



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 22-0932	
<b>LUHO HEARING DATE:</b> July 25, 2022	<b>CASE REVIEWER:</b> Tim Lampkin, AICP

**REQUEST:** The applicant is requesting setback variances for a proposed accessory structure on property zoned RSC-6 (Residential, Single-Family Conventional).

**VARIANCE(S):**


Per LDC Section 6.11.04.C, accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Per LDC Section 6.01.01, the RSC-6 district requires a minimum front yard setback of 25 feet. Therefore, a minimum front setback of 50 feet is required for the subject accessory structure. The applicant requests a 30-foot reduction to the required front setback to allow a front setback of 20 feet from the west property line.

**FINDINGS:**

- The subject property is accessed via Linesider Drive on the west side. Therefore, the required front yard is located on the west side of the property.
- There is a Wetland Preservation Area located on the south side property. Portions of the existing house and pavers encroach into the required 50-foot setback from the wetland line, however, the applicant has elected to not include a wetland setback variance in this application. If the applicant seeks a wetland setback variance in the future, a new application will be required.

**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>
 t Thu Jul 14 2022 09:09:27
<b>Attachments:</b> Application Site Plan Petitioner's Written Statement Current Deed



**LEGAL DESCRIPTION:**

DESCRIPTION: (O.R. Book 24122, Page 129)  
 The North 1/2 of the below tract of land being the West 1/2 of Section 6, T16N, R24E, S13E, Township 27 South, Range 24 East, Hillsborough County, Florida, less the South 1/4 of the Southeast 1/4 of Section 30, Township 27 South, Range 21 East, Hillsborough County, Florida, less the North 30 feet of the Road right of way, Subject to the West 20 feet of the Road right of way, Subject to the West 20 feet of the Right of Way of the Highways, Section 20, Home via Wickenburg 194264 and VM Wickenburg 194264.

**SITE DATA:**

PROJECT FOLIO NO.	075969A01112
SITE ACREAGE	1.07 ACRES
FUTURE LAND USE	RS-3
MINIMUM LOT SIZE	7,000 SF
MINIMUM LOT WIDTH	70 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
REAR YARD SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	15 FEET
PROJECT IS LOCATED WITHIN:	URBAN SERVICE AREA

**FLOOD ZONE CERTIFICATE:**

ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 22057C-0201 DATED 10/07/2021 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE WITHIN ZONE X, BASE FLOOD ELEVATION = N/A (N.A./N.D 1988 DATUM)

**VARIANCE REQUEST:**

VARIANCE TO SECTION 6, 110A(1) TO REDUCE THE REAR AND SIDE SETBACK FROM 50 FEET TO 20 FEET FOR AN ACCESSORY SINGLE UNIT.

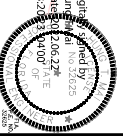
**OWNER:** CHRISTOPHER LARSON  
**OWNER ADDRESS:** 1081 EAST BRANDON BLVD. BRANDON, FL 33811  
**PHONE:** (813) 962-6230  
**CONTACT:** HUNG TAI MAI P.E.

**PROJECT ENGINEER:** HUNG TAI MAI P.E.  
**CIVIL ENGINEER:** HUNG TAI MAI P.E.  
**REGISTERED PROFESSIONAL ENGINEER:** MAI P.E. NO. 26225  
**ADDRESS:** 1081 EAST BRANDON BLVD. BRANDON, FL 33811  
**PHONE:** (813) 962-6230  
**FAX:** (813) 962-6230  
**EMAIL:** hmai@houstonengineers.com

