

Variance Application: VAR 26-0187

LUHO Hearing Date: 01-12-2026

Case Reviewer: Logan McKaig



**Hillsborough
County Florida**

Development Services Department

Applicant: Ramineni Gowtham Kumar & Vaishali Manoj
Ghandi

Zoning: AS-1

Location: 6620 Grace Sweat Rd, Riverview FL 33578

Folio: 77748.0100

Request Summary:

The applicant is requesting a variance to side yard setbacks for an existing accessory dwelling and accessory structure.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E and 6.01.01	An accessory dwelling shall meet principal building setbacks. A 15-foot side yard setback is required in the AS-1 district.	11 feet	4-foot side yard setback for the accessory dwelling
6.11.04 and 6.01.01	Accessory structures exceeding 15 feet in height shall meet principal building setbacks. A 15-foot side yard setback is required in the AS-1 district.	9 feet	6-foot side yard setback for accessory structure (metal shed)

Findings:

Code Compliance citation, HC-CMP-25-00000041, was issued for the subject property.

Zoning Administrator Sign Off:

Colleen Marshall

Colleen Marshall
Wed Dec 24 2025 11:14:15

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.



**Hillsborough
County Florida**
Development Services

Application No: 26-0187

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.

Please See attached Project Description document

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

Please See attached Project Description document

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-25-0072428, HC-BLD-25-0072467, HC-BTR-25-0289849, HC-BTR-25-0289849
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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

Project Description (Variance Request)

Specific Variance Requested:

A variance of **11 feet** from the required **15-foot side yard setback** under **Section 6.11.02.E** of the **Hillsborough County Land Development Code (LDC)** is respectfully requested to allow two existing accessory structures—a **wood Accessory Dwelling Unit (ADU)** and a **metal storage shed**—to remain in their current locations.

- The **wood ADU** is located approximately **4 feet** from the side property line.
- The **metal shed** is located approximately **6 feet** from the same side property line.

This request seeks to reduce the required 15-foot side yard setback to **4 feet** and **6 feet** respectively, to legalize the placement of both structures that existed prior to the current owner's purchase of the property.

History and Background:

I, **RAMINENI GOWTHAM KUMAR**, together with **GANDHI VAISHALI MANOJ**, purchased the property located at **6620 Grace Sweat Rd, Riverview, FL 33578** in **July 2024** as first-time homebuyers. At the time of purchase, both the **wood ADU** and the **metal shed** were already constructed and present on the property. Their existence and placement are documented in the **Hillsborough County Property Appraiser's records**.

Subsequent to the purchase, I received a **Code Enforcement notice** concerning modifications made to the existing wood ADU (including the removal of the garage door and installation of windows). Upon receiving this notice, I immediately reached out to the **Hillsborough County Building and Code Compliance Office** to seek guidance and resolve the issue properly. I was informed that a **variance** must first be obtained before proceeding with the necessary permits and inspections to bring both structures into full compliance with current County standards.

Justification and Good Cause for the Variance:

1. **Pre-existing Condition and Good Faith Ownership:** The structures were built prior to my ownership and their current locations were inherited as-is. I purchased the property in good faith, unaware of any setback inconsistencies. Requiring relocation would cause significant hardship, unnecessary expense, and potential damage to both the structures and the surrounding landscape.
2. **Commitment to Compliance:** I am actively working to resolve all County concerns and bring the property into full compliance. This variance is a critical first step toward obtaining the necessary building permits, ensuring safety, and maintaining conformity with County regulations.
3. **Consistency with Neighborhood Character:** Both the wood ADU and metal shed are modest in scale, well-maintained, and consistent with other accessory structures within the surrounding neighborhood. Their existing placement does not create any negative visual or functional impact on adjacent properties and remains harmonious with the overall residential character of the community.

4. **No Adverse Impact to Neighbors or Public Welfare:** The placement of these structures does not obstruct access, interfere with drainage patterns, or impact visibility or emergency access. Neighboring properties are not adversely affected, and no environmental or aesthetic harm has resulted from the structures' existing locations.

5. **Site Limitations and Practical Considerations:** The overall lot configuration and existing layout of the principal residence limit feasible relocation options for these structures. Maintaining their current placement is the most reasonable and least disruptive solution that preserves the usability and integrity of the property.

