



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0146	
LUHO HEARING DATE: January 24, 2022	CASE REVIEWER: Sam Ball

REQUEST:

The applicant is requesting a height variance for an existing fence on property zoned ASC-1.

VARIANCE(S):


Per LDC Section 6.07.02.C.2, fences in agricultural zoning districts are regulated in the same manner as fences in residential districts, except under certain circumstances that do not apply to this case. Per LDC Section 6.07.02.C.1.A, fences over 4 feet in height shall not be allowed within a required front yard that functions as a front yard. The applicant requests a 2-foot increase to the maximum permitted height to allow a 6-foot-high fence within the required 50-foot front yard along the south side of the subject property on Lowell Road.

FINDINGS:

- The applicant has advised staff they operate a home-based dog training business on the property. This activity is a permissible use of the property subject to the home-based business requirements found in LDC Section 6.11.48 and the kennel requirements found in LDC Section 6.11.52.
- The applicant has been cited by Code Enforcement for the fence (CE21014823).

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.

ADMINISTRATOR'S SIGN-OFF
 t Wed Jan 12 2022 15:22:13
Attachments: Application Site Plan Petitioner's Written Statement Current Deed



Additional / Revised Information Sheet

22-0146 RCVD 12-22-21

Date Stamp Here

Application Number: VAR 22-0146 Applicant's Name: Damien Alexander

Reviewing Planner's Name: Sam Ball Date: 12/17/2021

Application Type:

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

Current Hearing Date (if applicable): 01/24/2021

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

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 - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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

Date 12-22-2021

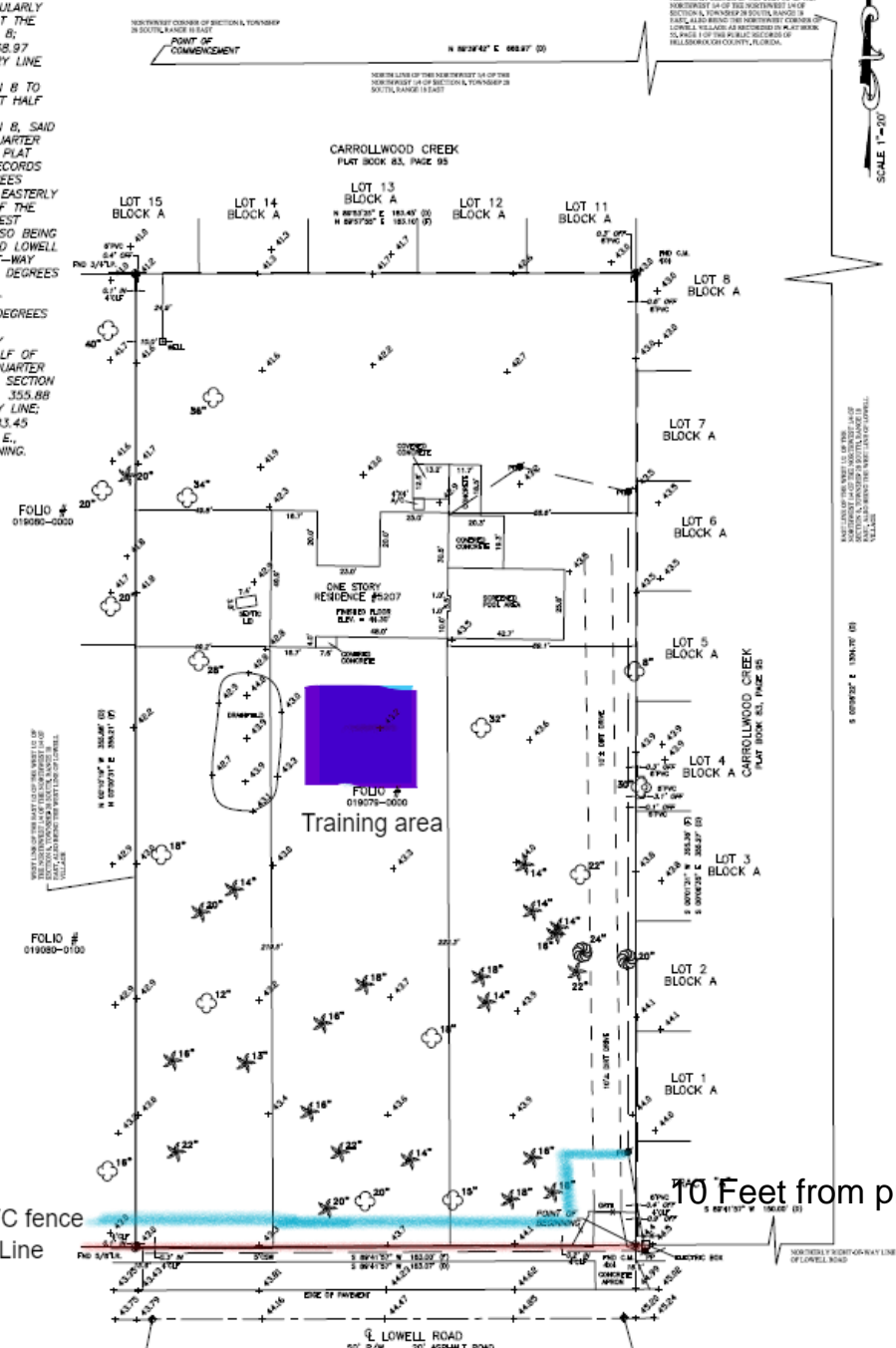
FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX Transmittal Completed

