

Vernon R. Leeworthy
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Webster, FL 33597
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Hernando County Commissioners Hearing
Hernando County Government Center
20 N. Main Street
Brooksville, Florida 34601

August 8, 2023

Packet for Leeworthy Variance

1. Narrative for Reason Needing a Variance for RV Garage
2. Drawing of proposed RV Garage
3. Land Survey
4. Photo of 32 foot 2005 Bounder RV
5. Photo of 44 foot 2023 Newmar Ventana RV
6. Photo of Front view of Property
7. Photo of Front of current Garage and House
8. Photo of back of yard where new RV Garage is proposed to be located
9. Photo from back of property showing where new RV Garage would be located.

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August 8, 2023

Hernando County
Commissioners
789 Providence Blvd.
Brooksville, FL

RE: Variance Hearing

To Whom it may Concern:

I applied for a variance for my RV Garage. Adams Home Builders, who built my home and existing detached garage, is contracted to build my new detached garage for my RVs. My variance has been denied because it is greater than 401 square feet.

My existing garages have three drive-thru bays for my boats and my driveway is designed so I can drive through each bay. The garages protect my boats from weather and pests and provide security when I am away from home. CDS Security provides my security.

As with my boats, I need to protect my RVs from the weather and pests and provide security when I am away from home. I must protect my substantial investments. RVs require being plugged into electric to run air conditioners and/or fans to avoid mildew. CDS will add four cameras on the RV garage when they extend my security system.

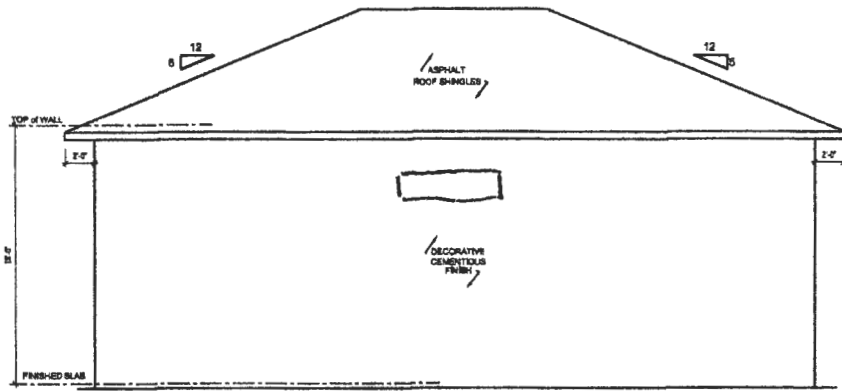
Location selected for the RV garage is based on being able to drive directly into the bays with the RVs without restricting my ability to drive my boats into my other detached garage. This design allows me to safely get both my boats and RVs in and out of the garages.

I have already paid \$9,000 to partially clear my land for the RV garage. I have taken out a Home Equity Loan from Truist for \$100,000. I have already made payments with interests for thousands of dollars. I had given my builder the first draw of over \$49,795. I am not sure how much of that was for technical drawings for the permit. So, I already have a significant investment in this planned RV garage.

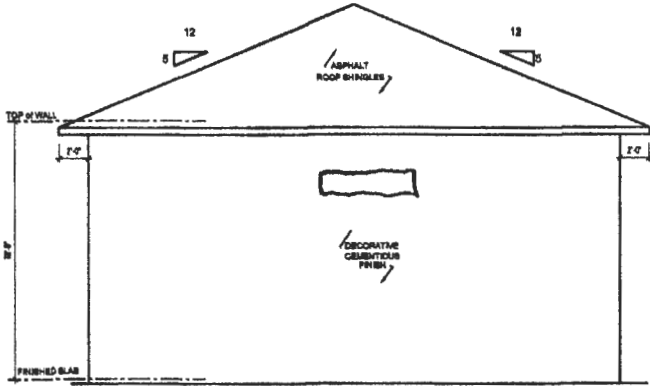
As with my boats, the RVs are a significant element in my retirement and quality of life. I need to protect these significant investments.

