



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): Bradley and Lisa Smith

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

First Owner: Bradley Smith
Mailing Address: 116 East Holly Street
Daytime Phone: 740.438.4647
Fax and/or Email: inhoweyflorida@gmail.com

Second Owner: Lisa Smith
Mailing Address: same
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: 120 East Holly Street
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: 25-20-29-0500 ^{CO2-03500} Alt Key #: 1256992

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: NA

Adjacent property to the East: NA

Adjacent property to the West: Single Family Home

Does the property currently have:

Town Water: YES NO

Central Sewer: YES NO

Potable Water Well: YES NO

Septic Tank: YES NO

How long has the current owner owned the property? 1 month

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?

Requesting TC-R zoning pool side setback reduced from 10 feet to 5 feet

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

Limited to 21.67 feet width of property to fit a 10 foot wide pool with walk around area. (Smallest available)

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

No hardship - only available area on property for development.

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

We also own the adjacent property where setback reduction is being requested. (116 E Holly St)

740.438.4647

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:

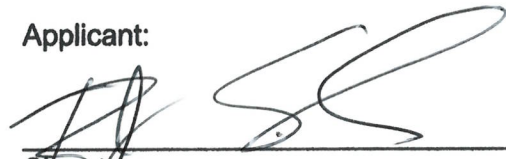


Signature

Brian M. Piro

Print Name

Applicant:



Signature

BRADLEY J. SMITH

Print Name

Signature

Print Name



Ownership List

(must be completed by all owners)

Owner's Name: Bradley J Smith
Ownership Interest: _____
Mailing Address: 116 East Holly Street, Howey in the Hills, FL 34737

Legal Description: 120 East Holly Street
Lot 35, Block C-2, Howey in the Hills Lake Shore Heights
Plat Book 12, Pg 10 Public Records of Lake County

[Signature]
Signature

12/20/23
Date

The foregoing instrument was acknowledged before me on 12/20/23 by Bradley J. Smith who is personally known to me or has presented Driver's License as identification and who did or did not take an oath.



[Signature]
Notary Public

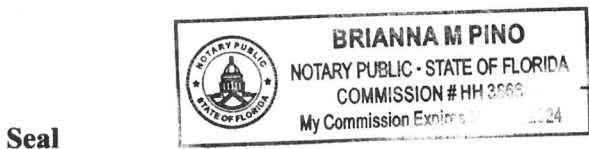
Owner's Name: Lisa L Smith
Ownership Interest: _____
Mailing Address: 116 East Holly Street, Howey in the Hills, FL 34737

Legal Description: 120 East Holly Street
Lot 35, Block C-2, Howey in the Hills Lake Shore Heights
Plat Book 12, Pg 10 Public Records of Lake County

[Signature]
Signature

12/20/2023
Date

The foregoing instrument was acknowledged before me on 12/20/23 by Lisa L. Smith who is personally known to me or has presented Driver's License as identification and who did or did not take an oath.



[Signature]
Notary Public

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: _____

PROPERTY RECORD CARD

General Information

Name:	SMITH BRADLEY J & LISA L	Alternate Key:	1256992
Mailing Address:	116 E HOLLY ST HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	25-20-25-0500- C02-03500
Property Location:	120 E HOLLY ST HOWEY IN THE HILLS FL, 34737	Millage Group and City:	000H Howey in the Hills
		2023 Total Certified Millage Rate:	20.4342
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Description:	HOWEY, LAKE SHORE HEIGHTS LOT 35 BLK C-2 PB 12 PG 10 ORB 6233 PG 271	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	63	146		9198.000	FD	\$78,269.00	\$78,269.00
				Click here for Zoning Info ⓘ	FEMA Flood Map			

Residential Building(s)

Building 1

Residential

Building Value: \$151,114.00

Summary

Year Built: 1953	Total Living Area: 1442 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 1	

[Incorrect Bedroom, Bath, or other information?](#) ⓘ

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	1442
GARAGE FINISHED STONE (GCF)		1.00	840
OPEN PORCH FINISHED (OPF)		1.00	771
SCREEN PORCH FINISHED (SPF)		1.00	180

