

HERNANDO COUNTY ZONING DIVISION
ZONING APPEAL APPLICATION

OFFICE USE ONLY
DATE REC'D

FILE NO. _____

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Matthew & RaeAnna Schroepfer Date: 12.8.25

Mailing Address: 110 Summit St SW Sleepy Eye MN 560-85-1454

Phone No. 507-227-8376 Fax: _____

E-Mail: matthewschroepfer6@gmail.com

Representative Name (if applicable): Chris Glover

Mailing Address: 8245 River Country Dr Spring Hill FL 34607

Phone No. 352-597-2100 Fax: _____

E-Mail: Chris@palmwoodconstruction.com

Address of Property: 27009 Baxter St Brooksville FL 34602

Legal Description: W355 FT OF SE1/4 OF NE1/4 OF SW1/4

Key No.: 1761828 Zoning District: AG

Homeowners Association Yes No If yes, name of HOA _____

Contact Name: N/A

Contact Address: _____ City: _____ State _____ Zip _____

Signature of applicant or representative: 



PALMWOOD
CONSTRUCTION

8245 River Country Drive · Spring Hill, FL 34607

Main Office (352) 597-2100 · Fax (352) 597-4487

Palmwood Construction LLC #CBA 22129

www.palmwoodconstruction.com

December 9, 2025

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 of both side setbacks from 35' down to 25', a reduction of 10' on each 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 submitted a denial complaint. We later learned that the complaint party is upset that the lot was sold. 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

OWNER AFFIDAVIT

I, Matthew & RaeAnna Schroepfer, 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.



RaeAnna Schroepfer Matthew

Signature of property owner

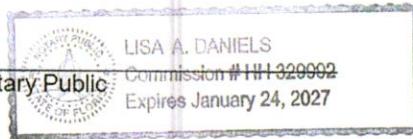
STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of October, 2025 by Matthew & RaeAnna Schroepfer, who is () personally known to me or who () has produced Drivers License as identification.

Lisa A. Daniels
Signature of Notary Public

Lisa A. Daniels

Stamp of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, Christopher Glover, 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.

Beth C. Reed
Signature of representative

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of October, 2025 by Matthew & RaeAnna Schroepfer, who is () personally known to me or who () has produced Christopher Glover as identification.

Beth C. Reed
Signature of Notary Public

Stamp of Notary Public



CARDINAL SURVEYING SERVICES OF FLORIDA INC

0 100 200 300

GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 34, Township 23 South, Range 20 East
Date of Survey (field measurements): 03/28/2025

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT "A" AND POINT "B" BEARING = SOUTH ASSUMED

ABBREVIATIONS
 A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
 (C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
 C/L = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
 CONC = CONCRETE, (F) = FIELD, RES = RESIDENCE, (R) = PER RECORD DEED
 COU = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
 COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
 FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
 FOP = FOUND OPEN PIPE (SIZE & # AS NOTED), FN = FOUND NAIL
 FND = FOUND NAIL & DISC (# AS NOTED), FN = FOUND NAIL
 SIR = SET 5/8" IRON ROD L# 8400 SN# = SET NAIL & DISC #8400

SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISC (NUMBER AS NOTED)
- - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- 1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- 3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR OWNER OF RECORD PLAT.
- 5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- 6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #120101001 EFFECTIVE DATE 10/1/2010 FLOOD ELEVATION = FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

MATTHEW SCHROEPFER
RAEANNA SCHROEPFER

MS 11-7-25

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.
 NOTARIZED WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
 2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
 PHONE #: (727) 859-9313, (813) 895-8850

WORK ORDER NUMBER: 25157

LEGAL DESCRIPTION:
 SE 1/4 of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, and also LESS the East 15 feet thereof, Hernando County, Florida.

TOGETHER with an easement for purposes of ingress and egress over and across the West 15 feet of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, over and across the North 15 feet of South 48 feet of NE 1/4 of SW 1/4 of sold Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of sold Section 34, LESS the South 33 feet thereof.

LESS AND EXCEPT

THE WEST 355.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 48.00 FEET THEREOF.

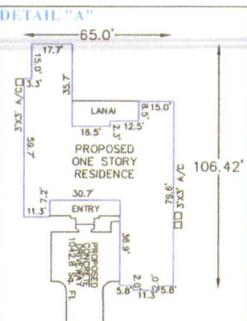
ALSO LESS AND EXCEPT

The East 177.60 feet of the described property. The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 thereof.

