

Variance Application: VAR 24-0600
LUHO Hearing Date: May 20, 2024
Case Reviewer: Tania C. Chapela



**Hillsborough
 County Florida**

Development Services Department

Applicant: Narasimha R. & Lakshmi Vani Goli **Zoning:** PD
Location: 18785 Birchwood Groves Drive, Lutz; Folio: 13410.6094

Request Summary:


The applicant is requesting a variance within the front yard functioning as a side yard to allow for air conditioning units to be relocated due to construction of a swimming pool in the side yard that functions as a rear yard on a corner lot.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
PD 15-0681 (MM 17-1403)	The required front yard within the subject PD is 20 feet.	3 feet	17-foot front yard setback for AC units.
LDC Sec. 6.01.03. I.3.	Mechanical equipment, such as air conditioning units, may not project into the required front yard.	3-foot projection into front yard	17-foot front yard setback for AC units.

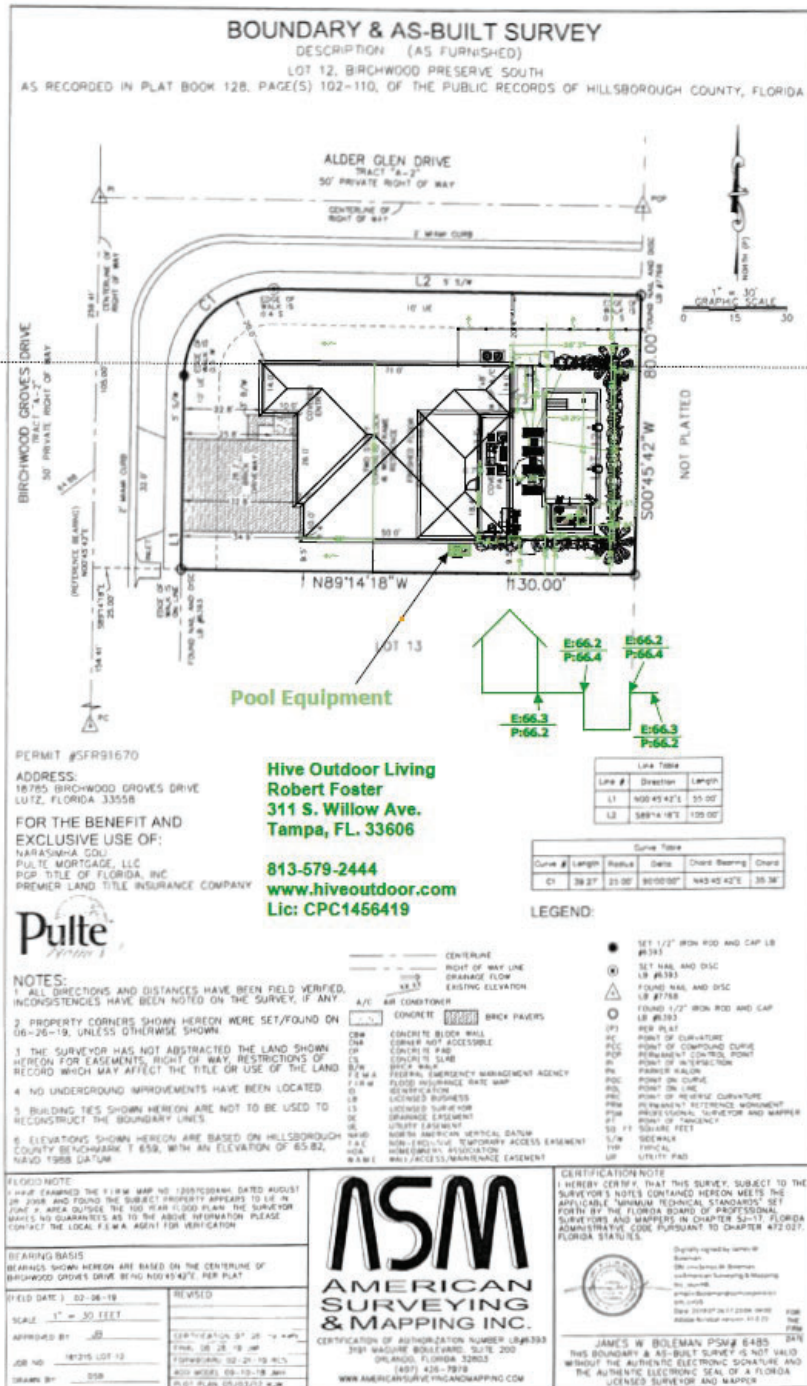
Findings: Per LDC Sec. 5.03.07.B.2.i, any decrease in yards to three or less single family lots within the Planned Development, shall be reviewed per LDC Sec. 11.04.00-Variiances.