In-Take Completed by:

LEGAL DESCRIPTION:
A PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N. 89 DEGREES 39'42" E., 668.97 FEET ALONG THE NORTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHWEST QUARTER OF LOWELL VILLAGE, AS RECORDED IN PLAT BOOK 35, PAGE 1, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S. 00 DEGREES 06'22" E., 1,304.70 FEET ALONG THE EASTERLY BOUNDARY OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID LOWELL VILLAGE, TO THE NORTHERLY RIGHT-OF-WAY LINE OF LOWELL ROAD; THENCE S. 89 DEGREES 41'57" W., 150.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89 DEGREES 41'57" W., 183.07 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WESTERLY BOUNDARY LINE OF THE SAID EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N. 00 DEGREES 10'19" W., 355.88 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE N. 89 DEGREES 53'25" E., 183.45 FEET; THENCE S. 00 DEGREES 06'35" E., 355.27 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC SURVEY WITH TREE LOCATION
SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA.



Legend

- Blue shaded area Training
- Blue line is 6 foot white PVC fence
- Red line property line
- There are NO OUTDOOR DOG RUNS

- NOTES:**
- 1) BEARINGS ARE BASED UPON THE SOUTH LINE OF SUBJECT PARCEL, S 89°41'57" W, DEED BEARING
 - 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" ACCORDING TO NATIONAL FLOOD PANEL #12057C-0183, SUPPLEMENT #1, INSURANCE RATE MAP, REVISED 6-28-2008
 - 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
 - 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION G.P.S. NETWORK SYSTEM PTT SITE, N.A.G.D. DATUM
TREE LEGEND (SIZE AS NOTED)



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

22-0146
RCVD

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12-22-21

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Reviewing Planner's Name: Sam Ball Date: 12/17/2021

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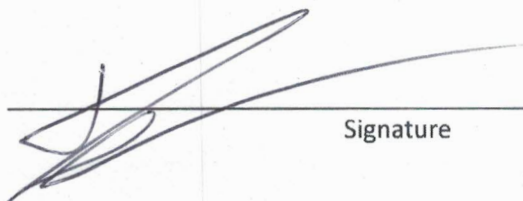
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Signature

12-22-2021

Date

FOR OFFICE USE ONLY

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

In-Take Completed by: _____

December 20, 2021

Re: Request Notice VAR 22-0146

5207 Lowell Road

Tampa, FL 33624

Cover letter

To whom it may concern

The residence of 5207 Lowell road is seeking a dimensional variance for height and setback. We site the below reasons and will justify this in the project narrative.

- Variance to Fence Requirements
- Future use plan
- Hardship

We have a detailed plan for this property. Any changes to this plan would put us off that plan and cause a financial hardship.

Thank you

Damien Alexander

December 20, 2021

Re: Request Notice VAR 22-0146

5207 Lowell Road

Tampa, FL 33624

5207 Lowell Project narrative

Variance to Fence Requirements

- The Alexander household is seeing a dimensional variance for height and setback.
- The current height is 6ft
- We would like to obtain a variance for
 - Height – 6 feet
 - Setback – 10 feet

Property description and use

- This particular property is 1.51 acres. We purchased this property to expand, increase property value and equip the space to serve the owner's small business purposes.
- When rehabbing this property, the utmost care was taken to preserve mature trees and other attractive property features.

