



LAND USE HEARING OFFICER VARIANCE REPORT

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|---|--|
| APPLICATION NUMBER: VAR 22-0258 | |
| LUHO HEARING DATE: February 21, 2022 | CASE REVIEWER: Chris Grandlienard |

REQUEST: The applicant is requesting variances to accommodate a proposed addition to an existing family home that will include an accessory dwelling on property zoned RSC-3.

VARIANCES:

Primary Dwelling

Per LDC Section 6.01.01, a side rear yard setback of 7.5 feet is required in the RSC-3 district. The applicant requests a 3-foot reduction to the required rear yard setback to allow a setback of 4.5 feet from the west property line for the addition.

Accessory Dwelling

Per LDC Section 6.11.02, an accessory dwelling shall meet principal building setbacks. Per LDC Section 6.01.01, the required minimum side yard setback in the RSC-3 district is 7.5 feet. The applicant requests a 3-foot reduction to the required side yard setback to allow a setback of 4.5 feet from the west property line.

FINDINGS:

- The applicant wishes to construct an addition to his single-family home that will connect an existing detached garage to the home. The addition will also include an accessory dwelling on the second floor. The applicant has been advised the accessory dwelling must have a bathroom and kitchen and cannot exceed 900 square feet of living space, pursuant to LDC Section 6.11.02.
- Per LDC Section 6.01.06, a minimum lot size of one-half acre (21,780 square feet) of upland is required for use of a septic system. The subject parcel has approximately 0.31-acre (13,500 square feet) of upland and therefore is nonconforming. However, it has been certified as a legal nonconforming lot per NCL 22-0404 in the case record.

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



Int...
t
Wed Feb 9 2022 11:40:15

Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed



**Hillsborough
County Florida**
Development Services

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

Additional / Revised Information Sheet

Date Stamp Here

Application Number: JAR 22-0258 Applicant's Name: Laura B Kendrick

Reviewing Planner's Name: Christopher Grandjean Date: _____

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): _____

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.

updated Variance request

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@hcflgov.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.

Laura Kendrick
Signature

1/13/22
Date

FOR OFFICE USE ONLY

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

In-Take Completed by: _____

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.

There is currently a single car garage built in 1966 that sits 5 feet from the property line. The code has changed requiring a 7.5' setback for a new structure. I would like to build a 2 car garage to the south of it, flush with the current garage and attach ~~the~~ the two structures. I am requesting a 4.5' setback on the west of the property. Additionally, I would like to attach the proposed garage to the primary dwelling to the east. Above the proposed garage, I would like to build an Accessory Dwelling Unit (ADU)

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

Section 6.11.02
Section 6.01.00

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): HCC-BLD-21-0016546
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:
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 19th floor County Center).



**Hillsborough
County Florida**
Development Services

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

Additional / Revised Information Sheet

Date Stamp Here _____

Application Number: VAR22-0258 Applicant's Name: Laura B Kendrick

Reviewing Planner's Name: Christopher Grandlicard Date: 1/7/22

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): 2/21/22

The following must be attached to this Sheet.

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

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Mail to:
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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.

Laura B Kendrick
Signature

1/10/22
Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Transmittal Completed

Scanned into OPTIX

In-Take Completed by: _____

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?

I would like to build a 2 car garage with an ADU above it. I currently have a single car garage built in 1966. There is no other place to build the 2 car garage except to the south of the current garage. There are homes on my street with single as well as multiple car garages. I do not live in a deed restricted community.

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 single car garage is approximately 5' from the property line. The current code requires that new buildings be 7.5' from the property line. My current garage cannot be moved 2.5' to the east to meet setback requirements. In order to build a 2 car garage it would not be flush with the current garage.

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.

I do not live in a deed restricted community and my neighbors could apply for a similar variance as well.

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 proposed structure would be aesthetically pleasing and consistent with the look of the existing house. The structure would add value to my home and the neighborhood.

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.

In order to build a 2 car garage flush with the current garage, I need a 4.5' setback. The 5' setback of the current garage has been there as long as it has existed.

