



# VARIANCE STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearing Date: December 3, 2025

Case No. and Project Name: PZ2025-296, Bryan Property

Commissioner District: District 4 – Leslie Campione

Applicant(s): Chad & Kristi Bryan

Owner(s): Chad R. Bryan and Kristi L. Bryan, husband and wife

Requested Action: A variance to Land Development Regulations (LDR) 10.01.03 (B)(5) to allow for the construction of a 1,500 square-foot accessory dwelling unit, which will be 84% of the primary dwelling unit’s living area which will exceed the 1,200 square foot maximum or 70% of the air conditioned, enclosed living area of the principle dwelling (excluding garages, patios, porches and the like), whichever is greater.

Case Manager: Corey DeVogel, Planner I

### Subject Property Information

Size: 4.69 +/- gross acres

Location: 21910 Rollingwood Trail, in the unincorporated Eustis area

Alternate Key No.: 2692171

Future Land Use: Rural (Attachment “A”)

Current Zoning District: Agriculture Residential “AR” (Attachment “B”)

Flood Zone(s): “X”

JPA/ISBA: N/A

Overlay/Rural Protection Area: Wekiva-Ocala RPA, Wekiva Study Area (Attachment “C”)

### Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning                       | Existing Use          | Comments  |
|-----------|-----------------|------------------------------|-----------------------|---|
| North     | Rural           | Agriculture Residential “AR” | Single Family         | Single-Family Residence across from Rollingwood Trail |
| South     | Rural           | Agriculture Residential “AR” | Agriculture / Pasture | Agriculture   |
| East      | Rural           | Agriculture “A”              | Single Family         | Single Family Residence across County Road 439        |
| West      | Rural           | Agriculture Residential “AR” | Single Family         | Single-Family Residence                               |

## Summary of Request

The subject parcel is identified by Alternate Key Number 2692171 and contains approximately 4.69 gross acres. The subject parcel is zoned as Agriculture Residential "AR"; is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is developed with a single-family residence with a total living area of 1,795 square feet, a pool, and a barn. The submitted survey does not appear to identify every structure on the subject property. (Attachment "D").

GIS maps indicate that the subject parcel is located within flood zone "X" and there is no indication that wetlands exist on the site. On October 2, 2025, the requested action was sent to the Public Works Department for review of consistency with applicable regulations, including flood and stormwater requirements. Public Works had no comment (Attachment "E").

The Applicant is requesting a variance to LDR Section 10.01.03 (B)(5) to allow for the construction of a 30'x50', 1,500 square-foot accessory dwelling unit which will be 84% of the primary dwelling unit's living area which will exceed the 1,200 square foot maximum or 70% of the air conditioned, enclosed living area of the principle dwelling (excluding garages, patios, porches and the like, whichever is greater).

The current Impervious Surface Ratio (ISR) for the property is 3.2%. If constructed, the proposed accessory dwelling unit will result in an ISR of 3.9%. The maximum allowable ISR within the Agriculture Residential "AR" zoning classification is 25%. The maximum allowable ISR within the Rural Density Future Land Use Category is 20%. Therefore, the maximum ISR allowed is 20%.

The subject property is not located within a Joint Planning Area (JPA) or Interlocal Service Boundary Agreement (ISBA).

The Applicant provided a Project Narrative as shown on Attachment "F".

Should the Board of Adjustment 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 -

**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 LDR Section 10.01.03 entitled *Accessory Dwelling Units*, is to provide for less expensive housing units to accommodate growth, provide housing for relatives and to provide for security. An accessory dwelling unit is permitted on this parcel and would meet all applicable setbacks.

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, "*No other means are available*".

**ANALYSIS:** Creating an accessory dwelling unit under the maximum amount allowed could be a potential means to achieve the LDR.

#### **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, *"The purpose of this dwelling is for my daughter and her family to live in it and they will need the extra square footage for living space and storage."*



# Attachment "B" – Zoning Map

## CURRENT ZONING

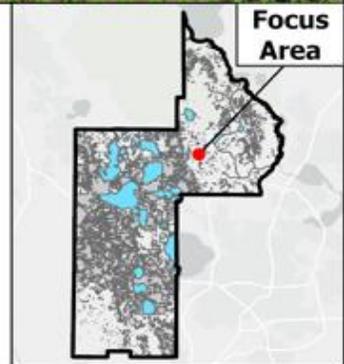


# Attachment "C" – Overlay District Map

VAR-PZ2025-296  
Bryan Property



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\VAR-PZ2025-296\_BryanProperty.aprx



