

HERNANDO COUNTY ZONING DIVISION
ZONING VARIANCE APPLICATION

OFFICE USE ONLY
DATE REC'D
FILE NO. **1432578**

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: Debra Rickle Date: 1/5/22

Mailing Address: 4366 4th Isle Dr. Hernando Beach Fl. 34607

Phone No. 727-992-5555 Fax: _____

E-Mail: Lifeisgood2427@yahoo.com

Representative Name (if applicable): _____

Mailing Address: _____

Phone No. _____ Fax: _____

E-Mail: _____

Address of Property: 4366 4th Isle Dr. Hernando Beach, Fl. 34607

Legal Description: Hernando Beach Unit 7 BIK 87 Lot 6

Key No.: 163361 Zoning District: R1B

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

Contact Name: _____

Contact Address: _____ City: _____ State _____ Zip _____

● Variance being requested: See attached - signed by Will Swift
(brief description of variance, i.e. reduce setback, increase bldg. height, etc)

● Briefly state hardship justifying granting of the variance: See other side - (back)
(see hardship criteria listed on page 4. Give full explanation in written narrative, see No. 7 of instruction sheet)

Signature of applicant or representative: Debra Rickle

* Due to size of the lot and positioning of existing structure and the property line being in the water, makes it extremely difficult to put any addition onto the home. We were advised by former contractor 5 ft set backs were already in place.

OWNER AFFIDAVIT

I, Debra Rickle, HEREBY STATE AND AFFIRM THAT:

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

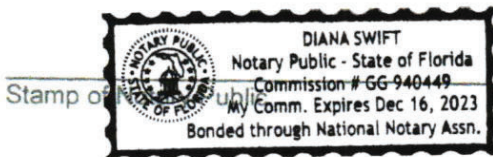
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Debra Rickle
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5 day of JANUARY, 2022 by DEBRA RICKLE, who is () personally known to me or who () has produced _____ as identification.

Diana Swift
Signature of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, _____, HEREBY STATE AND AFFIRM THAT:

- 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 _____ day of _____, 2____ by _____, who is () personally known to me or who () has produced _____ as identification.

Signature of Notary Public

Stamp of Notary Public

We are looking for a reduced set back on the rear of the property located at 4366 4th Isle Dr, Hernando Beach, Florida.

The reduction will be for column placement to support a raised porch and reduce the set back from 15 feet to 5 feet.



William Swift
January 19, 2022

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) days after the date of the mailing if no appeal is filed.
- (b) If no appeal is filed within fifteen (15) days objecting to the administrative official's decision to approve the variance, the decision shall stand. If an appeal is filed by 5:00 p.m. 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 (500) 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) days objecting to the administrative official's decision to deny the variance, the decision shall stand. If an appeal is filed by 5:00 p.m. 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:

