



**Hillsborough  
County Florida**

**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 21-0902	
<b>LUHO HEARING DATE:</b> December 13, 2021	<b>CASE REVIEWER:</b> Tania C. Chapela

**REQUEST:** The applicant is requesting a variance for proposed front porch addition to a single-family home on property zoned RSC-6. Additionally, the applicant seeks variances for an existing setback encroachment for the home and existing wetland setback encroachments in the rear yard.

**VARIANCE(S):**

**Existing Home:**

Per LDC Section 6.01.01, the required minimum front setback for property zoned RSC-6 is 25 feet. The applicant requests a 3.5-foot reduction to the required front yard setback to allow a setback of 21.5 feet.

**Proposed Front Porch:**

Per LDC Section 6.01.03. I.7, front porches which comply with certain design and dimensional requirements may intrude no more than 10 feet into the required front yard. The required minimum front yard setback for the subject property is 25 feet. Therefore, a minimum setback of 15 feet is required for the front porch. The applicant requests a 0.2-foot reduction to the required front setback to allow a setback of 14.8 feet from the front property line.

**Wetland Setback:**

Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests after-the-fact approval for the existing stone walkway, concrete patio, brick patio and fire pit located within the 30-foot wetland conservation area setback. The applicant requests a 27.9-foot reduction of the setback to allow for a setback of 2.1 feet.

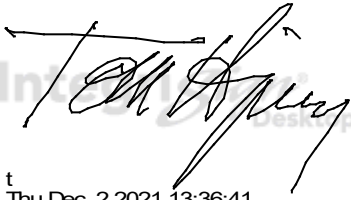
**FINDINGS:**

- A wetland setback compensation planting plan has been provided on the site plan dated November 15, 2021, that provides an equivalent square footage of compensation planting to the amount of encroachment. The number of plants required are based on the square footage of compensation required rather than the incorrect number of plants specified in the Wetland Setback Encroachment Planting Legend on the site plan. The compensation plantings must be installed within 60 days of an approval decision.
- The applicant also requested a variance to the minimum dimensional requirements found in LDC Section 6.01.03.I.7 to allow encroachment of a front porch into the required front yard. These requirements are a minimum depth of 6 feet and minimum width of 8 feet. However, the survey received on December 1, 2021 shows the proposed porch will exceed the required measurements. Therefore, this variance is not necessary.

**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.

ADMINISTRATOR'S SIGN-OFF



*Tania C. Chapela*

†  
Thu Dec 2 2021 13:36:41

Attachments: Application  
Site Plan  
Petitioner's Written Statement  
Current Deed



# Additional / Revised Information Sheet

RCVD  
11-18-21  
21-0902

Date Stamp Here

Application Number: 21-0902 Applicant's Name: DAVID WRIGHT

Reviewing Planner's Name: TANIA CHAPELA Date: 11/18/2021

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): 12/13/2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

*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.*

**DAVID WRIGHT** Digitally signed by DAVID WRIGHT  
Date: 2021.11.18 11:17:10 -05'00'

Signature

Date

FOR OFFICE USE ONLY

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

In-Take Completed by: CM







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11-18-21  
21-0902

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Signature

Date

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In-Take Completed by: CM



**TSP COMPANIES, INC.**

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David Wright  
P.O. Box 273417  
Tampa, Florida 33688  
david@tspco.net

November 18, 2021

Ms. Tania Chapela  
Hillsborough County Development Services  
PO Box 1110  
Tampa, FL 33601-1110

Subject: VAR 21-0902  
Revisions to Variance Application

Dear Ms. Chapela:

Attached please find the following documents resulting from our meeting on October 11, 2021:

1. Revised Variance Plot Plan
2. Revised Project Narrative
3. Revised Variance Criteria Responses

We appreciate your assistance in reviewing and processing this request. Please contact me at your earliest convenience if any additional revisions and/or information is needed. We look forward to proceeding to the December 13, 2021 Land Use Hearing Officer hearing.

Sincerely,

**DAVID WRIGHT**  
Digitally signed by DAVID  
WRIGHT  
Date: 2021.11.18 11:28:34  
-05'00'

David Wright, President  
TSP Companies, Inc.