Select Language ▼

Property Record Card

General Information

Owner Name:	SMITH LISA L & BRADLEY J	Alternate Key:	1256976
Mailing Address:	PO BOX 32 MILLERSPORT, OH 43046-0032 Update Mailing Address	Parcel Number:	25-20-25-0500C0203200
		Millage Group and City:	000H (HOWEY IN THE HILLS)
		Total Certified Millage Rate:	23.8976
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	116 EAST HOLLY ST HOWEY IN THE HILLS FL 34737 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	HOWEY, LAKE SHORE HEIGHTS LOTS 32, 33, BLK C-2 PB 12 PG 10 ORB 4953 PG 2417		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	100	125		100	FF	\$0.00	\$29,106.00

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Property data last updated on 25 June 2017.
[Site Notice](#)

property adjacent to setback






~~XXXXXXXXXX~~



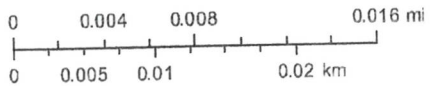
June 5, 2018

1:500

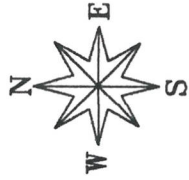
polygonLayer

-  Override 1
-  County Boundary
-  Street Names
-  Local Streets
-  Subdivision Lot Numbers

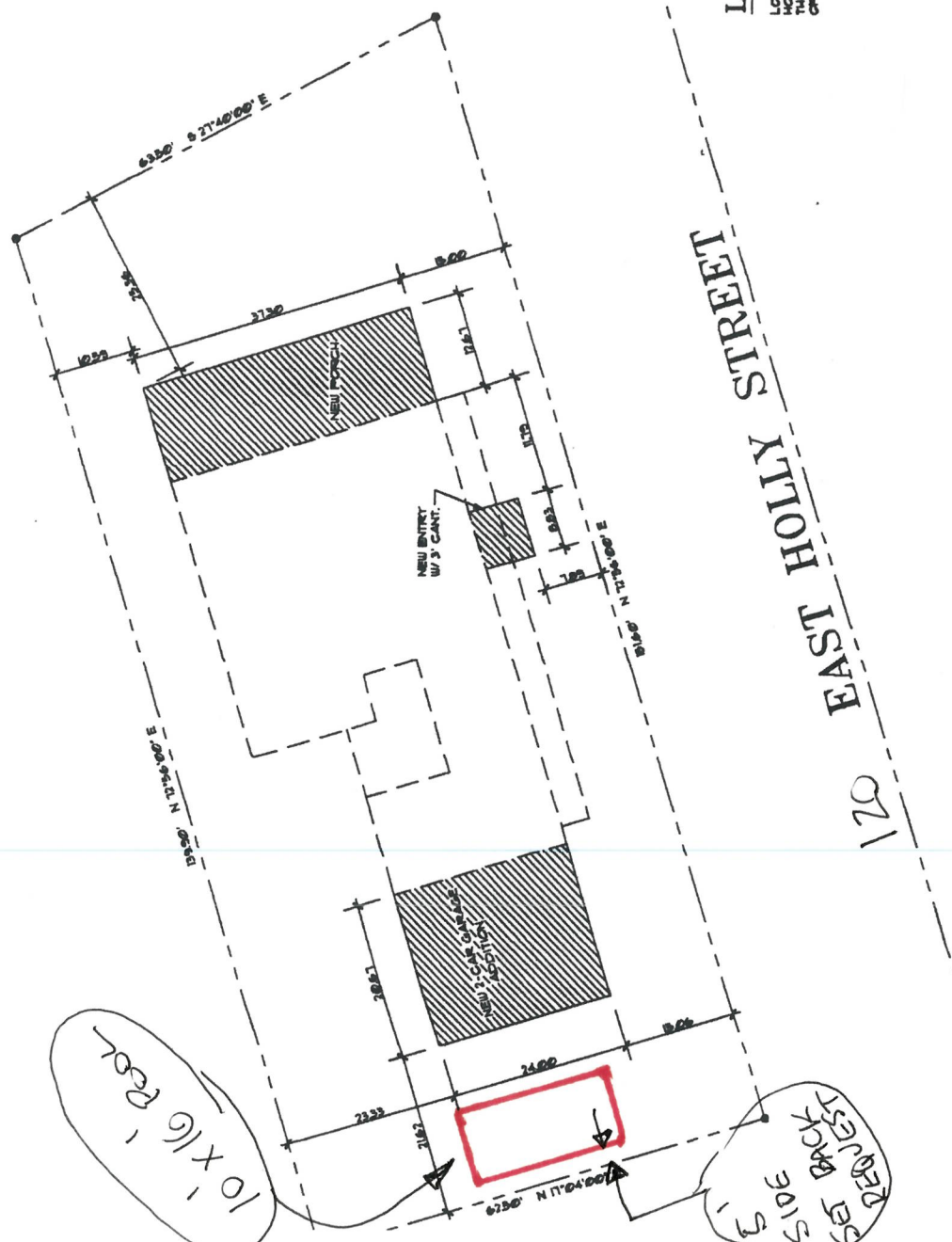
-  Address Locations
-  Property Name
-  Tax Parcels Alternate Key
-  Tax Parcels
-  Surrounding Counties