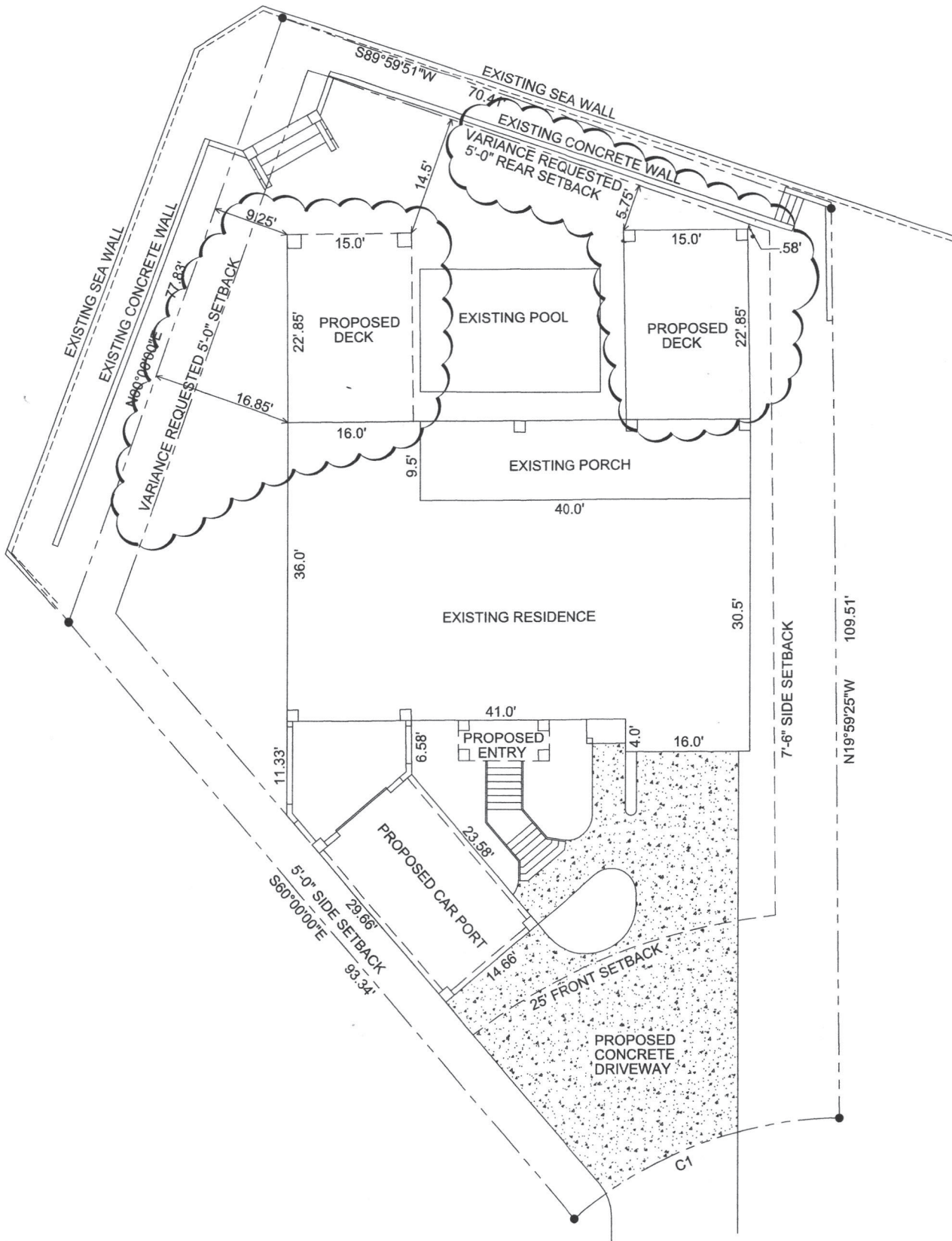
- (a) Prepare the required legal notice for publication in the local newspaper.
- (b) Mail a notice of the upcoming public hearing to all owners of property within 500 feet of the boundaries of the subject property.
- (c) Mail the required signage to the applicant or representative for posting of the subject property.
 1. The petitioner shall post the property with signs 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 is to remain posted on the property until after the scheduled public hearing.
 4. The sign posting affidavit shall be delivered to the Zoning Division at least seven days prior to the scheduled public hearing date.

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.



EXISTING SEA WALL

EXISTING CONCRETE WALL

VARIANCE REQUESTED 5'-0" SETBACK

S89°59'51"W

EXISTING SEA WALL

EXISTING CONCRETE WALL

VARIANCE REQUESTED 5'-0" REAR SETBACK

PROPOSED DECK

EXISTING POOL

PROPOSED DECK

EXISTING PORCH

EXISTING RESIDENCE

PROPOSED ENTRY

PROPOSED CAR PORT

PROPOSED CONCRETE DRIVEWAY

7'-6" SIDE SETBACK

N19°59'25"W 109.51'

5'-0" SIDE SETBACK
S60°00'00"E 93.34'

25' FRONT SETBACK

C1



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

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

March 21, 2022

Debbie Rickle
4366 4th Isle Drive
Hernando Beach, FL 34607

RE: Variance File No. 1432578

Dear Ms. Rickle,

I have reviewed the above referenced variance request. Based upon a review of the submitted data, it is my intent to deny your request to reduce the rear setback from 15' to 5' since the request is not consistent with the standards set forth in the ordinance for the issuance of variances.

If no appeal is filed within fifteen (15) calendar days objecting to the intent to approve the variance, the decision shall stand. If an appeal is filed, a public hearing before the Board of County Commissioners will be scheduled.

If you have any questions regarding this matter, please do not hesitate to contact this office at (352) 754 4048.

Sincerely,

A handwritten signature in blue ink that reads "Aaron Pool".

