



City of Ocala  
 Growth Management Department  
 201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
 352-629-8404 | [www.ocalaf1.gov](http://www.ocalaf1.gov) | [gmd@ocalaf1.gov](mailto:gmd@ocalaf1.gov)

### VARIANCE REQUEST

- Variance through the Board of Adjustment (\$1,250)  
 Administrative Variance (\$400)

Due Date: Complete application 45 days prior to P&Z Commission meeting held on the second Monday of the month. Incomplete applications will not be processed until all required information is submitted. Staff may request additional information to properly review the application.

<b>Name of Petitioner(s):</b>		Robert & Nadia Briggs			
<b>Mailing address:</b>		1244 SE 7 Street	<b>City:</b>	Ocala	<b>State:</b> FL
<b>Phone:</b>		(352) 427-5518	<b>Email:</b>	nadia.sanan.briggs@gmail.com	
<b>Parcel Number(s):</b>		2836-005-001			
<b>Section:</b>	17	<b>Township:</b>	15	<b>Range:</b>	22
		<b>Size of Property:</b>			
<b>Attach Legal Description:</b> It shall be the applicant's responsibility to provide the correct legal description for the subject property. The application will not be processed until a correct legal description is provided. An electronic file of the legal description in Word format, plus site plan or site sketch (PDF), must be submitted with the application.					
<b>Street address of the property:</b>		1244 SE 7 Street, Ocala FL 34471			
<b>Present Land Use designation:</b>			0100		
<b>Present Zoning District:</b>			R1		
<b>Description of request:</b> A variance is requested to reduce the rear setback from 25 feet to 3 feet on the proposed attached garage addition. <i>A variance is requested from the street side from 25 feet to 18.5 feet on the proposed attached garage addition.</i>					
<b>Is a special exception being requested along with this variance?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No					
The application will not be processed if these items do not accompany the application: <input type="checkbox"/> Deed or other proof of ownership <input type="checkbox"/> Notarized signature of the current property owner(s) & the agent's signature, if applicable <input type="checkbox"/> The appropriate fee in cash or check (Payable to the City of Ocala) <input type="checkbox"/> Electronic file of legal description in Word format, plus sketch/ site plan (PDF)					

**ATTENDANCE** at the public hearing by the applicant or agent (as designated in writing) **IS RECOMMENDED**



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**A VARIANCE FROM THE TERMS OF THE ZONING CODE WILL NOT BE CONSIDERED  
 UNLESS THE FOLLOWING ARE ADDRESSED IN WRITING:**

(Attach additional pages if necessary)

**What special conditions and circumstances exist that are peculiar to the land, structure or building involved and which are not applicable to other land structures or building in the same zoning district?**  
 The applicants have a hardship as a result of reliance on a previously approved plan (by OPHAB) to enclose their existing garage into living space and build this new garage. The applicants then commenced construction, to enclose said existing garage, then due to building delays with the contractor, the new garage was not commenced prior to the approval expiring. The applicants would have never taken the action they already did if this new garage was at any risk of non-approval.

**How does the literal enforcement of the provisions of the Zoning Code deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code?**  
 Yes, the literal enforcement of the provisions creates a hardship of depriving the applicant of a garage to park their cars, which had been previously approved by OPHAB and upon which the applicants relied upon that approval when they began the first part of the construction, enclosing their previously existing garage into living space anticipating the completion of the new garage.

**What special conditions and/or circumstances exist, as stated in Number 1 above, which do not result from the action of the applicant?**  
 The plans were previously approved by OPHAB, and in good faith the applicants began construction. The Builder had unanticipated delays in the start date for the new garage, not due to the inaction of the applicants.

**Will granting the requested variance confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same district?**  
 No it will not, previous OPHAB approval simply expired.

**STAFF USE ONLY:**

Date received: \_\_\_\_\_

Variance requested from Section(s) \_\_\_\_\_ of the Land Development Regulations

Petition contains all required information:  Yes  No

Petition rejected:  Yes  No (see attached reason)

Petition accepted:  Yes  No Case #: \_\_\_\_\_

Special exception (if being sought concurrently): #: \_\_\_\_\_

Site plan drawn to scale accompanies application:  Yes  No Date: \_\_\_\_\_



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I, Nadia Briggs (Name), as realator (Title) of Roberts Real Estate (Entity Name)  
1244 SE 7<sup>th</sup> Street (State Registry & Type), being first duly sworn, affirm and say that I am the owner of the property described above.

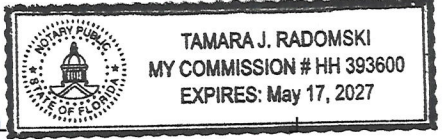
Owner's Signature: [Signature] Address 1244 SE 7<sup>th</sup> Street

STATE OF Florida COUNTY OF Marion Before me, this 30<sup>th</sup> day of June, 2025, personally appeared Nadia Briggs who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Personally known or  Produced Identification

Type of ID produced: \_\_\_\_\_

Signature of Notary: Tamara J. Radowski



Print Name: \_\_\_\_\_ My commission expires: \_\_\_\_\_

I, \_\_\_\_\_, am the legal representative of the applicant and am authorized to speak on his behalf for the subject matter.

Agent's Mailing address:			
City:		State:	
Agent's Phone:		Agent's Email:	
Agent's Signature:			