



February 4, 2026

Hernando County Development Department
Attn: Zoning Department
789 Providence Boulevard
Brooksville, FL 34601

Re: Requesting a Hearing for Full Variance on side setbacks for property Key #1761828

Dear Zoning,

We are in the process of drawing plans for a single-family residence for our Customer (The Schroepfer Family) on their recently purchased property on Baxter Street and understand that lot in question currently has 35' side setbacks. For their new home to fit on the lot, our customer is requesting a Full Administrative Variance. The left side setback will remain 35' like "normal." However, we are requesting to reduce the right side setback from 35' down to 15' (the actual house is showing approximately 16'- 6" off the East property line), a reduction of 20'. The neighbor on the right has agreed to this setback being closer to their home in order to meet the 35' setback for the neighbor on the left side.

The reason they are making this request is because their home design (from one of our narrowest standard designs) is still too wide for the setbacks because this lot is extremely long and narrow (116' wide). We have attached a copy of the proposed footprint of the home on the lot with the requested side setback variance showing. We feel the request is reasonable and will not negatively impact any neighbor's property. The new home is set behind both of the neighbors. The neighbor on the right side has no objections. However, the neighbor on the left side requested we meet 35' setback on his side. We respectfully request a hearing in front of the BOCC to ask for approval for a Full Administrative Variance to both side setbacks be granted.

Sincerely,

Chris Glover,
Palmwood Construction