



# VARIANCE STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearing Date: July 2, 2025

Case No. and Project Name: PZ2025-103, Janocko Accessory Structure

Commissioner District: District 5 – Timothy Morris

Applicant(s): Logan Wilson

Owner(s): Nathaniel R. Janocko

Requested Action: Variance to LDR Section 10.01.01(D) to allow the square footage of accessory structures to be 121% of the square footage of the enclosed living area of the principal dwelling unit, in lieu of the 80% maximum requirement.

Case Manager: Meagan Bracciale, Planner I

### Subject Property Information

Size: 0.64 +/- net acres

Location: 3901 Magnolia Drive, in the unincorporated Leesburg area

Alternate Key No.: 1679052

Future Land Use: Urban Medium (Attachment “A”)

Current Zoning District: Urban Residential District (R-6) (Attachment “B”)

Flood Zone(s): “X”

JPA/ISBA: Leesburg Interlocal Service Boundary Agreement (ISBA) Area

Overlay/Rural Protection Area: Naval Undersea Warfare Center (NUWC) Okahumpka Open Water Facility at Bugg Spring Overlay Area (Attachment “C”)

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Medium Density	Urban Residential District (R-6)	Residential	Single-Family Residence North of Canal
South	Urban Medium Density	Urban Residential District (R-6)	Residential	Single-Family Residence South of Magnolia Drive
East	Urban Medium Density	Urban Residential District (R-6)	Residential	Single-Family Residence
West	Urban Medium Density	Urban Residential District (R-6)	Residential	Single-Family Residence

## Summary of Request

The subject parcel is identified by Alternate Key Number 1679052 and contains approximately 0.64 +/- acres. The subject parcel is zoned as Urban Residential District, designated with an Urban Medium Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is developed with a Single-Family Residence, pool, and a small shed (Attachment "D" & "E"). The parcel survey, dated April 22, 2025, indicates that the subject parcel is located within flood zone "X" and there is no indication that wetlands exist on the site.

The Applicant is requesting a variance to LDR Section 10.01.01(D) to allow the square footage of accessory structures to be 121% of the square footage of the enclosed living area of the principal dwelling unit, in lieu of the 80% maximum requirement.

The subject property is located within the Naval Undersea Warfare Center (NUWC) Okahumpka Open Water Facility at Bugg Spring overlay area. On April 15, 2025, the application was provided to the Navy liaison to review for a determination of consistency with their regulations. The Navy offered no comments or concerns regarding this request.

The subject parcel is located within the Leesburg Interlocal Service Boundary Agreement (ISBA) area and the application was provided to City of Leesburg for review and comment. The City of Leesburg commented that they would not oppose this request.

The Applicant provided a Project Narrative as a justification for the variance request as shown on Attachment "F".

Should the Board of Adjustments approve this variance request, the Applicant will be required to obtain zoning and building permits to comply with Lake County Land Development Regulations.

### – Staff Analysis –

**A. LDR Section 14.15.02 states that variances will be granted when the person subject to a Land Development Regulation demonstrates that the purpose of the Land Development Regulation will be or has been achieved by other means, and when application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness.**

**1. The purpose of the Land Development Regulation will be or has been achieved by other means.**

The intent of the Code, LDR Section 10.01.01, *Residential Accessory and Temporary Structures and Uses* is to regulate the installation, configuration, and use of accessory and temporary structures and uses in order to preserve the community and property values and to protect the community character (LDR 10.01.01)

The request is consistent with LDR Table 3.02.06, *Density, Impervious Surface, Floor Area, and Height Requirements*, the maximum allowed impervious surface ratio (ISR) within the Urban Residential District (R-6) is fifty-five (55) percent. The proposed ISR for the subject parcel is twenty-three (23) percent.

The request is consistent with LDR Section 10.01.01(E) *Residential Accessory and Temporary Structures and Uses*, Accessory Structure(s) shall not exceed the height of the dwelling unit or twenty-five (25) feet, whichever is greater. The peak height of the proposed accessory structure will be sixteen (16) feet.

