

# HERNANDO COUNTY ZONING AMENDMENT PETITION



## Application to Change a Zoning Classification

### Application request (check one):

- Rezoning ☒ Standard ☐ PDP  
Master Plan ☐ New ☐ Revised  
PSFOD ☐ Communication Tower ☐ Other  
**PRINT OR TYPE ALL INFORMATION**

File No. 14-22-62 Official Date Stamp:

**Received**

**AUG 1 - 2022**

Planning Department  
Hernando County, Florida

Date: \_\_\_\_\_

**APPLICANT NAME:** Harold and Lorna Barker

Address: 7195 Glenchester Dr

City: Webster

State: FL

Zip: 33597

Phone: 352-303-2717

Email: lornabarker@yahoo.com

Property owner's name: (if not the applicant) \_\_\_\_\_

### REPRESENTATIVE/CONTACT NAME:

Company Name: N/A

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 749827
2. SECTION 35, TOWNSHIP 22, RANGE 21
3. Current zoning classification: R1-C Residential Rural
4. Desired zoning classification: Agricultural/Residential
5. Size of area covered by application: 3.02 Acres
6. Highway and street boundaries: \_\_\_\_\_
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: \_\_\_\_\_)

### PROPERTY OWNER AFFIDIVAT

I, Lorna Barker, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing (applicant): \_\_\_\_\_

and (representative, if applicable): \_\_\_\_\_

to submit an application for the described property.

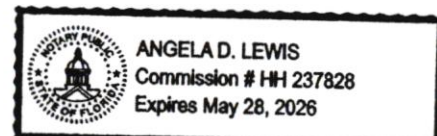
Signature of Property Owner

### STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 12 day of July, 20 22, by Lorna Barker who is personally known to me or produced \_\_\_\_\_ as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

## NARRATIVE

### PROPOSAL

- A. We are seeking to have our residential R1-C property zoned as Agricultural so in the future we can have a couple of horses and chickens. The property size is 3.2 acres.
- B. The proposed density will remain as is-one single family home with detached shed.
- C. There is no proposed development or commercial uses.
- D. There is no proposed deviation from code.

### SITE CHARACTERISTICS

- A. The site size is 3.2 acres.
- B. The existing land use is Residential/Rural R1-C 3.2 acres.
- C. The know activities or uses are those daily activities/uses of a single family home.

### ENVIRONMENTAL CONSIDERATIONS

- A. The flood zone is AE.
- B. Drainage features are normal.
- C. Water features-lakefront property.
- D. The habitats are those of rural lakefront wildlife.
- E. There will be no additional conditions or impacts on natural features.

### SITE PLAN DISCUSSION

- A. The concept of the proposed land use is agricultural/residential in order to be able to keep horses and chickens on the property which is located in rural Ridge Manor Estates. The property is 3.2 acres.
- B. There are no buffers or separations between the proposed land uses other than the normal easement setback from road frontage on Glenchester Dr.
- C. The only internal access road is a driveway as this is a single individual lot.
- D. There will be no impact or improvement to the existing infrastructure.
- E. There are no pods.

This is a rural lakefront property that is 3.2 acres which is preserved in its natural state along with the local flora & fauna. The flood plain is zoned AE with an elevation of 62.2 and the drainage retention area is Long Lake. There are no perimeter, internal project or individual lot setbacks as this is a single family residential home. The square footage of the existing single story, single family home is 1611 sq ft base and 1009 sq ft auxillary with an existing shed of 140 sq ft and a total lot acreage of 3.2 acres. The density will continue to be 1 single family home. The surrounding zoning and land uses are R1-C residential/rural.

### **IMPACTS TO PUBLIC FACILITIES**

There will be no impact to any public facilities.

### **WATER & SEWER SERVICES**

There will be no impact on water & sewer services.

### **SENIOR, AGE-RESTRICTED OR AFFORDABLE HOUSING.**

There will be no impact on any senior, age-restricted or affordable housing.



HERNANDO COUNTY DEVELOPMENT DEPARTMENT  
SITE PLAN



# \_\_\_\_\_

(RESIDENTIAL USE ONLY)

SCALE

1" =

Location: 7195 Glenchester Dr.  
webster, FL

Acres: 3.2

Proposed Land Use: Agricultural  
Residential

Flood plain: AE

Elevation 62.2

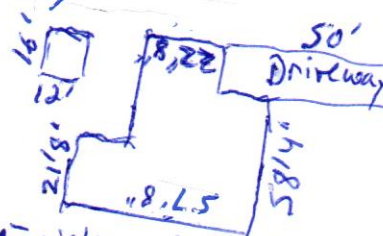
Long Lake

560.35'

443.88'

159.93 FT

Existing shed 140 sq ft



Existing single story  
Family home

Sq/ft: Base 1611 / Aux 1000

480' Glenchester Drive

**SITE PLAN MUST:**

- \* Not exceed 11" x 17"
- \* Be drawn in blue or black ink only.
- \* Be drawn to scale.
- \* Show any lake, canal, or river frontage.
- \* Show property dimensions, shape and size.
- \* Show all existing and proposed structures and their dimensions, and identify them.
- \* Show all street frontages (corner lot, double frontage, etc.)
- \* Show distance in feet and inches from all property lines to all structures.
- \* Show any driveway on site plan.
- \* Show all easements (utility, drainage, ingress/egress, conservation, etc.)
- \* Show all surrounding golf courses.

Surrounding Zoning R1-C