



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 21-0455	
<b>LUHO HEARING DATE:</b> May 24, 2021	<b>CASE REVIEWER:</b> Ryan Joyce

**REQUEST:** The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B of the Land Development Code (LDC). The applicant's specific request, as shown on the site plan submitted on May 3, 2021, is to allow construction of a portion of a swimming pool and deck within the 30-foot Wetland Conservation Area setback.

**SUMMARY OF VARIANCE(S):**

**Wetland Setback**

- 1) Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests construction of a portion of a pool and deck within the 30-foot wetland conservation area setback. The applicant requests an 18-foot reduction to allow for a setback of 12 feet.

**Findings**

- 1) There is previous encroachment for a portion of the home and deck built in or around 2002 (total 699 sq. ft.) however, no permits or variances for this encroachment have been found. Therefore, existing encroachment is being included in this variance request.
- 2) A Wetland Compensation planting plan has been provided to compensate for the existing encroachment (699 sq. ft.) and new encroachment (347 sq. ft.) for a total of 1046 sq. ft. of planting.
- 3) This request is to replace an existing screened deck with a new pool and deck area.

**DISCLAIMER:**

The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

The Development Services Natural Resources Section has no objections with the result contingent upon the Land Use Hearing Officer's acceptance and referral to the submitted site plan.

21-0455  
Page Two:

**Attachments: Site Plan**

**ADMINISTRATOR'S SIGN-OFF**

A handwritten signature in black ink, appearing to read "C. B. [unclear]", is written within the sign-off box.

Figure 1. EPC approved wetland line for lot 14.

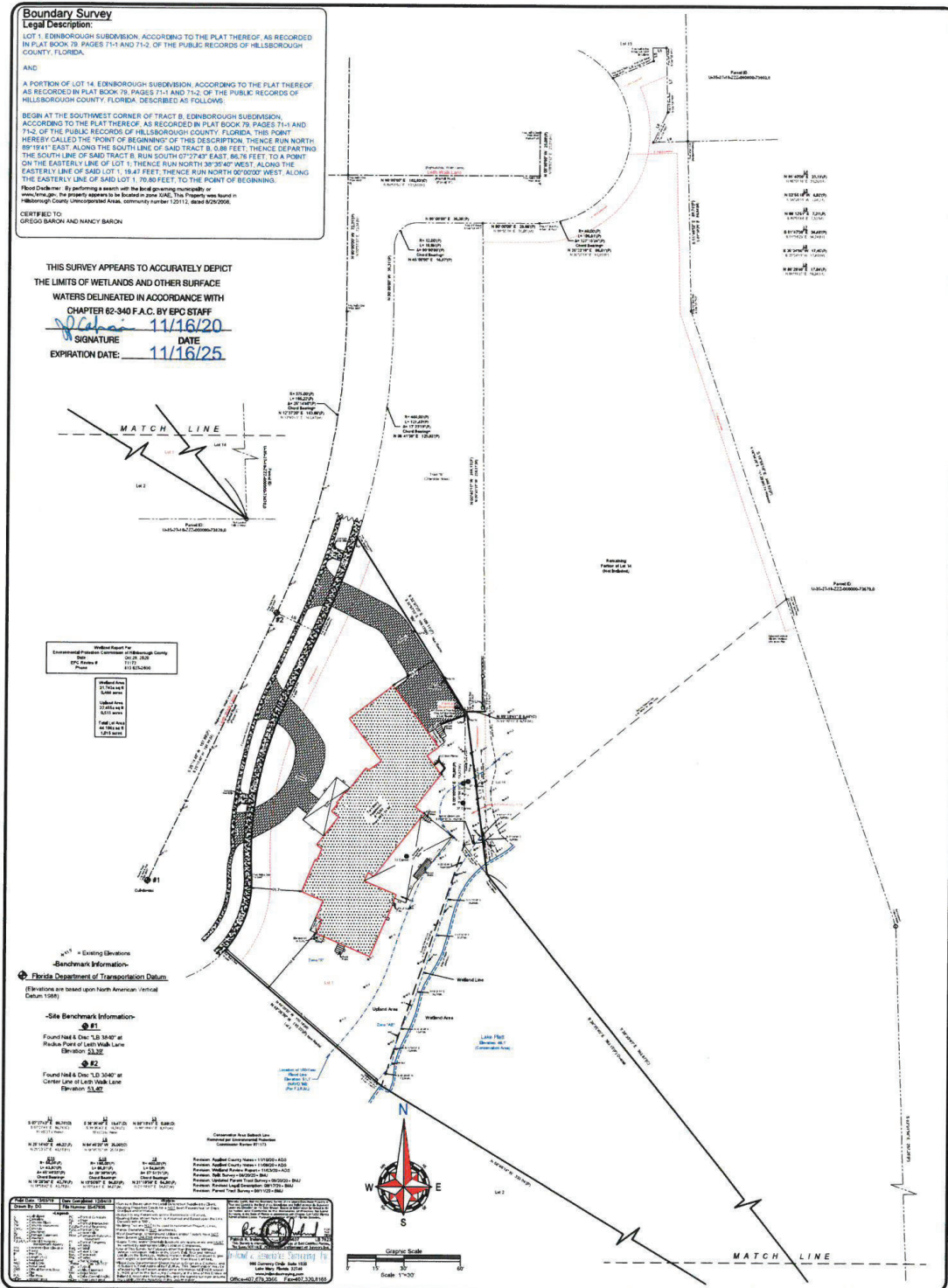


Figure 1a. Close up showing EPC wetland line and 30 foot buffer. [Note house and deck in buffer]

