



# 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): Matthew Pedlar & Maritza Velazquez

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

First Owner: Matthew Pedlar  
Mailing Address: 414 Amola Way, Howey In The Hills, FL 34737  
Daytime Phone: Cell (347) 327-2889 • Home (352) 324-6445  
Fax and/or Email: \_\_\_\_\_

Second Owner: Maritza Velazquez  
Mailing Address: 414 Amola Way, Howey In The Hills, FL 34737  
Daytime Phone: 914-409-2633  
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: 414 Amola Way, 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.

Property Information: Tax Parcel ID: 26-20-25-0010-000-01500 Alt Key #: 3922808

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: 414 Amola Way, Howey In The Hills, FL 34737

Adjacent property to the North: Retention Area/Open Passive Space

Adjacent property to the South: Street (Cul De Sac)

Adjacent property to the East: Vacant Plot (Lot 16)

Adjacent property to the West: Single Family House

Does the property currently have:

Town Water:	<u>X</u> YES	<u>      </u> NO
Central Sewer:	<u>X</u> YES	<u>      </u> NO
Potable Water Well:	<u>      </u> YES	<u>X</u> NO
Septic Tank:	<u>      </u> YES	<u>X</u> NO

How long has the current owner owned the property? May 28, 2021

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?

The 10 foot rear setback. We are requesting to reclaim seven feet (7') of the 10 foot setback to utilize for a pool and enclosed patio space.

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

The rear of our property is asymmetrical. Our yard directly behind our house narrows from 29' on the right to 23' on the left. The 10' setback would leave us with a very narrow pool enclosure.

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

As a disabled retiree, the additional space will allow me to safely navigate the patio area around the pool. It will also afford me egress from all sides of the pool.

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

There are several properties within Howey that have received variances regarding pools and or setbacks. Nothing will ever be built behind our property due to the retention area & the large pond. Reclaiming 7' (350 sq. feet) from the setback would allow for a safer, more appropriately sized pool enclosure for the size of our property and family.

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:

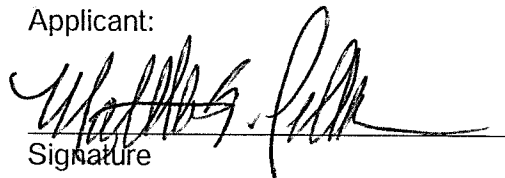
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Applicant:

  
\_\_\_\_\_  
Signature

**Matthew Pedlar**  
\_\_\_\_\_  
Print Name



# Authorized Agent Affidavit

STATE OF FLORIDA  
COUNTY OF LAKE

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

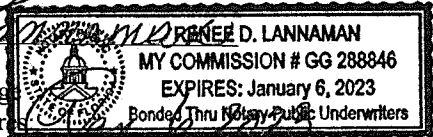
1. The Applicant is the duly authorized representative of the Owner, on the real property as described and listed on the pages attached to this affidavit and made a part of hereof.
2. That all Owners have given their full and complete permission for the Applicant to act in their behalf as set out in 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  
26 day of July, 2022

Matthew Pollas  
Owner

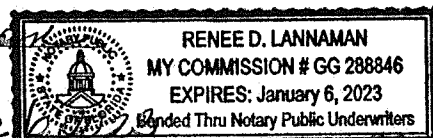
Renee D. Lannaman  
Notary Public  
State of Florida at Large  
My Commission Expires: Jan 6, 2023



Sworn to and subscribed before me this  
26 day of July, 2022

Martina Velazquez  
Owner

Renee D. Lannaman  
Notary Public  
State of Florida at Large  
My Commission Expires: Jan 6, 2023



Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My Commission Expires: \_\_\_\_\_

Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My Commission Expires: \_\_\_\_\_



# Ownership List

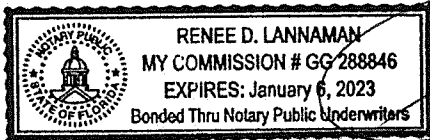
(must be completed by all owners)

Owner's Name: Maritza Velazquez  
 Ownership Interest: \_\_\_\_\_  
 Mailing Address: 414 Amola Way  
Howey In The Hills, FL 34737  
 Legal Description: \_\_\_\_\_

[Signature]  
 Signature

7/26/2022  
 Date

The foregoing instrument was acknowledged before me on 7/26/22 by Maritza Velazquez who is personally known to me or has presented Driver License as identification and who did \_\_\_\_\_ or did  not take an oath.