Business use

- The current use is for dog training. The existing fence structure allows for privacy and limits distractions.
 - There is no outdoor dog run.
 - The training area is outside and 50 feet from any residence in compliance with zoning requirements.

Setback location consideration

- This fence follows the lines of symmetry and aesthetics of the neighborhood.
- It is a NEW white PVC fence in proper working order and professionally
- installed, reasonably customary, and consistent with other properties on Lowell Road and the surrounding neighborhood.
- Supporting exhibits are submitted to demonstrate how the fence is nearly indistinguishable from the current area and was seamlessly added without being ostentatious.

The fence location was chosen with the following considerations:

1. The best continual line across the property without destroying mature trees or their root foundations

2. The current fence location, material, and height were chosen because it is reasonable, customary, and consistent with Lowell Road and the surrounding area.
3. Planned features for property development and increased property value.
 - Addition of a detached three-car garage structure
 - Addition of separate in-law suite

Both structures would fit the guidelines and use for this particular location and zoning, for increased property value.

Summary of Hardships

- This fence was completed in 06-2020 The price at the time was \$5k+
- Reconstructing the fence at the prescribed location would require the destruction of
- mature trees, among other unjust hardships the property owner is investing in to increase property value in the area. Specifically:
 - Over \$8,000 for removal and disposal of the existing fence
 - \$25,000 for removal of 10 mature trees at \$2,500 per tree
 - Loss of revenue and property values as the new dimensions will not allow the planned features to be added to the property.
- Inability to add the planned detached three-car garage = decreased property values
- Inability to add the detached in-law suite = loss of rental revenue and decreased property values
- Loss of business revenue due to decreased training area the property can support while meeting the zoning requirements.

Concluding Summary

Granting the variance will support the financial growth potential of the property and the property value of the area.

Complying would represent significant financial hardship to the property owner of upwards of \$30,000. In addition, it will negatively impact the property value due to the destruction or demolition of attractive property features and the prevention of future planned enhancement. It will also represent a significant agricultural upset due to the number of mature trees that would require removal.

December 20, 2021

Re: Request Notice VAR 22-0146

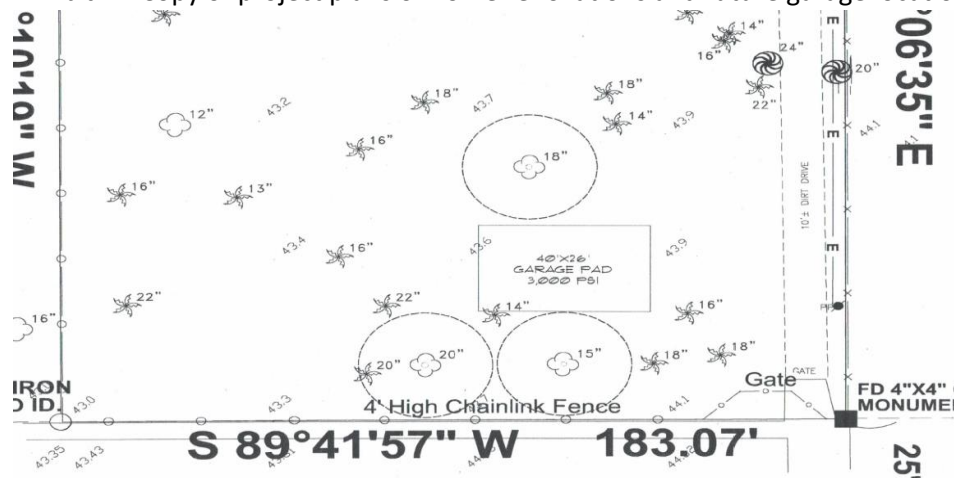
5207 Lowell Road

Tampa, FL 33624

Exhibit descriptions

- Exhibit A - Copy of project plans of home renovations and future garage locations
- Exhibit B – Picture 1 - Neighborhood aerial photo showing fence locations similar height and material
- Exhibit C - Picture 2 - Arial view fence and mature trees
- Exhibit D - Picture 3 - Road showing front of the fence
- Exhibit E - Picture 4 - West view of property showing how property conforms to current area
- Exhibit F - Picture 5 – East facing view showing how fence conforms to current area
- Exhibit G - Picture 6 – Front(inside) pic of location of projected garage
- Exhibit H-L Pictures of other fences on Lowell road within 1000 feet of property