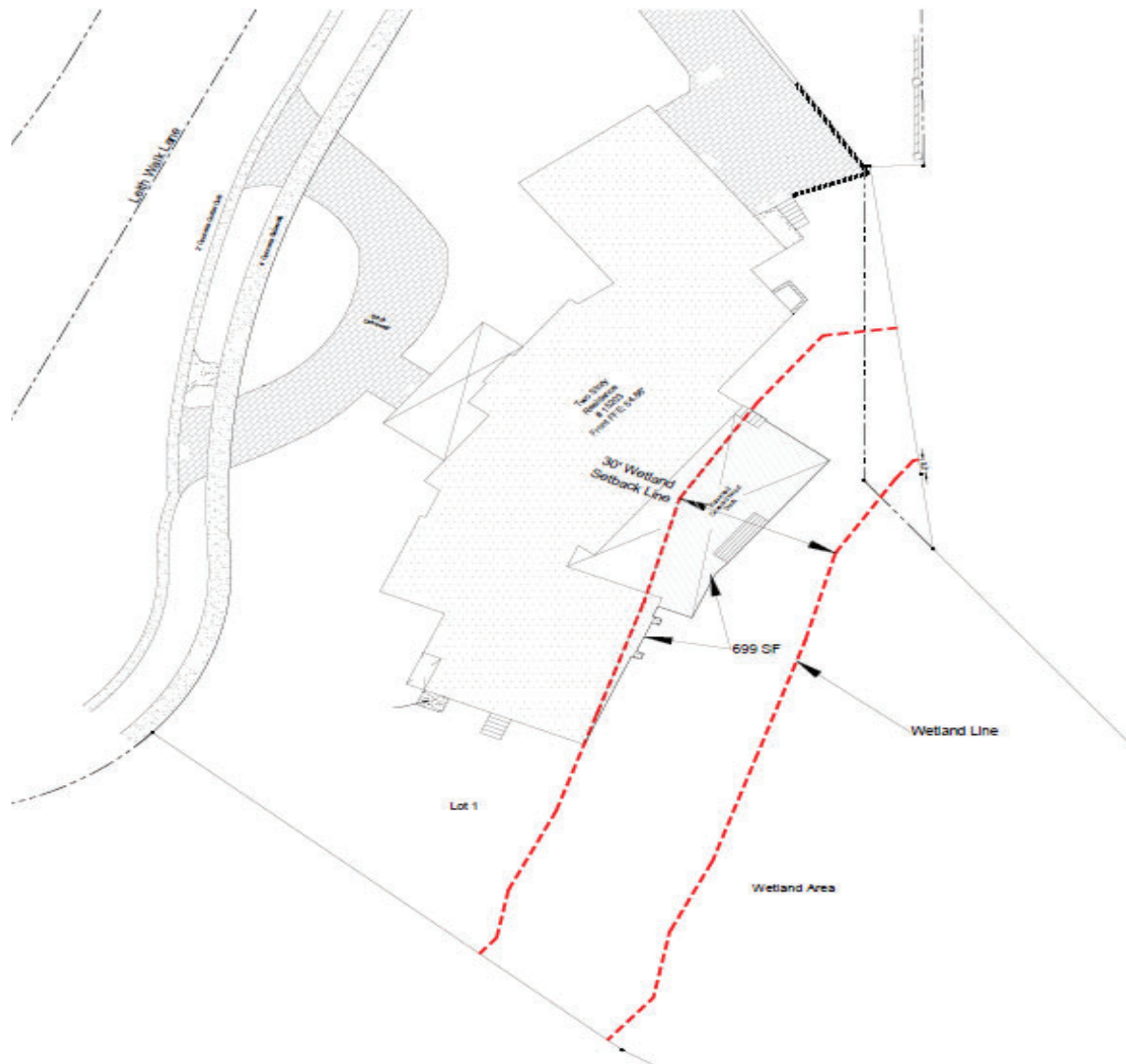




Figure 3. Pool rendition showing pool in reference to house and lake edge. [Note: pool edge no closer to wetland]

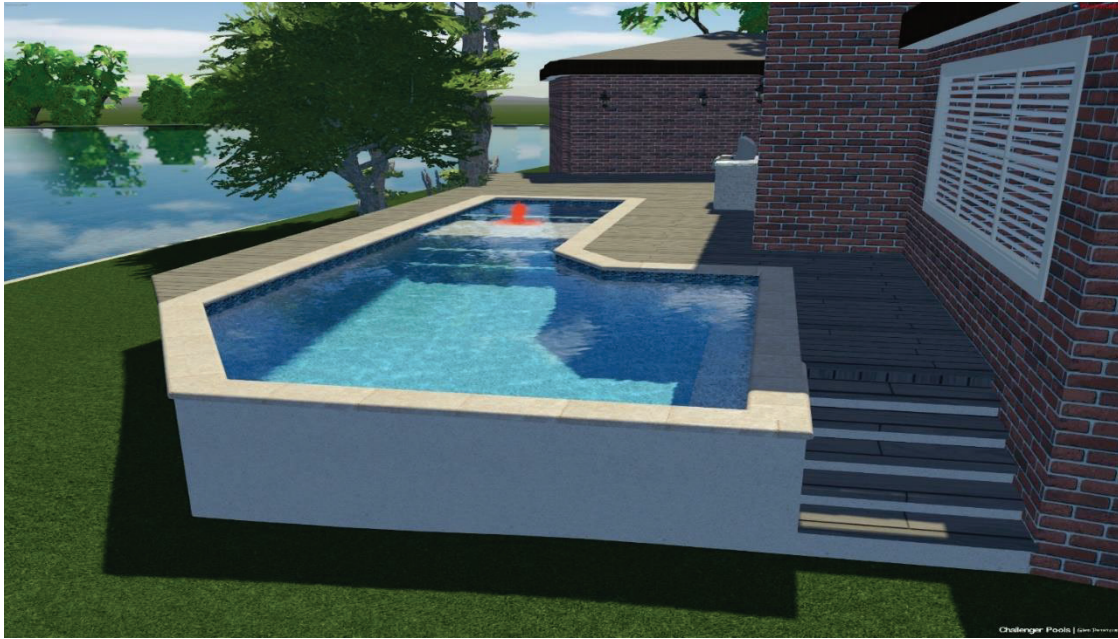


Figure 4a. Buffer encroachment by new pool outside of the existing deck.

