

**HERNANDO COUNTY ZONING AMENDMENT PETITION**  
**Application to Change a PDP Zoning Classification**

Date: 7/8/03

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

**APPLICANT:** Sanjay Entr

Mailing Address: 10075 Cortez Blvd

Daytime Phone: \_\_\_\_\_ FAX No.: \_\_\_\_\_

**REPRESENTATIVE:** Ace Building Services LLC (David Ledbetter)

Mailing Address: 21363 Truby Rd Brooksville 34601

Daytime Phone: (352) 797-0592 FAX No.: (352) 797-0122

**PUBLIC CONTACT PERSON:** David Ledbetter

Daytime Phone: (352) 797-0592 FAX No.: (352) 797-0122

**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):

**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.

Spring Hill unit 16 Blk 975 Lot 1

SEC \_\_\_\_\_ TWP \_\_\_\_\_ (S) RANGE \_\_\_\_\_ (E)

Size of Area Covered by Application: 19,017 SF

Highway & Street Boundaries: Chalmers + Everett

Current Zoning Classification: Single Fam

PDP Zoning Classification Desired: Mult Fam

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, David Ledbetter, 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.

[Signature]  
Signature of Applicant or Representative

STATE OF FLORIDA \_\_\_\_\_ COUNTY OF HERNANDO \_\_\_\_\_


On this the 8 day of July, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared David Ledbetter 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.

Kerry McDowell-Milloy  
Notary Signature

The individual(s) are  personally known to me or,  presented the following identification: \_\_\_\_\_

**NOTARY SEAL & COMMISSION EXPIRATION:**

 **Kerry McDowell-Milloy**  
 My Commission CC915270  
 Expires March 02, 2004



21363 Truby Rd.  
Brooksville, FL 34601  
352-797-0592  
352-797-0722  
Ledbetterace@aol.com.

July 7, 2003

To Whom it may concern,

The following is a narrative description of the PDP request. It applies to the property owned by Sanjay Enterprises located at 10568 Chalmer St. in Spring Hill, FL. Legal description: Key #298822, parcel Spring Hill, unit 16, block 975, lot 1.

We would like to request the above mentioned property be rezoned from single -family residential to a multi-family residential. The lot size is 19,017 square feet. It is located at the corner of Chalmer and Everett St. All adjacent properties are currently multi-family residential with duplexes located on the property. Upon rezoning, we would build a duplex similar to all adjacent properties with each unit having a living area of 1870 square feet for a total combined area of 3740 square feet. This is the largest proposed structure for the property, although the owner may decide to build a smaller one.

This rezoning application conforms to neighborhood standards as every other property on the same block is currently multi-family. It is my understanding that special allowances were made across the street to allow for a group home of some type. It will be used for residential purposes to accommodate a family atmosphere in the neighborhood. Density levels for the proposed structure would be approximately eight people, one-family per side. There will be no negative impact on natural features. A list of adjacent property owners within 250 feet of before mentioned property is included.

Thank You,

David Ledbetter  
ACE Building Services, LLC.



not less than 20  
 Set Back off eac  
 Rear corner  
 4 ft. more +  
 more w.F.



not less than 20  
 Set Back off eac  
 Rear corner  
 4 ft. more +  
 more w.F.

# Proposed multi-family structure for Sanjay Ent. 10568 Chalmer St. Spring Hill