Lake BCC



SOUTH LAKESHORE BOULEVARD



LEGAL DESCRIPTION:

LOT 39, BLOCK C-2, LAKESHORE HEIGHTS, HOLEY-IN-THE-HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

10' X 16' POOL

SET BACK SIDE REQUEST

120

BOUNDARY SURVEY

LEGAL DESCRIPTION:

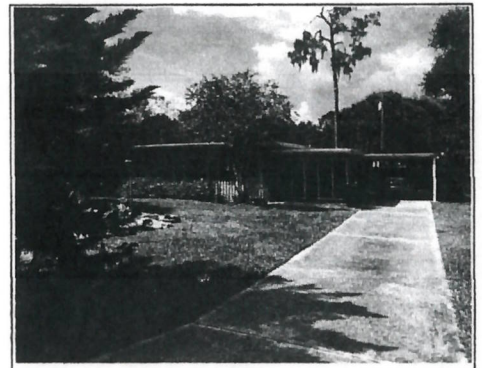
LOT 32 AND 33, BLOCK C-2, HOWEY IN THE HILLS, LAKE SHORE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

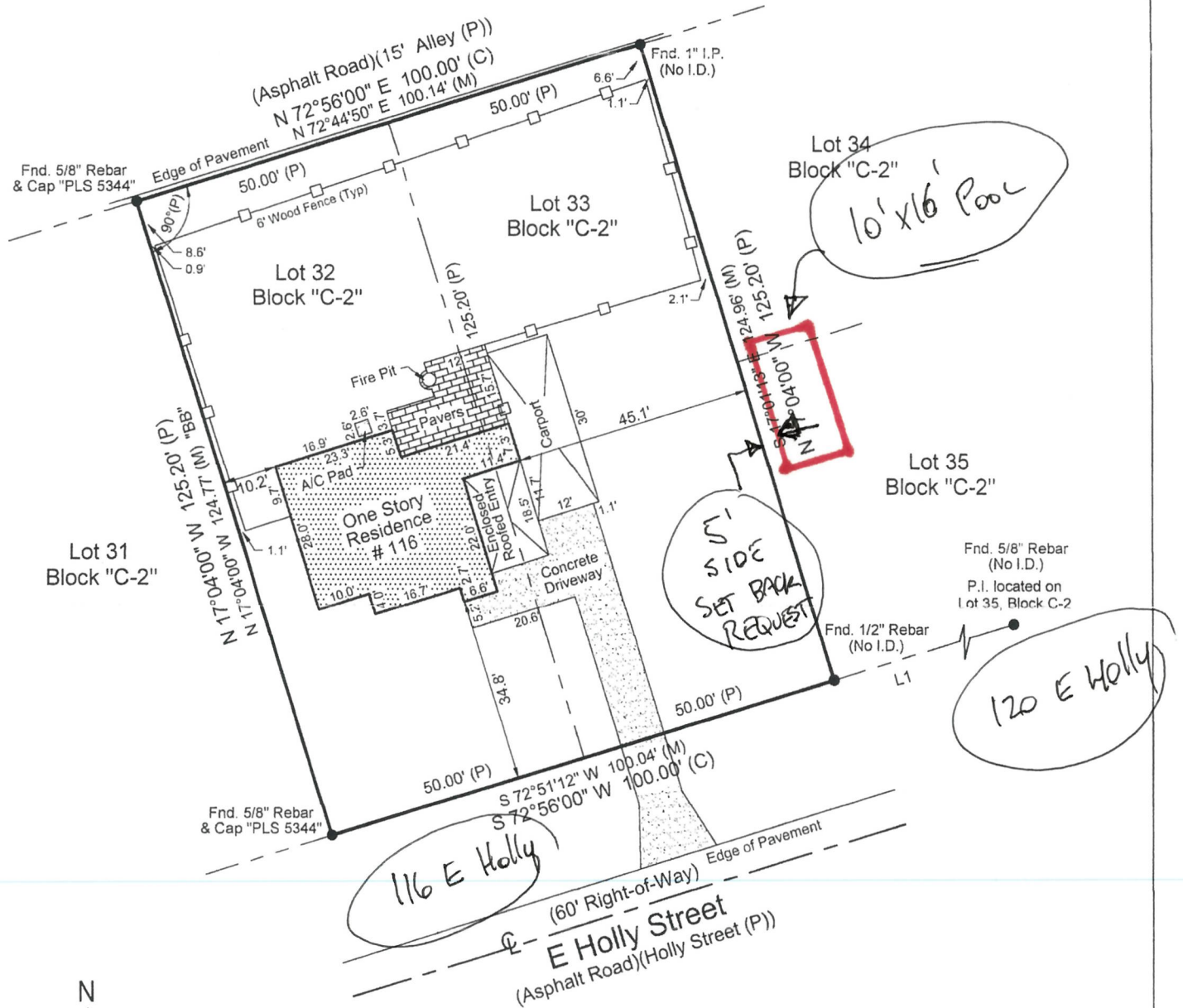
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120421, DATED 12/18/2012.