Aaron Pool
Zoning and Code Enforcement Administrator

jmm

Jacqueline Mays

From: Darryl Johnston (Johnston Law Email) <dwj@djohnstonlaw.com>
Sent: Friday, December 9, 2022 11:45 AM
To: Jacqueline Mays
Subject: Rickle Variance

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jacki,

Do you have a variance application for Debra Rickle seeking to reduce a rear setback? The key number for their parcel is 163361. I am pretty sure that staff could not support it, but if that is inaccurate, please let me know. I would like to talk with you about it when you have a few minutes. It is very important to them so they can complete a home addition. It is very similar to other properties.

Sincerely,

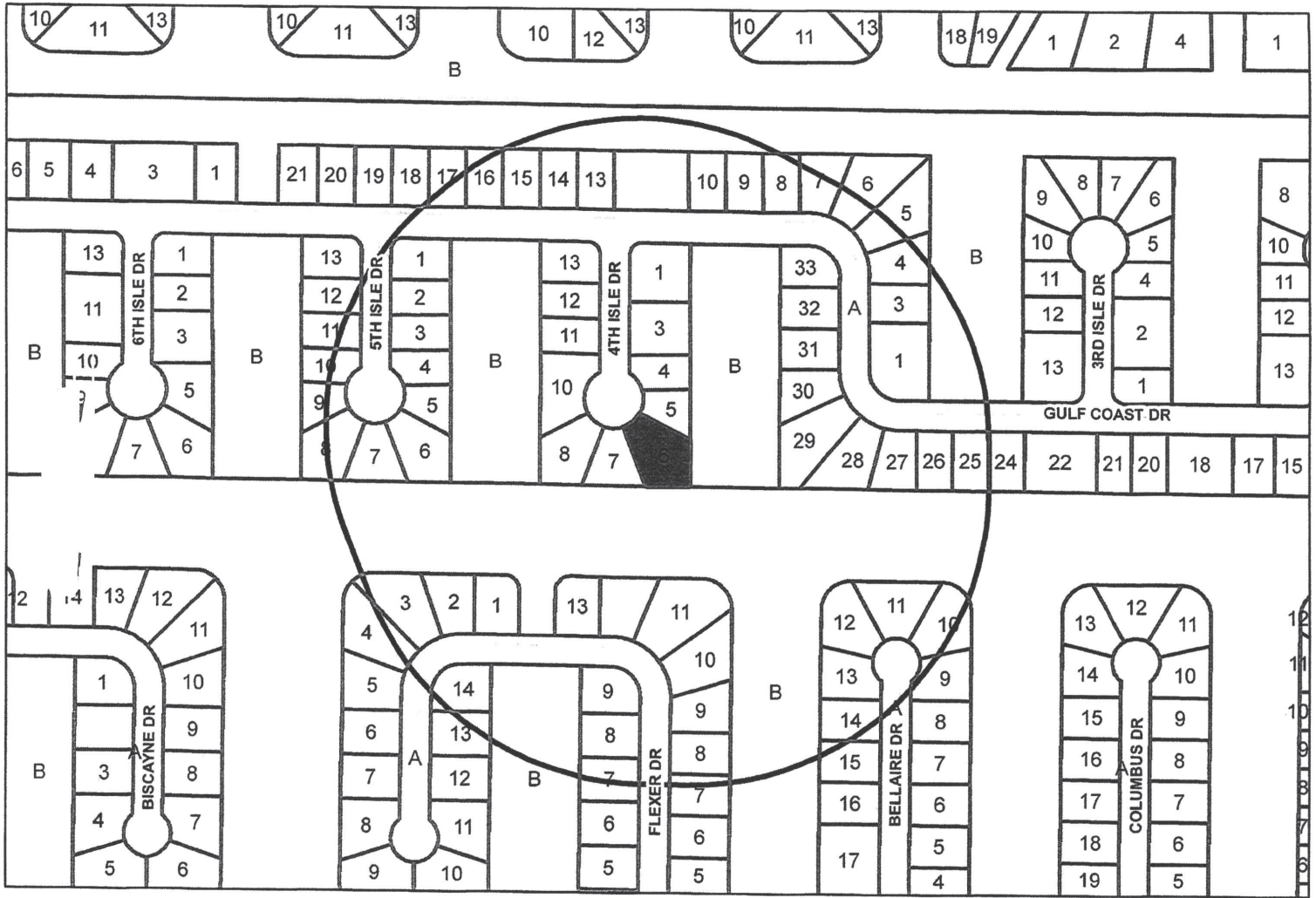
Darryl

Darryl W. Johnston, Esq.
Johnston Law Group, P.A.
29 S. Brooksville Avenue
Brooksville, FL 34601
(352) 796-5124
(352) 799-3187 facsimile
dwj@djohnstonlaw.com

