

HERNANDO COUNTY DEPARTMENT OF
DEVELOPMENTAL SERVICES
VARIANCE APPLICATION

OFFICE USE ONLY
DATE REC'D
FILE NO. 1458418
V-23-20

This application must be completed and returned, with all exhibits and other items listed on page 1 of the instruction sheet, to this office before consideration for the request is reviewed and a determination made. Bear in mind that the variance request must be justified and the mere filing of the application or appearance at a public hearing, if needed, does not assure approval of said application. If a public hearing is necessary, the applicant or representative is required to appear in person at the hearing.

Applicant Name: Vernon R. Leeworthy Date: 2/24/2023

Mailing Address: 7331 Madonna Drive Webster, FL 33597

Phone No. (352) 661-0791 Fax: N/A

E-Mail: Robertleeworthy937@gmail.com

Representative Name (if applicable): Brenda McKenzie

Mailing Address: 7232 E. Gospel Island Road Inverness, FL 34450

Phone No. (352) 601-0942 Fax: N/A

E-Mail: mckenziepermitting@gmail.com

Address of Property: 7331 Madonna Drive Webster, FL 33597

Legal Description: RIDGE MANOR EST UNIT 2 BLK 34 LOT 6

Key No.: 00854962 Zoning District: RIC

Homeowners Association Yes No If yes, name of HOA _____

Contact Name: N/A

Contact Address: N/A City: _____ State _____ Zip _____

Variance being requested: To allow a second detached accessory structure
(brief description of variance, i.e. reduce setback, increase bldg. height, etc.)

Briefly state hardship justifying granting of the variance: Very expensive RV that needs protection & security
(see hardship criteria listed on page 4. Give full explanation in written narrative, see No. 7 of instruction sheet)

Signature of applicant or representative: Brenda McKenzie
Type text here

OWNER AFFIDAVIT

I, Vernon Leeworthy, HEREBY STATE AND AFFIRM THAT:

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

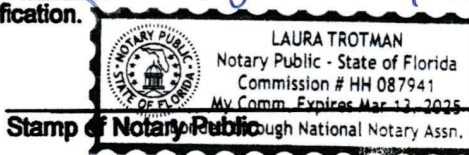
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

X [Signature]
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11th day of January, 2023
by Vernon Leeworthy, who is () personally known to me or who () has produced
[Signature] as identification.

[Signature]
Signature of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, Brenda McKenzie, HEREBY STATE AND AFFIRM THAT:

- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

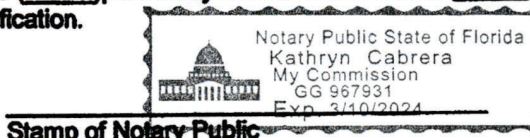
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

[Signature]
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO CITRUS

The foregoing instrument was acknowledged before me this 14 day of March, 2023
by Brenda McKenzie, who is () personally known to me or who () has produced
FDL as identification.

[Signature]
Signature of Notary Public



VARIANCE INFORMATION

A variance is a request to deviate from the strict application of the provisions of the zoning ordinance in order to proceed with a proposed development. Upon submittal of a completed application, the administrative official shall review all variances based on the criteria listed below. **Please check the criteria that applies to your request:**

- _____ 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 in the same zoning district.
- _____ The special conditions and circumstances do not result from the actions of the applicant.
- _____ The requested variance will not be detrimental to the development pattern in the neighborhood.
- _____ The requested variance will enable the petitioner to avoid building in the flood plain.
- _____ The requested variance will enable the petitioner to protect one or more specimen trees.
- _____ The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.
- _____ The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.
- _____ The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.
- _____ The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

The administrative official shall, following review of the request, issue a notice of intent, for either the approval or the denial of the variance.

- (a) If the notice of intent is to approve the variance, a mailing shall be issued to the property owners within five hundred (500) feet of the property under consideration for the variance. This notice shall indicate that it is the administrative official's intent to approve the requested variance fifteen (15) calendar days after the date of the mailing if no appeal is filed.
- (b) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to approve the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body to hear the application for the variance.
- (c) If the administrative official's intent is to deny the requested variance, the administrative official shall send notification letters to the applicant and the property owners within five hundred (250) feet of the property under consideration for the variance, indicating the administrative official's intent to deny the variance.
- (d) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to deny the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body (board of county commissioners) to hear the application for the variance.