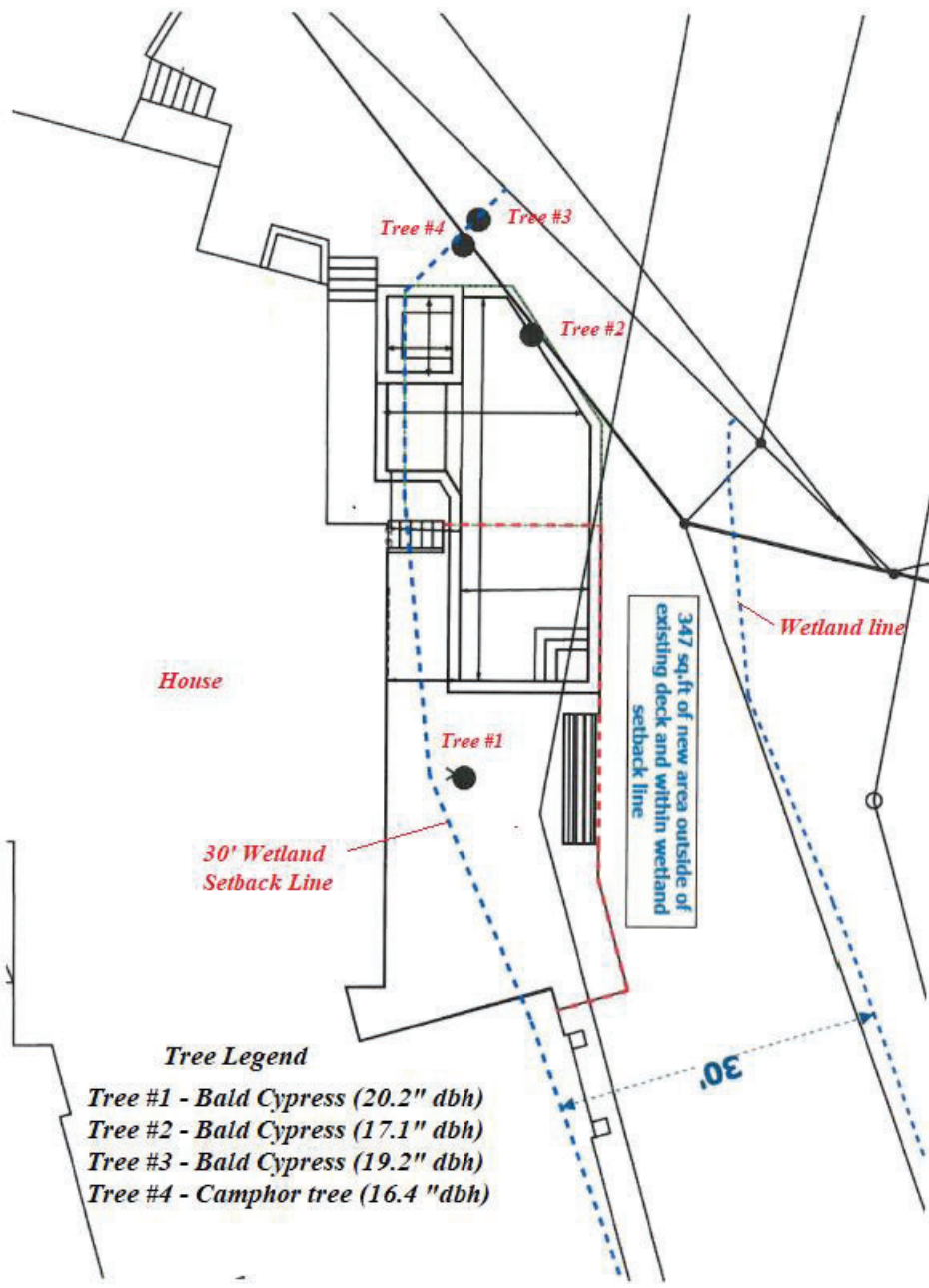


Figure 4b. Buffer encroachment by new pool within the existing deck.

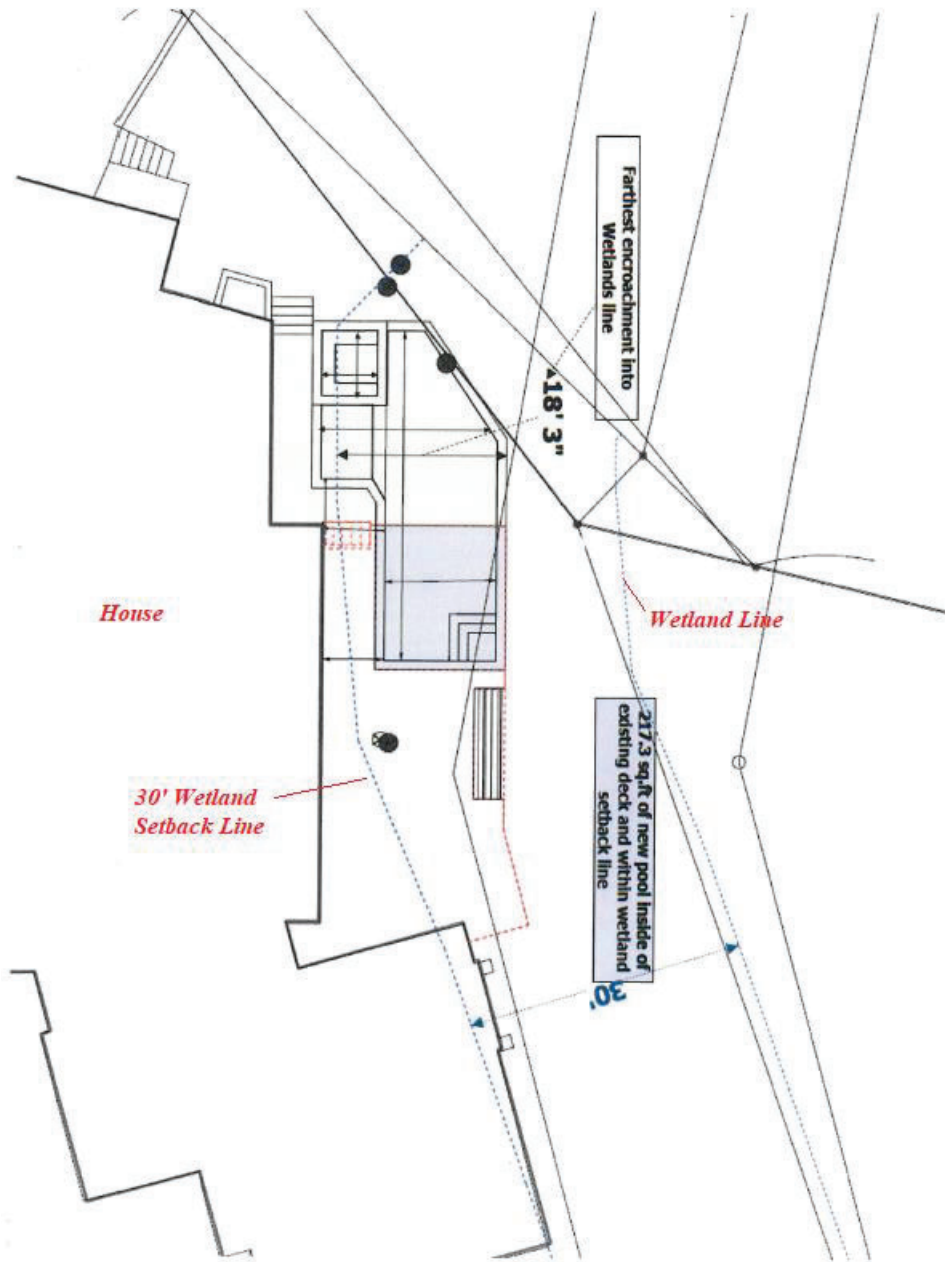




Figure 5. HOA approval for drainage easement encroachment.