**ADJACENT PARCELS LEGEND:**

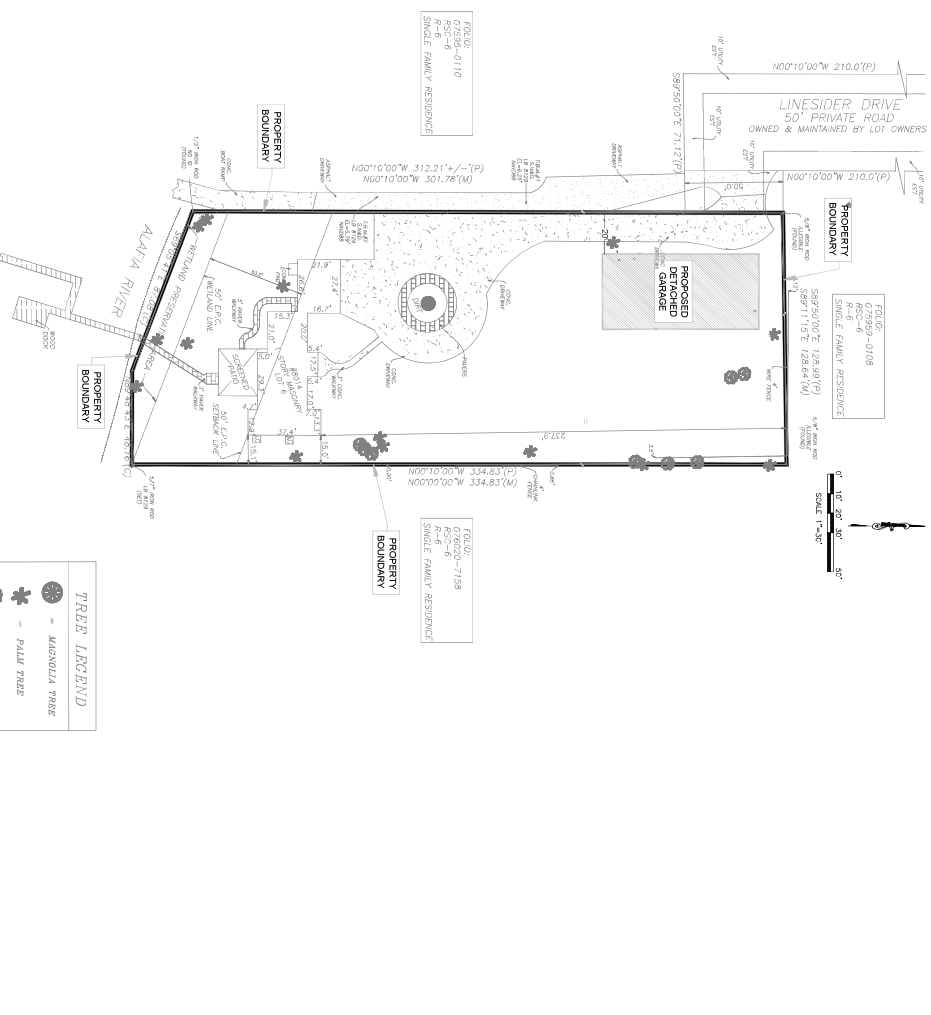
- 075969A-7158 = FUTURE ZONING
- RS-6 = CURRENT ZONING
- P-6 = FUTURE LAND USE
- SINGLE FAMILY RESIDENCE = CURRENT LAND USE

PREPARED BY: HUNG TAI MAI P.E. DATE: 06/22/22



**Hung T Mai**

PROPOSED DETACHED GARAGE	SECTION 17.1, TOWNMAP 29, VARIANCE TO THE HILLSBOROUGH COUNTY ZONING	NO. OF SHEETS	1
<b>SITE PLAN</b>		DATE	06/22/22
		SHEET	1
		OF	1



**SITE PLAN**  
 SCALE: 1" = 30.0'

NOTE:  
 HAZARDOUS BACKGROUND MAPPING AND TREE SURVEYS

**TREE LEGEND**

- (Circle with tree symbol) = MANGROVE TREE
- (Circle with star symbol) = PALM TREE
- (Circle with circle symbol) = OAK TREE

DATE	DESCRIPTION	APPROVED
06/22/22	ISSUE FOR PUBLIC REVIEW	
06/22/22	FINAL DESIGN DEVELOPMENT	

**CHRISTOPHER LARSON**  
 ENVIRONMENTAL ENGINEERING  
 14031 N. Dale Mabry Highway, Tampa, Florida 33618  
 PHONE: (813) 242-8811  
 EMAIL: clarson@houstonengineers.com

**Civil Transportation & Environmental Engineering**  
 14031 N. Dale Mabry Highway, Tampa, Florida 33618  
 Phone: (813) 962-6230 Fax: (813) 962-6420  
 E.B. No. 5542

PROJECT	NO. OF SHEETS	SHEET
PROPOSED DETACHED GARAGE	1	1



# Additional / Revised Information Sheet

Office Use Only		
Application Number:	Received Date:	Received By:

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: \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

Reviewing Planner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Application Type:

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

Current Hearing Date (if applicable): \_\_\_\_\_

### 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 next 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 next page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcfgov.net](mailto: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](mailto: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.***

Signature

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.