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PARCEL_KEY	PARCEL_SHO	PARCEL_NUM	OWNER_NAME	OWNER_NA_1	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
163076	29	R12 223 16 2310 0850 0290	BLAIS ANNIE, SANFACON PIERRE		301 MARIANNE ST	BROOKSVILLE FL 34601		
160220	9	R12 223 16 2020 0610 0090	BOYLE HELEN		4316 FLEXER DR	HERNANDO BEACH FL 34607-3211		
163352	5	R12 223 16 2310 0870 0050	BROTHERWOOD HERBERT C LIFE ESTATE,	BROTHERWOOD ROSE M LIFE ESTATE	1412 ROB LN	COPPERAS COVE TX 76522-1236		
163343	4	R12 223 16 2310 0870 0040	BROTHERWOOD HERBERT C LIFE ESTATE,	BROTHERWOOD ROSE M LIFE ESTATE	1412 ROB LN	COPPERAS COVE TX 76522-1236		
160453	7	R12 223 16 2020 0630 0070	BROWN HERBERT A LIFE ESTATE		4305 FLEXER DR	HERNANDO BEACH FL 34607-3212		
163450	2	R12 223 16 2310 0880 0020	BRUNKHART LEONARD C, BRUNKHART	CONSTANCE E	4390 5TH ISLE DR	HERNANDO BEACH FL 34607-3129		
163058	27	R12 223 16 2310 0850 0270	CHARLES BERNARD TR		3542 GULF COAST DR	HERNANDO BEACH FL 34607-3108		
163192	9	R12 223 16 2310 0860 0090	CLOUTIER MAUREEN		6426 JULY AVE	SPRING HILL FL 34608-1031		
163281	18	R12 223 16 2310 0860 0180	COLON EDUARDO, BATISTA DENISSE J TORRES		1551 FORTUNATA CT	HERNANDO BEACH FL 34607-3129		
163272	7	R12 223 16 2310 0860 0170	COLON EDUARDO, TORRES DENISSE J		1912 FORTUNE RD	KISSIMMEE FL 34744-4460		
163094	31	R12 223 16 2310 0850 0310	CORRADINI CHAZ		3520 GULF COAST DR	HERNANDO BEACH FL 34607-3108		
163389	8	R12 223 16 2310 0870 0080	DELONG BETTY TTEE		4365 4TH ISLE DR	HERNANDO BEACH FL 34607		
163263	16	R12 223 16 2310 0860 0160	DOTY SCOTT P		124 SPRINGDALE RD	VENETIA PA 15967-1318		
478986	5	R12 223 16 2310 0880 0050	ELLIS LYNN C TTEE, KELLY ELAINE E TTEE		50 HELME AVE	MILLER PLACE NY 11764-3208		
163487	6	R12 223 16 2310 0880 0060	ELLIS LYNN C TTEE, KELLY ELAINE E TTEE		50 HELME AVE	MILLER PLACE NY 11764-3208		
			EXEMPT PER PUBLIC RECORD LAWS					
			EXEMPT PER PUBLIC RECORD LAWS					
163165	6	R12 223 16 2310 0860 0060	FERGUSON DENNIS E, FERGUSON DARLENE M		3491 GULF COAST DR	HERNANDO BEACH FL 34607-0000		
163085	30	R12 223 16 2310 0850 0300	FIELDSA WALTER F JR, FIELDSA KAREN L		1806 INDIAN LN	SEVIERVILLE TN 37876-0164		
163021	24	R12 223 16 2310 0850 0240	FRIEND TAMMY A, GAGNON RAY G		3560 GULF COAST DR	HERNANDO BEACH FL 34607-3108		
160024	29	R12 223 16 2020 0600 0090	GALE PAMELA J TTEE, PAUSCHERT DOUGLAS C	TTEE	4322 BELLAIRE DR	SPRING HILL FL 34607-3203		
163370	7	R12 223 16 2310 0870 0070	GERHARDT AMANDA SUE		4173 BRENTWOOD PARK CIR	TAMPA FL 33624-3305		
163502	8	R12 223 16 2310 0880 0080	GLASSETTER CHARLES D LIFE ESTATE		4365 5TH ISLE DR	HERNANDO BEACH FL 34607-3130		
163073	13	R12 223 16 2020 0620 0130	GOLLER SHARON		4387 FLEXER DR	HERNANDO BEACH FL 34607		
163432	13	R12 223 16 2310 0870 0130	GONZALEZ DAVID A CO-TTEE, GONZALEZ	SALLY A CO-TTEE	4397 4TH ISLE DR	HERNANDO BEACH FL 34607		
163539	11	R12 223 16 2310 0880 0110	GOYETTE CURTIS, GOYETTE WENDY		4385 5TH ISLE DR	HERNANDO BEACH FL 34607-3130		
160079	14	R12 223 16 2020 0600 0140	GUERRE EUGENE		4317 BELLAIRE DR	HERNANDO BEACH FL 34607-3204		
160060	13	R12 223 16 2020 0600 0130	GUERRE EUGENE F JR		4317 BELLAIRE DR	HERNANDO BEACH FL 34607-3204		
163156	5	R12 223 16 2310 0860 0050	HARDISKY ANDREW B, HARDISKY BOBBI J		3497 GULF COAST DR	HERNANDO BEACH FL 34607-3105		