- Exhibit A - Copy of project plans of home renovations and future garage locations

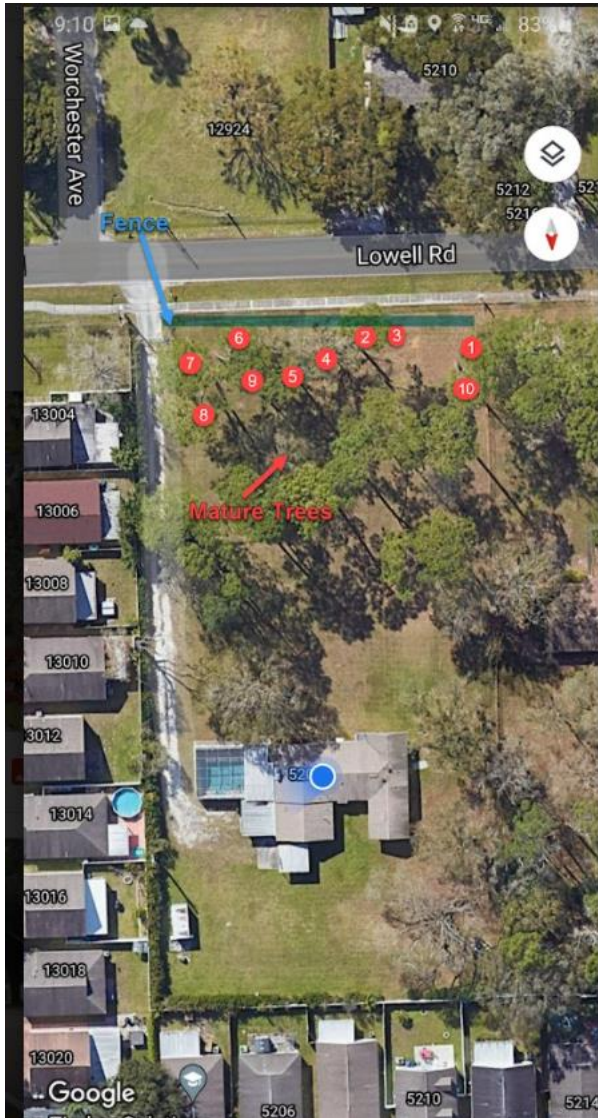


- Exhibit B – Picture 1 - Neighborhood aerial photo showing fence locations similar height and



material

- Exhibit C - Picture 2 - Arial view fence and mature trees



- Exhibit D - Picture 3 - Road showing front of the fence



• □

- □ Exhibit E - Picture 4 - West view of property showing how property conforms to current area



- Exhibit F - Picture 5 – East facing view showing how fence conforms to current area

22-0146

RCVD

12-22-21



- Exhibit G - Picture 6 – Front(inside) pic of location of projected garage

22-0146

RCVD

12-22-21



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Exhibit H-L Pictures of other fences on Lowell road within 1000 feet of property

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12-22-21



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12-22-21



CUSTOM ADDITION FOR: DAMIEN ALEXANDER & FANNY LEAL 5207 LOWELL RD TAMPA, FL 33624

INDEX:
1. GENERAL NOTES
2. FOUNDATION
3. FLOOR PLAN
4. ROOF PLAN
5. ELEVATIONS
6. TYPICAL SECTIONS AND DETAILS
7. ELECTRICAL PLAN

GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND...
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

NOTICE TO BUILDER:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS...
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

NOTE: ALL WIND PRESSURES ARE BASED ON NOMINAL WIND VELOCITY AS PER ASCE 7-16

APPLICABLE CODES:
1. INTERNATIONAL RESIDENTIAL CODE BOOK
2. INTERNATIONAL BUILDING CODE
3. INTERNATIONAL ELECTRICAL CODE
4. INTERNATIONAL MECHANICAL CODE
5. INTERNATIONAL PLUMBING CODE
6. INTERNATIONAL FIRE CODE

FIELD REPAIR NOTES:
1. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE ORIGINAL MANUFACTURER'S...
2. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

CONCEALED SPACES:
1. ALL CONCEALED SPACES SHALL BE PROTECTED FROM DAMAGE AND SHALL BE...
2. ALL CONCEALED SPACES SHALL BE PROTECTED FROM DAMAGE AND SHALL BE...
3. ALL CONCEALED SPACES SHALL BE PROTECTED FROM DAMAGE AND SHALL BE...