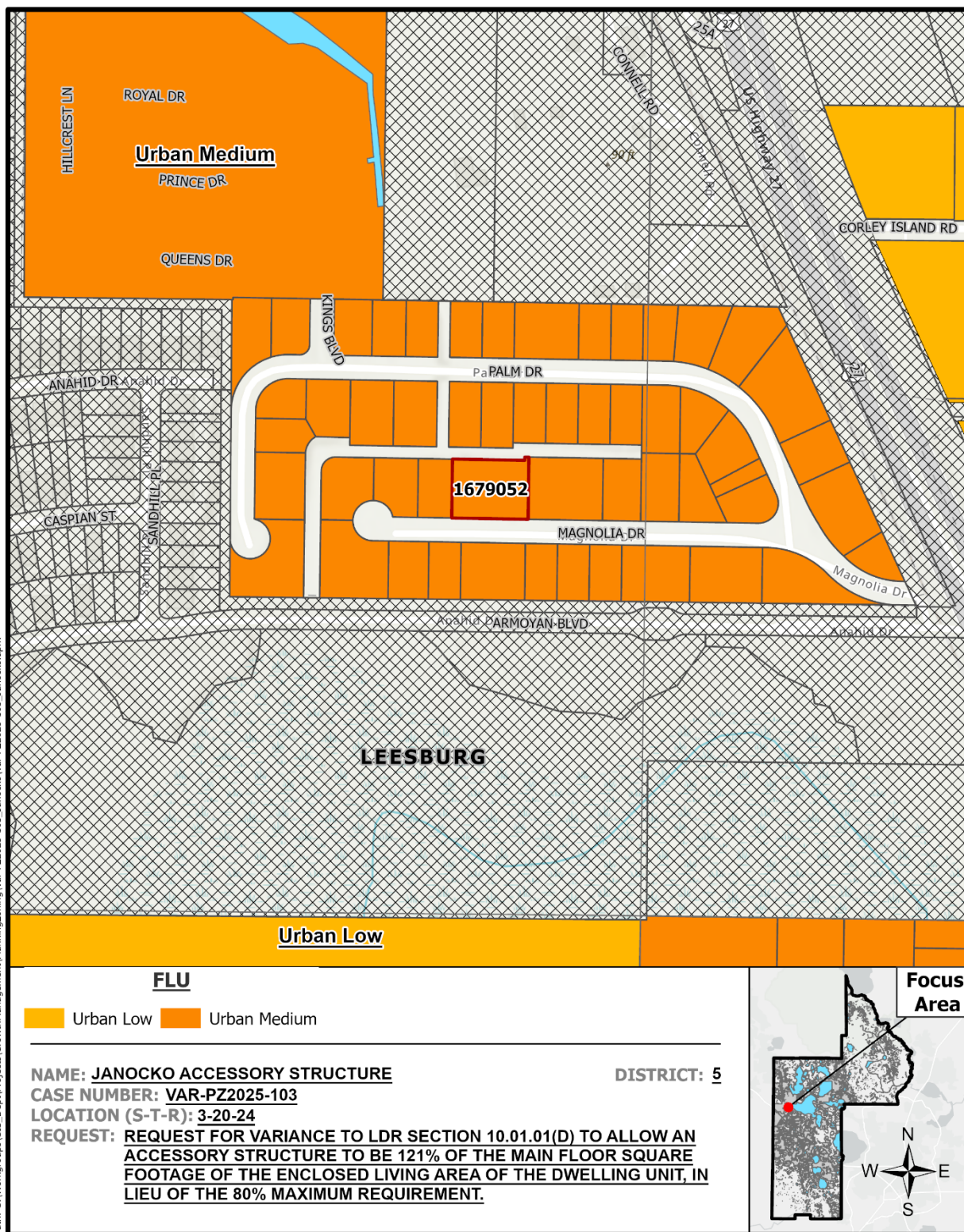
The Applicant provided the following statement as evidence that the intent of the Land Development Regulations will be or has been achieved by other means, *"All other aspects of the Land Development Regulations will be met except for staying at or under the maximum 80% of the main floor square footage of the enclosed living area of the dwelling unit."*

2. **The application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance. For purposes of this Section, "principles of fairness" are violated when the literal application of a Land Development Regulation affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the Land Development Regulation.**

The Applicant provided the following statement, *"Financially the property owner cannot afford to order the appropriate size building now that he has purchased his current building kit."*

