

HERNANDO COUNTY SPECIAL EXCEPTION USE PERMIT PETITION  
Application for Public Hearing

Date: 1-10-2003

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

**APPLICANT:** Gordon F. Van Wagner

**Mailing Address:** 8197 Tranquil Dr, Spring Hill, FL 34606

**Daytime Phone:** 352-666-8343 **FAX No.:** 352-666-8342

**REPRESENTATIVE:** Gordon F. Van Wagner

**Mailing Address:** 8192 Tranquil Dr, Spring Hill, FL 34606

**Daytime Phone:** 352-666-8342 **FAX No.:** 352-666-8342

**PUBLIC CONTACT PERSON:** Gordon F. Van Wagner

**Daytime Phone:** 352-666-8342 **FAX No.:** 352-666-8342

**CONDUCT AT PUBLIC HEARINGS:**

Will Expert Witness be utilized during the public hearings? **NO**

Please indicate how much additional time will be required during the public hearing (see instruction sheet): **NONE**

**Legal Description:** Write below the complete legal description of the property. Include Section, Township and Range, and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary. *According to Plat Map book 7, Pgs 87-95, inclusion Pub. Record*

**Lot 11, Block 198, Spring Hill, Unit 4** SEC **34** TWP **23** (S) RANGE **17** (E)

**Size of Area Covered by Application:** 20' X 21' Garage

**Highway & Street Boundaries:** Tranquil Dr. South - Kimberly Avenue

**Current Zoning Classification:** Residential

**Special Exception Requested:** Yes - Home Occupations - Upholstery

Has a public hearing been held on this property within the past twelve months? **NO**

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Gordon F. Van Wagner, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
- I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.

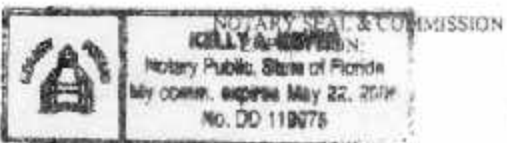
All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.

*Gordon F. Van Wagner*  
Signature of Applicant or Representative

STATE OF FLORIDA COUNTY OF HERNANDO

On this the 10<sup>th</sup> day of January, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Gordon F. Van Wagner and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal  
*Kelly A. Meizer*  
Notary Signature



The individual(s) are personally known to me or presented the following identification: FL DL 5/10/9/02. 2X 12/6/08

**January 10, 2003**

**I am requesting a special exception use permit to run a home occupation business doing upholstery work. The work consists of visiting a customer site, presenting fabric samples for reupholster of customers furniture, measuring required amount of fabric required to perform the job, preparing an estimate of cost.**

**If customer approves of estimate and assigns the job, the piece is transported to home garage work area that is about 20' by 21' to begin upholstery work. The old fabric is stripped from the piece, the frame is checked for fractures, loose joints, broken pieces. These are repaired, new or additional padding is placed on the frame. The removed pieces of fabric are used as patterns to trace and cut from the new fabric. The new fabric is then applied to the frame. Pieces that require sewing are completed prior to assembly on the frame. New foam for cushions are cut and wrapped with Dacron. The cushion is installed into the new seat cushion that has been sewed. The piece of furniture is then transported back to the customer.**

**The tools used in the trade consist of a sewing machine, a button maker, vacuum cleaner, staple guns, tack hammer, shears, yardstick and metal straight edge.**

**There are no employees, there are no toxins used, there is little or no noise, there are no signs, and there is no parking of customer's vehicles.**

7e  
-tran  
5/10/11

January 15, 2003

TO: Tina Burgess  
Riecss, Planner III

8179 Tranquil Drive  
Carlene

In response to your request.

- Expected amount of workload  
Hopefully 1 to 3 pieces of furniture per month.

- Work Hours  
Monday thru Saturday about 8 AM till 5 PM.

- Waste generated  
1 Wal-Mart plastic bag per 1 piece of furniture waste for trash removal

If you need any other items please fax, or e mail to [gvanw011@netzero.net](mailto:gvanw011@netzero.net).

- Thank you, Gordon Van Wagner  
8197 Tranquil Dr.  
Spring Hill FL 34606

**COFFIN & McLEAN ASSOC., INC.**

Professional Land Surveying  
3701 Commercial Way  
P.O. Box 5145  
Spring Hill, FL 34611-0145  
(352) 683-5993 FAX = (352) 683-9156

CERTIFIED TO THE FOLLOWING ONLY:

GORDON F. & ANN R. WANNAGNER  
CTX MORTGAGE COMPANY LLC  
GULF COAST TITLE CO, INC.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

DESCRIPTION: LOT 11, BLOCK 198, UNIT 4, SPRING HILL,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7,  
PAGES 87-95, INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY,  
FLORIDA.

