



## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 22-0855	
<b>LUHO HEARING DATE:</b> July 25, 2022	<b>CASE REVIEWER:</b> Isis Brown

**REQUEST:** The applicant is requesting variances to accommodate a proposed addition to an existing single-family dwelling on a nonconforming lot that is zoned RSC-4 (Residential, Single-Family Conventional) district.

### VARIANCE(S):

#### Proposed Addition

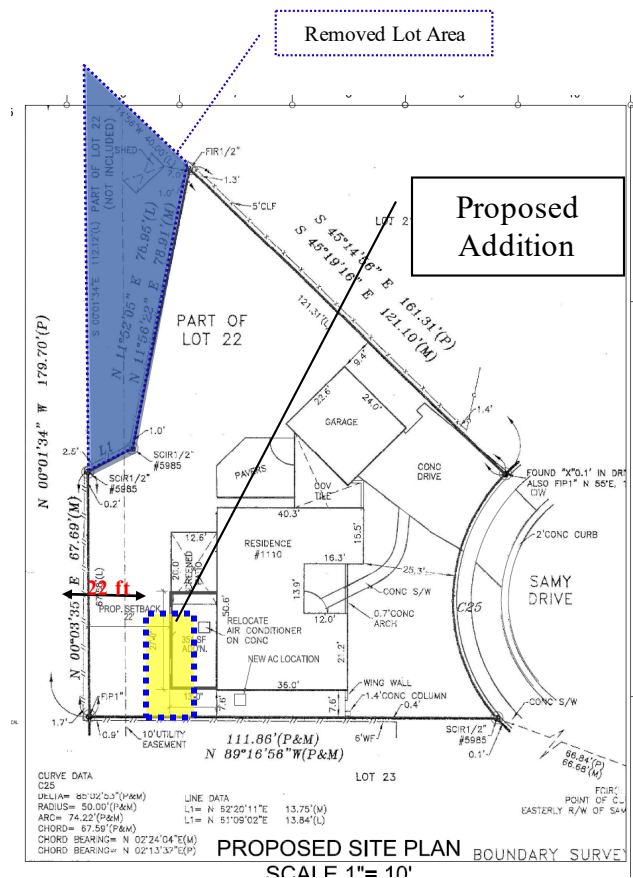
Per LDC Section 6.01.01, a minimum rear yard setback of 25 feet is required in the RSC-4 District. The applicant requests a 3-foot reduction to the required rear yard to allow a 22-foot rear setback from the westerly lot line.

#### Lot Size Requirements:

Per LDC Section 5.09.06, lots served by septic tanks shall have a minimum of one-half acre (21,780 square feet) of upland area. The applicant requests a 10,629-square-foot reduction to the minimum required lot to allow 11,151 square feet of upland area.


### FINDINGS:

- The subject parcel meets the minimum zoning lot size of 10,000 square feet required in the RSC-4 district.
- The subject parcel is part of the North Boulevard Subdivision, recorded in 1976. As a platted lot created prior to July 26, 1989, the lot would have been eligible for certification as a legal nonconforming lot if left unaltered. However, approximately 1,800 square feet of area at the northwest corner of the lot was lessed out on the 2006 deed, thereby making the lot ineligible for legal nonconforming lot certification.
- If the lot size variance is approved, the applicant must secure Certified Parcel approval for their parcel prior to the issue of building permits. The Certified Parcel review must include the adjacent parcel to the west that received the lessed out portion of the subject property.



**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.

<b>ADMINISTRATOR'S SIGN-OFF</b>
 <small>t Fri Jul 15 2022 09:49:18</small>
<b>Attachments:</b> Application Site Plan Petitioner's Written Statement Current Deed



Additional / Revised Information Sheet

Date Stamp Here

Application Number: 22-0855 Applicant's Name: Michael & Dolores Morris

Reviewing Planner's Name: Isis Brown Date: 06/16/2022

Application Type:

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

Current Hearing Date (if applicable): 06/16/2022

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 [x] No

The following must be attached to this Sheet.

- [x] Cover Letter with summary of the changes and/or additional information provided.
[x] 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.

