

Variance Application: VAR 24-0740

LUHO Hearing Date: June 24, 2024

Case Reviewer: Tania C. Chapela



Hillsborough County Florida

Development Services Department

Applicant: Leslie Van Trump **Zoning:** RSC-3

Location: 7901 Spring Valley Drive, Tampa; Folio 4824.0000


Request Summary:

The applicant is requesting variances to the rear yard setbacks and height of a proposed accessory dwelling over an existing detached garage on property zoned RSC-3.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 25-foot rear yard setback is required in the RSC-3 district.	21.5 feet	3.5-foot rear yard setback for the accessory dwelling
6.11.02.G	An accessory dwelling may be located above a detached garage or other accessory structure only where the principal dwelling on the lot has two or more stories	Allow accessory dwelling over detached garage where the principal dwelling on the lot is one story in height	Accessory dwelling over detached garage where the principal dwelling on the lot is one story in height.

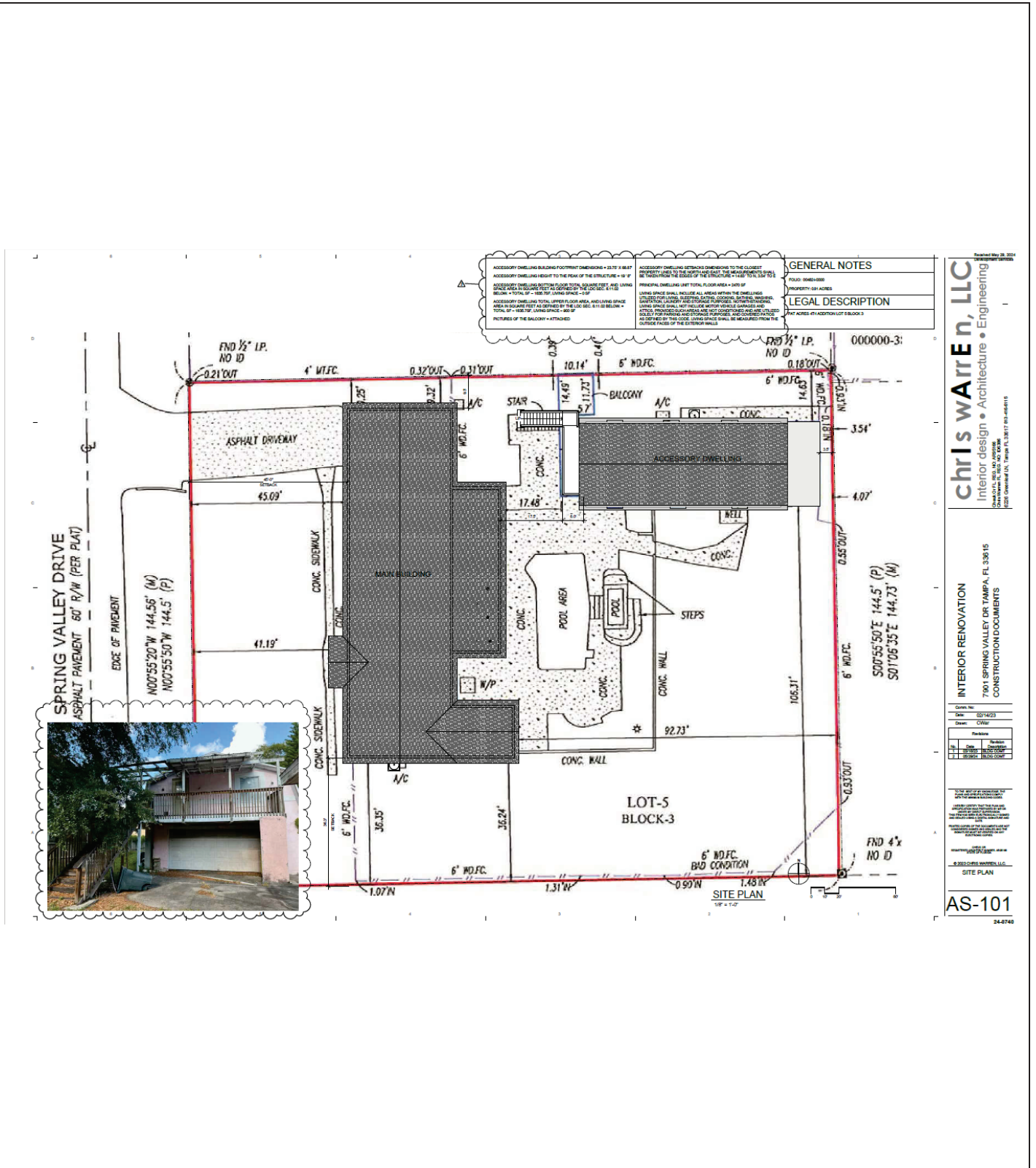
Findings:	<p>Building permit HC-BLD-23-0044685 in review for conversion of storage space above the existing detached garage to an accessory dwelling unit.</p> <p>Per the applicant’s narrative and plans, the living space of the accessory dwelling unit will be 900 square feet. The primary dwelling on the property will be owner occupied to allow for the accessory dwelling unit.</p>
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Zoning Administrator Sign Off:	 <small>Colleen Marshall Wed Jun 12 2024 21:01:05</small>
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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



chris warren, LLC
 Interior design • Architecture • Engineering
 7001 SPRING VALLEY DR TAMPA, FL 33615
 813.987.1111