# Attachment "A" – Future Land Use Map

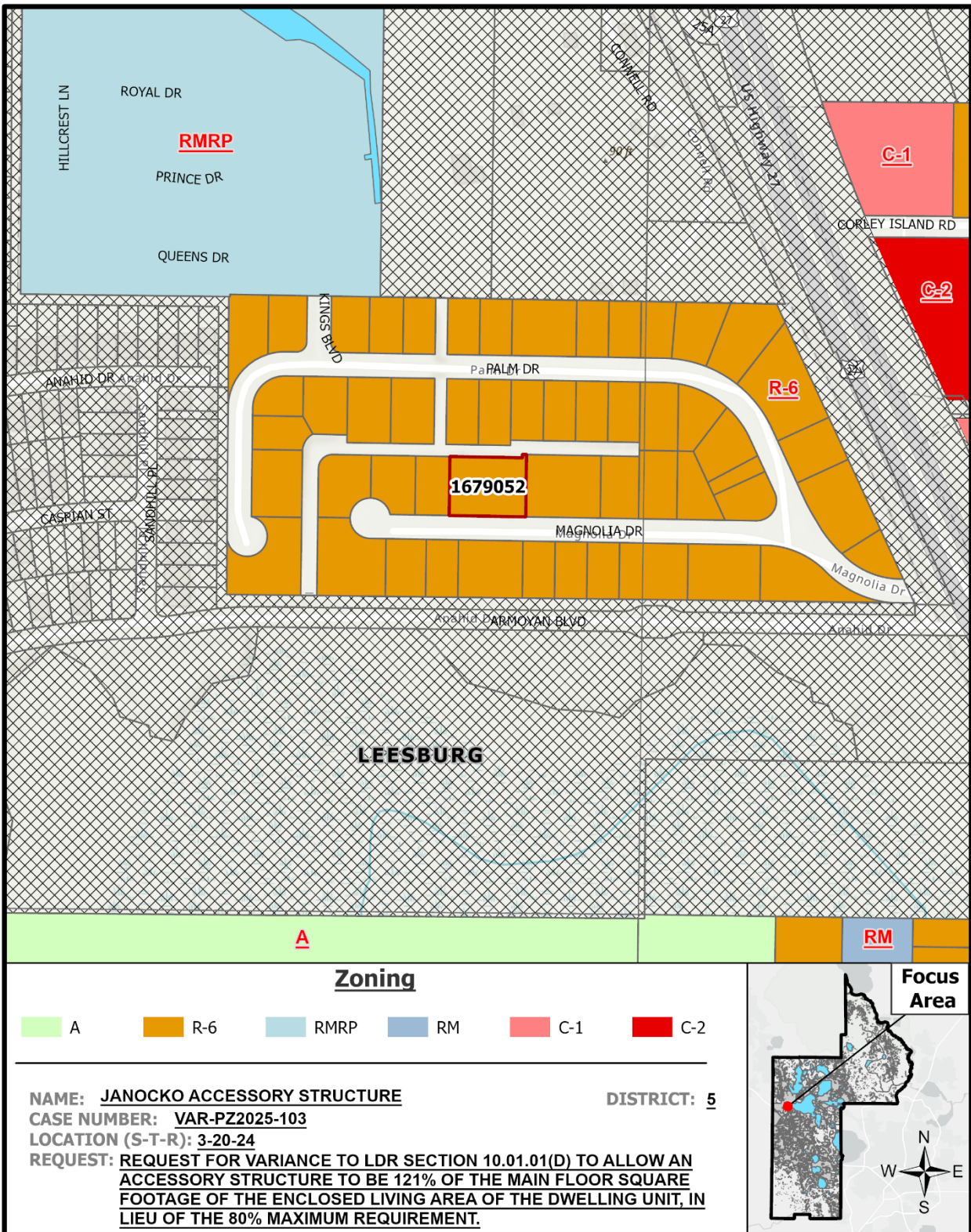
## CURRENT FUTURE LAND USE





# Attachment "B" – Zoning Map

## CURRENT ZONING