10/2/2025

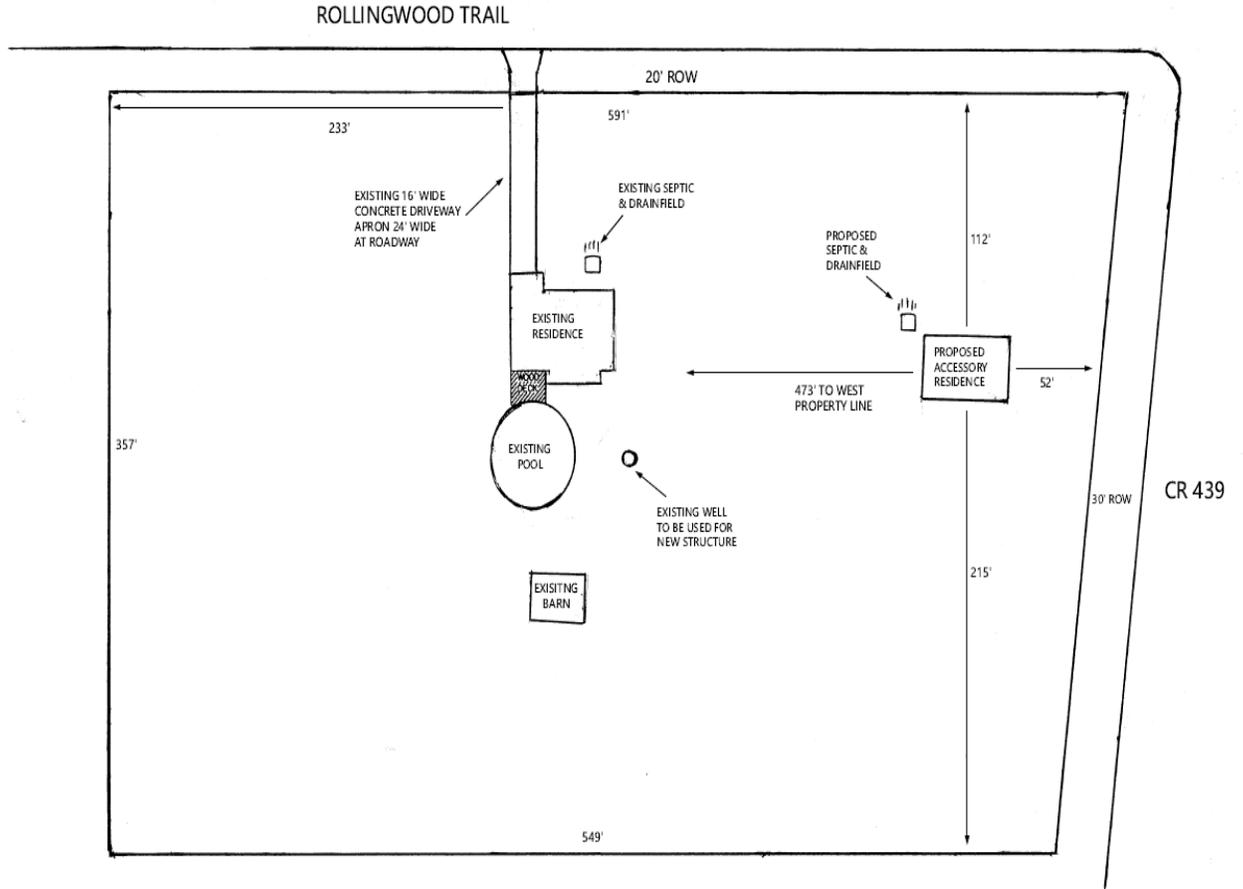
# Attachment "D" – Plot Plan (1 of 3)

