

Variance Application: VAR 26-0345
LUHO Hearing Date: 02/09/2026
Case Reviewer: Cierra James



**Hillsborough
County Florida**
Development Services Department

Applicant: Beth Kulichik Zoning: RSC-6

Address/Location: 606 Valley Hill Dr., Brandon, FL 33510; Folio # 69243.3686

Request Summary:

The applicant is requesting a variance to the required fence standards to allow for a 7-foot fence on the property.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.07.02.C.1.f	The maximum fence height shall be 6 feet, except under certain circumstances that do not apply to this case.	1 Feet	7-Foot-High Fence

Findings: None.

Zoning Administrator Sign Off:

A handwritten signature of Colleen Marshall.

Colleen Marshall
Mon Jan 26 2026 12:00:01

DISCLAIMER:

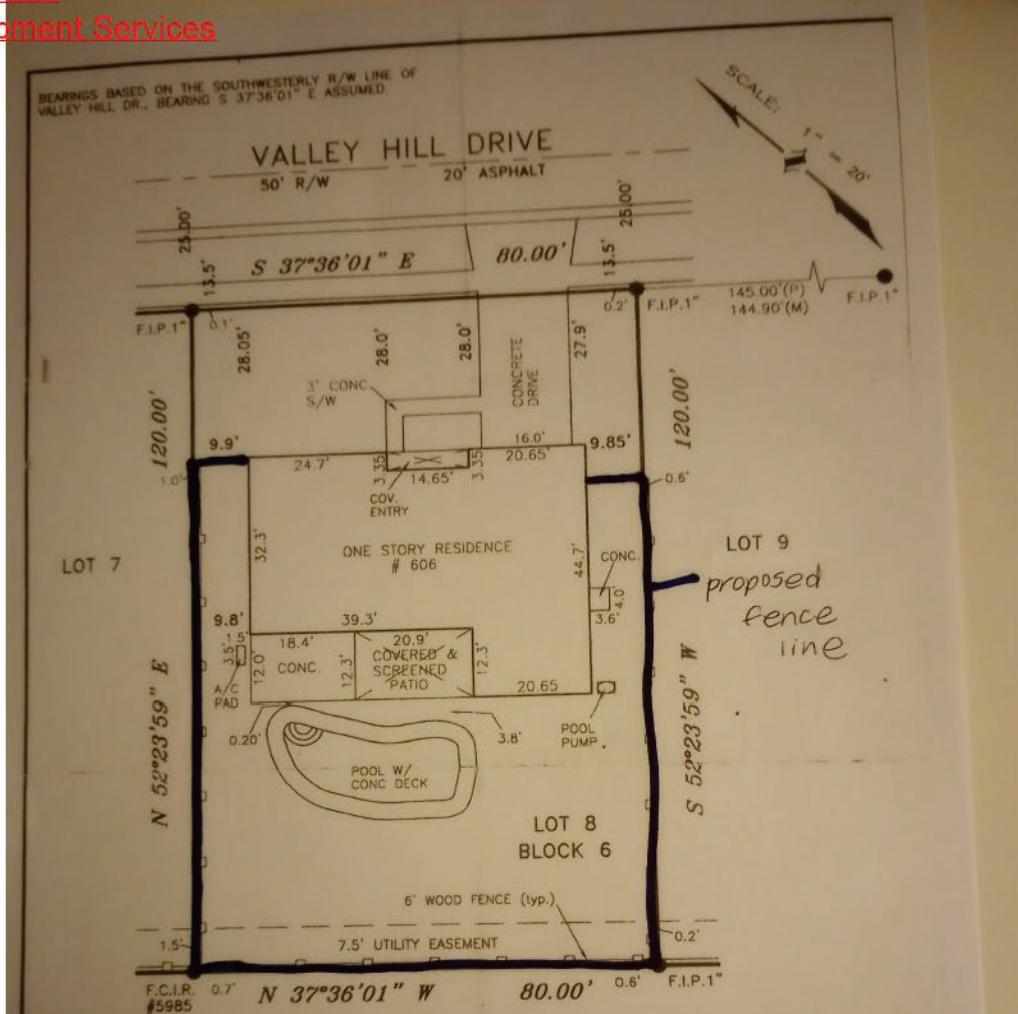
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN

Received

12-15-2025

Development Services



BOUNDARY SURVEY

A Survey of Lot 8, Block 6, of the Plot of HILLSIDE UNIT No. 7
as recorded in Plot Book 45, Page 56 of the Public Records of HILLSBOROUGH COUNTY, FLA.

