

Variance Application: VAR 25-1311

LUHO Hearing Date: October 27, 2025

Case Reviewer: Carolanne Peddle



**Hillsborough
County Florida**

Development Services Department

Applicant: Shane Carrigan

Zoning:

RSB

Address/Location: 10410 Ratell Ave., Gibsonton, FL 33534

Request Summary:

The applicant is requesting a variance to the required rear yard setback for an existing accessory structure.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.B	Accessory structures shall meet the primary structure setback of the district if an accessory structure exceeds 15 feet in height. The required rear yard setback in the RSB district is 25 feet.	16.5 feet	8.5-foot rear yard setback for an accessory structure

Findings:

- The existing accessory structure is 20 feet in height.
- Code Compliance violation HC-CMP-25-0000121 was issued for renovation of an existing accessory structure without a permit.
- Permit HC-BLD-25-0070929 is in review for the accessory structure.

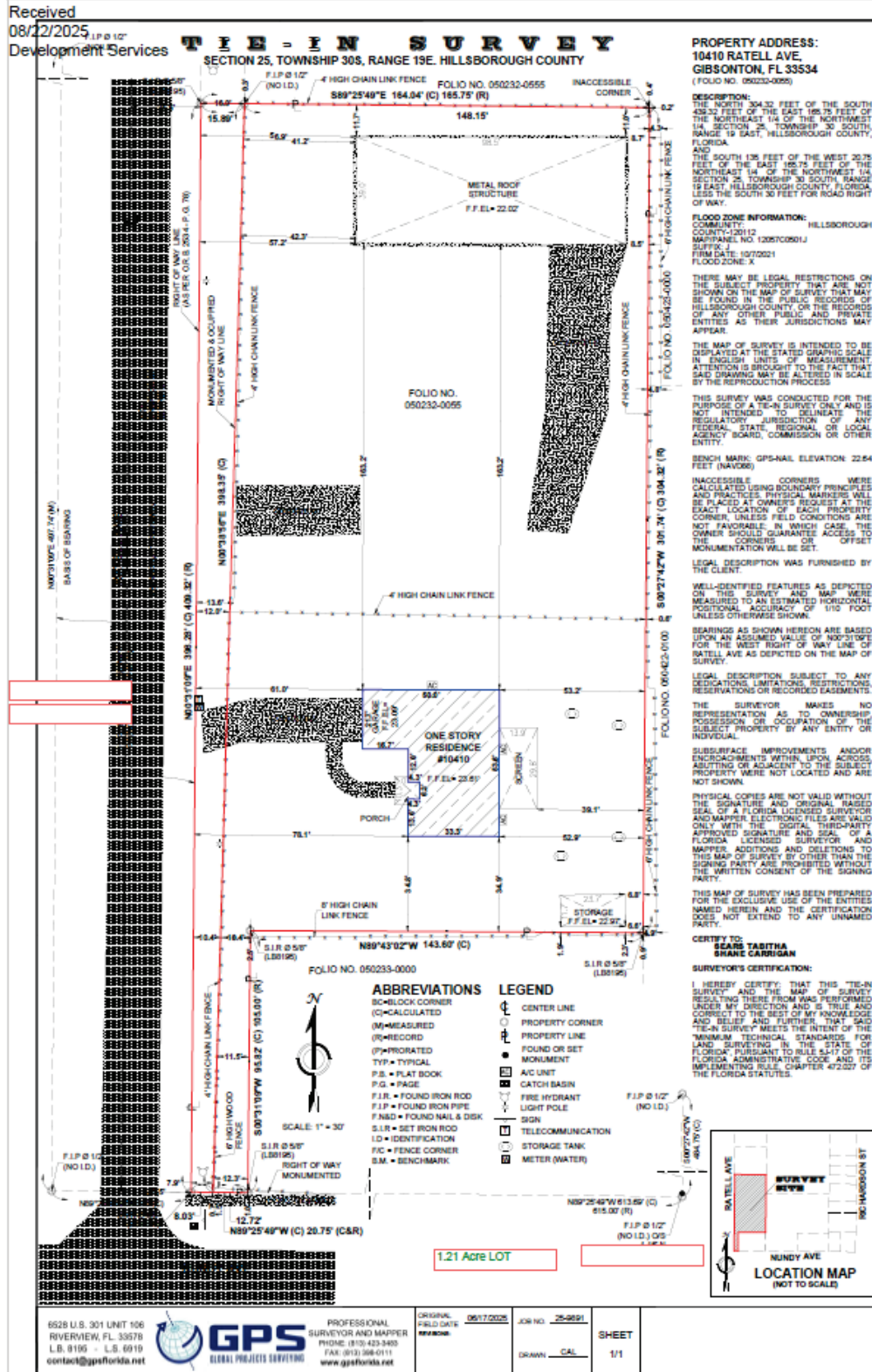
Zoning Administrator Sign Off:

Colleen Marshall
Mon Oct 13 2025 11:35:59

DISCLAIMER:

The variance(s) 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.