EXISTING BUILDING ALTERATIONS LEVEL 3

MECHANICAL NOTES:
1. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN THE ATTIC UNLESS OTHERWISE NOTED...
2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN THE ATTIC UNLESS OTHERWISE NOTED...
3. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN THE ATTIC UNLESS OTHERWISE NOTED...

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

INSPECTIONS:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS...

WIND Borne DEBRIS AREAS

VENTING NOTES:
1. ALL ROOF VENTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL ROOF VENTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL ROOF VENTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

STUCCO:
1. ALL STUCCO WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL STUCCO WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL STUCCO WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

PLUMBING NOTES:
1. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

WIND ZONE DIAGRAM

RAILING SPACES:
1. ALL RAILING SPACES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL RAILING SPACES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL RAILING SPACES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

FRAMING NOTES:
1. ALL FRAMING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL FRAMING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL FRAMING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

TRUSS DESIGN CRITERIA:
1. ALL TRUSS DESIGN CRITERIA SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
2. ALL TRUSS DESIGN CRITERIA SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...
3. ALL TRUSS DESIGN CRITERIA SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE...

WIND SPECIFICATIONS

PRODUCT APPROVAL CODES

WIND Borne DEBRIS AREAS

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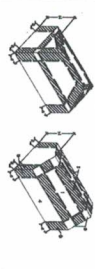
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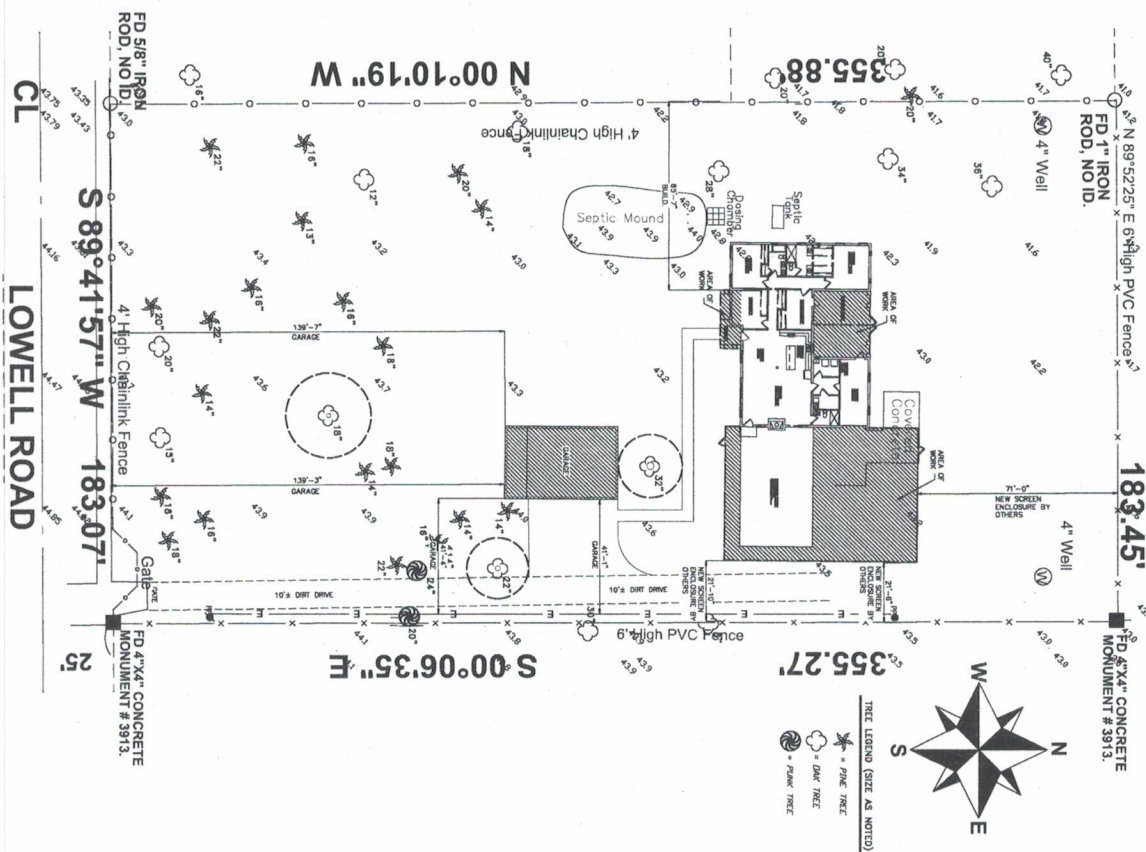
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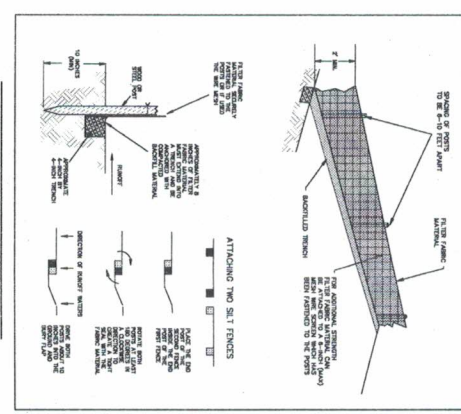
WIND SPECIFICATIONS