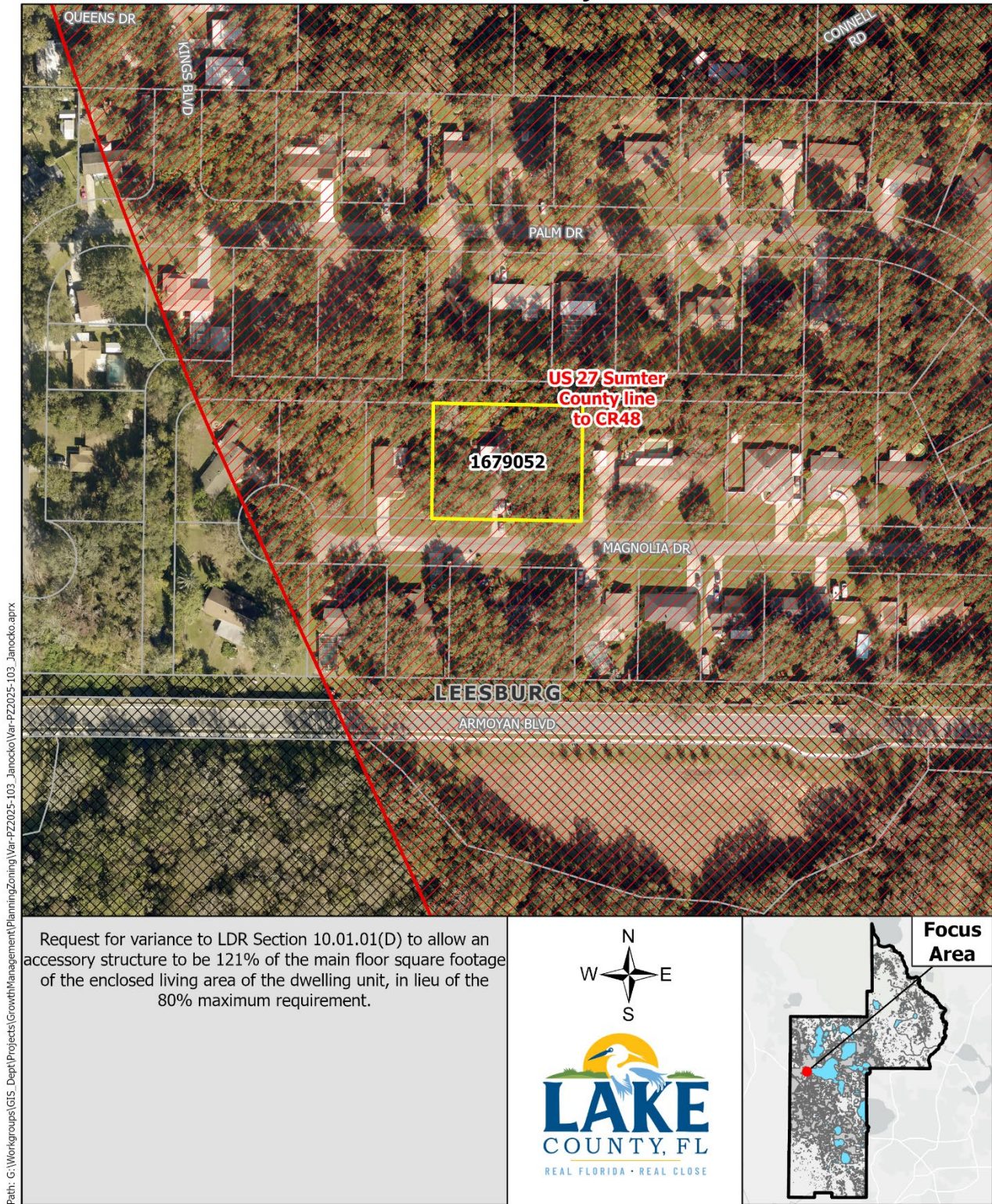


Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\Var-PZ2025-103\_Janocko\Var-PZ2025-103\_Janocko.aprx  
 5/1/2025