[Handwritten signature]

06/16/2022

Date

FOR OFFICE USE ONLY

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

In-Take Completed by: \_\_\_\_\_



William Dobson, AIA, President AR 0094672  
[williamdobsoniii@gmail.com](mailto:williamdobsoniii@gmail.com)

Address: 3504 Nakora Drive, Tampa, FL 33618

phone: 813-690-8744  
[www.granddesignflorida.com](http://www.granddesignflorida.com)

June 16, 2022

Hillsborough County Development Services  
601 Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, FL 33602

RE: VAR 22-0855

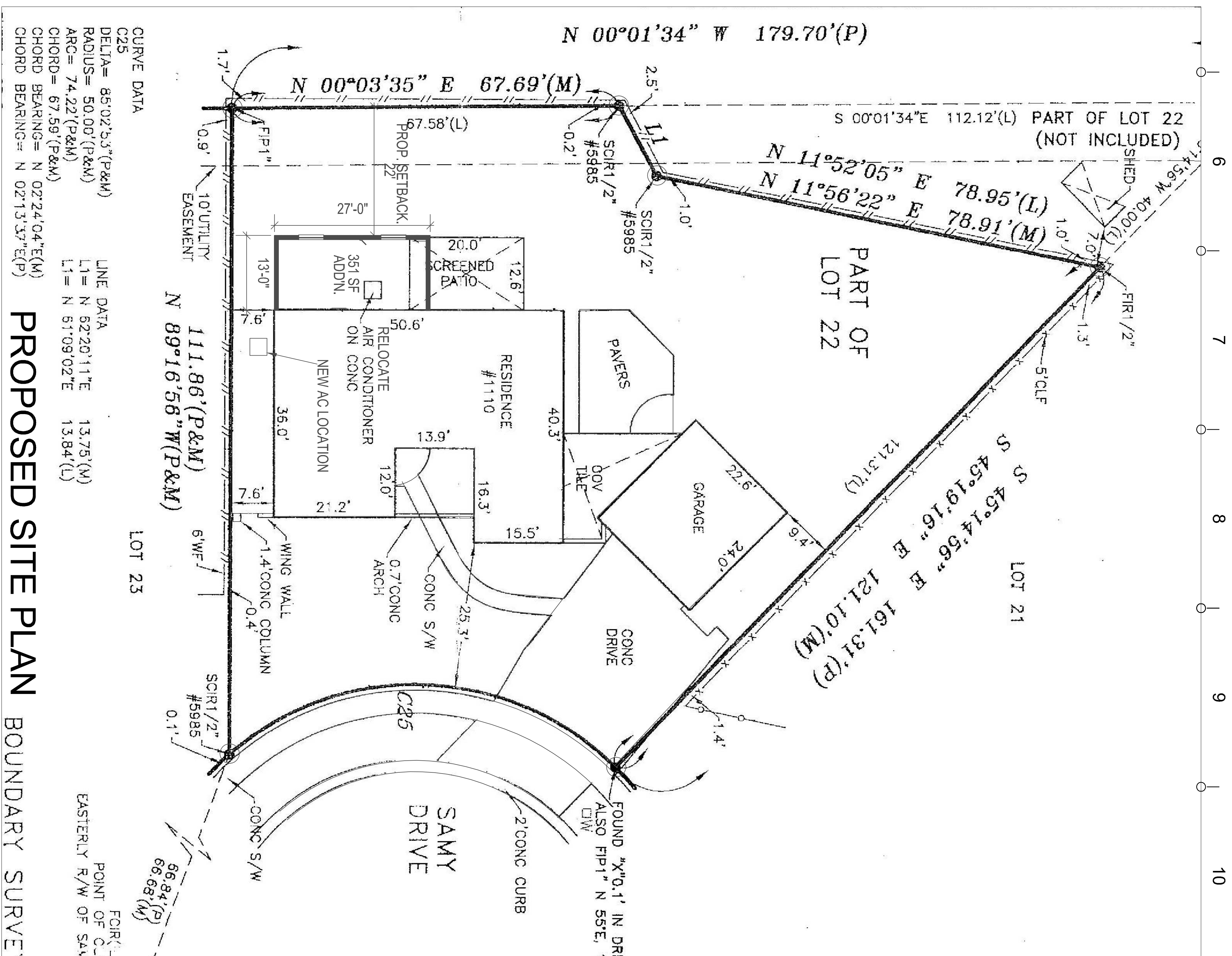
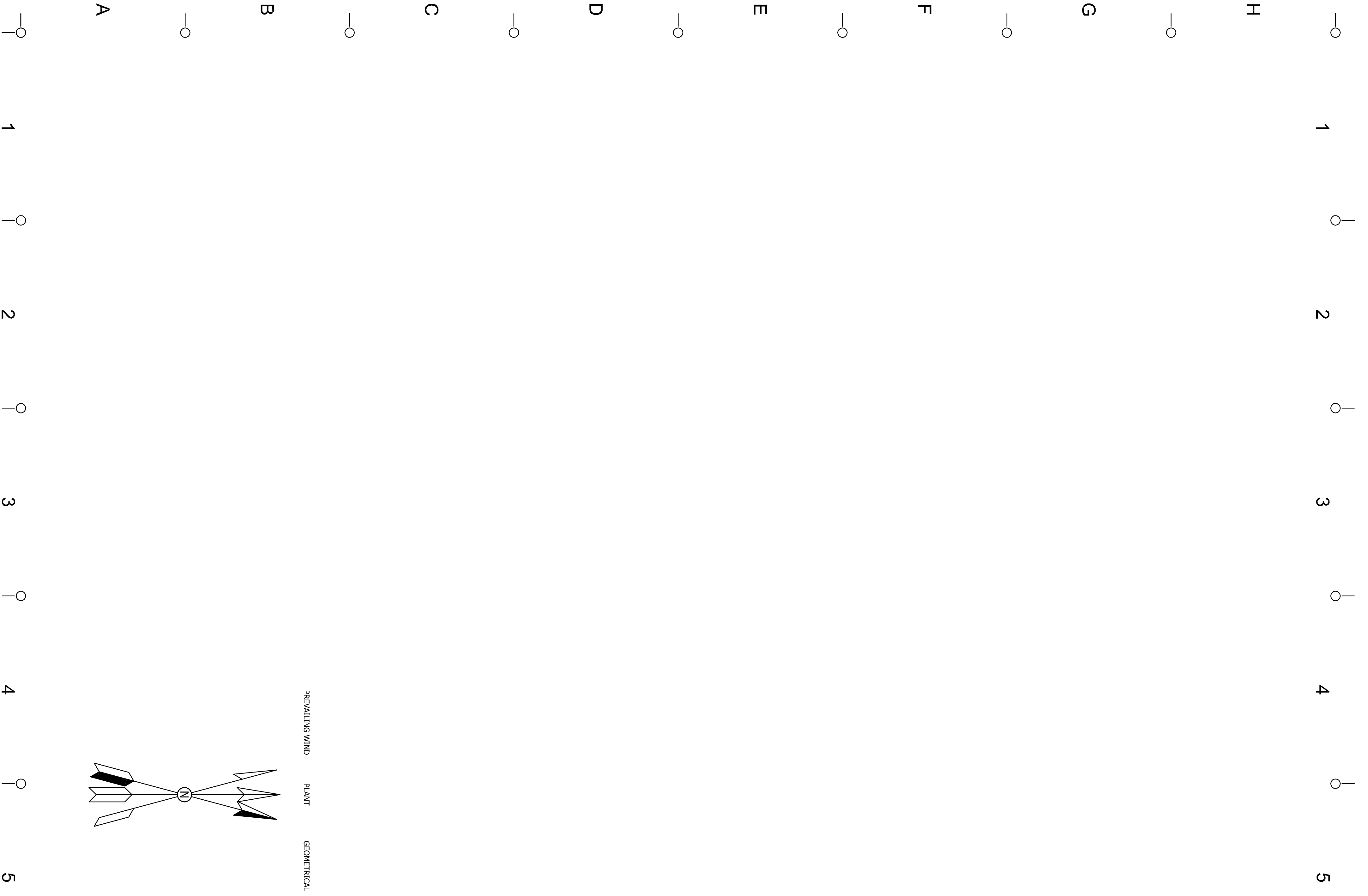
Zoning Department