Attachments:

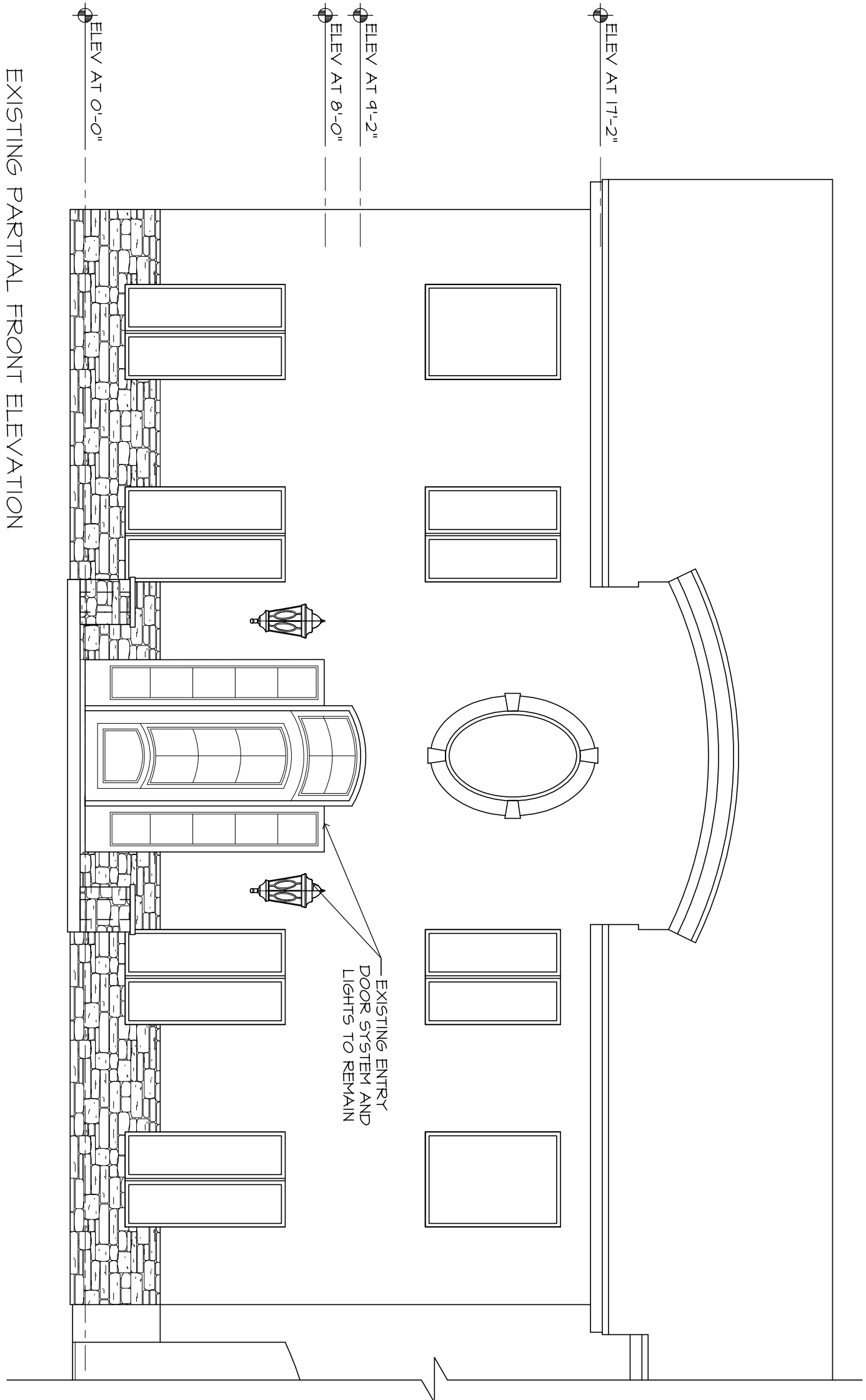
1. Revised Variance Plot Plan
2. Revised Project Narrative
3. Revised Variance Criteria Responses