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

There is a need for a 2 car garage for family members. The ADU will be a mother in law suite for family members as well.

Prepared by & Return to:
Jeanne M. Henderson
All American Title
679 W. Lumsden Road
Brandon, Florida 33511

File Number: LP080107

THIS DEED IS BEING RECORDED TO SATISFY THE TERMS OF THE FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE RECORDED IN OFFICIAL RECORDS BOOK 18443, PAGE 122, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

General Warranty Deed

Made this February 22, 2008 A.D. By John M. Kendrick, a single man and Laura B. Kendrick, a single woman, whose address is: 11306 Sylvan Green Lane, Riverview, FL 33569 hereinafter called the grantor, to **Laura B. Kendrick, a single woman**, whose post office address is: 11306 Sylvan Green Lane, Riverview, FL 33569 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 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, viz:

Beginning at a point 389.00 feet South and 814 feet West of the Northeast corner of Government Lot 7, in Section 16, Township 30 South, Range 20 East and run thence East 75 feet, thence North 10 degrees West, 180 feet, more or less to the waters of the Alafia River; thence Southwesterly 75 feet, more or less, along the waters of the Alafia River to a point lying North 10 degrees West, from the point of beginning; thence South 10 degrees East 170 feet, more or less, to the point of beginning, Hillsborough County, Florida. Together with the right of ingress and egress over and upon, to and from that certain private right of way, being a 50 foot wide right of way abutting and running from the Alafia River East to the public right of way. Subject to restrictive covenants as recorded in OR Book 35, on Page 204, of the Public Records of Hillsborough County, Florida and Hillsborough County Zoning Regulations.

Parcel ID Number: 75302.0000

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 December 31, 2007.

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:

Aida M. Achin
Witness Printed Name Aida M. Achin

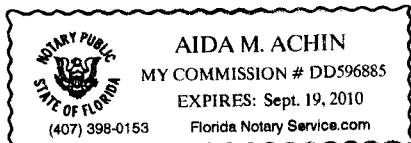
John M. Kendrick (Seal)
John M. Kendrick
Address: 2212 Laurel Oak Lane, Valrico, FL 33594

Sabrina Kirby
Witness Printed Name Sabrina Kirby

Laura B. Kendrick (Seal)
Laura B. Kendrick
Address: 11309 Sylvan Green Lane, Riverview, FL 33569

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this February 22, 2008, by John M. Kendrick and Laura B. Kendrick, who is/are personally known to me or who has produced Driver's License as identification.



Aida M. Achin
Notary Public
Print Name: Aida M. Achin
My Commission Expires: 9/19/10



Received
11/30/2021
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: 11306 Sylvan Green Ln City/State/Zip: Riverview FL 33569 TWN-RN-SEC: _____
Folio(s): 075302-000 Zoning: RSC3 Future Land Use: _____ Property Size: _____

Property Owner Information

Name: Laura Beth Kendrick Daytime Phone: (813) 610-3477
Address: 11306 Sylvan Green Ln City/State/Zip: Riverview, FL 33569
Email: LaurabKendrick@yahoo.com FAX Number: _____

Applicant Information

Name: Laura Beth Kendrick Daytime Phone: (813) 610-3477
Address: 11306 Sylvan Green Ln City/State/Zip: Riverview, FL 33569
Email: LaurabKendrick@yahoo.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 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.

Laura Beth Kendrick
Signature of Applicant
Laura Beth Kendrick
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.