Applicable Land Development Code Section:

This variance request is made pursuant to **Section 6.11.02.E** of the **Hillsborough County Land Development Code (LDC)**, which requires a **15-foot side yard setback** for accessory structures in the **ASC-1 zoning district**.

The applicant respectfully requests a reduction of this setback requirement to:

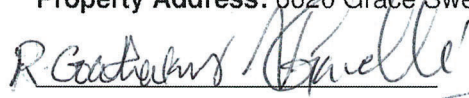
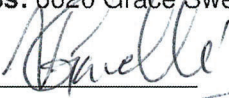
- **4 feet** for the existing **wood ADU**, and
- **6 feet** for the existing **metal shed**.

Granting this variance will allow the property owners to proceed in good faith with permitting, ensure compliance with County regulations, and maintain the character, safety, and value of the property in harmony with the surrounding community.

Applicant Information:

Owners: RAMINENI GOWTHAM KUMAR & GANDHI VAISHALI MANOJ

Property Address: 6620 Grace Sweat Rd, Riverview, FL 33578

  11/06/2025
Owner Signature Date

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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?

Please See attached Variance Criteria Response document

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.

Please See attached Variance Criteria Response document

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.

Please See attached Variance Criteria Response document

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*).

Please See attached Variance Criteria Response document

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.

Please See attached Variance Criteria Response document

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.

Please See attached Variance Criteria Response document

Variance Criteria Response

1. Hardship or Practical Difficulty

The hardship is **unique to this property** and constitutes a practical difficulty, not a desired upgrade. The primary issue is the **pre-existing, non-conforming setback** of the shed, which I inherited upon purchasing the property in July 2024. The **lot's current layout**, including existing utility lines and the primary dwelling placement, creates a practical difficulty, as relocation would require **significant, costly disturbance** to other permanent site improvements. I am seeking this variance in good faith to resolve this legacy issue and clear the County violation.

2. Rights Deprived

Without approval, I would be unfairly deprived of the ability to use and maintain lawful accessory storage structures that are **typical and necessary** for a residential property in the ASC-1 zone, due to an inherited technicality. This deprives me of rights commonly enjoyed by other property owners in the district.

3. No Harm to Others

The sheds are small, low-profile structures shielded by existing fencing and landscaping. The variance will cause **no adverse effects** on adjacent properties. They **do not obstruct** visibility, drainage, or access for any neighbor.

4. In Harmony with the LDC and Comprehensive Plan

The variance is **in harmony with the LDC and Comprehensive Plan** because it supports reasonable residential use and responsible property management. It allows me to maintain a modest accessory structure while **preserving the established neighborhood character and density**.

5. Not Self-Imposed

The primary condition requiring this variance—the **non-conforming setback**—is **not self-imposed**; it existed before my ownership. I must, however, acknowledge that as a first-time homebuyer, I was **unaware of the permitting requirements** when I modified the door and window. The moment I received the County violation, I **immediately contacted the inspector** and initiated the compliance process. My action is a responsible effort to correct an inherited defect and an honest mistake.

6. Substantial Justice

Allowing this variance will result in **substantial justice** being done by striking a fair balance between the public benefits and the individual hardship. The public benefits of the LDC (e.g., safety, air, light) are **not compromised** by these small, screened structures. Justice is served by

granting relief to an owner who is actively **cooperating with the County** to resolve an inherited code violation, thereby avoiding the **unnecessary financial burden** of forced removal for a technical, pre-existing issue.

R. Gaudin
Handwritten signature

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

This Instrument Prepared by:
Brian Harte
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):
077748-0100
File No.: 2024044

WARRANTY DEED

This Warranty Deed, made the 18 day of June, 2024, by Ford Robbins and Sherry Nelson, as husband and wife, hereinafter called the grantor, whose post office address is: 665 C M Jones Rd., Greenville, TN 37745, to Gowtham Kumar Ramineni, a married man and Vaishali Manoj Ghandi, as husband and wife, whose post office address is: 6620 Grace Sweat Rd., Riverview, FL 33578, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$440,000.00 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 South 190.0 feet of the East 347.5 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 31 South, Range 20 East, Less the East 50 feet for right of way, Hillsborough County, Florida.