Sincerely,

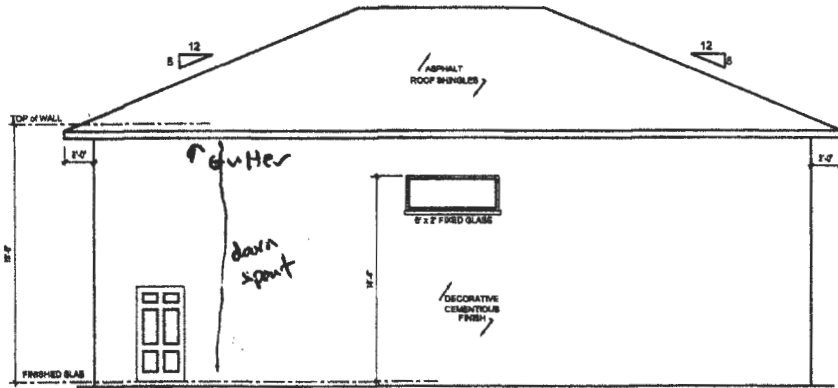

Vernon R. Leeworthy



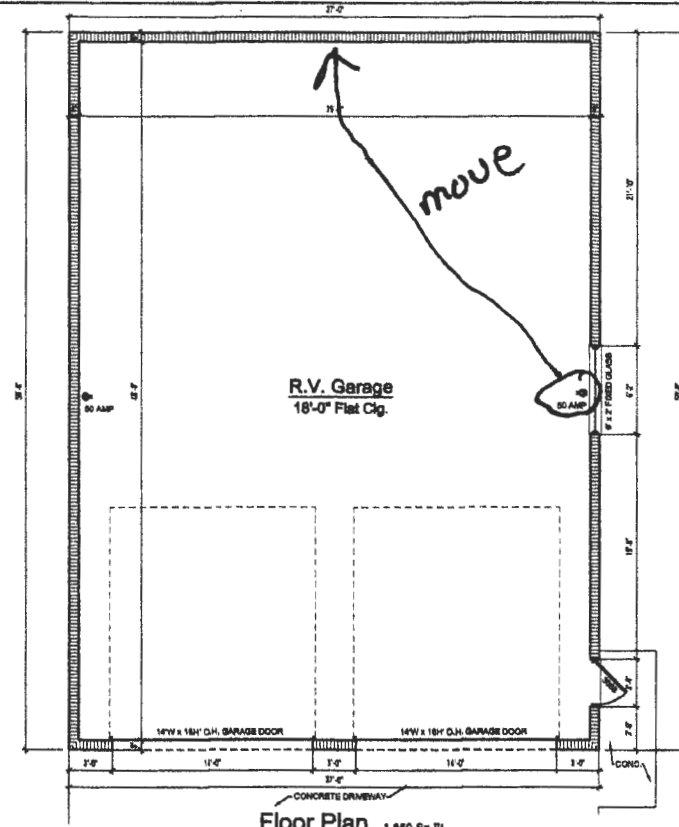
Left Side Elevation
SCALE: 1/4" = 1'-0"



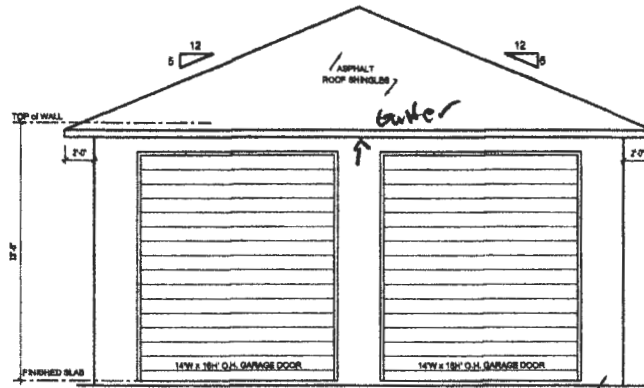
Rear Elevation
SCALE: 1/4" = 1'-0"



Right Side Elevation
SCALE: 1/4" = 1'-0"



Floor Plan 1,880 Sq. Ft.
SCALE: 1/4" = 1'-0"



Front Elevation
SCALE: 1/4" = 1'-0"

MOORE & TOLMAN, P.L.
#7528
DATE
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH APPLICABLE WINDLOADING REQUIREMENTS FOR 140 MPH WIND SPEEDS FOR ASCE 7-16 AND THE REVISIONS OF THE 2010 FLORIDA BUILDING CODE (BUILDING & RESIDENTIAL) ALL APPLICABLE. NO OTHER CERTIFICATION IS EXPRESSED OR IMPLIED. THIS CERTIFICATION IS NOT VALID UNLESS IT CONTAINS ENGINEER'S SIGNATURE AND SEAL.
LOCAL ENGINEERING, INC.
1001 W. 11th St.
LINDY, FL 33403
LINDY@LOCAL-ENGINEERING.COM

DATE	REVISION
7-20-22	PRELIMINARY PLAN

JLS
J.I.S. DESIGNS, Inc.
11111 MADONNA DRIVE
WEBSTER, FL 32587
352-837-8971

PROPOSED R.V. GARAGE FOR
STEWART LEEWORTHY
7331 MADONNA DRIVE
WEBSTER, FL 32587

L. NORMAN ADAMS
HOME BUILDERS, INC.
P.O. BOX 134, BUSHNELL, FL
LIC.# CBC 1256883 PH: (352) 783-7511

DATE	REVISION
JULY 2022	4703





44' 2023 Newmar Venture