# Attachment "C" – Bugg Springs Complex Overlay Map

## Var-PZ2025-103 Janocko Accessory Structure

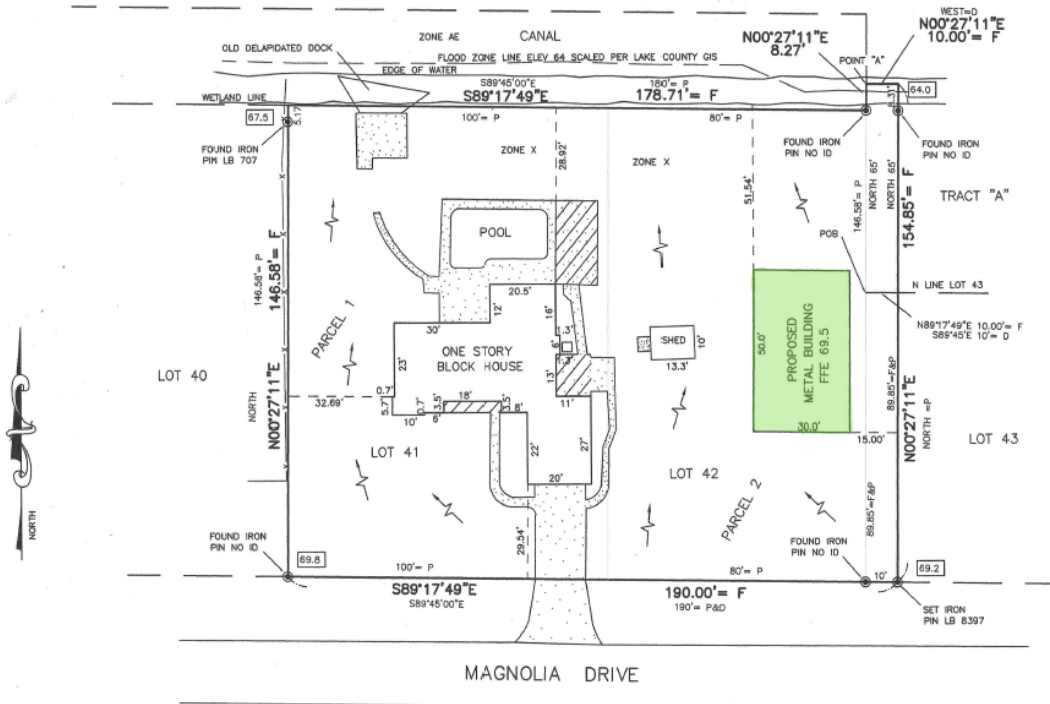




## Attachment "D" – Plot Plan

## BOUNDARY SURVEY /SITE PLAN

TRACT "A"



CURRENT IMPERVIOUS 4927.8 SQ FT  
 PROPOSED IMPERVIOUS 1500 SQ FT  
 LOT AREA 27932.65 SQ FT

## LEGEND:

PSM = PROFESSIONAL SURVEYOR & MAPPER  
 LS = LAND SURVEYOR  
 F = FIELD MEASUREMENT  
 P = PLAT DIMENSION  
 D = DEED DIMENSION  
 [ ] = CONCRETE  
 [ ] = IDENTIFICATION  
 [ ] = COVERED CONCRETE  
 [ ] = DRAINAGE FLOW ARROW  
 [ ] = ELEVATION SPOT SHOT

## DESCRIPTION PARCEL 1:

LOT 41, RAVENSWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

## DESCRIPTION PARCEL 2:

LOT 42 AND THE WEST 10 FEET OF LOT 43, RAVENSWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

A PORTION OF TRACT "A", RAVENSWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF LOT 43, RAVENSWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 65 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING, THENCE RUN SOUTH 89°45' EAST ALONG NORTH LINE OF SAID LOT 43 FOR A DISTANCE OF 10 FEET; THENCE RUN NORTH 65 FEET, MORE OR LESS, TO THE WATERS OF SAID CANAL; THENCE RUN WEST ALONG SAID CANAL TO INTERSECT AFOREMENTIONED POINT "A".

## NOTES:

- 1) SURVEY WAS COMPLETED IN THE FIELD AUGUST 28, 2024
- 2) BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF MAGNOLIA DRIVE AS BEING S89°17'49"E
- 3) UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.

## GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

## SURVEYORS CERTIFICATION: I HEREBY CERTIFY TO:

NATHANIEL JANOCKO  
 THAT THE BOUNDARY SURVEY, AS REFLECTED HEREON, WAS PERFORMED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS RULE 59A-17.052.

