



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: _____ Date: _____

* Written Authorization is required if Applicant is different than Owner.

Applicant*

Property Owner

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ City: _____

State: _____ Zip: _____ State: _____ Zip: _____

Home No.: _____ Cell No.: _____ Home No.: _____ Cell No.: _____

Work No.: _____ Fax No.: _____ Work No.: _____ Fax No.: _____

Email: _____ Email: _____

Property Description: Section: _____ Township: _____ South Range: _____ East

Legal Description: _____

Subdivision: _____ Lot(s): _____ Block/Parcel: _____

Alternate Key #: _____ Parcel ID: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No _____

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Variance Request: _____

State hardship that justifies the granting of the variance: _____

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared _____, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, _____.

Seal

Printed Name

Notary Public - State of Florida

For Staff Use Only

Date: _____

Time: _____

Initials: _____

ATF: _____

QTR: _____

LUD: _____

FZ: _____



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VARIANCE

A variance is a request to deviate from the strict application of the provisions of the Land Development Code (LDC) in order to proceed with a proposed development. All variance requests shall be considered by the Planning and Development Commission at a public hearing after due public notice. Approval of a petition for a variance from the provisions and requirements of the LDC shall be granted by the Planning and Development Commission only on a finding that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.
2. The special conditions and circumstances do not result from the actions of the applicants.
3. A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.
4. Literal interpretation of the provisions of this code which (would) deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.
5. The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.
6. The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.
7. There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.
8. Granting the variance will not deviate from the clear intent of the adopted Comprehensive Plan.

The PDC may prescribe appropriate conditions and safeguards including reasonable time limits to an approved variance request.

The PDC cannot grant a variance from a Comprehensive Plan goal, objective or policy nor can they authorize a use or activity that is not generally permitted in the land use district.

The PDC may specify a term for the duration of a Variance. A Variance will terminate if no development activity under the Variance is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.

In the event that a variance is denied the same application will not be reheard unless the PDC finds that a material change in the situation justifies a rehearing. Change of ownership or property or any interests therein shall not be deemed a material change in the situation. A rehearing requires a new application and fees.