

OFFICE USE ONLY  
DATE REC'D  
FILE NO. 1450899

HERNANDO COUNTY ZONING DIVISION  
ZONING VARIANCE APPLICATION

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: Keric Best / Chate Fernandez Date: 9-15-22

Mailing Address: 6080 Waverly Rd Wik. watchee, FL

Phone No. 352-850-3706 Fax: N/A

E-Mail: chchas8@hotmail.com

Representative Name (if applicable): Robert Huskinson

Mailing Address: 466 Seven Ave. Tampa, FL 33606

Phone No. 813-260-0046 Fax: N/A

E-Mail: RFTTampa@gmail.com

Address of Property: 6080 Waverly Rd Wik. watchee, FL

Legal Description: Wiki watchee borders to Replat Lot 14  
ORB 649 Pg 1648

Key No.: 00092526 Zoning District: Single Family

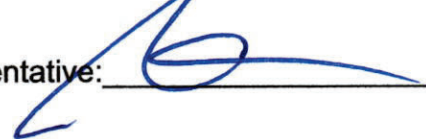
Homeowners Association Yes  No  If yes, name of HOA N/A

Contact Name: Robert Huskinson

Contact Address: 466 Seven Ave City: Tampa State FL Zip 33606

Variance being requested: Reduce Rear Yard setback - 0'  
(brief description of variance, i.e. reduce setback, increase bldg height, etc.)

Briefly state hardship justifying granting of the variance: see attached  
(see hardship criteria listed on page 4. Give full explanation in written narrative, see No. 7 of instruction sheet)

Signature of applicant or representative: 

OWNER AFFIDAVIT

I, Charles M. Fernandez, 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.

Charles M Fernandez  
Signature of property owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2022 by Charles M Fernandez, who is () personally known to me or who () has produced \_\_\_\_\_ as identification.

Kelly Beier  
Signature of Notary Public

KELLY BEIER  
Notary Public  
State of Florida  
Comm# HH183445  
Expires 10/7/2025

AGENT/REPRESENTATIVE AFFIDAVIT

I, Robert Hoskinson, 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

The foregoing instrument was acknowledged before me this 5 day of October, 2022 by Robert Hoskinson, who is () personally known to me or who () has produced \_\_\_\_\_ as identification.

Kristina O'Shea Chutz  
Signature of Notary Public

KRISTINA O'SHEA CHUTZ  
MY COMMISSION # HH 183820  
EXPIRES: January 31, 2026  
Bonded thru Notary Public Underwriters



RFH Construction Consultants, Inc.  
1100 N. 50<sup>th</sup> Street  
Unit 4-I  
Tampa 33619  
CGC-1510334

813-260-0046



11/15/2022

RE: Variance Request  
6080 Waverly Ct.  
Weeki Wachee, FL  
Permit #1421411

**Request for variance and Hardship Statement**

Dear Sirs,

We are asking for a variance to be approved per the Riverine Protection Ordinance.

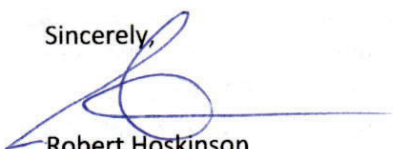
**Specifically, we request a variance to reduce the rear yard setback from 15' to 0" and to allow an encroachment of 3' for a portion of the deck that cantilevers over a triangulated section of the existing seawall in accordance with Sec. 23-211(6).**

The literal enforcement of the Riverine Protection Ordinance would cause undue hardship to the petitioner. We believe we have a "showing of good cause" for the variance to be approved. The current owners are repairing/reinforcing a pre-existing structure (the deck) and overall have pulled it back further landward from the original orientation. (See attached exhibit "A"). We believe this is a net benefit under the ordinance. Portions of the existing deck were permitted in 1995 (12' x 14' section) another in 2001 (6' x 10' section) and another in 2011 (6' x 26' section) per research conducted by Andrew Holland of MGC Environmental Consultants, Inc. of Hernando County. (Exhibit "B")

The owners appreciate the intent of the Riverine Protection Ordinance and its effort to protect the River from rainwater runoff. We have discussed several ways to mitigate rainwater runoff into the river and redirect it to the front of the property using a series of Gutters, French drains and a sump pump. The owners are open to all modifications needed to redirect the possible rainwater runoff away from the river. They are very interested in the protection of the river also and appreciate the intent of the Riverine Protection Ordinance.

We hereby request a variance be approved in accordance with Sec. 23-211(6) to complete the deck improvements per the proposed site plan. The literal enforcement of the Riverine Protection Ordinance would cause undue hardship to the petitioner.