Please find submitted along with this email/letter a revised Site Plan showing the extent of the proposed addition to the rear of the house at 1110 Samy Drive. The site plan now clearly shows the 361 sf addition and also shows the distance from the rear property line to the proposed exterior wall of the addition to be 22 feet. This indicates the need for a variance of the required 25 foot rear setback to a new rear setback of 22 feet.

Thank you for your consideration  
Sincerely, (Agent)

A handwritten signature in black ink, appearing to read "W. Dobson", with a stylized flourish at the end.

William Dobson  
Agent



DATE 6-16-22	SEAL	PROJECT NAME	<p><b>GrandDesigninc</b>          Architecture &amp; Interior Design          3504 Nakora Drive, Tampa, FL 33618          813-690-8744          www.granddesignflorida.com</p>
DRAWING NUMBER SITE 1	WILLIAM DOBSON, AIA AR 94672	<p><b>Addition &amp; Renovations</b>          for The Morris Family</p>	

## 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.

The needs of this family include an additional bedroom to provide a separate room for their daughter. An addition at the back of the house large enough to accommodate the new room & closet would encroach into the required 25' rear yard setback by 3'. This variance request is to reduce the required rear yard setback from 25' to 22'.

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

Section 6.01.01 Schedule of District Height, Bulk and Placement Regulations: Required Yard - RSC-4

### 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 (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 19<sup>th</sup> floor County Center).

## 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?  
The existing screened-in porch extends 2 ft into the setback. This minimal variance would enable us to make the rear of our house almost flush with the end of the porch. The literal requirement of the setback would prevent us from doing so, but to no benefit to our neighbors and at great cost to us. This space is unused, and squaring off the corner of our home adjacent to the porch would not change our neighbors' use of their property. Our property is on a cul de sac, so the extra wide width of our yard makes this even less an imposition on any neighbors.
  
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 proposed variance would not in any way change the character of the neighborhood. Neighbors on our left, 1108 Samy, have a pool cage in their setback that is significantly taller than our shared fence and my porch roof. Neighbors on our right, 1111 Samy, have a large, permanent outbuilding in their setback. Neighbors to our rear, 1111 Terra Mar Dr, also have a large and permanent outbuilding that is not only in their setback but is mere feet from our own rear fence. Almost all of our neighbors have large structures in their setback. This is a residential area and the variance would simply allow us to add one bedroom to our residential home. (This room would be used for our child, not for any commercial purposes.)
  
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.  
The proposed variance would result in a corner of our home extending a few feet into our setback. Our screened-in porch already extends this far into our setback. Our neighbors have made use of their setbacks. This change would make no difference whatsoever to their use of their own property. Also of note is the fact that many residential rear yard setbacks elsewhere in Hillsborough County are only 20'.
  
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).  
For all practical purposes, this variance seems already to have been approved or enacted for our neighbors. They have built in their setbacks-at no cost to us, and with no complaints from us. We are only asking to do the same.
  
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.  
We want to add a single bedroom to accommodate our family. No laws have been broken and no illegal activity is intended. The bedroom would be used by our child so the population density of the property will also be unchanged.
  
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.  
Since of our four immediate neighbors have large, wooden, permanent outbuildings in their setback, and since those buildings are significantly further into their setback and closer to our property than our proposed building would be to theirs, this variance seems overwhelmingly just. The result would yield no negative impact, and barely any impact at all, on our neighbors.

Prepared by and Return to:  
Cheryl Johnson  
MTI Title Insurance Agency, Inc.  
27544 Cashford Circle, Suite 101  
Wesley Chapel, FL 33544

(incidental to the issuance of a title insurance policy)

Consideration Amount \$133,000.00  
Property Appraiser's Parcel ID #: U-02-28-18-0U2-000000-00022.0  
File-MFL-104637

**WARRANTY DEED**

This Indenture, Made this November 10, 2011 Michael J. McNulty, single, whose post office address is: 150 S. Pickett St.-Alexandria, VA 22304 hereinafter called the "Grantor", and, Michael Eugene Morris and Dolores Griffin Morris, husband and wife whose post office address is: 1108 Hardy Drive-Tampa, FL 33613, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Hillsborough County, FL, and being further described as follows:

Lot 22 of North Boulevard Subdivision, according to the map or plat thereof in Plat Book 47, Page 38, Public Records of Hillsborough County, Florida, less and except the following described tract: that part of said Lot 22, described as from the Northwest corner of said Lot 22, for a point of beginning, run thence South 00 degrees, 01 minutes, 34 seconds East, a distance of 112.12 feet; thence run North 61 degrees 09 minutes 02 seconds East, a distance of 13.84 feet; run thence North 11 degrees 52 minutes 05 seconds East, a distance of 78.95 feet; thence run North 45 degrees 14 minutes 56 seconds West, a distance of 40.00 feet to the point of beginning.