Design Review Process

Purpose: The Board will review applications and architectural documents for all proposed new construction, revisions or changes to Lots within Edinborough, including but not limited to exterior elevations, floor plans, pools, site plans, landscaping, lighting, signage, etc. Each application will be evaluated on its own merit under the Declaration and this Guideline.

EHOA Board Action:

Approve

Date: 1/20/2021

EHOA Sign: [Signature] VP/HOA/Edinborough

Deny

Date: \_\_\_\_\_

EHOA Sign: \_\_\_\_\_

Need Clarification - Resubmit

Date: \_\_\_\_\_

EHOA Sign: \_\_\_\_\_

NOTES:

The request is for the Board to approve the design, including a slight encroachment into the drainage easement. There will be no impact on the free flow of water, pipes or other infrastructure accessible for drainage per the Bylaws/Declarations of EHOA as well as the Hillsborough Country Regulations.

Figure 6. Location of the buffer compensation area. [Compensation plan provides 1,046 sf of native plantings in 2 isolated areas to offset buffer impacts)

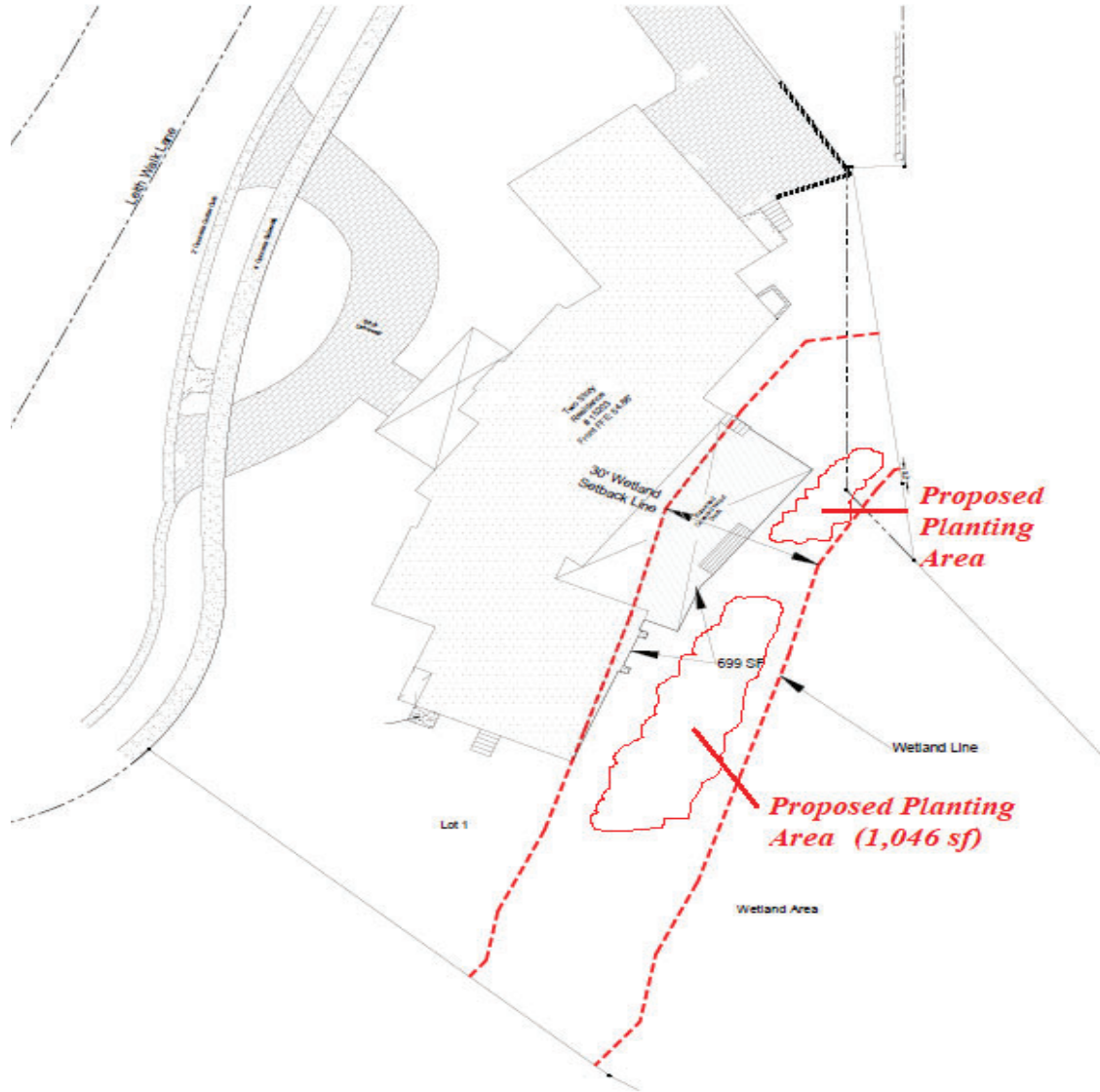


Figure 7. Existing screened deck and wetland line (pink flags) (upper) and future pool area in existing yard (i.e., buffer) (lower). Lower photo shows extension of pool into buffer but no closer the wetland line.



Figure 8. Cross-section showing wetland line in relation to future pool.

