

HERNANDO COUNTY ZONING DIVISION  
ZONING APPEAL APPLICATION

OFFICE USE ONLY  
DATE REC'D \_\_\_\_\_  
FILE NO. \_\_\_\_\_

Appeal  
1476442

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Rich Johnson Date: 11/12/24

Mailing Address: 13237 HAZELCREST ST.

Phone No. 727-465-4667 Fax: \_\_\_\_\_

E-Mail: RHJSCAPTE AOL.COM

Representative Name (if applicable): N/A

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

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Address of Property: 13237 HAZELCREST ST.

Legal Description: lot 8 Block 715

Unit 12 Spring Hill

Key No.: 514777 Zoning District: PDP(SF)

Homeowners Association Yes \_\_\_ No  If yes, name of HOA \_\_\_\_\_

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

Contact Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature of applicant or representative: 

**HERNANDO COUNTY ZONING DIVISION  
INSTRUCTIONS FOR VARIANCE APPEAL APPLICATION**

Variance Appeal Application Fee \$250.00  
Administrator Denial Appeal Application Fee \$500.00

**NOTE:** An additional \$18.50 fee will be charged if appeal is approved.

**Upon approval** of appeal the Applicant will be responsible for paying the Clerk for the approved resolution. The clerk will hold the original resolution in their office for payment. You will also need to send or bring a \$10.00 check for recording fees of the approved variance to the Zoning Department. The check must be made out to the Clerk of Circuit court.

Application shall be typewritten or neatly printed and shall contain or include the following:

1. A signed and notarized letter requesting a hearing to go before the Board of Commissioners.
2. List & Sketch of Adjacent Property owners within 250' (this comes from the Property Appraisers)

**Hernando County Property Appraiser's Office, at 754-4190**

OWNER AFFIDAVIT

I, Rich Johnson, 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.

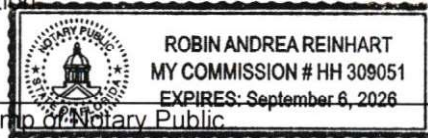
Rich Johnson

Signature of property owner

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19 day of January, 2024 by Rich Johnson, who is (    ) personally known to me or who (    ) has produced FL DL as identification

Robin Reinhart  
Signature of Notary Public



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AGENT/REPRESENTATIVE AFFIDAVIT

I, \_\_\_\_\_, 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 of representative

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_ by \_\_\_\_\_, who is (    ) personally known to me or who (    ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Stamp of Notary Public

Rich Johnson  
13237 Hazelcrest St.  
Spring Hill, FL 34609  
[rhjcapt@aol.com](mailto:rhjcapt@aol.com)

1/19/24

To Hernando County Zoning Division:

I am formally requesting a hearing to go before the Board of County Commissioners reference my variance request for an additional garage (> 400 sq. ft.) at the above listed address. Thank you for your assistance with this matter.

Sincerely,



Rich Johnson

40x30 GARAGE

**Prepared By and Return To:**  
Star Title Partners of Palm Harbor, LLC  
30522 US Highway 19 N, Suite 101  
Palm Harbor, FL 34684

Order No.: PH20-0878

Property Appraiser's Parcel I.D. (folio) Number:  
R32 323 17 5120 0715 0080

### **WARRANTY DEED**

THIS WARRANTY DEED dated October 30, 2020, by Martin Newbold and Debbie Newbold, husband and wife, whose post office address is 1715 Cape Street, Lee, Massachusetts 01238 (the "Grantor"), to Richard H Johnson, a married person, whose post office address is 13237 Hazelcrest Street, Spring Hill, Florida, 34609 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of HERNANDO, State of Florida, viz:

Lot 8, Block 715, Spring Hill Unit 12, according to map or plat thereof as recorded in Plat Book 8 Page 74-83, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2019.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Martin Newbold  
Martin Newbold

Debbie Newbold  
Debbie Newbold

**Grantor Address:**  
1715 Cape Street  
Lee, MA 01238

Signed, sealed and delivered in presence of:

Robin M Swoboda  
Witness Signature

ROBIN M SWOBODA  
Printed Name of First Witness

Lorraine Conzole  
Witness Signature

LORRAINE CONZOLE  
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF HERNANDO

I, LORRAINE CONZOLE, a Notary Public for the County of Hernando and State of Florida, do hereby certify that Martin Newbold and Debbie Newbold, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27<sup>th</sup> of October, 2020.

Lorraine Conzole  
Notary Public

My Commission Expires: MARCH 17, 2023

(SEAL)