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 scrutiny 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: \_\_\_\_\_ *J.K. Mai* \_\_\_\_\_  
(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  **Cover Letter\*\*** If adding or removing land from the project site, the final list of folios must be included

2  **Revised Application Form\*\***

3  **Copy of Current Deed\*** Must be provided for any new folio(s) being added

4  **Affidavit to Authorize Agent\*** (If Applicable) Must be provided for any new folio(s) being added

5  **Sunbiz Form\*** (If Applicable) Must be provided for any new folio(s) being added

6  **Property Information Sheet\*\***

7  **Legal Description of the Subject Site\*\***

8  **Close Proximity Property Owners List\*\***

9  **Site Plan\*\*** All changes on the site plan must be listed in detail in the Cover Letter.

10  **Survey**

11  **Wet Zone Survey**

12  **General Development Plan**

13  **Project Description/Written Statement**

14  **Design Exception and Administrative Variance requests/approvals**

15  **Variance Criteria Response**

16  **Copy of Code Enforcement or Building Violation**

17  **Transportation Analysis**

18  **Sign-off form**

19  **Other Documents** (please describe):

---

---

---

---

\*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.

## **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 applicant owns a parcel having Folio No. 075959.0112 located at 8014 Linesider Drive, Riverview, FL 33578 in Section 17, Township 30, Range 20. The parcel is in the Urban Service Area and has a current zoning of RSC-6 with a future land use designation of R-6. Total land is 1.07 acres. The applicant is proposing an accessory structure (detached garage) to use as a workshop and for storage of a small boat and vehicle. Per LDC, since the proposed accessory structure is located in front of the main structure, it is subject to a 50' front yard setback and a 7.5' side yard setback. A variance is requested for Section 6.11.04.C(1). The applicant is requesting a front yard setback of 20' in lieu of 50' resulting in a difference of 30'.

---



---



---



---

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

---

Variance to Sec. 6.11.04.C(1)

---

## **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**).



# Additional / Revised Information Sheet

Office Use Only		
Application Number:	Received Date:	Received By:

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: \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

Reviewing Planner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Application Type:

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

Current Hearing Date (if applicable): \_\_\_\_\_

### 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 next 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 next page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcfgov.net](mailto: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](mailto: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.***

Signature

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.

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 scrutiny 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: \_\_\_\_\_ *JMK Mai*

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

---



---



---



---

\*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.

## 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 subject property has a unique and singular hardship due to its location and elongated lot shape. The subject property shares a driveway easement from Riverview Drive to Linesider Drive. This easement is shared with the adjacent neighbors to the north and west. Due to the property's elongated shape, the house is situated to the south near the Alafia River and the proposed detached garage is subject to a front yard setback of 50 feet since it is in front of the primary dwelling. Thus, creating a hardship since the adjacent property owner to the west has a side yard setback that borders the applicant's front yard.
  
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 literal LDC would deprive the rights of the property owner. These rights are commonly enjoyed by other properties in the same RSC-6 district. The parcel is uniquely located and has an elongated lot shape. Due to the physical restrictions, the subject property shares a driveway easement and the adjacent property to the west has a side yard bordering the applicant's front yard. Thus, creating a singular hardship for the applicant to adhere to the RSC-6 standards for front yard setback of 50 feet.
  
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 variance, if allowed, will not substantially interfere with or injure the rights of other adjacent property owners. The variance is seeking a reduction of front yard setback from 50 feet to 20 feet. This variance would allow the applicant to use the detached garage for a small boat, vehicle, and workshop area. The adjacent property to the west would not be affected since that property's side yard borders the applicant's front yard. The variance would simply allow the applicant to enjoy his property and alleviate a hardship that was not self-imposed.
  
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 variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan because it allows the applicant to enjoy his property rights just as the surrounding property owners are able to do in the RSC-6 district. Strict adherence to the LDC would create a singular and unique hardship for the applicant. This hardship is not self-imposed. The adjacent lots are zoned RSC-6 just as the subject parcel. However, due to the subject parcel's unique location, it has a front yard setback that borders the western property's side yard. Granting the variance would alleviate the applicant's hardship.
  
