



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ♦ W www.HernandoCounty.us

December 22, 2022

NOTICE OF INTENT
DENIAL OF REQUEST FOR ZONING VARIANCE

FILE NO. 1453528

This is to inform you that the Zoning Department has received a variance application from

Name: Vincent Shopp

Location of Property: 13231 Ester Drive, Brooksville, FL 34614

The petitioner is requesting to reduce side setback from 10' to 5' to accommodate an accessory structure.

It is the intent of the Administrative Official to deny the requested variance fifteen (15) calendar days after the date of this mailing if no appeal is filed. If you are opposed to the denial of this request, your response must be received in writing by this department no later than fifteen (15) calendar days following receipt of this notice. Please fill in the attached form and return to our office along with any additional data supporting your appeal of this petition.

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 p.m. on the fifteenth calendar day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar 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) calendar 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 Department at (352) 754-4048.

Sincerely,

A handwritten signature in cursive script that reads "Aaron Michael Pool".

Aaron Michael Pool
Development Services Director



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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: 1/3/2023 VARIANCE FILE NO. 1453528

PETITIONER NAME: Vincent Shopp

1. Your name (please print)

Mailing address 13231 Ester Dr

City Brooksville State FL Zip 34614 Phone 352-585-8326

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

Property owner's partner is a Handicap Veteran, wheelchair bound. The carport was constructed to protect his getting in and out of the vehicle from the weather. We originally permitted the carport at 10' from the side, however, once constructing in the field and due to the placement of the home, the location was at 5' from side.

This is the best location in order to protect this Veteran when loading into the vehicle due to the location of the wheelchair ramp.

The permit was issued with NO mention of the 15' needed from the home!!! (1438240) I thought a "carport" was to protect your vehicle? Why would we need to be so far from the home?

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: Vincent Shopp

STOP BY MY HOME OUT CALLING FRIST. O
12/29/22 at 2:50pm.



Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R09 222 18 2430 00C0 0072

KEY: 1563196

HEXAM HEIGHTS UNIT 2 BLK C W1/2 OF LOT 7 AKA A PAR IN CLASS I SUB AS
APPROVED BY PLANNING DEPT (S-93-022 A)

Name: SHOPP VINCENT J TTEE

Site: 13231 ESTER DR

Mail: 13231 ESTER DR

BROOKSVILLE FL 34613-3821

Last Sale: 06/17/2021 \$100.00 I(X)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



SCALE: 1" = 50'

ALTERNATE KEY: 1503106

SITE ADDRESS: 12321 ESTER ROAD

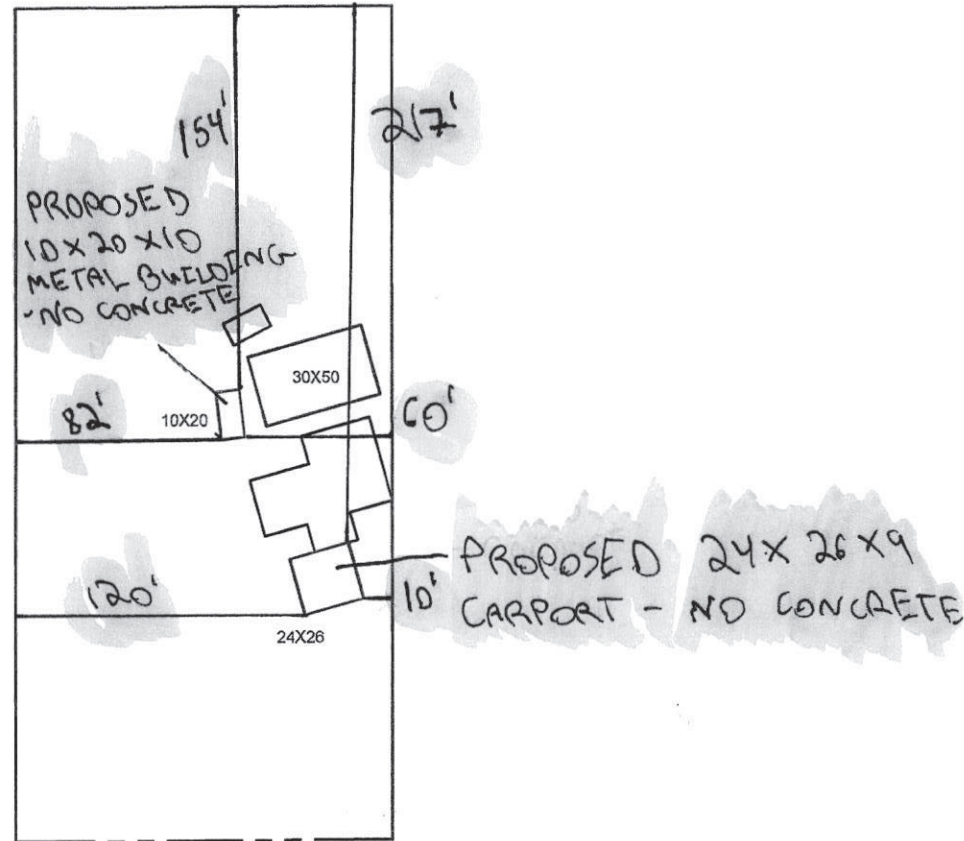
FLOOD ZONE:
X PER FIRM 12053C0150D, DATED 2/2/2012