Laura Beth Kendrick
Signature of Property Owner
Laura Beth Kendrick
Type or Print Name

ANA LIZARDO

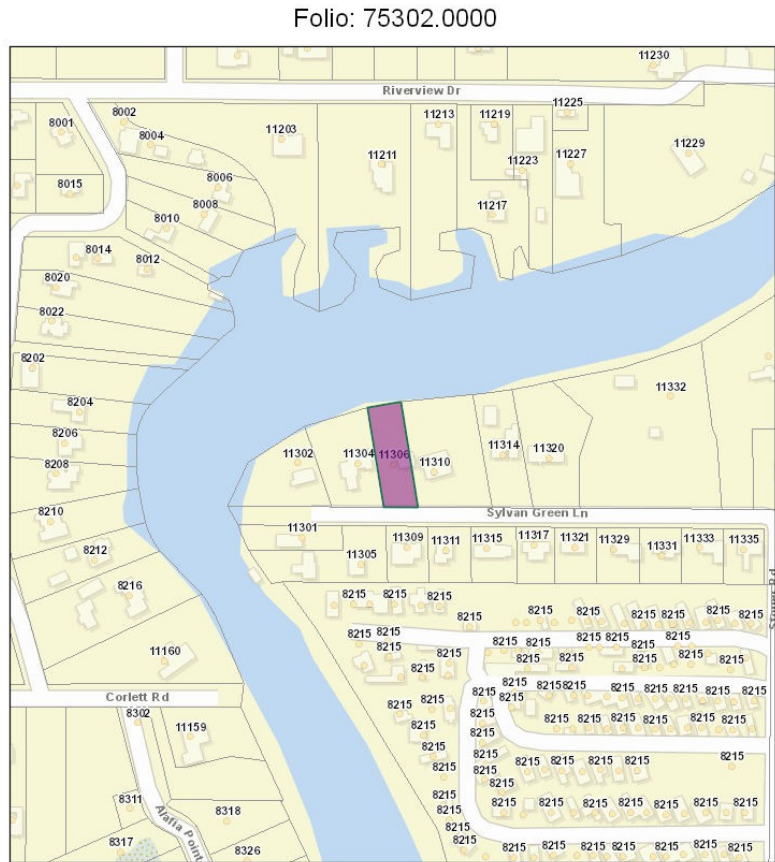
Office Use Only

Intake Staff Signature: _____ Intake Date: 11/30/21
Case Number: 22-0258 Public Hearing Date: 01/24/2022
Receipt Number: _____

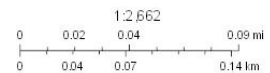


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

| | |
|-------------------------------|--|
| Jurisdiction | Unincorporated County |
| Zoning Category | Residential |
| Zoning | RSC-3 |
| Description | Residential - Single-Family Conventional |
| Flood Zone:AE | FLOODWAY |
| Flood Zone:AE | |
| FIRM Panel | 0502H |
| FIRM Panel | 12057C0502H |
| Suffix | H |
| Effective Date | Thu Aug 28 2008 |
| Pre 2008 Flood Zone | AE |
| Pre 2008 Flood Zone | AE FW |
| Pre 2008 Firm Panel | 1201120502B |
| County Wide Planning Area | Riverview |
| Community Base Planning Area | SouthShore |
| Community Base Planning Area | Riverview |
| Census Data | Tract: 013412 Block: 1013 |
| Census Data | Tract: 013412 Block: 1011 |
| Future Landuse | R-2 |
| Urban Service Area | USA |
| Mobility Assessment District | Urban |
| Mobility Benefit District | 2 |
| Mobility Benefit District | 4 |
| Fire Impact Fee | South |
| Parks/Schools Impact Fee | CENTRAL |
| ROW/Transportation Impact Fee | ZONE 7 |
| Wind Borne Debris Area | 140 MPH Area |
| Competitive Sites | NO |
| Redevelopment Area | NO |



December 1, 2021



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

Hillsborough County Florida

Folio: 75302.0000
PIN: U-16-30-20-ZZZ-000002-94120.0
LAURA B KENDRICK /LIFE ESTATE ET AL
Mailing Address:
 11306 SYLVAN GREEN LN
 RIVERVIEW, FL 33569-5227
Site Address:
 11306 SYLVAN GREEN LN
 RIVERVIEW, FL 33569
SEC-TWN-RNG: 16-30-20
Acreage: 0.38041699
Market Value: \$290,982.00
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.

22-0258