[Signature]  
 Notary Public

Seal

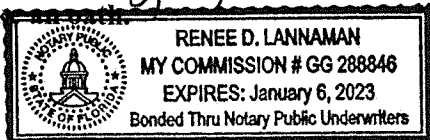
\*\*\*\*\*

Owner's Name: Matthew Pedlar  
 Ownership Interest: \_\_\_\_\_  
 Mailing Address: 414 Amola Way  
Howey In The Hills FL 34737  
 Legal Description: \_\_\_\_\_

[Signature]  
 Signature

07/26/2022  
 Date

The foregoing instrument was acknowledged before me on 7/26/22 by Matthew Pedlar who is personally known to me or has presented Driver License as identification and who did \_\_\_\_\_ or did  not take an oath.



[Signature]  
 Notary Public

Seal

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: \_\_\_\_\_

# PLOT PLAN

(AS SPECIFIED BY CLIENT)

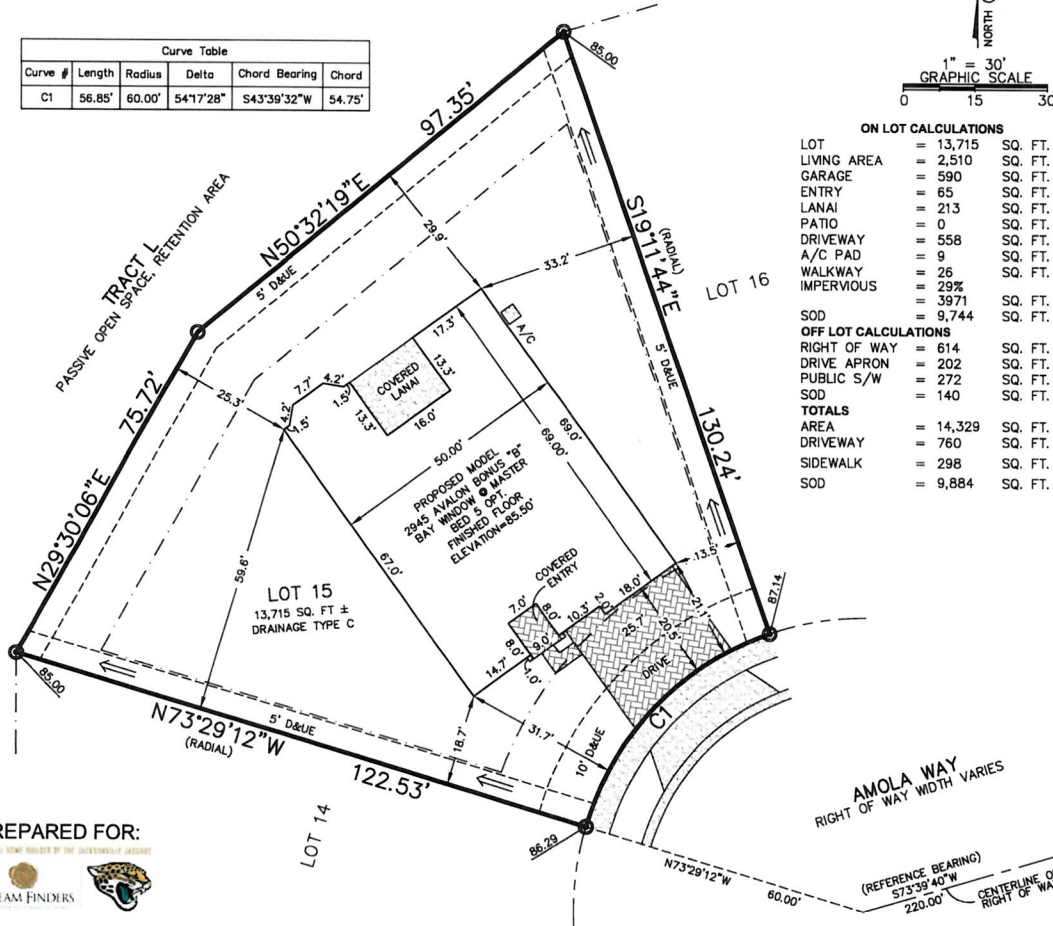
DESCRIPTION:(UNRECORDED)