SURVEY/SITE PLAN



25-1311



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR 25-1311

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 25-1311 Applicant's Name: Shane Carrigan

Reviewing Planner's Name: _____ Date: 10/01/2025

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): 10/27/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

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.

Signature

10.1.25

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application VAR 25-1311

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☒	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☒	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

Application No: VAR25-1311

Project Description (Variance Request)

1. 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.

This Variance request is for 1.5' from the east side setback of 10' resulting in a 8.5' east side setback.

This business has been operating for a time and purchased the canopy from All Steel Buildings in August of 2023, the canopy was installed without a permit soon after.

The property owner was made aware of this issue when they received a violation on 3.10.2025 Included was electrical work that was done without permitting also. We have hired and electrician to make sure any work on the canopy was completed up to code

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

Sec 8-1: 105.1

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): HC-BLD-25-0070929
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.
4. Please indicate the existing or proposed utilities for the subject property:
☐ Public Water ☐ Public Wastewater ☐ Private Well ☒ Septic Tank
5. Is the variance to allow a third lot on well 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 Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

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 size of the Canopy is needed to keep out trailers out of the sun and high enough to move under.

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.

The literal enforcement of the Land Development Code (LDC) would deprive me of rights commonly enjoyed by other properties in the same zoning district and surrounding area. Specifically, the LDC imposes minimum setback, height restriction, on my property, which, due to its unique characteristics, cannot be reasonably met without causing undue hardship.

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.

The difference from the code is 1'6" east setback

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 requested variance is harmonious with the LDC and Comprehensive Plan because it respects surrounding character while delivering community benefits, including enhanced streetscape, improved pedestrian connectivity, and increased housing supply, in a manner consistent with the community's long-range vision

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.

The hardship results from unique, pre-existing site conditions that distinguish this parcel from others in the same zoning district. Denial of the variance would impose a disproportionate burden on the property without furthering the intent of the Land Development Code.

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.

By granting the variance, the Board will preserve the public benefits safeguarded by the LDC while preventing an inequitable and unnecessary hardship to the applicant. This outcome reflects the Code's underlying principle of balancing community welfare with fair and reasonable use of private property.

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After Recording Return To:
Roseann Carter
Riverview Title & Escrow Services
7407 US Highway 301 S #100
Riverview, FL 33578

This Instrument Prepared by:
Roseann Carter
Riverview Title and Escrow Services
7407 US Highway 301 S #100
Riverview, FL 33578
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
050232-0055
File No.: 2017055

WARRANTY DEED

This Warranty Deed, made the 23rd day of May, 2017, by **James F. Cook, an unmarried man**, hereinafter called the grantor, whose post office address is: 10410 Ratell Ave., Gibsonton, FL 33534, to **Tabitha Sears, a married woman**, whose post office address is: 11705 Boyette Rd Ste 239, Riverview, FL 33569, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$70,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, to wit:

The North 304.32 feet of the South 439.32 feet of the East 165.75 feet of the Northeast 1/4 of the Northwest 1/4, Section 25, Township 30 South, Range 19 East, Hillsborough County, Florida.

AND

The South 135 feet of the West 20.75 feet of the East 165.75 feet of the Northeast 1/4 of the Northwest 1/4, Section 25, Township 30 South, Range 19 East, Hillsborough County, Florida, LESS the South 30 feet for road right of way.

The property is the homestead of the Grantor(s).