SURVEYOR'S NOTES:
 (1) SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO F.I.R.M.
 BOUNDARY SURVEY FOR: DAMIEN ALEXANDER
 BEING LOCATED IN THE NORTH WEST 1/4 OF THE SECTION 25, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.



THREE LEGEND (SIZE AS NOTED)
 * PINE TREE
 * OAK TREE
 * PALM TREE



SILT FENCE DETAILS

SITE PLAN NOTES

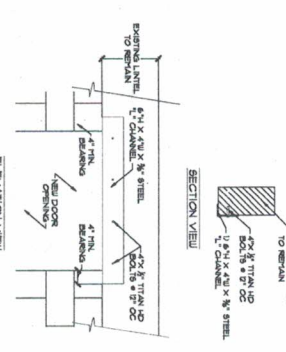
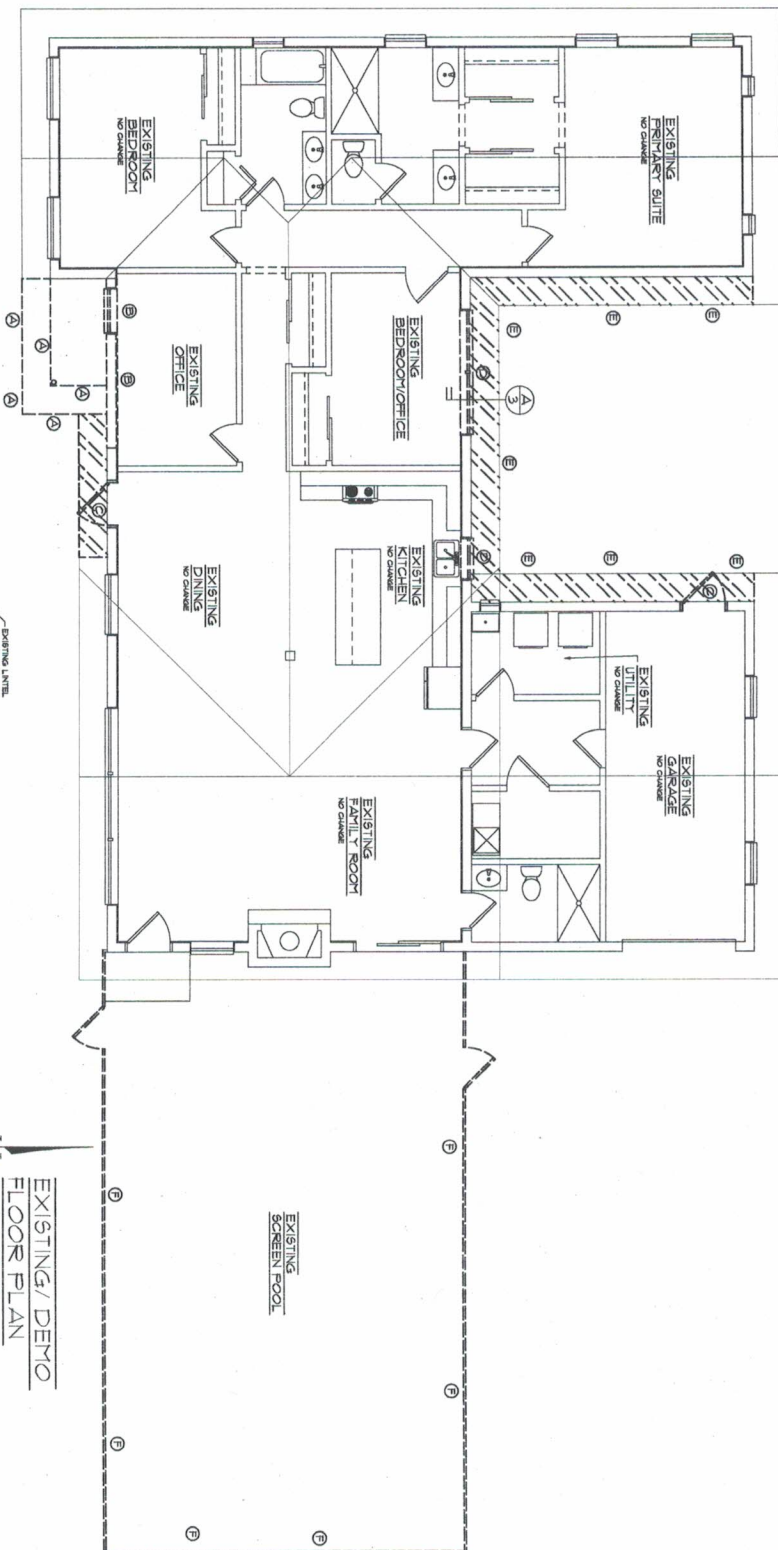
NOTE: PLUMBING CONTRACTOR TO DETERMINE FINAL 4" DIAMETER LINE LOCATIONS, IF REQUIRED TO BE SET AT 4" DIA. OR SMALLER AT A 1/4" RADIUS.
 NOTE: PLUMBING CONTRACTOR TO DETERMINE FINAL 6" DIA. LINE LOCATIONS, ALL 7" TO BE SET AT 6" DIA. FROM FINAL TO BE SET AT 6" DIA. FROM FINAL.
 NOTE: 4" DIA. LINE LOCATIONS SHALL NOT BE LESS THAN 1/4" N. DIAMETER FROM ROCK PERMANENTLY BEING DETERMINED AND ACCEPTABLE.
 NOTE: CONTRACTOR TO DETERMINE FINAL 4" DIA. LINE LOCATIONS TO BE SET AT 4" DIA. FROM FINAL.
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 NOTE: CONTRACTOR TO INSTALL THREE EXPOSED AREAS AS NOTED 200 POUNDS OF 1/2" DIA. #3 REBAR ABOVE EACH FOOTING ON THE REBAR.