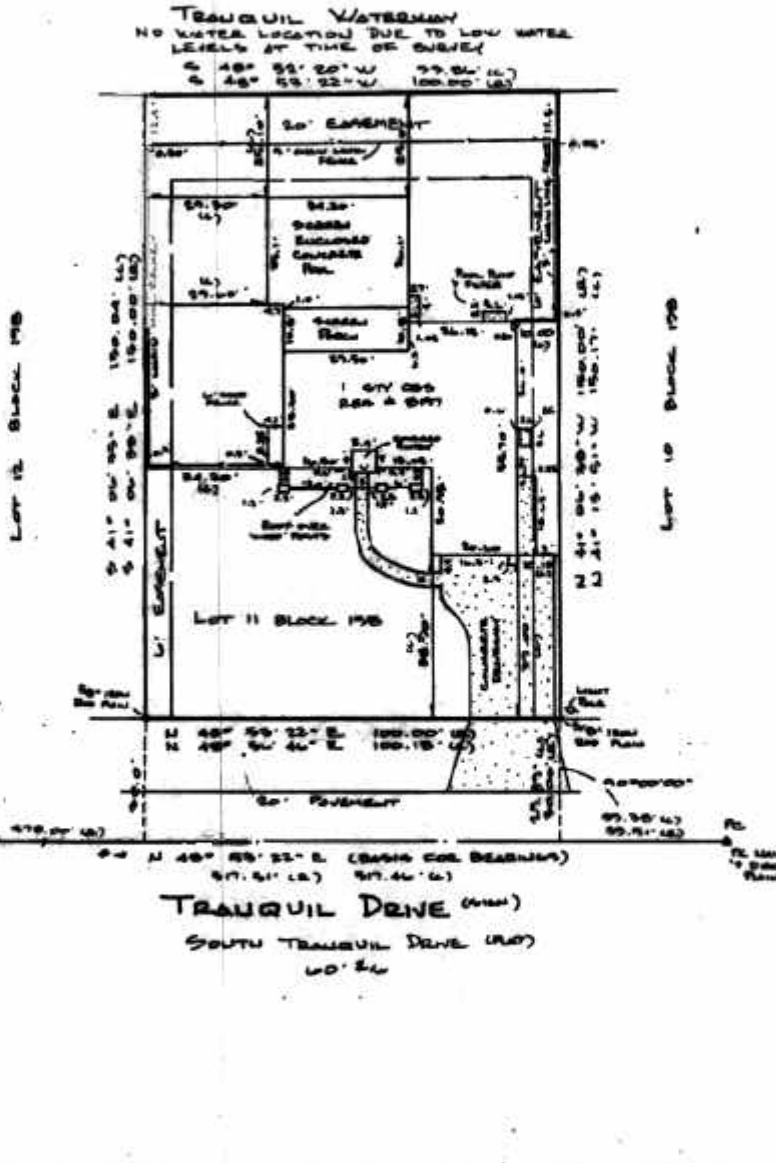
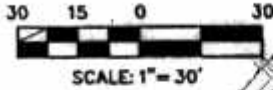
Party Chief: J. PAYNTER  
Drawn By: I. TORBERT  
Checked By: J. COFFIN

N.O. 02-1175  
DATE OF MAP: 9-3-02  
F.R. 559 PG. 61

SECTION: 34 TOWNSHIP: 23 S, RANGE: 17 E RESIDENTIAL NO. 8197

**MAP OF SURVEY - BOUNDARY SURVEY**

FOR MORTGAGE PURPOSES



THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*James W. Coffin*  
**JAMES W. COFFIN,**  
PROFESSIONAL SURVEYOR AND MAPPER  
Florida Registration # 3882  
Coffin & McLean Associates, Inc. LB #5232

9.6.02  
DATE OF  
LAST FIELD WORK

**CONTROL & CORNER LEGEND**

- Found  $\frac{3}{4}$ " Iron Rod #2745
- Found \_\_\_\_\_ Iron Rod \_\_\_\_\_
- Set 1/2" Iron Rod L&J 5232
- Found \_\_\_\_\_ Iron Pipe \_\_\_\_\_
- Found \_\_\_\_\_ C.M. \_\_\_\_\_
- ▲ Found \_\_\_\_\_
- Set 4" x 4" C.M. L&J 5232
- ▲ Set Nail & Disk \_\_\_\_\_

Elevations Shown Refer to:  NGVD or  Assumed Datum.

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

Flood Plans Certification:  
According to the F.I.R.M.  
Map, Community Panel  
18010-98808, Dated 3-07-01  
The property appears to be  
Flood Zone \_\_\_\_\_, and  
the Base Flood Elevation is  
\_\_\_\_\_ NGVD.

REVISIONS	DATE