



VARIANCE APPLICATION

Howey-in-the-Hills

PLEASE PRINT LEGIBLY

Property Owner (if there are multiple owners, please provide all the information on the attached ownership list): Nardy Graves

Property Owner's Contact Information (If multiple owners, please provide mailing address, daytime phone, and fax and/or email for each owner):

First Owner:

Mailing Address: 440 Avila Place Howey In The Hills, FL 34737
Daytime Phone: 305-407-4670
Fax and/or Email: EricnRoxyGraves@gmail.com

Second Owner:

Mailing Address: _____
Daytime Phone: _____
Fax and/or Email: _____

If more than two owners, please attach additional information.

Applicant (If different from owner): _____

Mailing Address: _____
Daytime Phone: _____
Fax and/or Email: _____

If the Applicant does not own the property, or is not the sole owner, please complete the Authorized Agent Affidavit form, attached.

If the Applicant is Not the Owner of the Property, is the Applicant:

- _____ A Tenant
- _____ An Authorized Agent for the Owner
- _____ Other (please explain): _____

Property's Physical Address: 440 Avila Place Howey In The Hills, FL 34737
The attached Verified Legal Description Form must also be completed as part of the application.

A survey of the property, showing all current improvements on the site, to scale, is required as part of the application submittal. The survey can be no larger than 11" X 17" in size.

An additional copy of the survey or a site plan drawn to scale should be included as part of the application which specifically shows any improvements that are being requested as part of the variance. Again, this site plan can be no larger than 11" X 17" in size.

4/10/24 ST CK
2109567880
2109567881
PAID

The applicant should provide any additional information that may be helpful to the Town in rendering a decision on the requested variance.

The workshop is for a therapeutic wood working hobby that has been active in my life for years to combat PTSD. The workshop is professionally constructed and engineered and is aesthetically pleasing. Neighbors are OK with it.

Additional information may be necessary. The applicant is required to provide a daytime telephone number where he/she can be reached.

The applicant is required to provide the names and mailing addresses of all property owners within 300 feet of the subject property, in the form of mailing labels. Three (3) sets of labels are required. These names and addresses may be obtained from the Lake County Property Appraiser's Office.

The Town will also provide a sign which must be posted on the subject property, visible from the adjacent right-of-way or road access. The sign must be posted at least one week prior to the Planning and Zoning Board meeting where this application will be on the agenda and the sign must remain posted until the Town Council public hearing.

A \$400 application fee is due and payable at the time this application is submitted to the Town. In addition to this application fee, a \$1,000 review deposit is required. By signing this application, the applicant acknowledges that the \$400 application fee covers advertising costs, mailings, and the time spent on the application by the Town Clerk. The applicant also acknowledges by his/her signature below that he/she understands he or she will be responsible for any additional costs that the Town incurs as a result of having Town consultants review the application. Once those additional costs are paid by the applicant, the Town will return the balance of the \$1,000 review deposit to the applicant. By signing this application, the applicant also acknowledges that he/she understands that variances expire if not acted upon within the timeframes outlined in the Town's Land Development Regulations.

Witnesses:

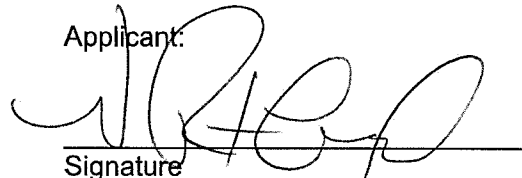
Signature

Print Name

Signature

Print Name

Applicant:



Signature

Nardy R. Graves

Print Name

Property Information: Tax Parcel ID: ⁰³⁹⁰⁰ 26-20-25-0010-000 Alt Key #: 3922832

Please identify below the current land uses located on the site and all adjacent properties. For example, land uses would be identified as single family home, office, grocery store, etc.

Subject Site: Single Family Home

Adjacent property to the North: Single Family Home

Adjacent property to the South: Street

Adjacent property to the East: Single Family Home

Adjacent property to the West: Street (Avila Place)

Does the property currently have:

Town Water:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Central Sewer:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Potable Water Well:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Septic Tank:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

How long has the current owner owned the property? 01/28/2022 - 04/2024
Please attach property tax records or other documentation to verify how long the current owner has owned the property.

What specific Code requirement is the applicant seeking a variance from?

Section 5.01.10 Land code, Finishes must match the House. The Prefab workshop has siding the house has stucco. I would like to only paint to match.

What, in the applicant's point of view, are the specific special conditions or circumstances that exist on the property?

The workshop must be placed on the side of the house because of the ~~Pool~~ swimming pool. 5' rear setback and 3' side setback.

What, in the applicant's point of view, is the unnecessary and undue hardship that exists to provide justification for the variance?