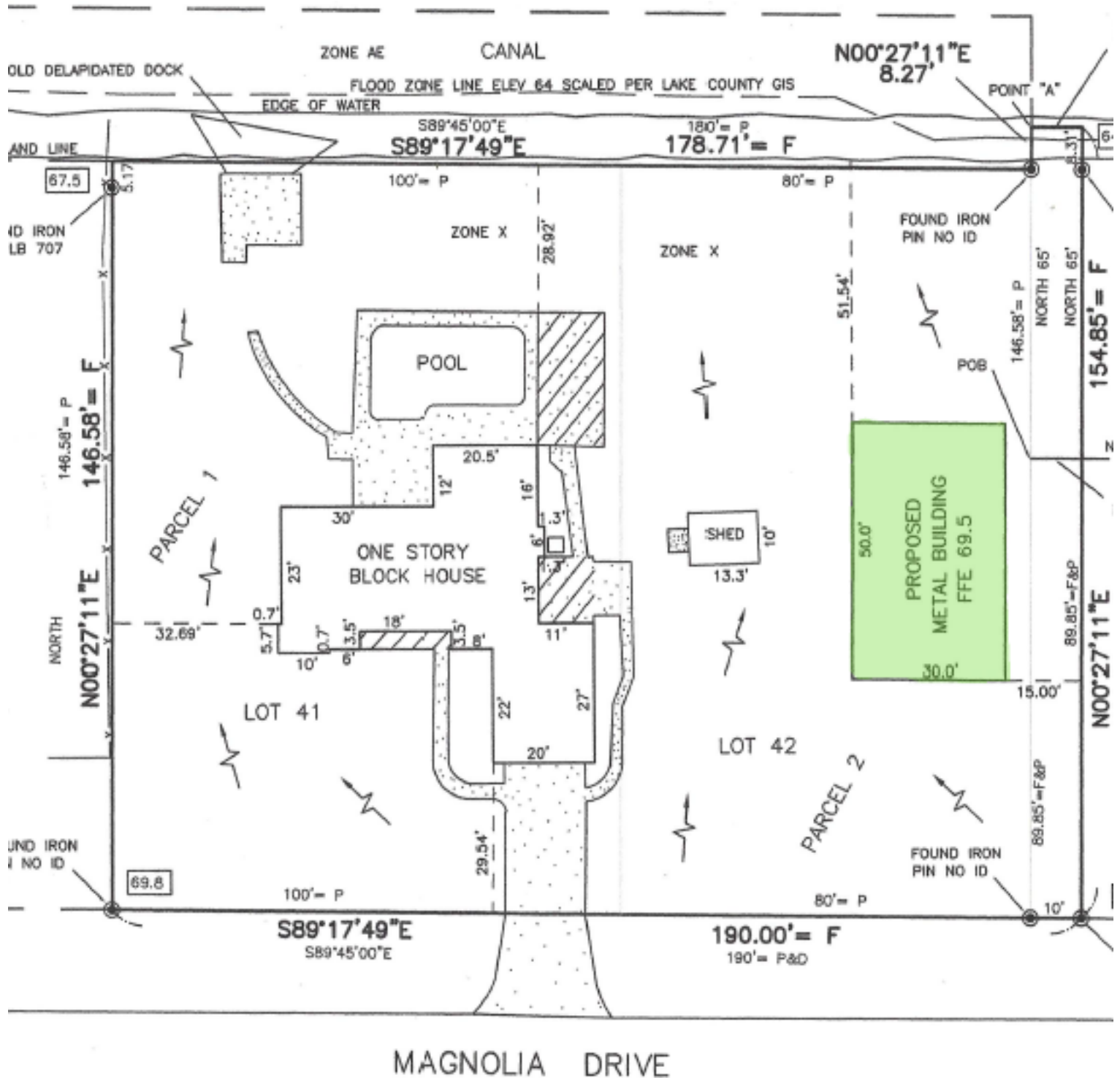
STEVEN B. WILEY DATE  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
 CERTIFICATE NUMBER 5051