## PLOT PLAN

PROJECT DETAILS  
NEW 30X50  
ACCESSORY RESIDENCE

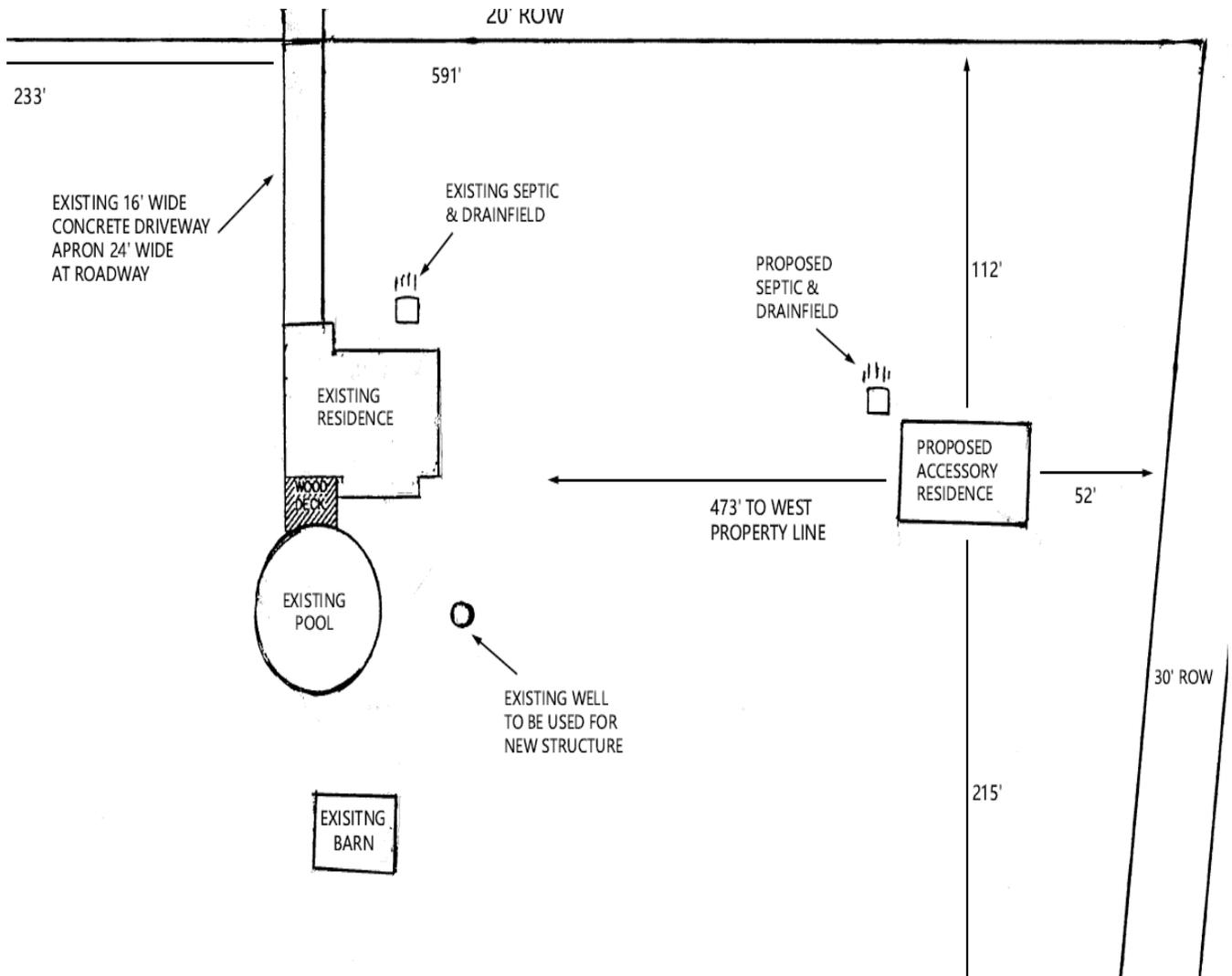
CHAD AND KRISTI BRYAN  
21910 ROLLINGWOOD TRAIL  
EUSTIS, FL 32736

ALT KEY: 2692171  
PARCEL: 27-18-27-0100-000-04100  
ACRES: 4.68



SCALE: 1" = 50'  
(print on 11 x 17)

# Attachment "D" – Plot Plan (2 of 3)



# Attachment "D" – Plot Plan (3 of 3)



## Attachment “E” – Public Works (1 of 2)

RE: Review Request | Bryan Property | VAR | AK 2692171 | AR 6230 | PZ2025-296

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From Dongalo, Ryan <ryan.dongalo@lakecountyfl.gov>

Date Fri 10/10/2025 9:04 AM

To DeVogel, Corey <corey.devogel@lakecountyfl.gov>

Cc Lynch, Seth <seth.lynch@lakecountyfl.gov>; LaRue, Adrienne <adrienne.larue@lakecountyfl.gov>

Hello Corey,  
I have no comments for this variance.

Thanks,



**Ryan Dongalo**

Engineer 1

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PUBLIC WORKS DEPARTMENT

## Attachment “E” – Public Works (2 of 2)

RE: Review Request | Bryan Property | VAR | AK 2692171 | AR 6230 | PZ2025-296

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From Bursa, Karl <karl.bursa@lakecountyfl.gov>

Date Mon 10/6/2025 9:02 AM

To DeVogel, Corey <corey.devogel@lakecountyfl.gov>

Corey:

Thanks for the opportunity to comment on this application.

After reviewing the plans and the FEMA FIRMs, this property is completely outside the SFHA.

Accordingly, Floodplain Management staff has no comments on or objections to this application.

Thanks.



**KARL W. BURSA**, AICP, CFM  
*Public Works Operations Manager*

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PUBLIC WORKS

# Attachment “F” – Narrative (1 of 4)

## Office of Planning and Zoning



### Project Narrative Variance

1. What is the substantial hardship in meeting the specific code requirement?  
Need to build larger building than 70% of residence

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2. Describe how the purpose of the Land Development Regulation will be or has been achieved by other means:  
No other means are available

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# Attachment “F” – Narrative (2 of 4)

Describe the development request:

Build an accessory residence that exceeds 80% of the residence square footage

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2

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Provide Justification for the request:

\*Please also fill out the additional corresponding Project Narrative if included in the application packet.