LOT 15, TALICHET AT VENEZIA NORTH

AS RECORDED IN PLAT BOOK ----, PAGE(S) ----, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS PLOT PLAN IS BASED ON A PLAT THAT HAS NOT BEEN EITHER APPROVED NOR SUBMITTED TO LAKE COUNTY, FLORIDA AND IS SUBJECT TO CHANGE.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	56.85'	60.00'	54°17'28"	S43°39'32"W



ON LOT CALCULATIONS	
LOT	= 13,715 SQ. FT.
LIVING AREA	= 2,510 SQ. FT.
GARAGE	= 590 SQ. FT.
ENTRY	= 65 SQ. FT.
LANAI	= 213 SQ. FT.
PATIO	= 0 SQ. FT.
DRIVEWAY	= 558 SQ. FT.
A/C PAD	= 9 SQ. FT.
WALKWAY	= 26 SQ. FT.
IMPERVIOUS	= 29% SQ. FT.
SOD	= 3971 SQ. FT.
SOD	= 9,744 SQ. FT.
OFF LOT CALCULATIONS	
RIGHT OF WAY	= 614 SQ. FT.
DRIVE APRON	= 202 SQ. FT.
PUBLIC S/W	= 272 SQ. FT.
SOD	= 140 SQ. FT.
TOTALS	
AREA	= 14,329 SQ. FT.
DRIVEWAY	= 760 SQ. FT.
SIDEWALK	= 298 SQ. FT.
SOD	= 9,884 SQ. FT.

PREPARED FOR:



### BUILDING SETBACKS

FRONT: 20' PER CLIENT  
 REAR: 15'  
 SIDE: 5.5'  
 SIDE STREET: 15'  
 POOL: 10' REAR / 12.5' SIDE

### NOTES:

- PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE APPROVED ENGINEERING PLANS PREPARED BY BESH.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURE. THE CONTRACTOR AND/OR OWNER ARE REQUIRED TO VERIFY ALL SETBACKS, BUILDING DIMENSIONS, AND LAYOUT SHOWN HEREON PRIOR TO ANY CONSTRUCTION.

**THIS IS NOT A SURVEY  
 THIS IS A PLOT PLAN ONLY**

### FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12069CD485E, DATED 12/18/12, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

### BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF AMOLA WAY BEING S73°39'40"W, PER PLAT.

(FIELD DATE):

SCALE: 1" = 30 FEET

APPROVED BY: JB

JOB NO. 200824 LOT 15

DRAWN BY: RMB

REVISED:

HOUSE REPOSITION 09.22.20 JG  
 PLOT PLAN 08/25/2020 JG

### LEGEND:

- BUILDING SETBACK LINE
- CENTERLINE
- RIGHT OF WAY LINE
- PROPOSED ELEVATION
- PROPOSED DRAINAGE FLOW
- CONCRETE
- BRICK PAVERS
- A/C
- S/W
- AIR CONDITIONER
- SIDEWALK
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- PRC POINT OF REVERSE CURVATURE
- PCP PERMANENT CONTROL POINT
- TYP TYPICAL
- CS CONCRETE SLAB
- CS PER PLAT
- (P) CALCULATED
- PB PLAT BOOK
- PGS PAGES
- SQ. FT. SQUARE FEET
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- NAVD NORTH AMERICAN VERTICAL DATUM
- D&UE DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT

### SURVEYOR NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Digitally signed by James W Boleman  
 DN: c=US, st=Florida, In=Orlando,  
 o=AMERICAN SURVEYING &  
 MAPPING, INC., cn=James W  
 Boleman,  
 email=jboleman@asmcorp.com  
 Date: 2020.09.22 15:13:43 -0400  
 Adobe Acrobat version: 11.0.23

JAMES W. BOLEMAN PSM# 6485 DATE



AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393  
 3191 MAGUIRE BOULEVARD, SUITE 200  
 ORLANDO, FLORIDA 32803

(407) 426-7979  
 WWW.AMERICANSURVEYINGANDMAPPING.COM







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MARIETTA GA 30067

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647 Avila Pl  
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