

**Notarized Supplement to Application by Jan Quintero for Zoning
Variance/Special Exception for Lot 3, Block 6 of Gulf Coast Retreats Unit
No. 1
(3620 Eagle Nest Drive, Hernando Beach, FL 34607)**

To Whom It May Concern:

Please consider this application by Jan Quintero for the above-referenced property to seek relief from compliance with the required minimum side yard zoning setback requirements applicable to her property and the relevant permitting requirements so that she may maintain her shed in the area depicted on the sketch attached hereto. Further request is made to waive requirements to file an application for issuance of a permit to install a shed and obtain permits to build a shed for the reasons detailed below.

The setback variance is believed to be a dimensionable or area setback rather than a use variance and it is requested that the variance run with the land. Sheds are a permitted use. The side yard setback of the shed is believed to be less than required.

A preexisting hardship which was not caused by Jan Quintero justifies the granting of a variance. The hardship was not an impermissible self-created hardship, rather the condition was caused by a previous owner and the property was acquired with the shed in place. It is believed that the shed is more than 15 years old and our client has taken no action which would make the pre-existing shed problematic. A copy of the Hernando County, Florida Property Record Card from 2008 shows the shed clear on the February 2008, GIS Aerial. A copy of that card is included with this application.

Granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Granting the variance requested will not confer any special privilege that is denied by any ordinance to other lands, buildings, or structures in the same zoning district.

The granting of the variance would have no material effect on adjoining properties. This zoning Relief or variance requested will not cause any detriment to the common good.

The granting of the variance would have no legal significant effect on any adjoining properties, but strict application of the applicable county setback requirements would cause substantial undue and unnecessary hardship to Jan Quintero and not just a casual or discretionary inconvenience. Said another way, a literal enforcement of the provisions of the ordinance would cause undue hardship to the Petitioner.

The requested variance is consistent with the spirit and purpose of the Zoning Ordinance as the shed blends in the community and surrounding properties. Granting of the variance will not adversely affect the zoning scheme as a whole. The proposed variance is legal and not beyond the authority of Hernando County.

The variance is not in derogation of the intent, purpose, general plan of the zoning regulations and will not impermissibly alter or injure the essential character of the community or interfere with rights of other owners. The variance will not be contrary to the public interest.

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Jan Quintero
Jan Quintero

Acknowledged before me, by means of physical presence this 6 day of May, 2022, by Jan Quintero, who is personally known to me or produced the following identification: FL Drivers license

Virginia Isaacs
NOTARY PUBLIC

My commission expires:

(Print, type or stamp Commission Name of Notary Public)