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 NOTE: ALL SITE GRADING TO BE CONSTRUCTED IN SUCH A MANNER THAT GRADING WILL HAVE AN ADEQUATE SLOPE TO ACHIEVE DESIRED DRAINAGE.

SITE PLAN

SCALE: 1" = 20'-0"
 NOTE: STRUCTURE IS NOT LOCATED IN A FLOOD ZONE LOCATED IN ZONE X

IMPERVIOUS SURFACE RATIO	
SITE AREA	64,991 SQ. FT.
TOTAL IMPERVIOUS AREA	6,967 SQ. FT.
TOTAL % OF SITE AREA TO BE IMPERVIOUS	10.7%

ARCHITECTURAL SITE LEGEND	
INDICATES TREES TO BE REMOVED.	
INDICATES LOCATION OF CITY	
INDICATES EXISTING ELEVATION HTS.	



A LINTEL DETAIL
SCALE: 3/4" = 1'-0"

DEMOLITION NOTES

NOTE: CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL REMOVED WALL PORTIONS & COLUMNS TO BE REMOVED.

NOTE: ALL ELECTRICAL AFFECTED BY DEMOLITION TO BE REMOVED FROM LOCATION AND PANEL.

NOTE: CONTRACTOR TO NOTIFY AND UPDATE ALL BROKE PARTIES THROUGHOUT AS REQUIRED BY THE DEMOLITION PERMITS.

NOTE: CONTRACTOR TO REPORT ANY DISCREPANCIES TO BUILDING DEPARTMENT.

DEMOLITION LEGEND

A REMOVE EXISTING CONCRETE ENTIRE AND ROOF PORTION WITHIN AREA OF WORK.

