



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

789 PROVIDENCE BOULEVARD • BROOKSVILLE, FLORIDA 34601

P 352.754.4048 • W www.HernandoCounty.us

**\*\*\*You are receiving this notice because you own property located within  
500 feet of property owned by the below-named applicant.\*\*\***

April 21, 2022

RECEIVED

NOTICE OF INTENT  
APPROVAL OF REQUEST FOR ZONING VARIANCE  
FILE NO. 1438327

APR 27 2022

Hernando County  
Zoning Division

This is to inform you that the Zoning Division has received a petition from:

Name: Brian Garrison and Vicki McMahan  
Location of Property: 4465 Calienta Street, Brooksville, FL

The petitioner is requesting to reduce rear setback from 20' to 0.6' and side setback from 20' to 10'.

It is the intent of the Administrative Official to approve the requested variance fifteen (15) days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response must be received in writing by this department no later than fifteen (15) days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

**If no request for review is filed within fifteen (15) days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 5 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.**

Should a hearing be necessary, a notice will be mailed at least ten (10) days before the hearing to all property owners within 500 feet in any direction from the property lines of the land in question and shall be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the Zoning Division at (352) 754-4048, ext. 29105.

Aaron M. Pool  
Development Services Director

**\*\*See reverse side for optional Public Hearing Form\*\***



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REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING  
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

**THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON  
AT THE PUBLIC HEARING.**

Date: 04/27/2022

Variance File No.: 1438327

Petitioner Name: Brain Garrison and  
Wicki McMahan

1. Your name (please print) PEGGY SUE CHAVES

Mailing Address 114 Whiteley Dr

City Corpus Christi State TX zip 78418 Phone# (361) 445-6104  
Email chavesstaps@gmail.com (361) 695-6413

2. State your reasons for requesting a review of the variance decision:

Reducing the rear setback from  
20' to 0.6' and the side setback from  
20' to 10' will negatively impact  
my property.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.

SIGNATURE: Peggy Sue Chaves