Property Address: 1110 Samy Drive, Tampa, FL 33613

   x    Property is the homestead of the grantor(s)  
   Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written

#1 [Signature]  
Witness Name: Debi Compton  
#2 [Signature]  
Witness Name: EDWIN GUNN  
Michael J. McNulty  
150 S. Pickett St.  
Alexandria, VA 22304

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL  
THIS 25 DAY OF April, 2011



Hillsborough County, State of Florida  
Clerk of the Circuit Court and Comptroller  
By: [Signature]  
Print: Serg M. Clasher As Deputy Clerk

State of VA  
County of Alexandria  
city

The foregoing instrument was acknowledged by me this November 10, 2011 by: Michael J McNulty who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

[Signature]  
Notary Public: RAMELA M. MALLON My Commission Expires: 11/30/11  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg# 333982  
My Commission Expires: 11/30/11





# 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: 1110 Samy Dr. City/State/Zip: Tampa 33613 TWN-RN-SEC: 02-28-18  
Folio(s): 018705-5044 Zoning: RSC-4 Future Land Use: R-4 Property Size: 0.2566

### Property Owner Information

Name: Michael & Dolores Morris Daytime Phone: 813-389-3791  
Address: 1110 Samy Dr. City/State/Zip: Tampa, FL 33613  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

### Applicant Information

Name: Michael & Dolores Morris Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: William Dobson Daytime Phone: 813-690-8744  
Address: 3504 Nakara Dr. City / State/Zip: Tampa, FL 33618  
Email: williamdobsoniii@gmail.com FAX Number: NA

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.

William Dobson  
Signature of Applicant  
William Dobson  
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.

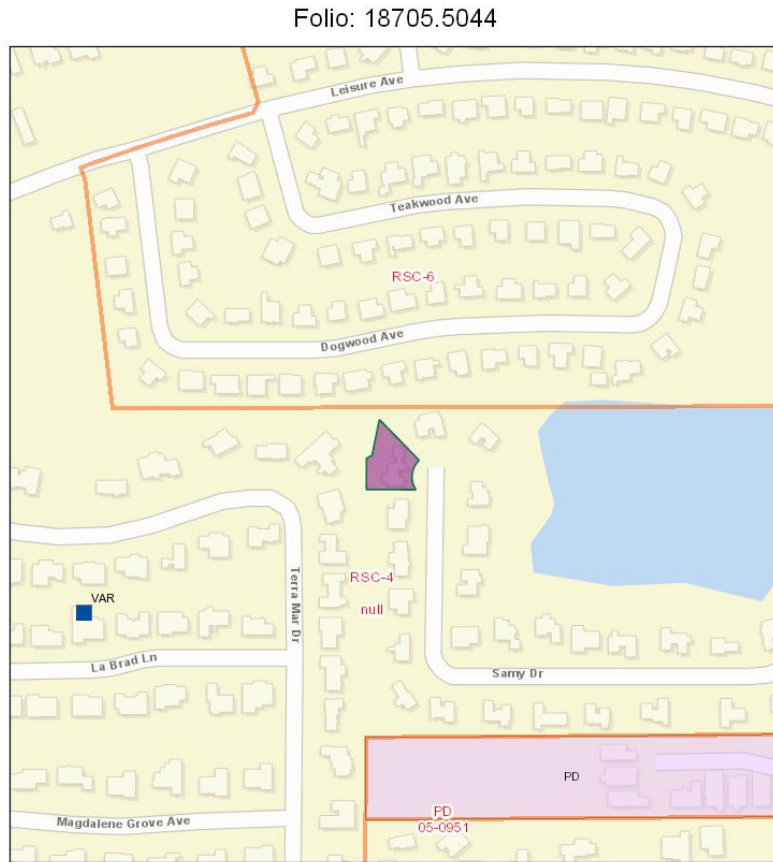
Michael Morris Dolores Morris  
Signature of Property Owner  
Michael Morris Dolores G. Morris  
Type or Print Name

Intake Staff Signature: Clare Odell *Office Use Only* Intake Date: 04-28-22  
Case Number: 22-0855 Public Hearing Date: 07/25/2022  
Receipt Number: 153980



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Overlay	null
Restr	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011204 Block: 4002
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



April 28, 2022

1:2,657  
0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km

Hillsborough County Florida

**Folio:** 18705.5044  
**PIN:** U-02-28-18-0U2-000000-00022.0  
**MICHAEL EUGENE AND DOLORES GRIFFIN MORRIS**  
**Mailing Address:**  
 1110 SAMY DR  
 TAMPA, FL 33613-2045  
**Site Address:**  
 1110 SAMY DR  
 TAMPA, FL 33613  
**SEC-TWN-RNG:** 02-28-18  
**Acreage:** 0.25619301  
**Market Value:** \$279,101.00  
**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.