

Raymond & Patricia Truitt
12151 Dry Creek Ranch Rd.
Brooksville, FL 34614
319-541-9793

Date: 7/19/23

We are requesting a variance on a non-conforming lot – 1736893.

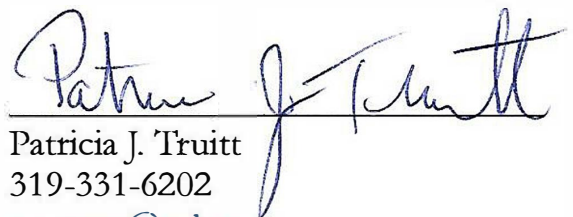
- Once approved this lot will be transferred into our daughter's name – Ashley R. Truitt
- Access will be made with an easement, we will be granting on the North side of our home property, lot 1358033. Also across Duke Energy property, lot 34292652, as allowed in their deed and explained on a attached email from Nick Brana, from Duke Energy.

The variance, for lot **1736893**, is required because of the lot's dimensions – 80' x 328'.
Reduction in East side set-back would be from required 35' to 34'.
Reduction in West side set-back would be from required 35' to 30'.

We have drawn up the plan for a 16' x 70' home. That would be the maximum size home she would be placing on the lot.



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Appendix A - Zoning, Article IV. - Zoning District Regulations, Section 6. Rural Districts, (7) dimension and area regulations, (b) single-family dwelling not accessory to the principal agricultural use of the premises iv. Side yard: the minimum side yard requirement shall be thirty-five (35) feet.