If a public hearing before the Board of County Commissioners is scheduled, the Zoning Division shall, after setting a date for the Public Hearing:

- (a) Prepare the required legal notice for publication in the local newspaper.
- (b) Mail a notice of the upcoming public hearing to all owners of property within 250 feet of the boundaries of the subject property.
- (c) Petitioner or representative will pick up the required signage for posting of the subject property.
 1. The petitioner shall post the property with sign provided by the Zoning Division at least fifteen days prior to the scheduled public hearing.
 2. After posting the sign, the petitioner will sign an affidavit certifying he has met the requirements of Item 1. above.
 3. The sign posting affidavit shall be delivered to the Zoning Division at least seven days prior to the scheduled public hearing date.
 4. The sign is to remain posted on the property until after the scheduled public hearing.

The Board of County Commissioners (BCC) has final authority for granting or denying requests for variances. The BCC may specify conditions for the granting of a variance.

A dimensional variance runs with the land: A dimensional variance applies to the property for which it is granted, and not to the individual who applies for it. A dimensional variance is transferable to any future owner of the land, but it cannot be transferred by the applicant to a different site.

A variance shall not be granted to allow a use not otherwise permitted in the zoning district.

An aggrieved party may appeal a final administrative order of the governing body to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the governing body. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

Brenda McKenzie

PERMITTING SERVICES



3/10/2023

Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601

RE: Variance Request at Ridge Manor Lot Est. Unit 2 Blk. 34 Lot 6

To Whom It May Concern:

Please be advised that we are requesting a variance to allow an additional accessory structure.

This request is specifically for a 30 foot by 40 foot detached garage for a very expensive RV Storage.

The hardship is that they need to have it secured and covered for protection.

The ordinance that zoning denied their permit application # 1451465 is APPENDIX A - ZONING, ARTICLE IV - ZONING REGULATIONS, Section 2.

We are placing it towards the very back rear of the property and it will match the home and garage.

We thank you in advance.

Respectfully,

Brenda S. McKenzie

Brenda S. McKenzie

Representative.

Subscribed and sworn to before me in my presence
this 14 Day of March, 20 23
a Notary Public in the State of Florida.
Signature Kathryn Cabrera Notary Public
My Commission Expires 3/10/2024



7232 E. Gospel Island Road~Inverness, FL 34450

352-601-0942

mckenziepermitting@gmail.com

Vernon R. Leeworthy
7331 Madonna Drive
Webster, FL 33597
352-661-0791
Robertleeworthy937@gmail.com

Hernando County

To Whom it may Concern:

I applied for a variance for my RV Garage. Adams Home Builders, who built my home and existing detached garage, is contracted to build my new detached garage for my RVs.

My existing garages have three drive-thru bays for my boats and my driveway is designed so I can drive thru each bay. The garages protect my boats from weather and pests and proved security when I am away from home. CDS Security provides my security.

As with my boats, I need to protect my RVs from the weather and pests and provide security when I am away from home. I must protect my substantial investments. RVs require being plugged into electric to run air conditioners and/or fans to avoid mildew. CDS will add four cameras on the RV garage when they extend my security.

Location selected for the RV garage is based on being able to drive directly into the bays with the RVs without restricting my ability to drive my boats into my other detached garage. This design allows me to safely get both my boats and RVs in and out of the garages.

If you have any other questions, I can be reached at my cellphone or by email provided above.

Sincerely,

Vernon R. Leeworthy

AFFECTED HOMEOWNERS ASSOCIATION (HOA) CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

Application Name: Vernon R. Leeworthy

File Number: _____

I met with the affected HOA on this the _____ day of _____, 20 _____

Before me, the undersigned authority, personally appeared _____
(Print or Type Name)

who, being duly sworn deposeth and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01

HOA Name: _____

Contact Person: _____

(Signature)

There is no HOA to be contacted, pursuant to the Board of County Commissioner's Policy No. 37-01

Brenda McKenzie
(Signature)

State of Florida

County of Hernando

NOTARY PUBLIC
SEAL OF OFFICE:

On this the 6 day of April, 20 23 before me,
the undersigned Notary Public of the State of Florida, personally appeared

Brenda McKenzie
(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they
acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

Kellianne Caudill
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, Stamp or Type as Commissioned)

Personally known to me, or

Produced Identification: N/A
(Type of Identification Produced)

DID take an oath, or DID NOT take an oath.

