



DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

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: 11-24-2025

Variance File No.: [REDACTED] 1513036 Petitioner Name: Matthew and Raeanna Schroepfer

1. Your name (please print) James Robert Johnson  
Mailing Address 27001 Baxter St.  
City Brooksville State FL Zip 34262 Phone# 813-997-3727

2. State your reasons for requesting a review of the variance decision:  
Self created hardship  
Failure to meet zoning criteria

P.S. Please see attached explanation.

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: [Signature]



DEPARTMENT OF DEVELOPMENT SERVICES  
ZONING DIVISION

1653 Blaise Drive • BROOKSVILLE, FLORIDA 34601  
P 352.754.4048 • W www.HernandoCounty.us

**\*\*\*You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.\*\*\***

Date: November 13, 2025

**NOTICE OF INTENT  
APPROVAL OF REQUEST FOR ZONING VARIANCE  
FILE NO. 1513036**



This is to inform you that the Planning Division has received a petition from:

**Name: Matthew and Raeanna Schroepfer  
Location of Property: 27009 Baxter St. Brooksville FL 34602**

**The petitioner is requesting** is requesting approval to reduce the required side setbacks from 35' feet to 25 feet for a new Single-Family home. It is the intent of the Admini [redacted] to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

**If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.**

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 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) 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 **Planning Division at (352) 754-4057, ext. 28011.**

Sincerely,

Omar Digitally signed  
by Omar DePablo  
Date: 2025.11.13  
13:03:06 -05'00'  
DePablo

Omar DePablo  
Development Services Director

**\*\*See reverse side for optional Public Hearing Form\*\***

November 24, 2025

Variance File No: [REDACTED] 1513036

Petitioner Name: Matthew and Raeanna Schroeffer

To Whom It May Concern:

We appreciate the opportunity for our opinion to be considered with the variance application for the property located at **27009 Baxter Street, Brooksville, FL 34602** (Parcel number: R3442320000001000021).

After a thorough review of the Hernando County Property Zoning Code Regulations and Florida Law regarding Variances, we regret to inform you that we are denying the request for the requested variance from the landowner based on the following findings:

1. **Self-Created Hardship:** The requested variance is based on a hardship that appears to be self-created. Records indicate the applicants (Matthew and Raeanna Schroeffer) purchased the property with existing knowledge of the current zoning constraints and dimensional limitations. We believe that Variances are generally intended to relieve hardships created by the land's unique physical characteristics, not circumstances resulting from the owner's voluntary actions or prior knowledge of the restrictions.
2. **Failure to Meet Zoning Criteria:** The proposed development plan for the 1.9± acre parcel does not meet the minimum lot size requirements for the applicable zoning district. The subject area is specifically zoned for a minimum of two and one-half (2.5) acres per dwelling unit, as stipulated in *Hernando County Property Appraiser's General GIS map*. Granting this variance would be contrary to the established intent of the zoning regulations designed to preserve the character of the area.

We thank you for your time to read and consideration of this response.

Sincerely,



James Robert Johnson



Lorena Delos Reyes Johnson