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, except taxes accruing subsequent to 2017, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: _____

Witness Signature: _____

Printed Name: _____

State of Florida

County of Hillsborough

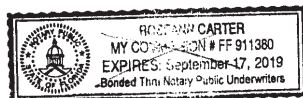
The foregoing instrument was acknowledged before me this 23rd day of May, 2017 by James F. Cook, an unmarried man who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: _____

Notary Public Signature: _____

Printed Name: Roseann Carter

Serial Number _____



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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1311 Intake Date: 08/22/2025
Hearing(s) and type: Date: 10/27/2025 Type: LUHO Receipt Number: 512453
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 10410 Ratell Ave City/State/Zip: Gibson, FL 33534
TWN-RN-SEC: 25-30-19 Folio(s): 050232-0055 Zoning: RSB Future Land Use: R-6 Property Size: 1.21

Property Owner Information

Name: Tabitha Sears Daytime Phone: 813.335.3644
Address: 11705 Boyette rd STE 239 City/State/Zip: Riverview, FL 33569-5533
Email: _____ Fax Number: _____

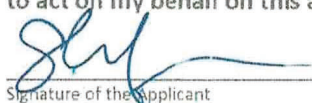
Applicant Information

Name: Shane Carrigan Daytime Phone: 813.394.7593
Address: 10159 US Hwy 41S City/State/Zip: Gibson, FL 33534
Email: shane@allsteel-buildings.com Fax Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.


Signature of the Applicant

Shane Carrigan

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

X - 
Signature of the Owner(s) - (All parties on the deed must sign)

Tabitha Sears

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Shane Carrigan Phone: 813.394.7593.

Representative's Email: shane@allsteel-buildings.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	☒	☐ <u>Property/Applicant/Owner Information Form</u>
2	☒	☐ <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	☒	☐ <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	☒	☐ <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☒	☐ <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☒	☐ <u>Copy of Current Recorded Deed(s)</u>
7	☒	☐ <u>Close Proximity Property Owners List</u>
8	☒	☐ <u>Legal Description</u> for the subject site
9	☒	☐ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☐ <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

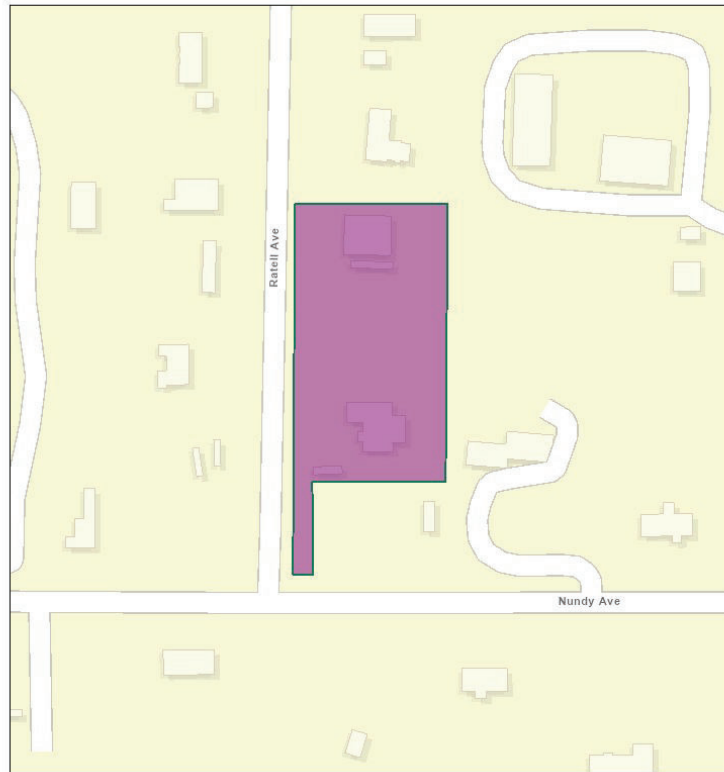
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☐ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



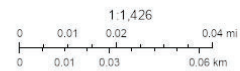
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSB
Description	Residential - Show Business
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0501H
FIRM Panel	12057C0501H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120501C
County Wide Planning Area	Gibson-ton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibson-ton
Census Data	Tract: 013803 Block: 1009
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 50232.0055



August 22, 2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 50232.0055
PIN: U-25-30-19-ZZZ-000001-72260.0
Tabitha Sears
Mailing Address:
 11705 Boyette Rd Ste 239
 null
 Riverview, FL 33569-5533
Site Address:
 10410 Ratell Ave
 Gibsonton, FL 33534
SEC-TWN-RNG: 25-30-19
Acreage: 1.21
Market Value: \$307,485.00
Landuse Code: 0100 SINGLE FAMILY

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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.