Plenty of room and can meet all required setbacks

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Has any other application been filed within the last year in connection with this property?

Yes  No

If yes, briefly describe the nature of the request:

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## Attachment “F” – Narrative (3 of 4)

 Kristi Bryan <chadandkristi.bryan@gmail.com>  
To: DeVogel, Corey

 Some content in this message has been blocked because the sender isn't in your Safe senders list.

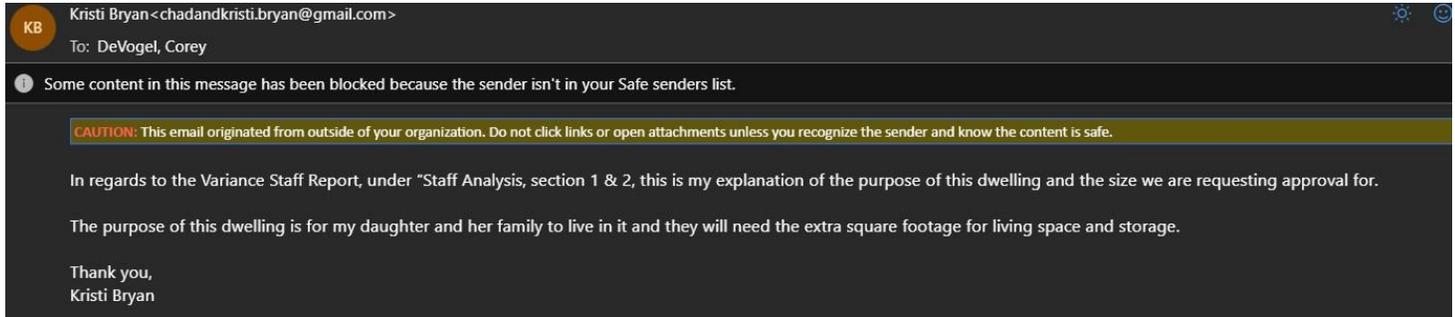
 You replied on Thu 10/23/2025 3:10 PM

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The building is going to be 15'10" at the peak

Sent from my iPhone

## Attachment “F” – Narrative (4 of 4)



# Map of Subject Property

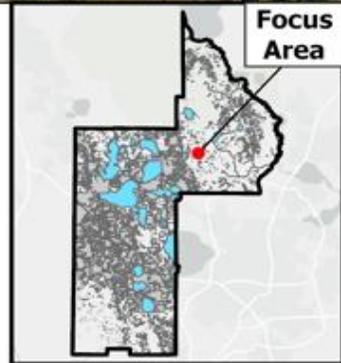


# Aerial Map of Subject Property

VAR-PZ2025-296  
Bryan Property



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\VAR-PZ2025-296\_BryanProperty\VAR-PZ2025-296\_BryanProperty.aprx



# FINAL DEVELOPMENT ORDER

(PZ2025-296 / AR 6230)

**WHEREAS**, Chad & Kristi Bryan (the “Applicant”) requested a variance on behalf of Chad R. Bryan and Kristi L. Bryan, husband and wife (the “Owner”), to Land Development Regulations (LDR) Section 10.01.03 (B)(5) to allow for the construction of a 1,500 square-foot accessory dwelling unit, which will be 84% of the primary dwelling unit’s living area which will exceed the 1,200 square foot maximum or 70% of the air conditioned, enclosed living area of the principle dwelling (excluding garages, patios, porches and the like), whichever is greater; and

**WHEREAS**, the subject property consists of approximately 4.69 +/- acres located at 21910 Rollingwood Trail in the unincorporated Eustis area in Section 27, Township 18 South, Range 27 East, identified by Alternate Key Number 2692171, and more particularly described in Exhibit “A”; and

## Exhibit “A” - Legal Description

**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 December 3, 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:

1. **Variance Granted:** A variance to Land Development Regulations (LDR) Section 10.01.03 (B)(5) to allow for a 1,500 square-foot accessory dwelling unit, which will be 84% of the primary dwelling unit’s living area thereby exceeding the 1,200 square foot maximum or 70% of the air conditioned, enclosed living area of the principle dwelling (excluding garages, patios, porches and the like), whichever is greater, is hereby granted.
2. **Conditions:** The variance granted above is subject to the following requirements/conditions:
  1. A separate building and zoning permit will be required before any construction can begin.
  2. The proper tree removal permit will be required if any trees are to be removed as a result of the proposed development. Removal of Heritage Trees is prohibited unless it poses a danger to persons or property. The development must be designed around existing Heritage Trees unless a variance has been granted by the Board of Adjustment, or its successor.
  3. Approval of this variance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

**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 3rd day of December 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.

