



VARIANCE PETITION  
CITY OF LABELLE, FLORIDA

Date Received 1/6/2026  
File Number: VAR 202 -

Petitioner (applicant name): Nathan J. Powers  
Petitioner Address: P.O. Box 2711, LaBelle, Florida 33975  
Telephone#: (863) 234-8915 E-mail: palmetto stamper@yahoo.com  
tonyah1227@gmail.com

Agent for Petitioner (if applicable): Kenneth E. Winney Jr.  
Address of Agent: 891 C.R. 78, LaBelle, Florida 33995  
Telephone#: (863) 675-8888 E-mail: K.crupper@yahoo.com  
(863) 801-4132 cell#

Address/Location of Subject Property: 990 Topicana Street, LaBelle

Legal Description of Property Involved:

Lot 24, Block 2, Englewood Terrace, according  
to the plat recorded in Plat Book 3, Page 48,  
Public Record of Hendry County, Florida  
Parcel ID# 2-29-43-02-260-0002-024.0

Existing Zoning: R3 Total Acreage/Square Footage of Subject Property: 9,300 sq ft

Current Use of Land: Manufactured Home Residence

Appeal from Section 4.60F of the Comprehensive Development Code,  
which requires 15' side setback

*Findings required.* Before making a finding on an application for a variance, the City Commission shall first determine that the proposed variation in the application of this code:

- (a) Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district. **Yes**
- (b) The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disabilities of the applicant and other considerations may be considered where relevant to the request. **Yes**
- (c) The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare. **No**
- (d) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant. **Yes**
- (e) The requested variance is the minimum modification of the regulation at issue that will afford relief. **Yes**
- (f) The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions. **Yes, this is correct.**

Summary of Facts

We are requesting that a shed be placed 5' from the North property line. This will allow the placement of a 6x12 shed leaving 3'3" between the home and shed for repairs. Due to the septic requirements and other Road side setback requirements this is the only option for the placement of a shed.

Has a public hearing been held on this property in the past twenty-four months? No

If yes, application number or resolution number: —

Is this hearing being requested as a result of a violation notice? No

If yes, to whom was the violation written? —

***NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON PAGE 4 MUST BE PROPERLY EXECUTED.***

***IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE PERMISSION TO REPRODUCE ON PAGE 5.***

LETTER OF AUTHORIZATION: TO BE SIGNED BY PROPERTY OWNER

ATTEST:

I/We, Nathan J. Powers, being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer-generated or City printed shall not be altered.

As property owner I/We, Nathan J. Powers further authorize Kenneth E. Kinney Jr to act as our/my representative in any matters regarding this Petition.

[Handwritten Signature]  
(Signature of Property Owner)

\_\_\_\_\_  
(Signature of Property Owner)

Nathan J Powers  
(Typed or Printed Name of Owner)

\_\_\_\_\_  
(Typed or Printed Name of Owner)

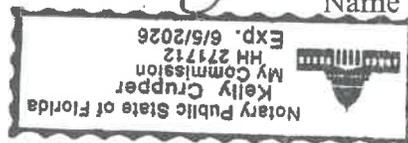
State of Florida

County of Hendry

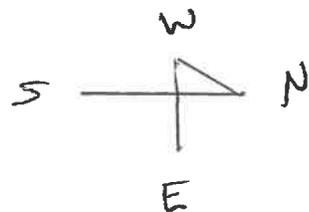
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2020,  
By Nathan Powers who is personally known to me or has produced as identification.

[Handwritten Signature]  
(Signature of Notary Public – State of Florida)

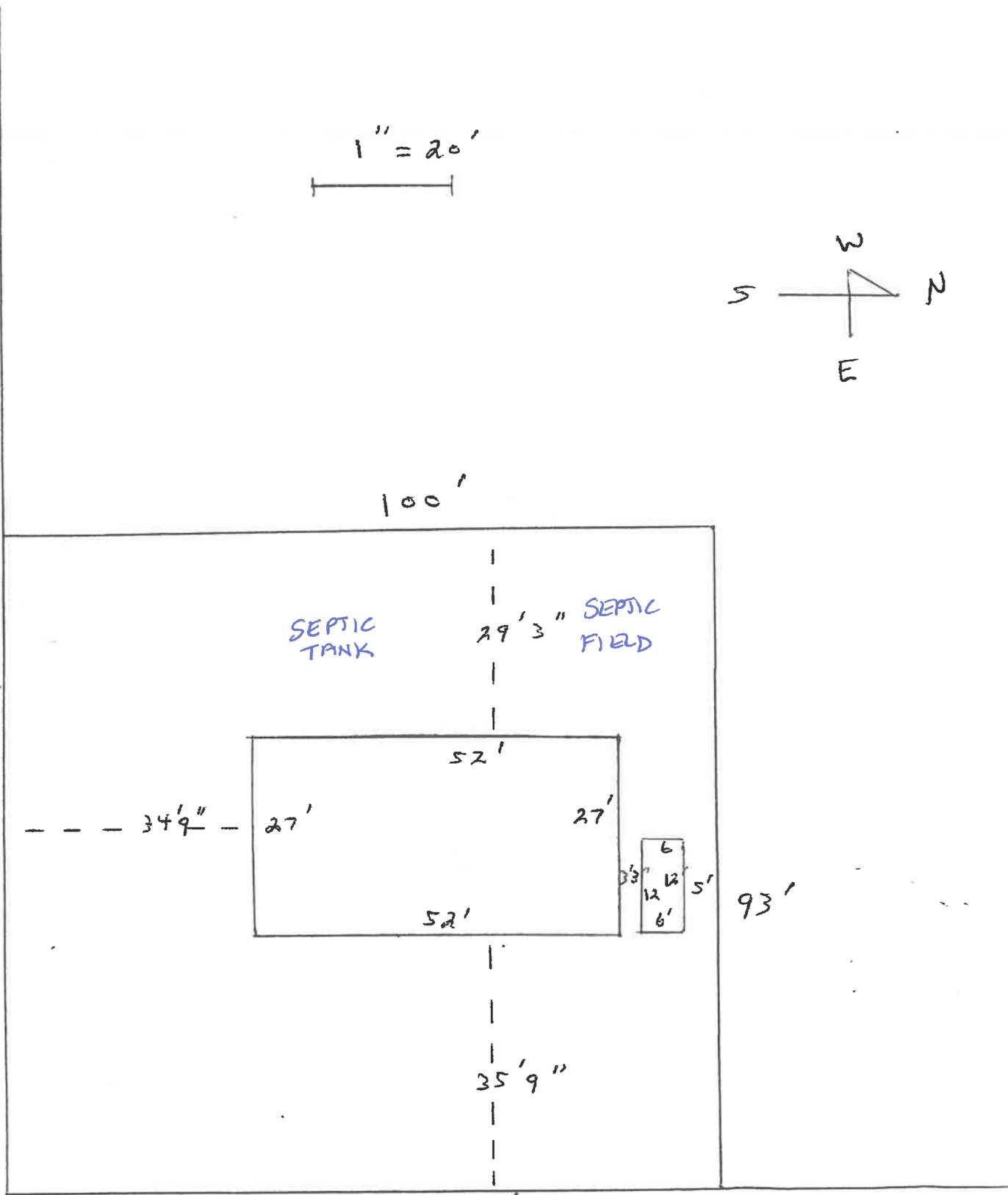
Kelly Crupper  
(Print, Type, or Stamp Commissioned Name of Notary Public)



1" = 20'



Cowboy Way  
93'



Tropicana Street