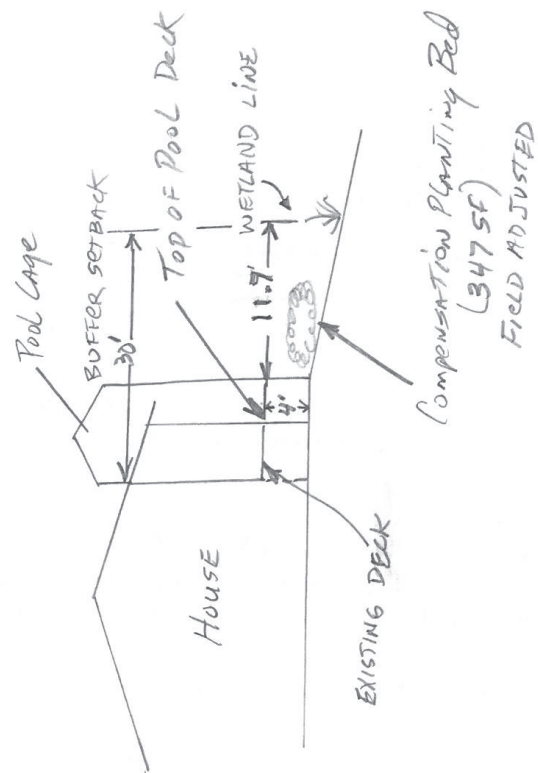
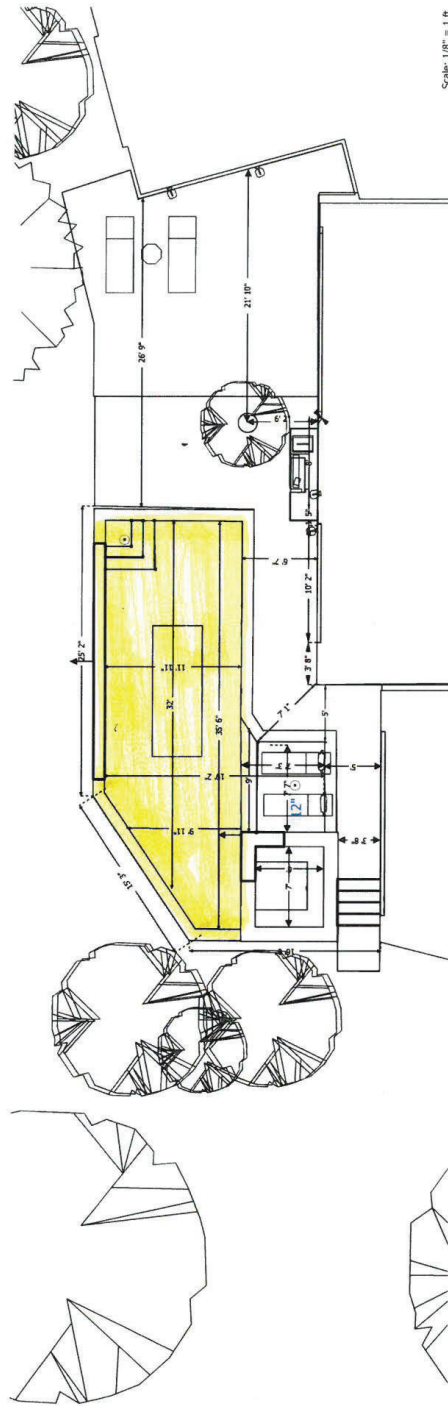


Figure 9. Infinity pool plan showing trees.