OWNER:
VINCENT SHOP
13231 ESTER DRIVE
BROOKSVILLE, FL 34613

ZONING: AR-2

YARD REQUIREMENTS:

	PRIMARY	ACCESSORY
FRONT	50	50
SIDE	10	5
REAR	35	5



SITE PLAN

HERNANDO COUNTY PERMIT

TO SCHEDULE INSPECTIONS: <http://www.hernandopa-fl.us/CIWeb/> or (352)754-4050

CARPORT

USE: CP TYPE: ALUMN

DATE: 09/16/2022	PERMIT NO: 1438240	KEY NO: 1563196
PARCEL DESCRIPTION: HEXAM HEIGHTS UNIT 2 BLK C W1/2 OF LOT 7 AKA A PAR IN CLASS I SUB AS APPROVED BY PLANNING DEPT (S-93-022 A)		NOC: <input checked="" type="checkbox"/>
LOCATION ADDRESS: 13231 ESTER DR		
OWNER: SHOPP VINCENT J TTEE		
SET BACKS: FRONT 100.8 LEFT: 118.6 RIGHT 10.0 REAR 217.2		
Zoning: Flood Zone: X Base Flood Elevation: 0.00 No. of Trees Req. @ Final Insp: 0		
CONTRACTOR		DESCRIPTION
OWNER	OWNER	
INSPECTIONS		
FINAL BUILDING _____	OTHER:	

INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. This act became effective October 1, 1991.

ASBESTOS NOTIFICATION STATEMENT

PURSUANT TO s.553.79, FLORIDA STATUTES, YOU ARE HEREBY NOTIFIED OF YOUR POTENTIAL RESPONSIBILITY TO COMPLY WITH s.469.003, FLORIDA STATUTES, PROVIDING CERTAIN REQUIREMENTS RELATING TO ASBESTOS SURVEY AND ABATEMENT AND LICENSURE THEREFOR, INCLUDING BUT NOT LIMITED TO, NOTICE OF INTENT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, TO REMOVE ASBESTOS UNDER APPLICABLE STATE AND FEDERAL LAW.

NOTICE TO APPLICANT

THE GRANTING OF THIS PERMIT DOES NOT PROTECT THE OWNER FROM CIVIL LIABILITY FOR RECORDED DEED RESTRICTIONS WHICH MAY EXCEED ANY COUNTY LAND USE ORDINANCES. HOMEOWNERS ASSOCIATIONS OR ARCHITECTURAL REVIEW COMMITTEES REQUIRE SUBMISSION OF PLANS FOR REVIEW AND APPROVAL. THE APPLICANT FOR THIS PERMIT SHOULD CONTACT THE LOCAL ASSOCIATION FOR ALL RESTRICTIONS.

This permit shall be kept on the job site until all Final Inspections are completed and shall be readily accessible to the inspector. Failure to keep permit on site until finalized, may result in fines and/or delay of inspection.

Revised: 02/2017