Sincerely,

  
Robert Hoskinson  
CGC-1510334

6080 Waverly Rd  
Wicki Watchee, FL

# WAVERLY ROAD

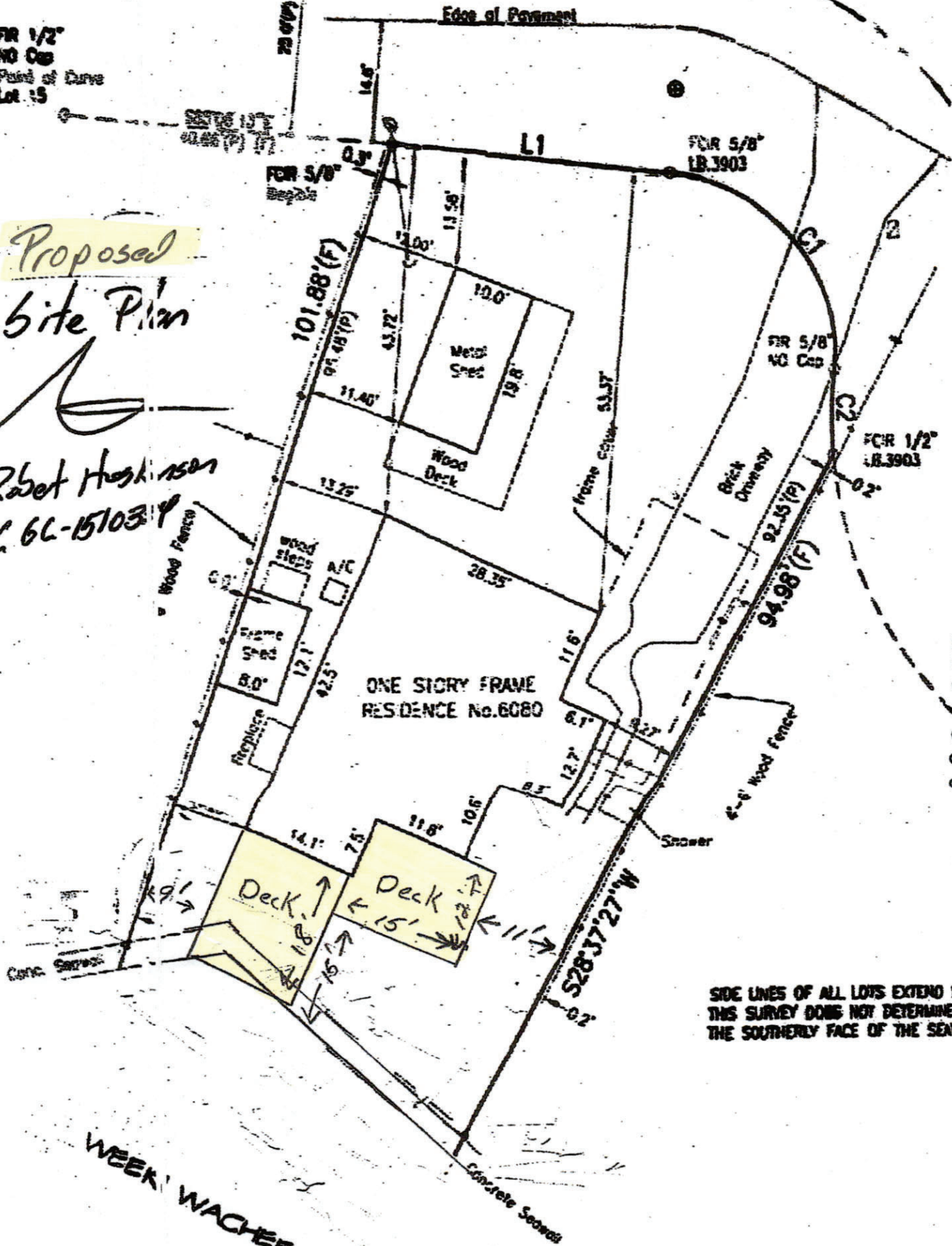
30' RIGHT OF WAY (P)  
ASPHALT PAVEMENT (Width Varies)

FOR 1/2"  
NO CURB  
Point of Curve  
Lot 15

Edge of Pavement

**Proposed  
Site Plan**

Rabet Huskinson  
C 66-15103



1450899

SIDE LINES OF ALL LOTS EXTEND TO THIS SURVEY DOES NOT DETERMINE THE SOUTHERLY FACE OF THE SEAW

WEEK WACHEE RIVER