163030	25	R12 223 16 2310 0850 0250	HEWES MICHAEL		PO BOX 554	KEYSTONE HEIGHTS FL 32656-0554		
160462	8	R12 223 16 2020 0630 0080	HUGHES STANLEY S TTEE	C/O ALFRED L WHITCOMB CPA, HUGHES...	49 W MAIN ST	MECHANICSBURG PA 17055-6262		
163511	9	R12 223 16 2310 0880 0090	JENKINS FLOYD, SKOGLUND PHYLLIS		4371 5TH ISLE DR	HERNANDO BEACH FL 34607-3130		
163209	10	R12 223 16 2310 0860 0100	JONES STEVEN R, JONES SUSAN		3465 GULF COAST DR	HERNANDO BEACH FL 34607		
160382	14	R12 223 16 2020 0620 0140	KEYLON RENEE, KEYLON KENNETH D		6931 REMINGTON RD	BROOKSVILLE FL 34602-7443		
163245	14	R12 223 16 2310 0860 0140	KNUDSTRUP GLENN, KNUDSTRUP PATRICIA		5455 SHORE DR	BELLAIRE MI 49615-9216		
163183	8	R12 223 16 2310 0860 0080	KULLMAN KEVIN N, KULLMAN MICHELENE C		4850 STAHL CT	ORLANDO FL 32817-3105		
1037274	13	R12 223 16 2020 0610 0130	LUX STEPHEN P, REYNOLDS WILLIAM M		3646 WETHERILL CT	AVON OH 44011-3445		
160239	10	R12 223 16 2020 0610 0100	MAHANEY CHARLES N, MAHANEY ELLEN V		7911 BOURNEMOUTH AVE	GROSSE ILE MI 48138-1109		
163469	3	R12 223 16 2310 0880 0030	MIKE DEGAN REVOCABLE TRUST		1509 HIGHLAND DR	LITTLE ELM TX 75068-3768		
749505	9	R12 223 16 2020 0630 0090	MILLER JOHN, MILLER KATHRYN		4315 FLEXER DR	HERNANDO BEACH FL 34607-3212		
163110	33	R12 223 16 2310 0850 0330	MIRANDA BILLIE M		3502 GULF COAST DR	HERNANDO BEACH FL 34607-3108		
160088	15	R12 223 16 2020 0600 0150	MOSS DARYL, MOSS STACI		4311 BELLAIRE DR	HERNANDO BEACH FL 34607-3204		
163325	1	R12 223 16 2310 0870 0010	MULLINS ALICE J, LAMPERT FRED W III		4396 4TH ISLE DR	HERNANDO BEACH FL 34607-3127		
160042	11	R12 223 16 2020 0600 0110	NIKOLICH DAVID P		3348 N ASHLAND AVE	CHICAGO IL 60657-2109		
163496	7	R12 223 16 2310 0880 0070	ODONNELL THOMAS, ODONNELL SANDRA		103 WILLIAM ST	WILLISTON PK NY 11596-1033		
160202	7	R12 223 16 2020 0610 0070	ORTIGOZA DAVID, ORTIGOZA ROSITA		215 SW 117TH TER APT 104	PEMBROKE PINES FL 33025-4900		
163138	3	R12 223 16 2310 0860 0030	PETE KEVIN		6940 S SHORE DR S	SOUTH PASADENA FL 33707-4603		
163236	13	R12 223 16 2310 0860 0130	PIERSON HENRY, PIERSON LINDA		3447 GULF COAST DR	HERNANDO BEACH FL 34607-3105		
160051	12	R12 223 16 2020 0600 0120	ROBERTS CYNTHIA M		2944 JERMANTOWN RD	OAKTON VA 22124-2517		
163520	10	R12 223 16 2310 0880 0100	SANTORO PAUL, SANTORO JANICE		72 COTTER ST	WEST ISLIP NY 11795-1047		
163478	4	R12 223 16 2310 0880 0040	SARKIS DAVID J		4376 5TH ISLE DR	HERNANDO BEACH FL 34607-3129		
163129	1	R12 223 16 2310 0860 0010	SEAMON LEON E, SEAMON DAWN D		509 FRANKLIN RD	JAY ME 04239-4639		
163423	12	R12 223 16 2310 0870 0120	SERKEY RANDALL T TTEE, SERKEY JOANN M	TTEE	72 LAUREL RD	HARWINTON CT 06791		
160284	3	R12 223 16 2020 0620 0030	SERKEY RANDALL T, SERKEY JOANN M		72 LAUREL RD	HARWINTON CT 06791-2807		
160248	11	R12 223 16 2020 0610 0110	SIMONS ROBERT D, SIMONS PATRICIA		4330 FLEXER DR	SPRING HILL FL 34607-3211		
160211	8	R12 223 16 2020 0610 0080	SKOOG CAROL M TTEE, RIDER HOLLY SKOOG	TTEE	12322 SCARLET DR	HUNTLEY IL 60142-6433		
163147	4	R12 223 16 2310 0860 0040	SMOYER GEORGE R III, SMOYER PATRICIA M		3503 GULF COAST DR	HERNANDO BEACH FL 34607-3109		
163174	7	R12 223 16 2310 0860 0070	SPURGIN LIVING TRUST (THE)		10908 BONNET HOLE DR	THONOTOSASSA FL 33592-2216		
163548	12	R12 223 16 2310 0880 0120	STICKLE ERNEST		1082 SETTLERS LOOP	GENEVA FL 32732-9326		