FLOOD ZONE INFORMATION

Subject property shown hereon appears to lie in Flood ZONE C, according to the National Flood Insurance Rate Map. Community Panel Number 120112 0385 E, Revised 8/15/89.

Boundaries of the Floodways were computed at cross sections and interpolated between cross sections by the Federal Emergency Management Agency and/or it's assigns. The Floodways were based on hydraulic considerations with regards to requirements of solid FEMA. M.Mooney & Associates, Surveyors Inc. has not performed any Hydraulic Surveys nor established any Topographic contours on Surveyed land shown herein. The approximate flood zone line shown is a horizontal extrapolation based solely on planimetric features and not on any hydraulic information and is therefore just approximate. Location of solid approximate flood zone line is neither warranted nor certified by this Survey or M.Mooney & Associates, Surveyors Inc.

CERTIFIED TO: BETH A. KULICHIK; UNITED TITLE GUARANTY COMPANY;
COMMONWEALTH LAND TITLE INSURANCE COMPANY; COUNTRYWIDE HOME LOANS, INC.

Hillsborough
County Florida
Development ServicesAdditional / Revised
Information Sheet

Office Use Only

Received Date:

Received By:

Application Number:

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 34-0345 Applicant's Name: BETH KULICHIK

Reviewing Planner's Name: _____ Date: _____

Application Type:

<input type="checkbox"/> Planned Development (PD)	<input type="checkbox"/> Minor Modification/Personal Appearance (PRS)	<input type="checkbox"/> Standard Rezoning (RZ)
<input checked="" type="checkbox"/> Variance (VAR)	<input type="checkbox"/> Development of Regional Impact (DRI)	<input type="checkbox"/> Major Modification (MM)
<input type="checkbox"/> Special Use (SU)	<input type="checkbox"/> Conditional Use (CU)	<input type="checkbox"/> Other _____

Current Hearing Date (if applicable): 2/9/24

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@hcfgov.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@hcfgov.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.

Beth Kulichik

Signature

1/8/24

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 _____

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: Beth Kulewic
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

*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.



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.

A variance of 1 foot from the maximum 6 foot fence requirement, resulting in a 7 foot fence

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

6.07.02

It deprives my right to privacy and security due to the incline and terrain of my property

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): _____
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

- 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?

My property sits on an incline which makes a 6 foot fence that I currently have insufficient for privacy and security. I can see into all adjoining properties.

- 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.

Due to the incline and terrain of my property I am deprived of my rights to privacy and security.

- 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.

6 foot fences are allowed on flat terrain and a 7 foot fence on my incline would effectively solve the same problem for myself and my neighbors

- 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).

6 foot fence is in harmony with the code.
7 foot fence is in harmony with the code due to my incline and terrain

- 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.

I am requesting the variance.

- 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.

A 7 foot fence will add additional privacy for my neighbors as well as myself.

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QUITCLAIM DEED

THIS INDENTURE MADE this 23 day of September, 2014,
between BETH KULICHIK, a SINGLE WOMAN, whose post office address
is 606 Valley Hill Dr., Brandon, FL 33510, Grantor, to BETH
KULICHIK, as Trustee of the BETH KULICHIK REVOCABLE LIVING TRUST,
whose post office address is 606 Valley Hill Dr., Brandon, FL
33510, Grantee.

WITNESSETH THAT THE said Grantor, for and in consideration of
the sum of Ten and no/100ths Dollars (\$10.00), in hand paid by the
Grantee, the receipt of which is hereby acknowledged, does hereby
remise, release and quitclaim unto the said Grantee forever, all
the right, title, interest, claim and demand which the said
Grantor has in and to the following described lot, piece or parcel
of land, situated, lying and being in the County of HILLSBOROUGH,
State of Florida, to wit:

LEGAL DESCRIPTION:

Lot 8, Block 6, HILLSIDE UNIT NO. 7, according to the map or
plat thereof as recorded in Plat Book 45, Page 56, Public Records
of HILLSBOROUGH County, Florida.

