

**HERNANDO COUNTY DEPARTMENT OF
DEVELOPMENTAL SERVICES
VARIANCE APPLICATION**

OFFICE USE ONLY
DATE REC'D _____

FILE NO. _____

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: INGO VAN STYN (OWNER)
TRANSATLANTIC PROPERTIES INC Date: 5/21/2024

Mailing Address: 13359 CHAMBORD ST. BROOKSVILLE, FL 34613

Phone No. 352-596-4555 Fax: _____

E-Mail: INGO@EUROSHINE.COM

Representative Name (if applicable): TYLER WOODWARD

Mailing Address: 7242 TARRYTOWN DR. SPRING HILL FL 34606

Phone No. 352-397-5351 Fax: _____

E-Mail: TYLER@EUROSHINE.COM

Address of Property: 13369 CHAMBORD ST. BROOKSVILLE, FL 34613

Legal Description: POTTERFIELD GARDEN ACRES, BLK A LOT 18, ORB 349 PG 941, ORB 2257 PG 779

Key No.: 998861 Zoning District: COMMERCIAL

Homeowners Association Yes _____ No X If yes, name of HOA _____

Contact Name: _____

Contact Address: _____ City: _____ State _____ Zip _____

Variance being requested: REDUCE SETBACK FOR ACCESORY STRUCTURE
(brief description of variance, i.e. reduce setback, increase bldg. height, etc.)

Briefly state hardship justifying granting of the variance: SPECIAL CIRCUMSTANCE - ACC. STRUCTURE IS ROOF ONLY
(see hardship criteria listed on page 4. Give full explanation in written narrative, see No. 7 of instruction sheet)

Signature of applicant or representative: 

TRANSATLANTIC PROPERTIES INC.
13359 CHAMBORD ST.
BROOKSVILLE, FL 34613

REVISED WRITTEN NARRATIVE FOR VARIANCE APPLICATION

The ordinance that we are seeking a variance from is:

Hernando Co. Code of Ordinances; Appendix A; Article IV; Section 3; Subsection D; Line 2 (as follows):

"Minimum side yard requirement: The minimum side yard requirement in all commercial districts is twenty (20) feet."

We are asking for a reduction of the current commercial setback requirements for the side yard from 20' to 6'.

Referencing the revised site plan that was also submitted with this letter you will see that the current paved area stops 6 feet from the property line.

The current building is setback 36 feet from the property line.

The area that is going to be covered by the proposed awning/carport/roof-only structure, is our loading and unloading area for the warehouse that is currently present. You will see indicated on the site plan that the proposed structure will cover and protect the entirety of the loading/unloading area from weather; as it will cover all four of our overhead bay doors shown on site plan.

The current warehouse is used to store imported products that are then shipped to various home shows, fairs, and events all over the country. The products are sold by independent sales reps at these shows. We sell, 3-5 different models of electric scooters, 4 different models of vibration platform exercise machines, and numerous miscellaneous items like cookware and pillows and sheets.

This over hang will allow for the overnight storage of pallets that have been prepped and are ready for shipment the next day. General pallet size is L48"xW52"xH96". It would also protect our warehouse workers from the elements and allow them to load and unload the trucks and containers when it is raining. It would also extend the duration of time that we are able to have our inventory pulled out when we are organizing and maintaining the warehouse, without fear of anything being damaged by poor weather.

The current setback requirements of 20' for the side yard, does now allow for the adequate/safe temporary storage of our products, or maneuverability for our equipment such as jacks, forklifts, etc. if we fit the proposed structure within those requirements.

As far as emergency accessibility, immediately to the left of our property on the east side of our 6ft chain link fence there is an access road which can provide access for emergency vehicle as necessary.

Thank you,
Tyler Woodward 6/5/2024

TRANSATLANTIC PROPERTIES INC.
13359 CHAMBORD ST
BROOKSVILLE FL 34613


VARIANCE APPLICATION - WRITTEN NARRATIVE FOR REQUESTED VARIANCE

We are seeking a variance as it pertains to the setback of the side yard of the property; requesting that it be reduced as shown in the attached site plan. We are requesting this variance because the accessory structure that we would like to add is a roof only structure/ overhang and open on all sides. This will cover the loading/unloading area next to our current warehouse, allowing us to maintain an area that is protected from the elements and continue regular operations in less than ideal weather conditions (i.e. - rain or harsh sunlight/heat). We are seeking a reduction in the setback from 20' (twenty feet) to 6' (six feet) so it can fit in the space with enough room to maneuver equipment and products. The proposed setback of 6' will allow for the structure to cover the concrete area that is already present, and we feel would have minimal impact on the surrounding area environmentally or visually.