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 2024, 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

[Signature]
Witness 1 Signature

[Signature]
Ford Robbins

Witness 1 Printed Name and Post Office Address:

3626 E. Andrew Johnson Hwy
Greenville, TN 37745

[Signature]
Sherry Nelson

Justin Burns

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

3626 E. Andrew Johnson Hwy
Greenville, TN 37745
Christy Smith

State of Tennessee
County of Greene

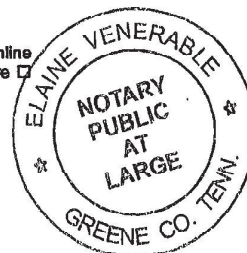
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2024 by Ford Robbins and Sherry Nelson. He/She/They is/are ☐ Personally known to me or ☒ Produced TN DL as identification.

[Signature]
Notary Public Signature

Printed Name: Elaine Venerable

My Commission Expires: 11-28-27

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



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

This Instrument Prepared by:
Brian Harle
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):
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File No.: 2024044

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WITNESSETH: That said grantor, for and in consideration of the sum of \$440,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, to wit:

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TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature]
Witness 1 Signature

[Signature]
Ford Robbins

Witness 1 Printed Name and Post Office Address:

3626 E. Andrew Johnson Hwy
Greenville, TN 37745
Justin Burns

[Signature]
Sherry Nelson

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

3626 E. Andrew Johnson Hwy
Greenville, TN 37745
Christy Smith

State of Tennessee
County of Greene

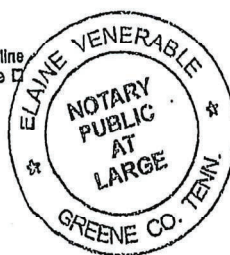
The foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2024 by Ford Robbins and Sherry Nelson. He/She/They is/are ☐ Personally known to me or ☒ Produced TN DL as identification.

[Signature]
Notary Public Signature

Printed Name: Elaine Venerable

My Commission Expires: 11-28-27

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: <u>26-0187</u>		Official Use Only	Intake Date: <u>11/07/2025</u>
Hearing(s) and type: Date: <u>01/12/2026</u>	Type: <u>LUHO</u>	Receipt Number: <u>533452</u>	Intake Staff Signature: <u>Julie Boatright</u>
Date: _____	Type: _____		

Property Information

Address: 6620 Grace Sweat Rd City/State/Zip: Riverview
TWN-RN-SEC: 31-20-18 Folio(s): 077748-0100 Zoning: AS-1 Future Land Use: SMU-6 Property Size: 1.3 Acr

Property Owner Information

Name: RAMINENI GOWTHAM KUMAR GANDHI VAISHALI MANOJ Daytime Phone _____
Address: 6620 Grace Sweat Rd City/State/Zip: Riverview
Email: ramineni.g@gmail.com Fax Number _____

Applicant Information

Name: RAMINENI GOWTHAM KUMAR Daytime Phone 2033008909
Address: 6620 Grace Sweat Rd City/State/Zip: Riverview
Email: ramineni.g@gmail.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.

R. Gowtham Kumar

Signature of the Applicant

RAMINENI GOWTHAM KUMAR

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.

R. Gowtham Kumar & Gandhi Vaishali Manoj

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

RAMINENI GOWTHAM KUMAR & GANDHI VAISHALI MANOJ

Type or print name



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0187

Intake Date: 11/07/2025

Hearing(s) and type: Date: 01/12/2026

Type: LUHO

Receipt Number: 533452

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: RAMINENI GOWTHAM KUMAR GANDHI VAISHALI MANOJ Phone: 2033008909

Representative's Email: ramineni.g@gmail.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	☒	☐	Legal Description for the subject site
9	☒	☐	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	☐	☒	Fastrack Approval (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

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	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0515H
FIRM Panel	12057C0515H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120515B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 014007 Block: 1021
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77748.0100



November 6, 2025

1:2,934
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

ESRI, Esri Community Maps contributors, University of South Florida, Intel, OpenStreetMap, Microsoft, Esri, TerraMetrics, Garmin, Safe/Graph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 77748.0100

PIN: U-18-31-20-ZZZ-000003-15600.0

Gowtham Kumar Ramineni And Vaishali Manoj Ghandi

Mailing Address:

6620 Grace Sweat Rd
null

Riverview, FL 33578-9468

Site Address:

6620 Grace Sweat Rd
Riverview, FL 33578

SEC-TWN-RNG: 18-31-20

Acreage: 1.3

Market Value: \$226,897.00

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.