



DEPARTMENT OF PLANNING AND ZONING  
ZONING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

**\*\*\*You are receiving this notice because you own property located within 250 feet of property owned by the below-named applicant.\*\*\***

April 6, 2026

**NOTICE OF INTENT  
DENIAL OF REQUEST FOR ZONING VARIANCE  
FILE NO. 1518407**

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

**Name: William and Michelle Callahan**

**Location of Property: 11348 Newington Ave Spring Hill FL 34609**

**The petitioner is requesting to have an additional Detached Garage at 1,650 square feet with a metal roof.**

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 it 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 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) 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,

Omar DePablo  
Director of Development Services

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



**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.**

Your name (please print) \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone# \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_



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April 6, 2026

Mr. & Mrs. Callahan  
11348 Newington Ave  
Spring Hill, FL 34609

RE: Variance File No. 1518407

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 have an additional Detached Garage at 1,650 square feet with a metal roof. 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,

Omar DePablo  
Director of Development Services