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 variance does not result from an illegal act. It is being requested to reduce the 50 feet required front yard setback to 20 feet. Due to the subject parcel's location and lot shape, it creates a hardship on the applicant to comply with the strict LDC when the other surrounding properties do not face the same hardship. Other properties have a 25 feet front yard setback in the same RSC-6 zoning district. However, the applicant is subject to double the required setback of 50 feet for the proposed detached garage. This is unfair and unjust for the applicant.
  
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.  
The variance, if granted, would result in a substantial justice and would not create an unfair burden on the property owner. This would allow the applicant to enjoy his property rights as other property owners enjoy theirs in the same zoning district. In addition, if the variance is granted, it would be right and just. The applicant faces a hardship due to the parcel's unique location, lot shape, and driveway easement. Strict adherence to the LDC would create an unfair burden which is not self-imposed. The adjacent properties to the north, west, and east do not face this burden that are in the same zoning district. Thus, this creates an individual hardship only a variance can alleviate.

**This Warranty Deed**

OFF REC 8840 P 0128

2246

Made this 10th day of December A.D. 19 97  
by Donald I. Leske and Rhonda M. Leske,  
husband and wife  
P.O. Box 1297  
Riverview, Fl. 33569  
hereinafter called the grantor, to  
Christopher Larson and Vonda Larson,  
husband and wife

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

whose post office address is:  
PO Box 2291  
Riverview, Florida 33569  
Grantees' Tax Id # :

Documentary Tax Pd - F.S. 201.02 \$ 1155.00  
Documentary Tax Pd - F.S. 201.08 \$           
Intangible Tax Pd - F.S. 199 \$           
Richard Ake, Clerk Hillsborough County  
By: Richard Ake Deputy Clerk

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 6, of RIVERS VIEW ESTATES, PLATTED SUBDIVISION - NO IMPROVEMENTS, according to the plat thereof recorded in Plat Book 77, Page 27, Public Records of Hillsborough County, Florida.

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

See Attached Subdivision Restrictions

Parcel Identification Number: 75959.0112

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:

Bobbi Jo Alonso  
Name: Bobbi Jo Alonso

Donald I. Leske  
Name & Address: Donald I. Leske LS

Daphne Paul  
Name: Daphne Paul

Rhonda M. Leske  
Name & Address: Rhonda M. Leske LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

State of Florida  
County of Hillsborough

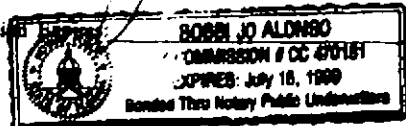
The foregoing instrument was acknowledged before me this 10th day of December, 19 97

by Donald I. Leske and Rhonda M. Leske, husband and wife

who is personally known to me or who has produced \_\_\_\_\_ as identification.

Bobbi Jo Alonso  
Notary Public

Print Name:  
My Commission Expires:



PREPARED BY: Bobbi Jo Alonso  
RECORD & RETURN TO:  
Alafia Title Insurance, Inc. VAIC  
7423 U.S. Highway 301 South  
Riverview, Florida 33569  
File No: 970210

WD-1  
5/93

22-0932

C

0097337472

1997DEC 22 AM 11:31

Subdivision restrictions:

1. All homes shall be a minimum of 1,800 square feet, living space.
2. Said property shall not be subdivided to create an additional lot or lots. This shall be deemed an irrevocable restrictive covenant, binding upon all successors of said property.
3. All property owners share in upkeep of 20 foot deeded easement and boat ramp with two docks.
4. Taxes and maintenance on boat ramp will be divided equally among property owners.
5. All property owners maintain half portion of private road directly in front of said property.
6. Property may not be used as a business, unless approved by ~~a~~ majority homeowners. *OK*
7. Owner shall maintain property, so that it is not a nuisance to the neighborhood. *PK*
8. Upon launching boat, trailers must be returned to homeowners property, no blocking of right of way.

OFF 8840 P 0129  
REC



Received  
05/17/2022  
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: 8014 Linesider Drive City/State/Zip: Riverview, FL 33578 TWN-RN-SEC: 17/30/20  
Folio(s): 075959.0112 Zoning: RSC-6 Future Land Use: R-6 Property Size: 1.07 ac.