TO HAVE AND to hold the same, together with all and singular
the appurtenances thereunto belonging or in anywise appertaining,
and all the estate, right, title, interest, lien, equity and claim
whatsoever of the Grantor, either in law or in equity, to the only
proper use, benefit and behoof of the said Grantee forever.

Pursuant to the terms of said Trust, BETH KULICHIK, shall
have a possessory interest in said real property, and not merely a
beneficial interest.

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE
SEARCH PURSUANT TO THE REQUEST OF GRANTOR AND GRANTEE.

✓

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents, the day and the year first above written.

Signed, Sealed and Delivered
in the Presence of:

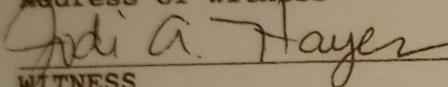


WITNESS

Ramsey Scherle

(printed signature of witness)
205 N. Parsons Ave.
Brandon, FL 33510

Address of Witness



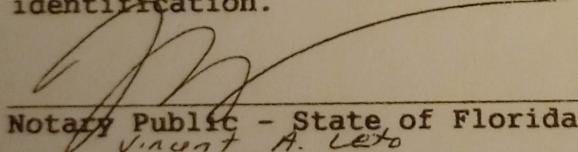
WITNESS

Jodi A. Hayes
(printed signature of witness)
205 N. Parsons Ave.
Brandon, FL 33510

Address of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

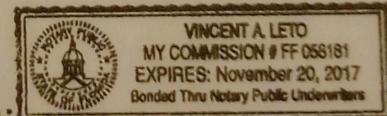
The foregoing instrument was acknowledged before me this 23
day of September, 2014 by BETH KULICHIK, said individual,
who is personally known to me or produced FL.DL., as
identification.



Notary Public - State of Florida
Vincent A. Leto

THIS INSTRUMENT PREPARED BY/RETURN TO:

Vincent A. Leto, Esq.
1907 W. Kennedy Blvd.
Tampa, FL 33606
813-250-1988



This Warranty Deed

Made this 9th day of March AD 19 98
by ROBERT C. DILLON and BEVERLY D. DILLON,
Husband and Wife

hereinafter called the grantor, to
BETH A. KULICHIK, A Single Woman

whose post office address is
606 VALLEY HILL DRIVE
BRANDON, FLORIDA 33511

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 \$ 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

Lot 8, Block 6, HILLSIDE UNIT NO. 7, according to the map or plat
thereof as recorded in Plat Book 45, Page 56, Public Records of
HILLSBOROUGH County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.

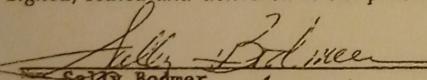
Parcel Identification Number: 69243.3686

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, 19 97

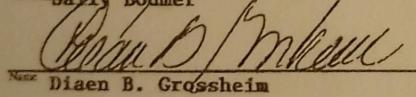
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written

Signed, sealed and delivered in our presence


Sally Bodner

Name & Address ROBERT C. DILLON

LS


Diana B. Grossheim

Name & Address BEVERLY D. DILLON

LS

Grantor's Forwarding Address: 709 Tuscany
Street, Brandon, FL 33511

Name & Address

LS

Name

Name & Address

LS

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 9th day of March 19 98
by

ROBERT C. DILLON and BEVERLY D. DILLON

who is personally known to me or who has produced

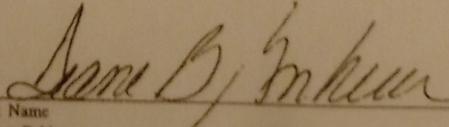
their drivers licenses

as identification



Diana B. Grossheim
MY COMMISSION # C020177 EXPIRES
February 17, 2001
SIGNED THRU TROY FAIR INSURANCE INC