18400 BAKER ROAD  
 UMATILLA, FLORIDA 32784  
 PHONE: (352) 355-9827  
 EASTLAKESURVEY@GMAIL.COM

PROFESSIONAL SURVEYORS AND MAPPERS  
 LB 8397

# Attachment "E" – Zoomed Plot Plan





## Attachment "F" – Project Narrative



### Office of Planning and Zoning

#### Project Narrative Variance

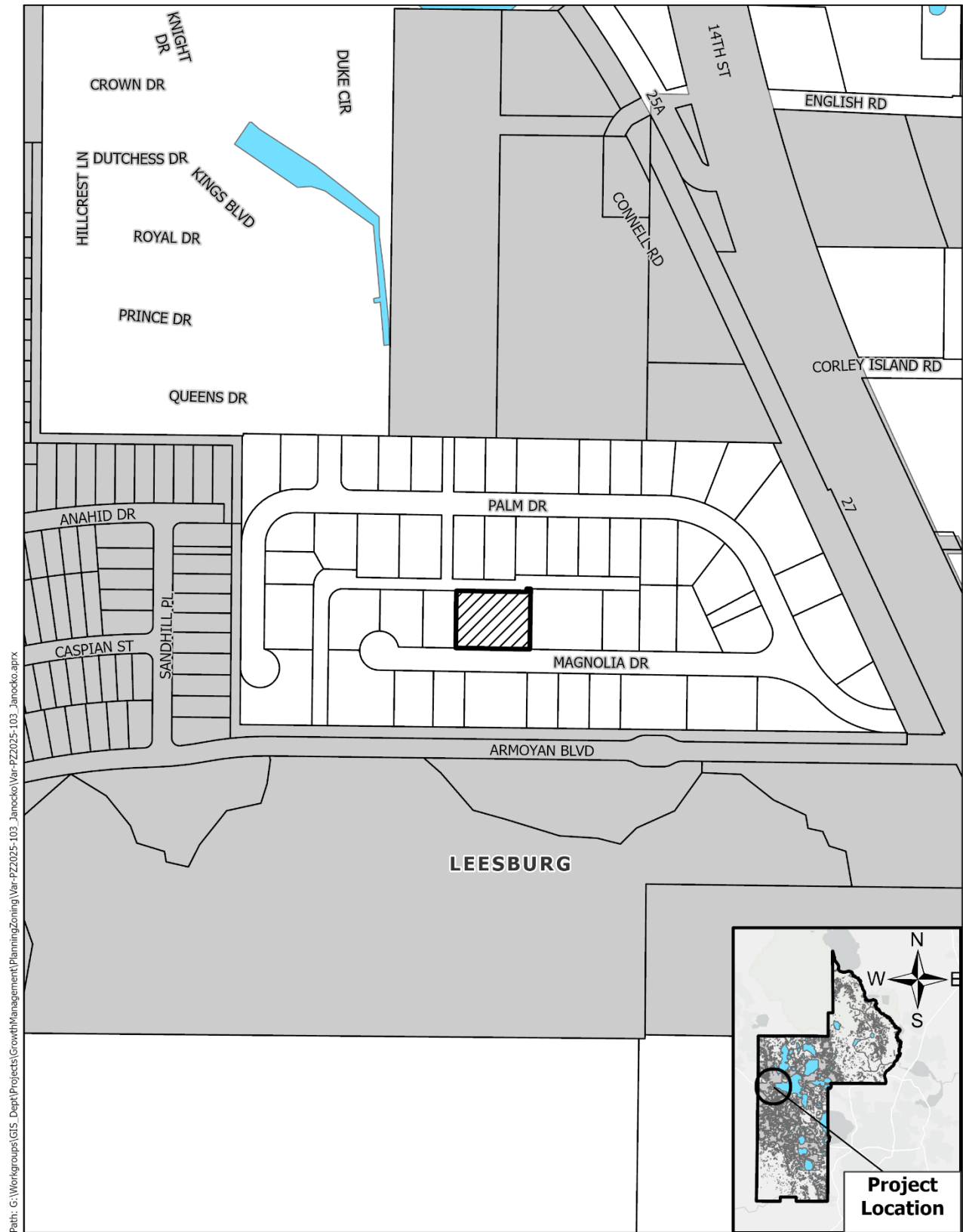
1. What is the substantial hardship in meeting the specific code requirement?

Financially the property owner cannot afford to order the appropriate size building now that  
he has purchased his current building kit.

2. Describe how the purpose of the Land Development Regulation will be or has been achieved by other means:

All other aspects of the Land Development Regulations will be met except for staying at or  
under the maximum 80% of the main floor square footage of the enclosed living area of the  
dwelling unit.