### Property Owner Information

Name: Christoper Larson and Vondą Larson Daytime Phone: (813) 242-0911  
Address: 8014 Linesider Drive City/State/Zip: Riverview, FL 33578  
Email: chris@larsonplumbing.net FAX Number: (813) 242-0048

### Applicant Information

Name: Christopher Larson Daytime Phone: (813) 242-0911  
Address: 8014 Linesider Drive City/State/Zip: Riverview, FL 33578  
Email: chris@larsonplumbing.net FAX Number: (813) 242-0048

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

Name: Tu Mai (Jono Heritage Land Development, LLC) Daytime Phone: (813) 962-6230  
Address: 14031 N. Dale Mabry Highway City / State/Zip: Tampa, FL 33618  
Email: tkmai@aol.com FAX Number: (813) 962-6420

I HEREBY S WEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APP LICATION PACKET IS TRU E AND ACCURATE, TO THE BEST OFM Y KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Christopher Larson

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.

Signature of Property Owner

Christoper Larson and Vonda Larson

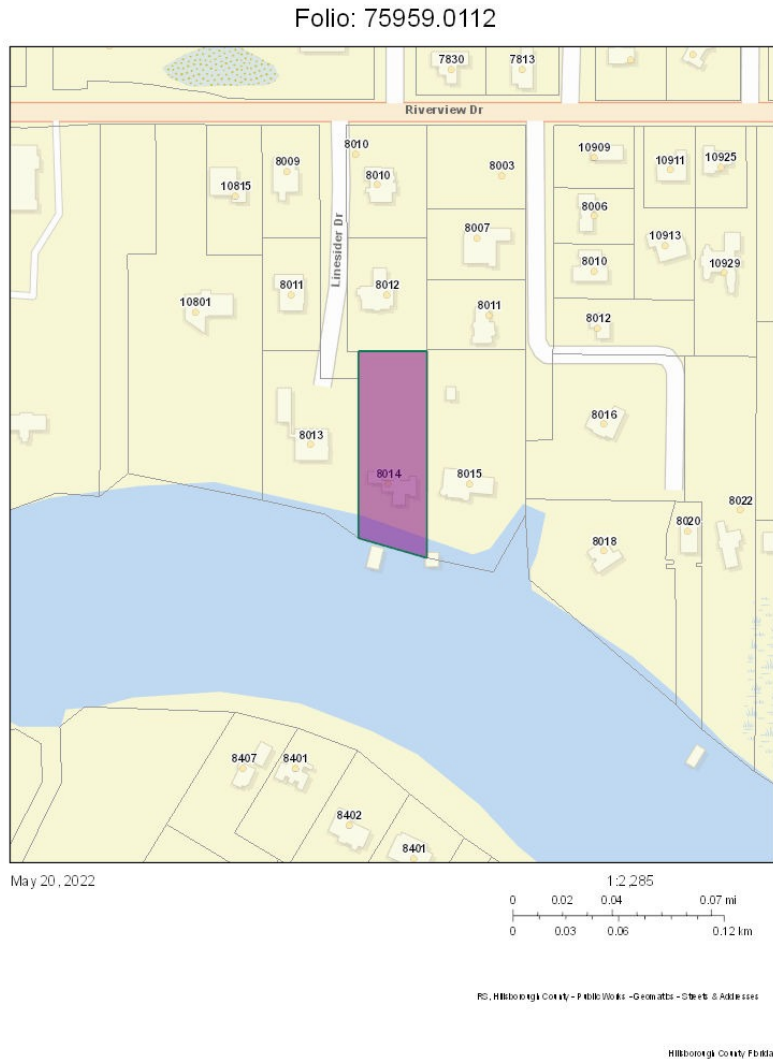
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 05/17/22  
Case Number: 22-0932 Public Hearing Date: 07/25/2022  
Receipt Number: \_\_\_\_\_



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
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 FW
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120502B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013410 Block: 1015
Census Data	Tract: 013410 Block: 1011
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 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



**Folio: 75959.0112**  
**PIN: U-17-30-20-2RL-000000-00006.0**  
**CHRISTOPHER AND VONDA LARSON**  
**Mailing Address:**  
 8014 LINESIDER DR  
 RIVERVIEW, FL 33578-4473  
**Site Address:**  
 8014 LINESIDER DR  
 RIVERVIEW, FL 33578  
**SEC-TWN-RNG: 17-30-20**  
**Acreage: 1.07085001**  
**Market Value: \$462,194.00**  
**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.