



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

APPLICATION FOR VARIANCE

A preapplication meeting with staff is required prior to application submittal.

Submittal Date: 4/15/25

Fee Paid: \$ 350.⁰⁰

Petition Number: Var 25-01

Application Complete ☐ Yes ☐ No

☐ Recorded Deed

☐ Certified Boundary Survey

☐ Site Plan – Showing any proposed structures

Owner Information

Owner(s) Name: Virgil and Cheryl Laxton

Owner(s) Address: 2869C Lucasville-Minford Rd Lucasville, Ohio 45648

Owner(s) Telephone: 740-935-0621 Owner(s) Email: cvlaxton@yahoo.com

Agent Information

Agent Name (if applicable): _____

Agent Address: _____

Agent Telephone: _____ Agent Email: _____

Property Information

Parcel Number(s) 0763103200 and 0763103500

Subdivision Name (if applicable) Spring Village

Total Acres .630 Current Use vacant residential



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Request Information

Please list the nature of the variance request

Due to the nonconforming shape of our property in the subdivision of Spring Valley, zoned residential, we would like to request a setback allowance of 15 in the front/back and sides. The property directly behind us has the same zoning and has a building and home 10ft and 15ft off the property line. It would cause an undue hardship on us as property owners, not to allow us to enjoy the same entitlements as others in the same area. Our proposed new construction home would fit within our property lines and look comparable to others around us.

Please list the section(s) of the code which is the subject of this variance.

Sec. 50-677 Lot, Setback, and height regulations

Virgil and Cheryl Laxton

Owner Name (print)

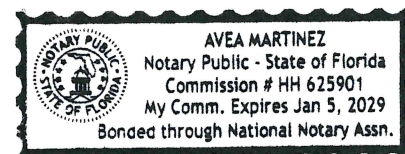
Virgil Laxton Cheryl Laxton

Owner Name (signature)

STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of April, 2025.

By: Avea Martinez (Printed Name of Individual Acknowledging)
Individual identified by: ☐ Personal Knowledge ☒ Satisfactory Evidence: Type: OH - DL

Avea Martinez
Signature of Notary Public - State of Florida



Stamp:

Avea Martinez
Printed Name of Notary Public or Stamp

pl
This instrument prepared by and return to:
Deniese Clements and employee of
Levy Abstract and Title Company
13 E. Park Ave.
Chiefland, FL 32626
Parcel I.D. #: 0763103200 & 0763103500

WARRANTY DEED

THIS WARRANTY DEED, made this 10th day of September, 2024, by

Joe Lee, an unmarried man, and Janis Kathryn Halper f/k/a Janis Lee, an unmarried woman

whose mailing address is: 11671 NW 80th Ct., Chiefland, Florida 32626, hereinafter called the grantor, to

Virgil Laxton and Cheryl Laxton, husband and wife

whose mailing address is: 2869C Lucasville-Minford Rd., Lucasville, Ohio 45648, for an Enhanced Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any to Melinda Risner and Louanna Akers, whose address is: 2869C Lucasville-Minford Rd., Lucasville, Ohio 45648, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

Lots 13, 14, 15, 16, 17, 18, and 19, SPRINGS VILLAGE UNIT NO. 1, according to the plat thereof recorded in Plat Book 3, Page 36, Public Records of Levy County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in
the presence of:

Deniese Y. Clements
1st Witness Signature
Deniese Y. Clements
1st Witness Printed Name

Joe Lee L.S.
Joe Lee

1st Witness Mailing Address

13 E. Park Ave, Chiefland, FL 32626

Kenneth B. Karasek
2nd Witness Signature
Kenneth B. Karasek
2nd Witness Printed Name

Janis Kathryn Harper L.S.
Janis Kathryn Harper

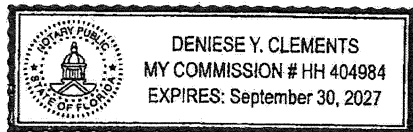
2nd Witness Mailing Address

50 Picnic St, Brookson, FL 32621

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by (CHECK ONE): X in physical presence
OR ___ online notarization, this 18th day of September, 2024, by Joe Lee and Janis Kathryn Harper,
who (CHECK ONE): X are personally known to me OR ___ have produced
as identification.

(Type of identification)



(Notary Stamp/Seal)

Deniese Y. Clements
Notary Public
Printed Name: _____
My Commission Expires: _____