163334 3	R12 223 16 2310 0870 0030	STOCK EDWARD P, STOCK BARBARA L		4384 4TH ISLE DR	HERNANDO BEACH FL 34607-3127
160266 1	R12 223 16 2020 0620 0010	STRECKER RICHARD P, STRECKER LINDA A		4358 FLEXER DR	HERNANDO BEACH FL 34607-3211
163441 1	R12 223 16 2310 0880 0010	TARANTINO MICHAEL, TARANTINO JAYNE		4396 5TH ISLE DR	HERNANDO BEACH FL 34607-3129
163067 28	R12 223 16 2310 0850 0280	TERLOP THOMAS A, TERLOP LAURA J		7606 QUAIL HOLLOW BLVD	WESLEY CHAPEL FL 33544-2438
163414 11	R12 223 16 2310 0870 0110	THORSON JOHN, THORSON CELESTE		2800 NE 9TH ST	POMPANO BEACH FL 33062-4216
163101 32	R12 223 16 2310 0850 0320	TOR ERNEST K TTEE	C/O CHRISTINE FREIBURGER, TOR PATRICIA J	22916 E SCHAFER ST	CLINTON TWP MI 48035-1874
160275 2	R12 223 16 2020 0620 0020	TUCKER MICHAEL R TTEE		4364 FLEXER DR	HERNANDO BEACH FL 34607-3211
160293 4	R12 223 16 2020 0620 0040	VUTECH WAYNE G		4376 FLEXER DR	HERNANDO BEACH FL 34607-3211
163254 15	R12 223 16 2310 0860 0150	WARD LILLIAN M NELSON	HILDA M	3435 GULF COAST DR	HERNANDO BEACH FL 34607-3105
160033 10	R12 223 16 2020 0600 0100	WILSON TERESA, WILSON WILLIE F, WILSON		4330 BELLAIRE DR	HERNANDO BEACH FL 34607-3203
163049 26	R12 223 16 2310 0850 0260	WITTING HARVEY R, WITTING GRACE		37 MEADOWBROOK DR	HOWELL NJ 07731-2023
163405 10	R12 223 16 2310 0870 0100	WYLLIE CLIFFORD D LIFE ESTATE		4377 4TH ISLE DR	HERNANDO BEACH FL 34607-3128






This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 07/17/2019.

Not to Scale

RICKLE APO

Legend

-  Subject Parcel
-  500 ft Buffer
-  Parcels within 500 ft