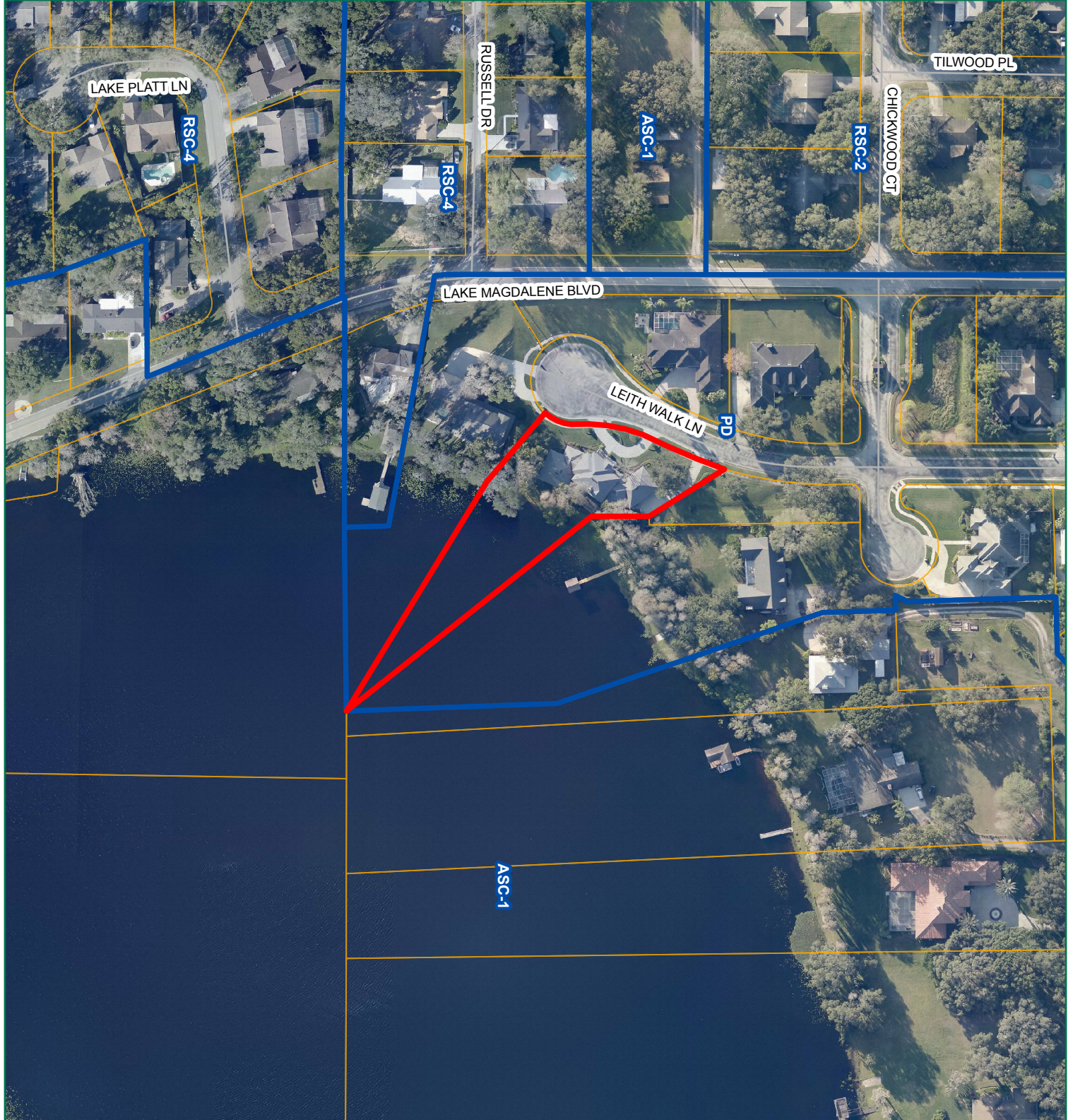




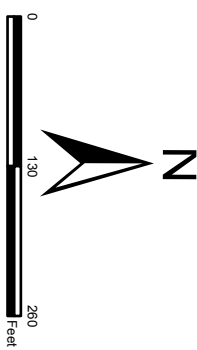
**Immediate Aerial  
Zoning Map**

**VAR-WS 21-0455**

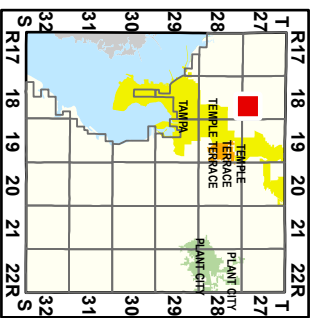
Folio: 16900.8402



- Application Site
- Zoning Boundary
- Parcels



STR: 35-27-18



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 03/09/2021    Path: G:\ZONING\GIS\Data\Zoning - Site.aprx



# Additional / Revised Information Sheet

Date Stamp Here

Application Number: 21-0455 Applicant's Name: Gregg and Nancy Baron

Reviewing Planner's Name: Carla Shelton Date: 05/03/2021

Application Type:

- Planned Development (PD)  Minor Modification/Personal Appearance (PRS)  Standard Rezoning (RZ)
- Variance (VAR)  Development of Regional Impact (DRI)  Major Modification (MM)
- Special Use (SU)  Conditional Use (CU)  Other \_\_\_\_\_

Current Hearing Date (if applicable): 05/24/2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

*I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.*

Nancy Baron

Digitally signed by Nancy Baron  
Date: 2021.05.03 10:17:30 -04'00'

05/03/2021

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: \_\_\_\_\_

15203 Leith Walk Lane

Tampa, FL 33618

April 26, 2021

Dear Ms Carla Shelton:

RE: Variance Request 21-0455 Folio No. 016900.8402

This cover letter is being submitted with the resubmittal form to summarize the new information we are including. In preparation for our May 24<sup>th</sup> Land Use Hearing we are resubmitting our original site plan with clearer documentation, more impact data and supporting documents including a Buffer Planting Plan, and slightly modified Variance Criteria Response Form. In summary:

- The house was constructed in 2002 with a portion of the structure and screen room/deck built in the approved buffer.
- The pool plan is designed to remain on the same east / west line as the existing screen room/deck.
- 217 sq ft of deck will be removed for the new pool. The extension of the pool into the buffer will impact another 515 sq ft but will be no closer to the wetland line.

Sincerely,  
Gregg and Nancy Baron





**ECOLOGICAL CONSULTANTS, INC.**

**5121 Ehrlich Road, Suite 103A**

**Tampa, Florida 33624**

**813-264-5859; 813-264-5957 fax**

**[www.floridascrub.com](http://www.floridascrub.com)**

22 April 2021

Ms. Carrie Moore  
Natural Resource Review Manager  
Development Review Division  
601 E. Kennedy Blvd.  
Tampa, FL 33602

**RE: 15203 LEITH WALK LANE BUFFER ENCROACHMENTS/  
FOLIO #016900.8402**

Dear Ms. Moore:

As we have discussed, the Barons have decided to construct a new pool within the existing wetland buffer. Impacts to the 30-foot set back require Hillsborough County approval through the variance process. The house was constructed in 2002 and a portion of the structure and screen room/deck was built in the approved buffer. We have slightly modified the Variance Criteria Response form and the consultants buffer analysis with more impact data.

Based on this information, the pool was designed to remain on the same east-west line as the existing screen room deck. Approximately 217 sf of deck will be removed for the new pool. The extension of the pool into the buffer will impact another 515 sf but will be no closer to the wetland line. To reduce any secondary impacts to the lake or wetland, the owner will provide a one to one ratio of buffer planting of approved plants and provide annual monitoring report as required in the Compensation Plan. This pool will have no impacts on water quality, will provide additional wildlife habitat, and falls within the future build out plans for this house.

If you have any questions, please contact my office as soon as possible,

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Richardson", written in a cursive style.

Donald Richardson, Ph.D., CEP, PWS  
DRR/jlr

Application Number: \_\_\_\_\_

# VARIANCE REQUEST

1. Project Narrative: In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. *Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet*). If additional space is needed, please attach extra pages to this application.  
See attached report

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:  
4.01.07

## ADDITIONAL INFORMATION

- 1. Have you been cited by Hillsborough County Code Enforcement? No  Yes \_\_\_\_\_  
If yes, you must submit a copy of the Citation with this Application.
- 2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
No \_\_\_\_\_ Yes  If yes, please indicate the nature of the application and the case numbers assigned to the application(s): PCR 79646 Lot Line Adjustment
- 3. Is this a request for a wetland setback variance? No \_\_\_\_\_ Yes   
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
- 4. Please indicate the existing or proposed utilities for the subject property: NA  
Public Water \_\_\_\_\_ Public Wastewater \_\_\_\_\_ Private Well \_\_\_\_\_ Septic Tank \_\_\_\_\_
- 5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No  Yes \_\_\_\_\_ If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from 19<sup>th</sup> floor County Center).



**ECOLOGICAL CONSULTANTS, INC.**  
5121 Ehrlich Road, Suite 103A  
Tampa, Florida 33624  
813-264-5859; 813-264-5957 fax  
[www.floridascrub.com](http://www.floridascrub.com)

BARON 15203  
Variance Application  
& Variance Request  
and Additional  
Information  
Report

02 February 2021

Ms. Carrie Moore  
Natural Resource Review Manager  
Development Review Division  
601 E. Kennedy Blvd.  
Tampa, FL 33602

**RE: 15203 LEITH WALK LANE BUFFER ENCROACHMENTS/  
FOLIO #016900.8402**

Dear Ms. Moore:

Recently, EPC staff set an updated wetland line (Figures 1 & 1a) for lot 14 in the Edinborough Subdivision located at 15203 Leith Walk Lane in Hillsborough County, Florida (Figure 2). The current owners are proposing to install a pool within a portion of the existing wooden deck footprint and into the open space east of the deck enclosure (Figures 3a & 3b). Normally, this activity would require a buffer variance from Natural Resources who have taken over jurisdiction of all wetland buffer issues. We feel that this situation is somewhat abnormal due to the following reasons:

1. The house was built in 2002 and at that time, the edge of the house and the screen deck were located within the upland buffer. The existing wooden deck and cage are about 14 feet into the approved buffer. Since the structures had previous approvals from Hillsborough County and EPC for construction and buffer encroachments, we feel that the construction of the new pool should be approved without a variance.
2. The original site plan for the pool was denied by Natural Resources due to buffer encroachments. The original plan utilized the existing edge with an infinity edge and no deck. The modified plan eliminated the infinity edge and moved the pool greater than 15 feet away from the wetland (Figure 3b). Great care was taken in both the original and updated plan to be inside the existing structure and where it extends outward, to go no closer to the wetland line. We believe the prior 2002 approval of both the screened deck and house within the buffer (set back) makes this additional request safe and reasonable.
3. Measurements show that about 53% of the new pool would be located within the existing approved footprint of the wooden deck (Figure 4). The extension of the pool to the east of the existing deck (ca. 140 sf.) is also within the wetland buffer but would not be

21-0455  
21-0455

Page 2.

- located any closer to the wetland line. The pool was designed to be shallow and elevated to minimize excavation and to match the existing elevations of the house.
4. Some questions were raised about possible encroachment into the private drainage easement as recoded on the Plat as Tract "B". The owner has secured approval from the HOA for impacts to this easement (Figure 5).
  5. The extension of the pool to the east of the existing screened porch is within their landscaped yard which is also buffer. To reduce any secondary impacts to the lake, the owners have agreed to plant the area south of the existing wooden deck and pool with muhly grass (*Muhlenbergia capillaris*) and sand cordgrass (*Spartina bakeri*) on 2-foot centers. This would provide a natural buffer to the lake and would help to reduce erosion and in the retention of nutrients.

In summary, the owners feel that the original construction of the house and deck in 2002 within the wetland buffer were approved and grandfathered in by Hillsborough County. All applicable wetland rules were in place at the time the house was constructed. Therefore, the owners have revised their plans several times over the past 8 months to avoid submitting to Natural Resources for a buffer variance. Additionally, EPC staff indicated to the owners that if less than 50% of the buffer had encroachments, no variance would be required. The owners went forward with design and construction plans and signed a contract with Challenger Pools in July 2020 for this build. We really appreciate you assisting us with this and helping to move it to a positive next step. We welcome the opportunity to talk this through with you and of course answer your questions.

If you have any additional comments or suggestions, please contact my office as soon as possible.

Sincerely,



Donald Richardson, Ph.D., CEP

DRR/jlr

21-0455  
21-0455



# Additional / Revised Information Sheet

Date Stamp Here

Application Number: 21-0455 Applicant's Name: Gregg and Nancy Baron

Reviewing Planner's Name: Carla Shelton Date: 05/03/2021

Application Type:

- Planned Development (PD)  Minor Modification/Personal Appearance (PRS)  Standard Rezoning (RZ)
- Variance (VAR)  Development of Regional Impact (DRI)  Major Modification (MM)
- Special Use (SU)  Conditional Use (CU)  Other \_\_\_\_\_

Current Hearing Date (if applicable): 05/24/2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

*I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.*

Nancy Baron

Digitally signed by Nancy Baron  
Date: 2021.05.03 10:17:30 -04'00'

05/03/2021

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: \_\_\_\_\_

15203 Leith Walk Lane

Tampa, FL 33618

April 26, 2021

Dear Ms Carla Shelton:

RE: Variance Request 21-0455 Folio No. 016900.8402

This cover letter is being submitted with the resubmittal form to summarize the new information we are including. In preparation for our May 24<sup>th</sup> Land Use Hearing we are resubmitting our original site plan with clearer documentation, more impact data and supporting documents including a Buffer Planting Plan, and slightly modified Variance Criteria Response Form. In summary:

- The house was constructed in 2002 with a portion of the structure and screen room/deck built in the approved buffer.
- The pool plan is designed to remain on the same east / west line as the existing screen room/deck.
- 217 sq ft of deck will be removed for the new pool. The extension of the pool into the buffer will impact another 515 sq ft but will be no closer to the wetland line.

Sincerely,  
Gregg and Nancy Baron



**ECOLOGICAL CONSULTANTS, INC.**

**5121 Ehrlich Road, Suite 103A**

**Tampa, Florida 33624**

**813-264-5859; 813-264-5957 fax**

**[www.floridascrub.com](http://www.floridascrub.com)**

22 April 2021

Ms. Carrie Moore  
Natural Resource Review Manager  
Development Review Division  
601 E. Kennedy Blvd.  
Tampa, FL 33602

**RE: 15203 LEITH WALK LANE BUFFER ENCROACHMENTS/  
FOLIO #016900.8402**

Dear Ms. Moore:

As we have discussed, the Barons have decided to construct a new pool within the existing wetland buffer. Impacts to the 30-foot set back require Hillsborough County approval through the variance process. The house was constructed in 2002 and a portion of the structure and screen room/deck was built in the approved buffer. We have slightly modified the Variance Criteria Response form and the consultants buffer analysis with more impact data.

Based on this information, the pool was designed to remain on the same east-west line as the existing screen room deck. Approximately 217 sf of deck will be removed for the new pool. The extension of the pool into the buffer will impact another 515 sf but will be no closer to the wetland line. To reduce any secondary impacts to the lake or wetland, the owner will provide a one to one ratio of buffer planting of approved plants and provide annual monitoring report as required in the Compensation Plan. This pool will have no impacts on water quality, will provide additional wildlife habitat, and falls within the future build out plans for this house.

If you have any questions, please contact my office as soon as possible,

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald Richardson', written in a cursive style.

Donald Richardson, Ph.D., CEP, PWS  
DRR/jlr

Application Number: 21-0455

## VARIANCE CRITERIA RESPONSE

*You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.*

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The property has an attached deck from 2002 that extends 12' into the wetland buffer. The existing wooden deck is 14' north of the wetland line and part of the original construction. The proposed pool plan does not extend beyond the existing deck any closer to the wetland line. The change has no impact on other homes in the neighborhood. The owner's originally applied for the permit through the pool vendor, Challenger Pools. The permit was denied indicating a variance was required.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

No other property will be affected by the variance. The existing house and deck were constructed and approved by Hills' County with encroachments into the buffer.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

No other property will be impacted. The Edinborough HOA Board has approved the design. Our neighbors are in support of our desire to build a pool.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*)

The construction of a pool would not impact the overall integrity of the lake since the house and deck were approved in 2002, the new pool was configured to stay 12' landward of the wetland line. The buffer would be planted with grasses to reduce secondary impacts.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

Addition of a pool is consistent with subdivision guidelines and would not impose any additional hardship for the HOA.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The decision to purchase this home and add a pool in large part was driven by the owners getting older and requiring the low impact benefits of the pool and spa. The current owners made the decision to purchase the home based on the previous owners, two realtors and pool companies indicating the installation of a pool could be done. One of the realtors suggested the resale of this property would be

07/02/2014

21-0455

**21-0455**



difficult without adding a pool. The current owners were also provided with renderings of pools from multiple pool companies.