The structure of the shed is prefabricated and is not designed for additional load of stucco application which could be a life safety issue. The setbacks were amended after I applied to the HOA & TOWN. They are now 10' but these are not appropriate setbacks considering lot size in the community. Would like to maintain current setbacks of the 5' off rear lot line 3' off side lot line. Will have power and work bench.



Ownership List

(must be completed by all owners)

Owner's Name: Nardy Graves
Ownership Interest: _____
Mailing Address: 440 Avila Place
Howey In The Hills, FL 34737
Legal Description: TALICHET AT VENEZIA NORTH PB 73 PG 78-81 LOT 39 ORB
5892 PG 1814

[Signature]
Signature

04/10/2024
Date

The foregoing instrument was acknowledged before me on April 10th, 2024 by Nardy Graves who is personally known to me or has presented Florida Driver License as identification and who did or did not take an oath.



CARLOS BERRUT-SANTANA
Notary Public
State of Florida
Comm# HH412372
Expires 6/19/2027

[Signature]
Notary Public

Seal

Owner's Name: _____
Ownership Interest: _____
Mailing Address: _____
Legal Description: _____

[Signature]
Signature

04/10/2024
Date

The foregoing instrument was acknowledged before me on _____ by _____ who is personally known to me or has presented _____ as identification and who did or did not take an oath.

Notary Public

Seal

MULTIPLE COPIES OF THIS FORM MAY BE MADE AND ATTACHED AS NECESSARY.



Authorized Agent Affidavit

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, this day personally appeared Nardy Graves hereinafter "Owner", and Nardy Graves hereinafter "Applicant", who, being by me first duly sworn, upon oath, depose and says:

1. The Applicant is the duly authorized representative of the Owner, on the real property as described and listed on the pages attached to this affidavit and made a part of hereof.
2. That all Owners have given their full and complete permission for the Applicant to act in their behalf as set out in the accompanying application.
3. That the attached ownership list is made a part of the Affidavit and contains the legal description(s) for the real property, and the names and mailing addresses of all Owners having an interest in said land.

FURTHER Affiant(s) sayeth not.

Sworn to and subscribed before me this 10th day of April, 2024

Carlos
Notary Public
State of Florida at Large
My Commission Expires: 06/19/2027

[Signature]
Owner

CARLOS SERRUT-SANTAMARIA
Notary Public
State of Florida
Comm# HH412372
Expires 6/19/2027



Sworn to and subscribed before me this ___ day of _____, 20__

Notary Public
State of Florida at Large
My Commission Expires: _____

Owner

Sworn to and subscribed before me this ___ day of _____, 20__

Notary Public
State of Florida at Large
My Commission Expires: _____

Owner

Sworn to and subscribed before me this ___ day of _____, 20__

Notary Public
State of Florida at Large
My Commission Expires: _____

Owner

Please hand deliver completed application and fee to:

Town Clerk
Town of Howey in the Hills
101 N. Palm Avenue
Howey in the Hills, FL 34737

Please make application fee and review deposit checks payable to the Town of Howey in the Hills.

The Town Clerk may be reached at 352-324-2290 or by visiting Town Hall during normal business hours.

FOR TOWN CLERK OFFICE USE ONLY

Date Received: _____

- _____ 3 sets of labels attached?
- _____ current survey attached?
- _____ site plan attached showing proposed improvements?
- _____ verified legal description form attached?
- _____ authorized agent affidavit attached?
- _____ ownership list attached?

APPLICATION NO. _____

Reviewed and Accepted By: _____

Provided to Town Planner on: _____

Planning & Zoning Board meeting date: _____

Town Council meeting date: _____

Robert Brown

512 Avila PL

Howey in the Hills FL. 34737

Richard Monaghan

516 Avila PL

Howey in the Hills FL. 34737

David Peckins

444 Avila PL.

Howey in the Hills FL. 34737

TOWN OF HOWEY-IN-THE-HILLS
CASH RECEIPT

Printed 13:39:18 - 04/10/24

Batch:14624
Transaction:19

Reference Number: VARIANCE DEPOSIT
Name: NARDY GRAVES
Address: 440 AVILA PLACE [HOWEY FL]

Item(s) Description:

0000 VARIANCE FEES	1000.00
Check # 2109567801	1000.00
Cash Paid	
Credit Paid	
Less Change Given	()
TOTAL:	1000.00

TOWN OF HOWEY-IN-THE-HILLS
CASH RECEIPT

Printed 13:36:31 - 04/10/24

Batch:14624
Transaction:18

Reference Number: VARIANCE FEE
Name: NARDY GRAVES
Address: 440 AVILA PLACE [HOWEY FL]

Item(s) Description:

0000 VARIANCE FEES	400.00
Check # 2109567880	400.00
Cash Paid	
Credit Paid	
Less Change Given	()
TOTAL:	400.00