Zoning Administrator Sign Off:


 Colleen Marshall
 Tue May 7 2024 11:02:16

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





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.

Currently AC units are installed in the back yard where we are constructing a swimming pool. This request is to move the air condition units to the north side & close to the rear end of the home. they require approximately 4 feet per unit including 3 feet for each compressor and 1 foot clearance from the home for proper ventilation. this does not cause any hardship to the community or neighbors as this home is a corner lot with no neighbors on the side of of the home for the proposed new location. The new location will be approximately 22 feet from the street and 17 feet from the sidewalk. there are currently plants that provide privacy and concealment from the current location as well as the proposed location. as a part of the project, a privacy fence is going to be installed between the sidewalk, street and other homes.

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

Section: 60103i3

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): Approved Swimming Pool Permit Number: HC-BLD-24-0057127
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

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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?

Currently the AC units are installed in back yard where we are constructing a swimming pool, thus creating a hardship to the homeowner for a more restrictive solution that could affect a neighbor located at an approved location. This solution creates a financial hardship to the homeowner.

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 requirement does not be the least restrictive to perform property improvement project to increase the value of the home as well as the surrounding home values.

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.

A approved variance would not cause any hardship to anyone in the community, the neighbors since the home is a corner lot with no neighbors on the side of the home of requested location and is only flanked by a sidewalk and street.

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).

An improved variance would increase the property value and possibly the taxable rate to the homeowner providing value to the county and property values of the residents in the community. A more restrictive option would affect the neighbor on the side of the more restrictive location (moving the units to the area between a neighbor).

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 consideration of this variance would allow the homeowner to complete a project already permitted by the county with construction nearly complete. The homeowner states that the required side yard setback was never disclosed during the purchase of the property. At the time of the home purchase, this property owner did not have the intent of this current improvement project. By not receiving a variance the property owner would need to seek a more restrictive solution.

6. intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

A screen enclosure and footer are proposed in or near the current location of the AC and concrete pad under the units. The public would benefit by an evaluation of the current land development code for future consideration of other property improvement projects. Thus allowing additional property improvement projects under a revision to the code of similar property improvement projects. The county would also potentially benefit by improved home values and taxable revenue.

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Prepared By:

PGP Title of Florida, Inc., dba PGP Title
Attn: Samantha Beach
2914 S. Falkenburg Road
Riverview, FL 33578

Return To:

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-147753

Property Appraiser's Parcel I.D. (folio) No.:
A0134106094

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this July 31, 2019 by Pulte Home Company, LLC, a Michigan limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation existing under the laws of Michigan, and having its principal place of business at 2662 S. Falkenburg Road, Riverview, FL 33578 (the "Grantor"), and Narasimha R. Goli and Lakshmi Vani Goli, husband and wife having a mailing address of 18785 BIRCHWOOD GROVES DRIVE, Lutz, FL 33558, (the "Grantee");

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of Hillsborough, State of Florida, to-wit:

Lot 12, BIRCHWOOD PRESERVE SOUTH, according to the plat thereof, as recorded in Plat Book 128, Page(s) 102 through 110, of the Public Records of Hillsborough County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and that said land is free of all encumbrances except taxes accruing subsequent to 2018, and any other matters referenced herein; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Conor
LWG

(CORPORATE SEAL)



Pulte Home Company, LLC, a Michigan limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation

BY: Pauline Samsundarrh
Closing Coordinator

Signed and sealed and delivered in presence of:

Witness Signature [Signature]

Samantha Beach

Printed Name of First Witness

Witness Signature [Signature]

Printed Name of Second Witness Angel M Pruden

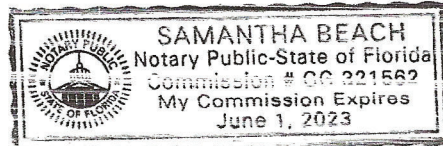
Grantee Address:
18785 BIRCHWOOD GROVES DRIVE
Lutz, FL 33558

