022</p> <p>TIME: 10:00 AM</p> <p>USER: jason</p> <p>PROJECT: SKYVIEW ACRES PARK EXPANSION</p>	<p>1</p>

User Name: sjiang Plot Date: Jul 06, 2022 - 2:17pm Drawing Name: W:\PROCVIL\2022 Projects\PRO22052 - Exclusa Emerson Rezoning\22052basemap1.dwg

Board of County Commissioners

Hernando County, Florida

Visit Us on the Internet: www.co.hernando.fl.us

Development Services	352-754-4050	Health Department	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		



Date: 09/26/2023

Application: 1468108 MOYER DREW

Department: ZONING DEPT

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: BUILDING DEPARTMENT, ZONING DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:

- (1) A written response letter addressing each comment
- (2) Revised plans addressing any necessary changes.
- (3) Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: BROOKSVILLE ZONING

Reviewed By: BROOKSVILLE ZONING

Phone #: (000) 000-0000

Fax #: (000) 000-0000

Comments:

Reported on: 09/25/2023 **PRINTED**

APPROVED NO CHANGE IN SETBACKS OR FOOT PRINT

Reported on: 09/26/2023 **CORRECTED**

APPROVED NO CHANGE IN SETBACKS OR FOOT PRINT

NOT APPROVED

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