INTERIOR RENOVATION
 7001 SPRING VALLEY DR TAMPA, FL 33615
 CONSTRUCTION DOCUMENTS

Revision	
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS

DATE OF PREPARATION: 05/20/24
 DATE OF REVISION: 06/04/24
 DATE OF REVISION: 06/04/24

PROJECT: INTERIOR RENOVATION
 SHEET: SITE PLAN

AS-101
 24-0740



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: VAR 24-0740 Applicant's Name: Leslie Van Trump

Reviewing Planner's Name: Tania Chapela Date: 5/29/24

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): 6/24/24

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@hcflgov.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@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.

Leslie Van Trump
Signature

5/29/24
Date



Additional / Revised Information Sheet

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

Included	Submittal Item
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- 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.



**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 VAR 24-0740

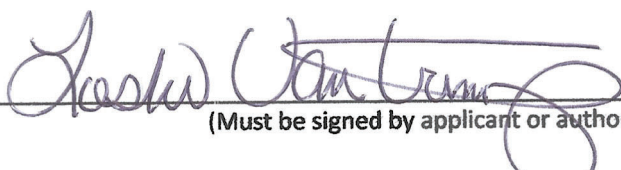
Includes sensitive and/or protected information.

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: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

COVER LETTER

VAR24-0740

7901 Spring V alley Dr.

The project description has changed to include "Primary dwelling will be owner occupied" and the following has been added to the site plan:

- Accessory dwelling building footprint dimensions = **23.75' x 68.87'**
Accessory dwelling height to the peak of the structure = **19' 8"**
Accessory dwelling bottom floor total square feet, and living space area in square feet as defined by the LDC Sec. 6.11.02 below. = **total sf – 1635.7sf, living space – 0 sf**
Accessory dwelling total upper floor area, and living space area in square feet as defined by the LDC Sec. 6.11.02 below. = **total sf – 1635.7sf, living space – 900 sf**
Pictures of the balcony = **attached**
Accessory dwelling Setbacks dimensions to the closest property lines to the north and east. The measurements shall be taken from the edges of the structure = **14.63' to N, 3.54' to E**
- Principal Dwelling unit total floor area = **2470 sf**

Sincerely,

Leslie Van Trump

813-833-0775

Application No: _____



**Hillsborough
County Florida**
Development Services

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.

Variance of 21.5 feet from the required rear yard setback of 25 feet resulting in a rear yard of 3.5 feet.

Variance of a 2 story accessory dwelling with a 1 story primary dwelling.

The history is these 2 structures were built in 1968, prior to the LDC, and the rear setback and height of these buildings have never been altered. The request for this variance is because the Land Use Code changed subsequent to these structures being built. So our request will not alter the positioning of the structures or it's impact on our neighborhood.

The primary dwelling will be owner occupied.

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

LDC Sec 6.11.02

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): HC-BLD-23-0044685
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

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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?

This accessory building was built in 1968, before zoning went into effect. I bought the property in May 2022 in good faith that it could be used as it has been used for the past 55 years. It is my families intent to not change the long established footprint of this structure, but to make it an accessory dwelling for an extended family member.

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 2 buildings on this property have been existing since 1968, prior to the LDC. The rear setback & height of the structure have not been altered since built. The rules changed, not the location & height of the building. If these 2 variances are granted we will renovate, remodel and update both structures in accordance with today's Hillsborough County code requirements.

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.

These structures have been in existence since 1968, causing no injury to anyone. We are improving & modernizing the look of this property. The dwelling has not been maintained in the past years and it's my intent to improve the condition & appearance to not only this structure but also the primary dwelling which has also been neglected.

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*).

This accessory structure/dwelling & primary dwelling is currently not in harmony with the neighborhood, only because of it's neglect over the years and currently stands out as an eye sore to the neighborhood. By granting this variance, it will allow us to renovate these structures so they will be brought back in harmony with our beautiful, unique neighborhood of spacious individual 1/2 acre lots.

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.

Our improvements to the property will bring the property up to today's code standards & allow us to have an extended family unit without the addition of additional footprint to either structure.

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 public benefits are that the property will be substantially improved & no longer a grossly unmaintained eye sore to our neighborhood.