Matthew & Raeanna Schroepfer
 27009 Baxter St.
 Brooksville, FL 34602

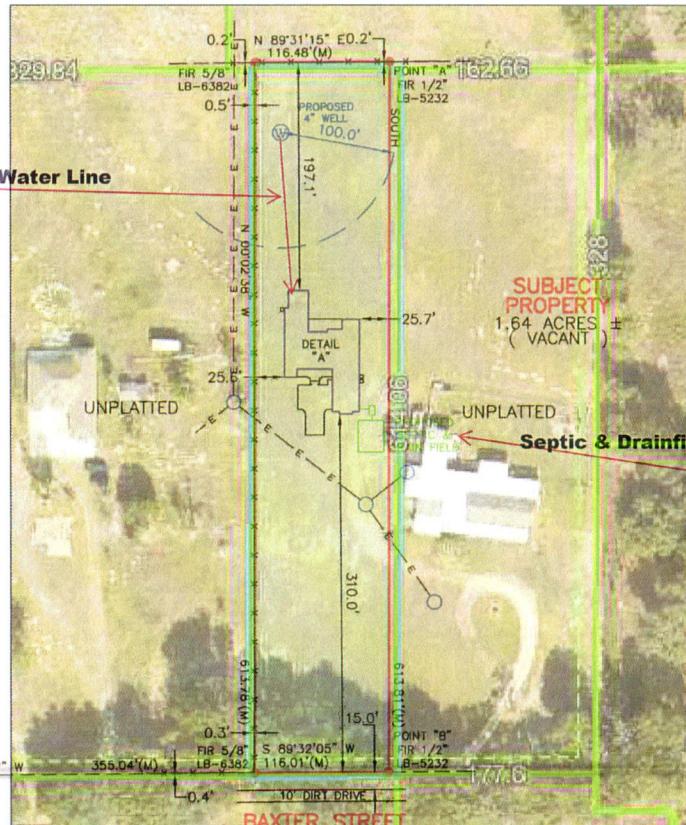
Cheri Cappello

Palmwood Construction



SURVEY REVISION: SITE PLAN - 10/30/2025
 SURVEY REVISION: REVISED LEGAL DESCRIPTION - 04/14/2025
 SURVEY REVISION: SITE PLAN - 11/07/2025

UNPLATTED



ASSUMED



4' WIRE FENCE
 OVERHEAD ELECTRIC LINES
 E E E E E E E E

UTILITY
POLE

PARCEL_KEY	PARCEL_NUM	OWNER_NAME	OWNER_NA_1	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
656800	R34 423 20 0000 0100 0010	LEE BILLY EDWARD, LEE CATHERINE R	26496 ROSECRANS ST	BROOKSVILLE FL 34602-8271			
713473	R34 423 20 0000 0100 0030	GRISKO AMANDA, SNELL LANCE	13616 DEVENTER CT	HUDSON FL 34667-6532			
1159659	R34 423 20 0000 0210 0030	BAKER ARTHUR C, BAKER JULIE A	26484 BAXTER ST	BROOKSVILLE FL 34602-6217			
1159668	R34 423 20 0000 0210 0040	LOOPER KELLY G II	26412 BAXTER ST	BROOKSVILLE FL 34602-6217			
1159677	R34 423 20 0000 0210 0050	BAKER JULIE A	26484 BAXTER ST	BROOKSVILLE FL 34602-6217			
1536323	R34 423 20 0000 0120 0031	BITZ D MICHAEL	201 HAMPSTEAD DR	BROOKSVILLE FL 34602-8284			
703938	R34 423 20 0000 0100 0020	JOHNSON JAMES R, JOHNSON LORENA D REYES	27001 BAXTER ST	BROOKSVILLE FL 34602-6218			
1340613	R34 423 20 0000 0100 0040	ORTIZ ROBERTO LIFE ESTATE	27015 BAXTER ST	BROOKSVILLE FL 34602-6218			
1587580	R34 423 20 7174 0000 0040	LEE BILLY E, LEE CATHERINE R	26496 ROSECRANS ST	BROOKSVILLE FL 34602-8271			
1761828	R34 423 20 0000 0100 0021	SCHROEPPER MATTHEW, SCHROEPPER RAEANNA	110 SUMMIT ST SW	SLEEPY EYE MN 56085-1454			
1794785	R34 423 20 0000 0120 0032	MCROBERTS LEE, MCROBERTS JAMIE	12039 SAN ANGELA DR	SAN ANTONIO FL 33576-7057			
393229	R34 423 20 0000 0120 0020	LAUFENBERG KAREN S LIFE ESTATE	27036 CAREFREE DR	BROOKSVILLE FL 34602-8222			