INGO VAN STYN (OWNER - TRANSATLANTIC PROPERTIES)

SIGNATURE  DATE 5-21-24

TYLER WOODWARD (REPRESENTATIVE)

SIGNATURE  DATE 5/21/24

VARIANCE INFORMATION

A variance is a request to deviate from the strict application of the provisions of the zoning ordinance in order to proceed with a proposed development. Upon submittal of a completed application, the administrative official shall review all variances based on the criteria listed below. **Please check the criteria that applies to your request:**

- ☒ Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- ☐ The special conditions and circumstances do not result from the actions of the applicant.
- ☐ The requested variance will not be detrimental to the development pattern in the neighborhood.
- ☐ The requested variance will enable the petitioner to avoid building in the flood plain.
- ☐ The requested variance will enable the petitioner to protect one or more specimen trees.
- ☐ The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.
- ☐ The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.
- ☐ The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.
- ☐ The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

The administrative official shall, following review of the request, issue a notice of intent, for either the approval or the denial of the variance.

- (a) If the notice of intent is to approve the variance, a mailing shall be issued to the property owners within five hundred (500) feet of the property under consideration for the variance. This notice shall indicate that it is the administrative official's intent to approve the requested variance fifteen (15) calendar days after the date of the mailing if no appeal is filed.
- (b) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to approve the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body to hear the application for the variance.
- (c) If the administrative official's intent is to deny the requested variance, the administrative official shall send notification letters to the applicant and the property owners within five hundred (250) feet of the property under consideration for the variance, indicating the administrative official's intent to deny the variance.
- (d) If no appeal is filed within fifteen (15) calendar days objecting to the administrative official's decision to deny the variance, the decision shall stand. If an appeal is filed by 4:30 pm on the fifteenth day, the administrative official shall schedule a public hearing for the governing body (board of county commissioners) to hear the application for the variance.

If a public hearing before the Board of County Commissioners is scheduled, the Zoning Division shall, after setting a date for the Public Hearing:

- (a) Prepare the required legal notice for publication in the local newspaper.
- (b) Mail a notice of the upcoming public hearing to all owners of property within 250 feet of the boundaries of the subject property.
- (c) Petitioner or representative will pick up the required signage for posting of the subject property.
 1. The petitioner shall post the property with sign provided by the Zoning Division at least fifteen days prior to the scheduled public hearing.
 2. After posting the sign, the petitioner will sign an affidavit certifying he has met the requirements of Item 1. above.
 3. The sign posting affidavit shall be delivered to the Zoning Division at least seven days prior to the scheduled public hearing date.
 4. The sign is to remain posted on the property until after the scheduled public hearing.

The Board of County Commissioners (BCC) has final authority for granting or denying requests for variances. The BCC may specify conditions for the granting of a variance.

A dimensional variance runs with the land: A dimensional variance applies to the property for which it is granted, and not to the individual who applies for it. A dimensional variance is transferable to any future owner of the land, but it cannot be transferred by the applicant to a different site.

A variance shall not be granted to allow a use not otherwise permitted in the zoning district.

An aggrieved party may appeal a final administrative order of the governing body to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the governing body. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.


OWNER AFFIDAVIT

I, INGO VAN STYN, HEREBY STATE AND AFFIRM THAT:

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


X 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.

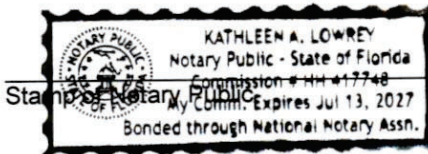
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.


Signature of property owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 21st day of May, 2024
by Ingo Van Styn, who is (☒) personally known to me or who (☐) has produced
as identification.


Signature of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, TYLER WOODWARD, HEREBY STATE AND AFFIRM THAT:


2 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.

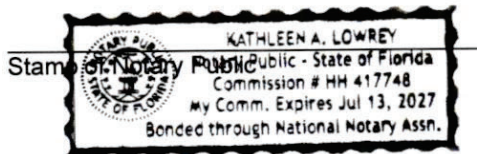
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Signature of representative

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 21st day of May, 2024
by Tyler Woodward, who is (☒) personally known to me or who (☐) has produced
as identification.


Signature of Notary Public



SITE PLAN
TRANSATLANTIC PROPERTIES INC.
13369 CHAMBORD ST
BROOKSVILLE, FL 34613