B REMOVE EXISTING WINDOW AND WALL PORTION WHERE INDICATED.

C REMOVE EXISTING DOORS AS INDICATED.

D REMOVE EXISTING WINDOWS WHERE INDICATED.

E REMOVE ROOF OVERHANG WITHIN AREA OF WORK.

F REMOVE EXISTING POOL SCREEN.

EXISTING/ DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

22-0146
RCVD
12-22-21

M 61.01.00

10°06'35" E

25'

**FD 5/8" IRON
ROD, NO ID.**

4' High Chainlink Fence

Gate

**FD 4"X4" CONCRETE
MONUMENT # 3913.**

**40'X26'
GARAGE PAD
3,000 PSI**

10'± DIRT DRIVE

CL

LOWELL ROAD

S 89°41'57" W 183.07'

43.75
43.79
43.35
43.43

43.3
43.4

44.16
44.1

44.87
44.9

43.0

43.3

44.1

16"

22"

16"

13"

12"

43.2

43.4

16"

22"

20"

20"

15"

14"

43.6

18"

18"

18"

14"

43.9

16"

18"

18"

43.9

14"

14"

16"

24"

22"

20"

44.1

20"
14"

14"

14"

24"

20"



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RCVD
12-22-21



*Documentary Stamps: \$0.70
Recording Fee: \$27.00

Prepared by and return to:
Damien Alexander
5207 Lowell Road
Tampa, FL 33624

Property Appraiser's Parcel ID No: 019079-0000
(FOR INFORMATIONAL PURPOSES ONLY)
Prepared without the benefit of Title examination

QUIT CLAIM DEED

THIS WARRANTY DEED, is made this 7th day of February 2019, by and between **DAMIEN ALEXANDER, A SINGLE MAN** whose address is **5207 Lowell Road, Tampa, FL 33624** (hereinafter collectively, "GRANTOR"), and **DAMIEN ALEXANDER, A SINGLE MAN, AND FANNY LEAL, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, whose address is **5207 Lowell Road, Tampa, FL 33624**, (hereinafter "GRANTEE"):

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Hillsborough County, Florida**, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

*THE SUBJECT CONVEYANCE involves the transfer of unencumbered real property for nominal consideration, and will not result in a change of beneficial ownership. Therefore, minimum documentary stamp taxes are due thereon.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES

GRANTOR:

(1) [Signature]

Printed Name Michael Guindo

By: [Signature]
Damien Alexander

(2) [Signature]
Printed Name Michelle Konecny

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7th day of February 2019, by Damien Alexander, who is personally known to me or who has produced a Florida Driver's License as identification.



[Signature]
Print Name:
Notary Public
My Commission Expires:



Received
11/01/2021
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: 5207 Lowell Road City/State/Zip: Tampa, FL 33624 TWN-RN-SEC: 212006.00

Folio(s): 019079-0000 Zoning: ASC1 Future Land Use: _____ Property Size: 1.5 ac

Property Owner Information

Name: _____ Daytime Phone: 813-731-4216

Address: 5207 Lowell Road City/State/Zip: Tampa, FL 33624

Email: Damien.Alexander@hotmail.com FAX Number: 866-859-3426

Applicant Information

Name: Damien Alexander Daytime Phone: 813-731-4216

Address: 5207 Lowell Road City/State/Zip: Tampa, FL 33624

Email: Damien.Alexander@hotmail.com FAX Number: 866-859-3426

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 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

Damien Alexander
Type or Print Name

813-731-4216

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

Fanny Leal Alexander
Type or Print Name

Intake Staff Signature: ANA LIZARDO Office Use Only Intake Date: 11/01/21

Case Number: 22-0146 Public Hearing Date: 01/24/2022

Receipt Number: 100788

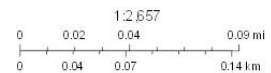


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011417 Block: 2000
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



November 2, 2021



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 19079.0000
PIN: U-08-28-18-ZZZ-000000-82170.0
DAMIEN ALEXANDER AND FANNY LEAL
Mailing Address:
5207 LOWELL RD
TAMPA, FL 33624-4119
Site Address:
5207 LOWELL RD
TAMPA, FL 33624
SEC-TWN-RNG: 08-28-18
Acreage: 1.51662004
Market Value: \$281,143.00
Landuse Code: 0100 SINGLE FAMILY

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

22-0146