



Description: OPL022 VAR-24-049

Ad Number: 3930235

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

06/10/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 10th day of
June, 2024

(Signature of Notary Public)



Personally known OR Produced Identification



PUBLIC HEARING

NOTICE OF INTENT TO CONSIDER VARIANCE PETITION NO. VAR-24-049

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the City of North Port, Florida, will hold a Public Hearing at 6:00 P.M. or shortly thereafter, on **Wednesday, June 26, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following Variance Petition:

PETITION NO. VAR-24-049

Chris Owens, HI-Tech Heating & Cooling, Inc, on behalf of Dean McConville and Jennifer McConville, the property owners, is requesting a variance from the Unified Land Development Code (ULDC), Chapter 53 - Zoning Regulations, Part 3. - Special District Regulations, Article XX. - Special Circumstance Regulations, Section 53-240. - Special Structures (A)(6) to allow for a 19.46-foot rear setback for an accessory structure over 500 square feet where a minimum 25-foot rear setback is required. The site contains $\pm 24,429$ square feet (± 0.5608 acre) and is within the Residential Single Family (RSF-2) Zoning District. The site address is 4878 Oakley Road, North Port, Florida 34288, (PID # 1008252703), Lots 2 & 3, Block 2527, 51ST ADD to Port Charlotte, Section 36, Township 39 South, Range 21 East.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Variance.

If a quorum of the board is not available, this hearing may be conducted by the Hearing Officer.

The public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/

Heather Faust, MMC
City Clerk