CERTIFIED TO:

BRADLEY J. SMITH



116 EAST HOLLY STREET, HOWEY-IN-THE-HILLS, FLORIDA 34737



Lisa and Bradley Smith
PO Box 32
Millersport, Ohio 43046

(adjacent: 116 East Holly St)

Janice McLain
16511 Leslie Ann Drive
Tinley Park, IL 60477

(adjacent : 109 S Lakeshore Blvd)

Ronald and Patricia Miller
201 S Lakeshore Blvd.
Howey in the Hills, FL 34737

Dianne Harris
114 East Holly Street
Howey in the Hills, FL 34737

St Clair Family Holdings LLC
135 E Central Avenue
Howey in the Hills, FL 34737

John and Leslie Manning
111 E Holly Street
Howey in the Hills, FL 34737

Barbara Berberich
32952 Michigan Avenue
San Antonio, FL 33576

(vacant lot across Holly Street)

Lisa and Bradley Smith
PO Box 32
Millersport, Ohio 43046

(adjacent: 116 East Holly St)

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Tinley Park, IL 60477

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San Antonio, FL 33576

(vacant lot across Holly Street)

Brad & Lisa Smith

740-438-4647

re: variance for 120 E Holly St

TOWN OF HOWEY-IN-THE-HILLS
CASH RECEIPT

Reprinted 11:24:05 - 12/22/23
Posted on 12/22/23 11:22:58 AM

Batch:14539
Transaction:1

Reference Number: 2269

Name: LISA SMITH

Address: 120 E HOLLY ST [HOWEY FL 34737]

Item(s) Description:

322202 VARIANCE FEES 1000.00

Check # 2270 1000.00

Cash Paid

Credit Paid

Less Change Given ()

TOTAL: 1000.00

TOWN OF HOWEY-IN-THE-HILLS
CASH RECEIPT

Printed 11:23:58 - 12/22/23

Batch:14539
Transaction:2

Reference Number: 2269

Name: LISA SMITH

Address: 120 E HOLLY ST [HOWEY FL 34737]

Item(s) Description:

322202 VARIANCE FEES 400.00

Check # 2269

Cash Paid 400.00

Credit Paid

Less Change Given ()

TOTAL: 400.00