

VARIANCE HARDSHIP WORKSHEET

Is the request due to a Code Enforcement action?

Yes. If Yes, indicate case number _____, and
name of contractor _____

No.

Prerequisites to granting of variance:

A variance may be granted when it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship. The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations. Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance. Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to authorize any variance from the terms of this chapter, the Board of Adjustment shall find all of the following factors to exist:

(1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification:

see Attached.

(2) That the special conditions and circumstances do not result from the actions of the applicant:

See Attached

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this chapter to other lands, buildings or structures in the identical zoning classification:

See Attached

(over)

(4) That literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of this chapter and will constitute unnecessary and undue hardship on the applicant:

See Attached

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

See Attached

(6) That the granting of the variance will be in harmony with the general intent and purpose of this chapter and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

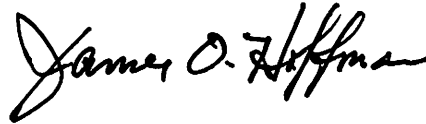
See Attached

I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed zoning representative. I am fully aware that it is my responsibility to prove complete compliance with the aforementioned criteria.

Signature of applicant James D. Hoffman

Signature of planner [Signature] 3/30/2026

James O. Hoffman
5380 Fruitport St, Port St John FL 32927
(321) 537-5383



Variance Hardship Worksheet inputs:

Property under review: 4880 DIXIE WAY, MIMS FL 32754

Response to Question #1:

Your staff identified to me during my attempt to obtain a permit to add a pole barn that my 1.73-acre property does not meet the county's assigned AU zoning designation. Your staff indicated that it was important to show the original property was split out prior to March 1975 to show the "Variance" is not needed. However, my attempts to contact the previous four owners, the title company and the surveying company were not fruitful. Also, the County's Clerk of Courts Land Records Research Dept does not have records back far enough to show when the property was split out.

Response to Question #2:

My intent when purchasing the property over 10 years ago was to build a future home for me and my wife in our retirement years. My research on the county's websites found no AU zoning restrictions for this and I felt comfortable with following through with the purchase. Therefore, I am now asking the board for a "Variance" so that I can use the property.

Response to Question #3:

I plan to store my tractor, implements and recreational vehicle in the proposed pole barn which are now kept outside on this property. All adjacent properties now have similar structures. The proposed location of my pole barn would be the maximum distance possible from my neighbors with whom I maintain good relations with.

Response to Question #4:

As previously stated, my neighbors already have homes and external buildings similar to the pole barn I hope to add on my property. I have already invested a significant amount of money to buy and improve this property believing that we would be able to use it now and in the future. Now in retirement, I cannot afford to lose the use of this property.

Response to Question #5:

My immediate plan is to add a pole barn to the property to store equipment that is now outside and possibly a future home. This is the same use as in the surrounding properties in the area.

Response to Question #6:

My intended addition is a reasonable use of the property for which it was zoned for. It is consistent with the current county zoning rules and the same use as all other properties in the area. Please consider a "Variance" for my use.