Print Name
Notary Public
My Commission Expires


Diana B. Grossheim

WD-1
593

PREPARED BY AND
RECORD & RETURN TO: 
United Title Guaranty Company
916 Lithia Pinecrest Road
Brandon, Florida 33511
File No: 980131

26-0345

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Received
12-15-2025



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0345

Intake Date: 12/15/2025

Hearing(s) and type: Date: 02/09/2026

Receipt Number: 542679

Date: 23-29-20

Type: LUHO

Intake Staff Signature: Julie Boatright

Property Information

Address: 606 VALLEY HLL DR City/State/Zip: BRANDON FL 33510

TWN-RN-SEC: 29-2023 Folio(s): 069243.3481 Zoning: RSC 6 Future Land Use: R-4 Property Size: .22
23-29-20

Property Owner Information

Name: BETH KULICHIK Daytime Phone 813-661-3089

Address: 606 VALLEY HILL DR City/State/Zip: BRANDON FL 33510

Email: b1a4c9k2@gmail.com Fax Number _____

Applicant Information

Name: BETH KULICHIK Daytime Phone 813-661-3089

Address: 606 VALLEY HILL DR City/State/Zip: BRANDON FL 33510

Email: b1a4c9k2@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.

Beth Kulichik

Signature of the Applicant

Beth Kulichik

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.

Beth Kulichik

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

Beth Kulichik

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Application No: 26-0345

Official Use Only

Intake Date: 12/15/2025

Hearing(s) and type: Date: 02/09/2026

Type: LUHO

Receipt Number: 542679

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: BETH KULICHIK Phone: 813-661-3089

Representative's Email: b1a4c9k2@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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <u>Sunbiz.org</u> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/>	<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

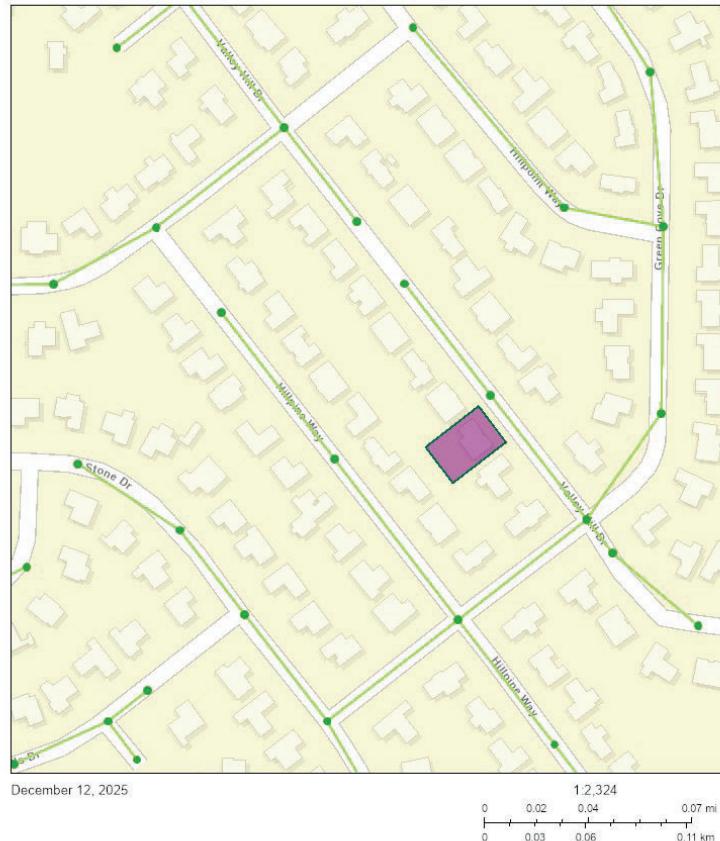
- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012304 Block: 1001
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 69243.3686



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Hillsborough County Florida

Folio: 69243.3686
PIN: U-23-29-20-2EH-000006-00008.0

Beth Kulichik / Trustee

Mailing Address:

606 Valley Hill Dr

null

Brandon, FL 33510-3552

Site Address:

606 Valley Hill Dr

Brandon, FL 33510

SEC-TWN-RNG: 23-29-20

Acreage: 0.22

Market Value: \$256,677.00

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.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.