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Prepared by and return to:

Parcel ID No.:

Consideration: \$10.00
Documentary Stamps: \$0.70

Quit Claim Deed

This Quit Claim Deed made this 5th day of October, 2023, by G.S. Investments Group Inc., hereinafter referred to as "Grantor", to Gustavo Silva, whose post office address is: 3392 Cordgrass PL, Saint Cloud FL 34773, hereinafter referred to as "Grantee":

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land, situate, lying and being in Hillsborough County, Florida to-wit:

**PAT ACRES 4TH ADDITION LOT 5 BLOCK 3
PLAT BOOK 42 PAGE 38**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

[Signature]
BY: GUSTAVO SILVA

Signed, sealed and delivered in our presence:

Adriana Sanchez Rocio said Avila
Witness Name Printed: ADRIANA SANCHEZ Witness Name Printed: Rocio said Avila

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Gustavo Silva, personally appeared by means of [] physical presence or [] online notarization before me this day and acknowledged the due execution of the foregoing instrument.

Personally known to me
 Produced _____ as identification.

Witness my hand and official seal, this the 5th day of October, 2023.

[Signature]
Notary Public

My Commission Expires: _____ (SEAL)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: <u>24-0740</u>		Official Use Only	Intake Date: <u>04/30/2024</u>
Hearing(s) and type: Date: <u>06/24/2024</u>	Type: <u>LUHO</u>	Receipt Number: <u>362700</u>	Intake Staff Signature: <u>Alejandra Prado</u>
Date: _____	Type: _____		

Property Information

Address: 7901 Spring Valley Dr City/State/Zip: Tampa, FL 33615

TWN-RN-SEC: 28-17-26 Folio(s): 004824-0000 Zoning: RSC-3 Future Land Use: Res-2 Property Size: 0.61 ac

Property Owner Information

Name: Gustavo Silva Daytime Phone _____

Address: 3392 Cordgrass Pl City/State/Zip: St Cloud, FL 34773

Email: irlahacienda1700@hotmail.com Fax Number _____

Applicant Information

Name: Leslie Van Trump Daytime Phone 813-833-0775

Address: P.O.Box 3031 City/State/Zip: Brandon, FL 33509-3031

Email: Leslievt6@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: Paul J Sierra Daytime Phone 813-228-6661

Address: 912 W M. L. King Jr Blvd City/State/Zip: Tampa, FL 33603

Email: PJS@sierraconstructin.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.

Leslie Van Trump
Signature of the Applicant

Leslie Van Trump
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)

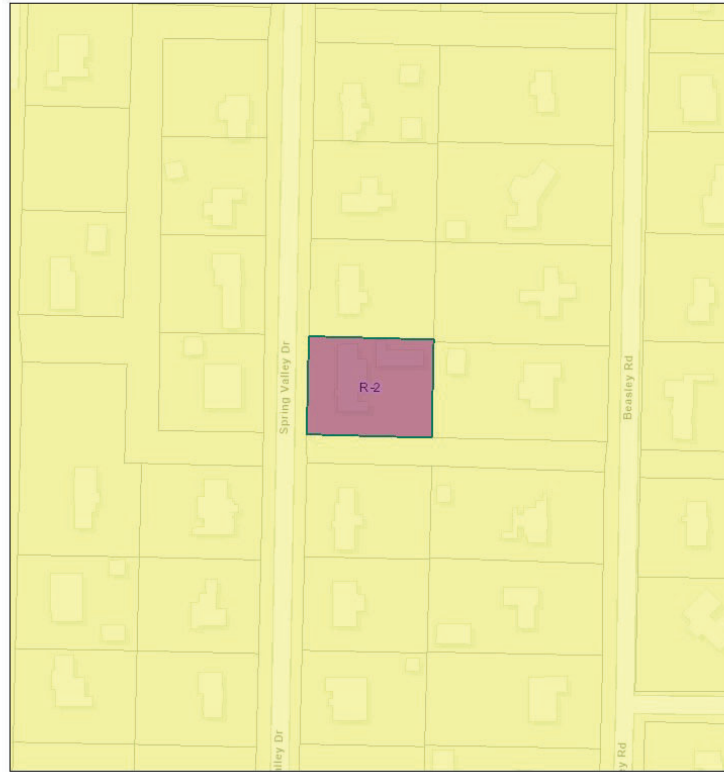
Type or print name



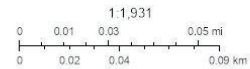
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0189H
FIRM Panel	12057C0189H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011612 Block: 3006
Future Landuse	R-2
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 4824.0000



April 30, 2024



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Hillsborough County Florida

Folio: 4824.0000
PIN: U-26-28-17-09P-000003-00005.0
Gustavo Silva
Mailing Address:
 3392 Cordgrass Pl
 null
 Saint Cloud, FL 34773-6053
Site Address:
 7901 Spring Valley Dr
 Tampa, FL 33615
SEC-TWN-RNG: 26-28-17
Acreage: 0.61368603
Market Value: \$440,774.00
Landuse Code: 0100 Single Family

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