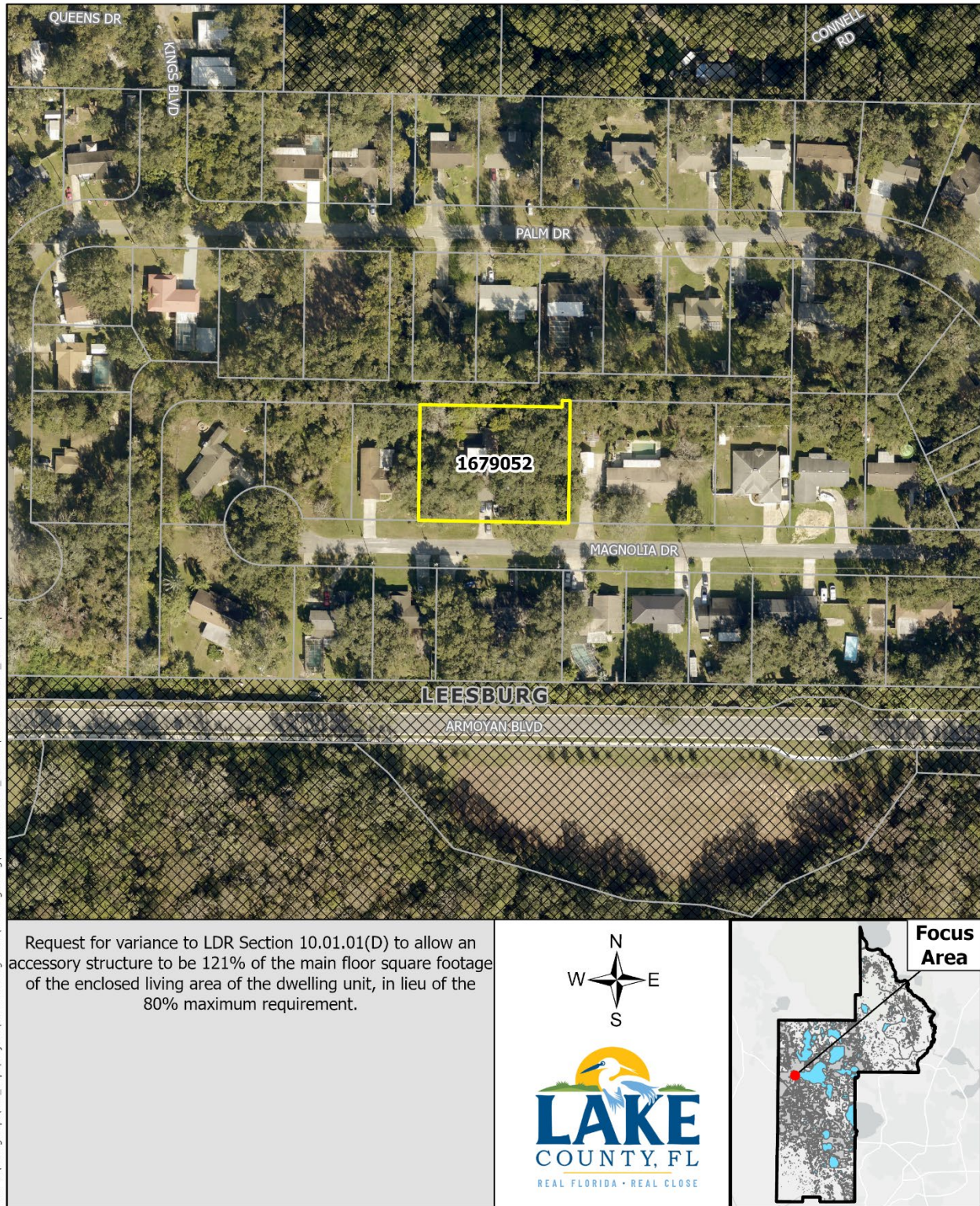
# Map of Subject Property





# Aerial Map of Subject Property

## Var-PZ2025-103 Janocko Accessory Structure





# FINAL DEVELOPMENT ORDER

(PZ2025-103 / AR 6000)

**WHEREAS**, Logan Wilson (the “Applicant”) requested a variance on behalf of Nathaniel R. Janocko (the “Owner”), to Land Development Regulations (LDR) Section 10.01.01(D) to allow the square footage of accessory structures to be 121% of the square footage of the enclosed living area of the principal dwelling unit, in lieu of the 80% maximum requirement; and

**WHEREAS**, the subject property consists of approximately 0.64 +/- acres located at 3901 Magnolia Drive in the unincorporated Leesburg area in Section 2, Township 20 South, Range 24 East, known as Alternate Key Number 1679052, and more particularly described in Exhibit “A”; and

**WHEREAS**, after giving notice of a hearing on a petition for a variance to the Lake County Land Development Regulations, including notice that the request for a variance would be presented to the Board of Adjustment of Lake County, Florida, on July 2, 2025; and

**WHEREAS**, the Board of Adjustment reviewed the petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised.

**DONE AND ORDERED** by the Board of Adjustment of Lake County, Florida, that:

**Variance Granted:** A variance to LDR Section 10.01.01(D) to allow the square footage of accessory structures to be 121% of the square footage of the enclosed living area of the principal dwelling unit, in lieu of the 80% maximum requirement.

The variance granted above is subject to the following conditions:

1. Stormwater calculations must be submitted at the time of issuance of each individual zoning permit for an interceptor swale that is sized to capture the first 1” over the impervious area.
2. Stormwater calculations must be reviewed and approved by Lake County Public Works.
3. The storm water abatement system must be depicted on a scaled plot plan with an engineering design that included a plan and calculations and must be submitted with zoning permit application for improvement/addition for the site.
4. No further structures shall be permitted to be constructed or placed on the property as the maximum percentage of the square footage of the enclosed living area of the principal dwelling unit has been exceeded as part of this variance approval.

Inspection: Prior to the issuance of the Final Inspection for the improvement addition, the stormwater abatement system must be done prior to any final inspection, it must be inspected and approved by Lake County Public Works Department.

**BOARD OF ADJUSTMENT  
LAKE COUNTY, FLORIDA**

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**Bea Meeks, Chairman**

**State of Florida**

**County of Lake**

**Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 2<sup>nd</sup> day of July 2025, by Bea Meeks, as Chairman of the Lake County Board of Adjustment.**

**Personally Known OR Produced Identification**

**Type of Identification Produced** \_\_\_\_\_

**(SEAL)**

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**Notary Signature**

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Board of Adjustment, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

A final administrative order of the Board of Adjustment may be appealed to the Circuit Court in Lake County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of this Order. Those filing an appeal of an administrative order must comply with all applicable Florida Rules of Appellate Procedure.

## Exhibit “A” – Legal Description

LOT 41, RAVENSWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