STATE OF Florida)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this July 31, 2019 by Pauline Samsundarrh, Closing Coordinator of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

Notary Public [Signature]
Samantha Beach

Printed Name
My Commission Expires 01-2023
(SEAL)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: <u>24-0600</u>	Official Use Only	Intake Date: <u>03/25/2024</u>
Hearing(s) and type: Date: <u>05/20/2024</u>	Type: <u>LUHO</u>	Receipt Number: <u>352703</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Clare Odell</u>

Property Information

Address: 18785 Birchwood Broves Drive City/State/Zip: Lutz, FL 33558

TWN-RN-SEC: 10-27-18 Folio(s): 013410-6094 Zoning: PD Future Land Use: R4 Property Size: .235643

Property Owner Information

Name: NARASIMHA R & LAKSHMI VANI GOLI Daytime Phone 813.712.0381

Address: 18785 Birchwood Broves Drive City/State/Zip: LUTZ, FL 33558

Email: narasigr@gmail.com Fax Number _____

Applicant Information

Name: NARASIMHA R & LAKSHMI VANI GOLI Daytime Phone 813.712.0381

Address: 18785 Birchwood Groves Drive City/State/Zip: LUTZ, FL 33558

Email: narasigr@gmail.com Fax Number _____


Applicant's Representative (if different than above)

Name: TODD WALDEN Daytime Phone 813.417.2154

Address: 311 SOUTH WILLOW AVE City/State/Zip: TAMPA, FL 33606

Email: TODD@HIVEOUTDOOR.COM 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

GOLI, NARASIMHA R

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.



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

GOLI, LAKSHMI VANI

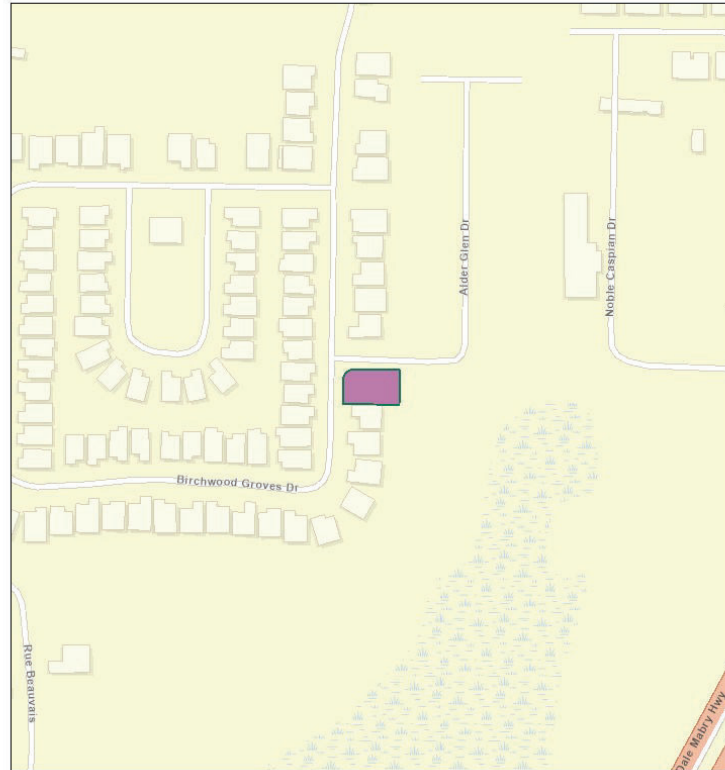
Type or print name



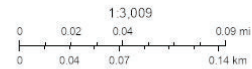
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	15-0681
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0063H
FIRM Panel	12057C0063H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	17-1403
Personal Appearances	null
Census Data	Tract: 011522 Block: 1018
Future Landuse	R-4
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
Competitive Sites	NO
Redevelopment Area	NO

Folio: 13410.6094



March 27, 2024



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Hillsborough County Florida

Folio: 13410.6094
PIN: U-10-27-18-A6M-000000-00012.0
Narasimha R And Lakshmi Vani Goli
Mailing Address:
 18785 Birchwood Groves Dr
 null
 Lutz, FL 33558-8332
Site Address:
 18785 Birchwood Groves Dr
 Lutz, FL 33558
SEC-TWN-RNG: 10-27-18
Acreage: 0.235643
Market Value: \$767,373.00
Landuse Code: 0100 Single Family

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- Or
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