07/02/2014

21-0455

**21-0455**



Prepared by: Lindsay R. Park  
Sunbelt Title Agency  
Return to: 1715 N. Westshore Blvd., Suite 190  
Tampa, FL 33607  
File Number: 1782219-12198

[Space Above This Line For Recording Data]

**This Warranty Deed**

Made this 11<sup>th</sup> day of December, 2019 by Robert Gatenby and Abby Gatenby, Husband And Wife, hereinafter called the Grantor, to Gregg Baron and Nancy Baron, Husband And Wife, whose post office address is: 15203 Leith Walk Lane, Tampa, FL 33618, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, viz:

Lot 1, EDINBOROUGH SUBDIVISION, according to the plat thereof, recorded in Plat Book 79, Pages 71-1 and 71-2, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: U-35-27-18-0S6-000000-00001.0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
  
Witness: (Signature)  
Print Name: Victoria M. Podomnik

Robert Gatenby  
1011 Guisando de Avila  
Tampa, FL 33618

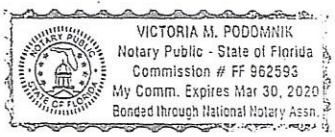
Witness: (Signature)  
Print Name: Mindy Babcock

Abby Gatenby  
1011 Guisando de Avila  
Tampa, FL 33618

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2019, by Robert Gatenby and Abby Gatenby, who: [ ] is personally known to me or [ ] produced Dr. License as identification.

NOTARY PUBLIC (signature)  
Print Name: Victoria M. Podomnik  
My Commission Expires:  
Stamp/Seal:





Received  
03/01/2021  
Development Services

# VARIANCE APPLICATION

## IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.  
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

### Property Information

Address: 15203 Leith Walk Lane City/State/Zip: Tampa, FL 33618 TWN-RN-SEC: 35,27,18  
Folio(s): 16900.8402 Zoning: Res Future Land Use: \_\_\_\_\_ Property Size: 1.00457001

### Property Owner Information

Name: Gregg Baron and Nancy Baron Daytime Phone: 813-240-3395  
Address: 15203 Leith Walk Lane City/State/Zip: Tampa, FL 33618  
Email: gbarontpa@verizon.net FAX Number: \_\_\_\_\_

### Applicant Information

Name: Gregg Baron Daytime Phone: 813-240-3395  
Address: 15203 Leith Walk Lane City/State/Zip: Tampa, FL 33618  
Email: gbarontpa@verizon.net FAX Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: Donald Richardson/Ecological Consultants Inc Daytime Phone: 813-244-0678  
Address: 5121 Erlich Road City / State/Zip: Tampa, FL 33624  
Email: don@floridascrub.com FAX Number: 813-264-5957

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Gregg Baron  
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Gregg Baron  
Type or Print Name

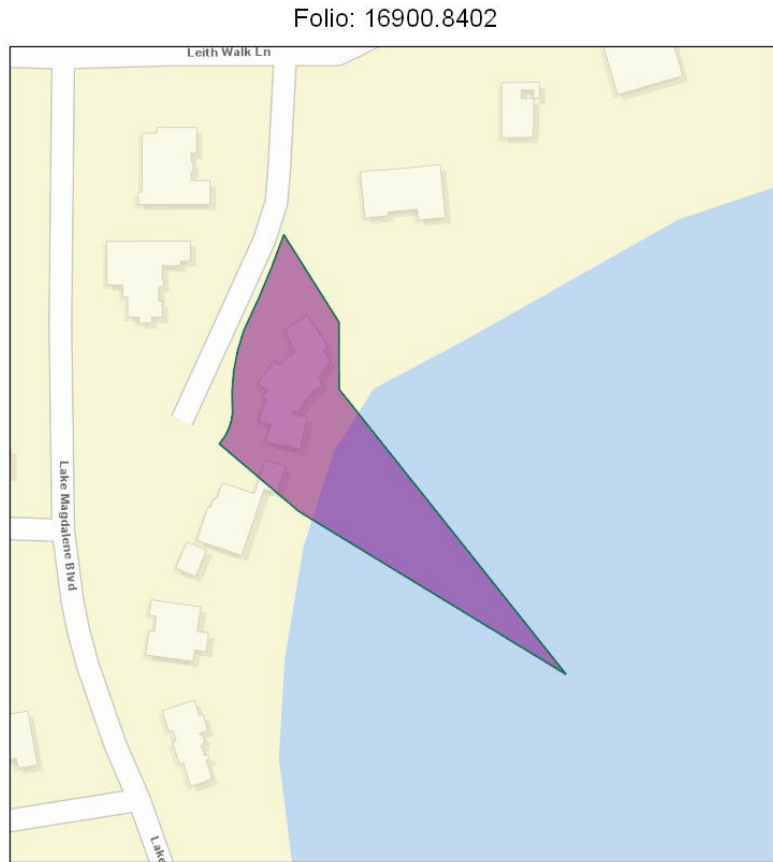
### Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 03/01/2021  
Case Number: 21-0455 Public Hearing Date: 04/26/2021  
Receipt Number: 21-0455



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	88-0004
Flood Zone:AE	BFE = 51.1 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Census Data	Tract: 011108 Block: 2000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



**Folio: 16900.8402**  
**PIN: U-35-27-18-0S6-000000-00001.0**  
**GREGG AND NANCY BARON**  
**Mailing Address:**  
 15203 LEITH WALK LN  
 TAMPA, FL 33618-1519  
**Site Address:**  
 15203 LEITH WALK LN  
 TAMPA, FL 33618  
**SEC-TWN-RNG: 35-27-18**  
**Acreage: 1.00457001**  
**Market Value: \$945,267.00**  
**Landuse Code: 0100 SINGLE FAMILY**

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0455