## PROJECT NARRATIVE

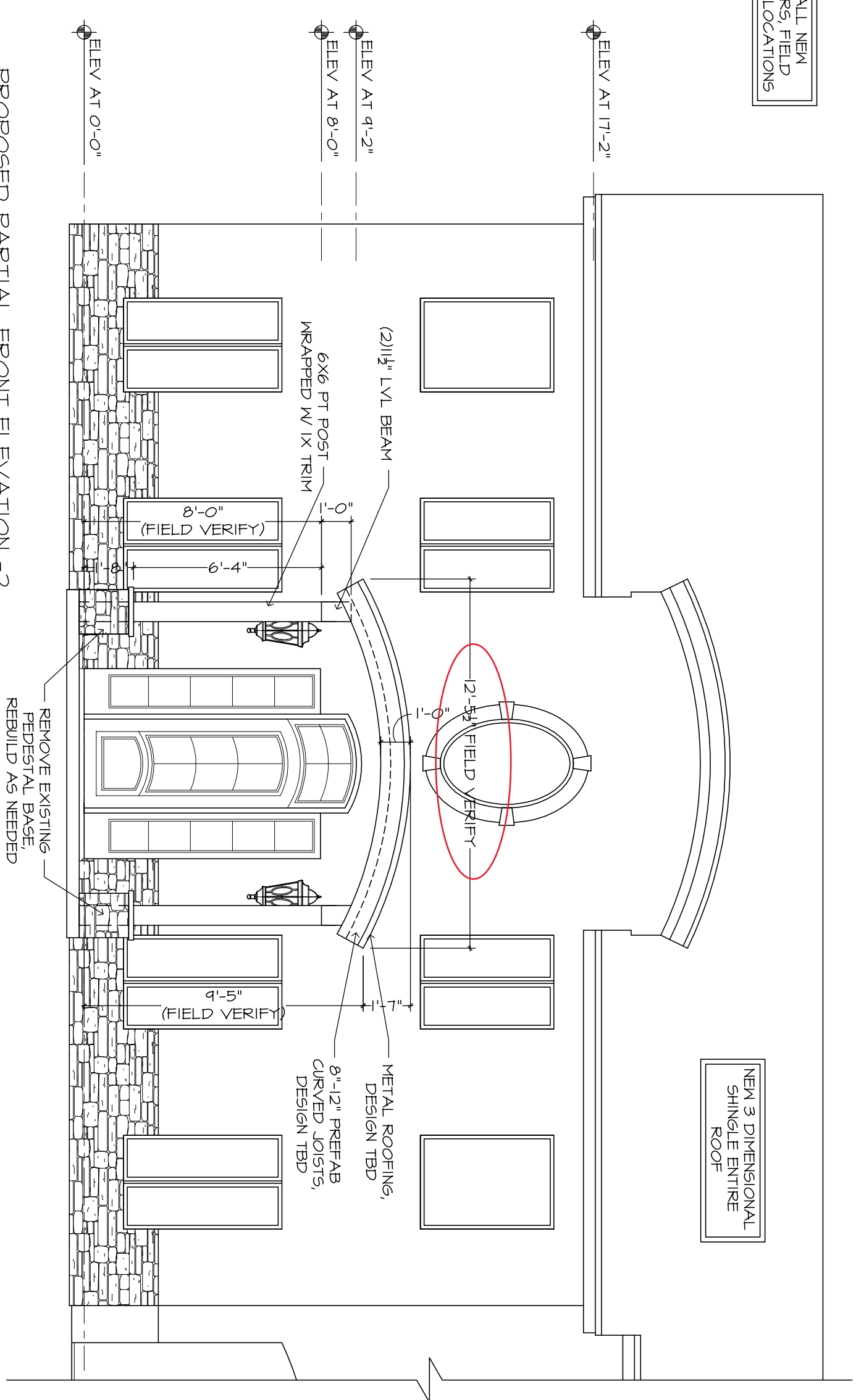
Project Narrative: In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The applicant is requesting the following variances:

1. Variance to reduce the required front yard setback from 25 feet 21.5 feet. There is an existing encroachment of the primary structure approximately 3.5 feet into the front yard setback resulting from the original construction of the residence on the subject property in the 1960s that was not caused by the current property owner.
2. Variance to allow an increase to the allowable porch projection into the front yard from 10 feet to 10.2 feet and to increase the allowable depth from 6 feet to 6.5 feet and the allowable width from 8 feet to 12.6 feet. This request is made to allow the new construction of a covered porch over the front entryway to provide shelter from the rain and thunderstorms. The property owner reports significant and ongoing damage to the front door and entryway due to lack of shelter from the elements. The covered porch will also provide shelter to the homeowners during ingress/egress. The requested dimensions of the covered porch are based on the required dimensions to construct the covered porch over the existing entry area with existing low stone walls and pedestals on both sides of the entry and to match the dimensions of the roof over the entry to achieve an aesthetically pleasing architectural design which will benefit both the homeowner and surrounding property owners. Please refer to the attached photo of the front of the house and the proposed architectural drawings of the front entry/covered porch.
3. Variance to reduce the required 30-foot wetland conservation area setback to 2.1 feet to allow a 520 square foot encroachment into the wetland conservation setback an existing stone retaining wall, stone walkway and fire pit that existed when the property owners purchased the property in 2012. The existing encroachment into the wetland setback is proposed to be mitigated by 520 square feet of wetland plantings in the location depicted on the attached site plan.

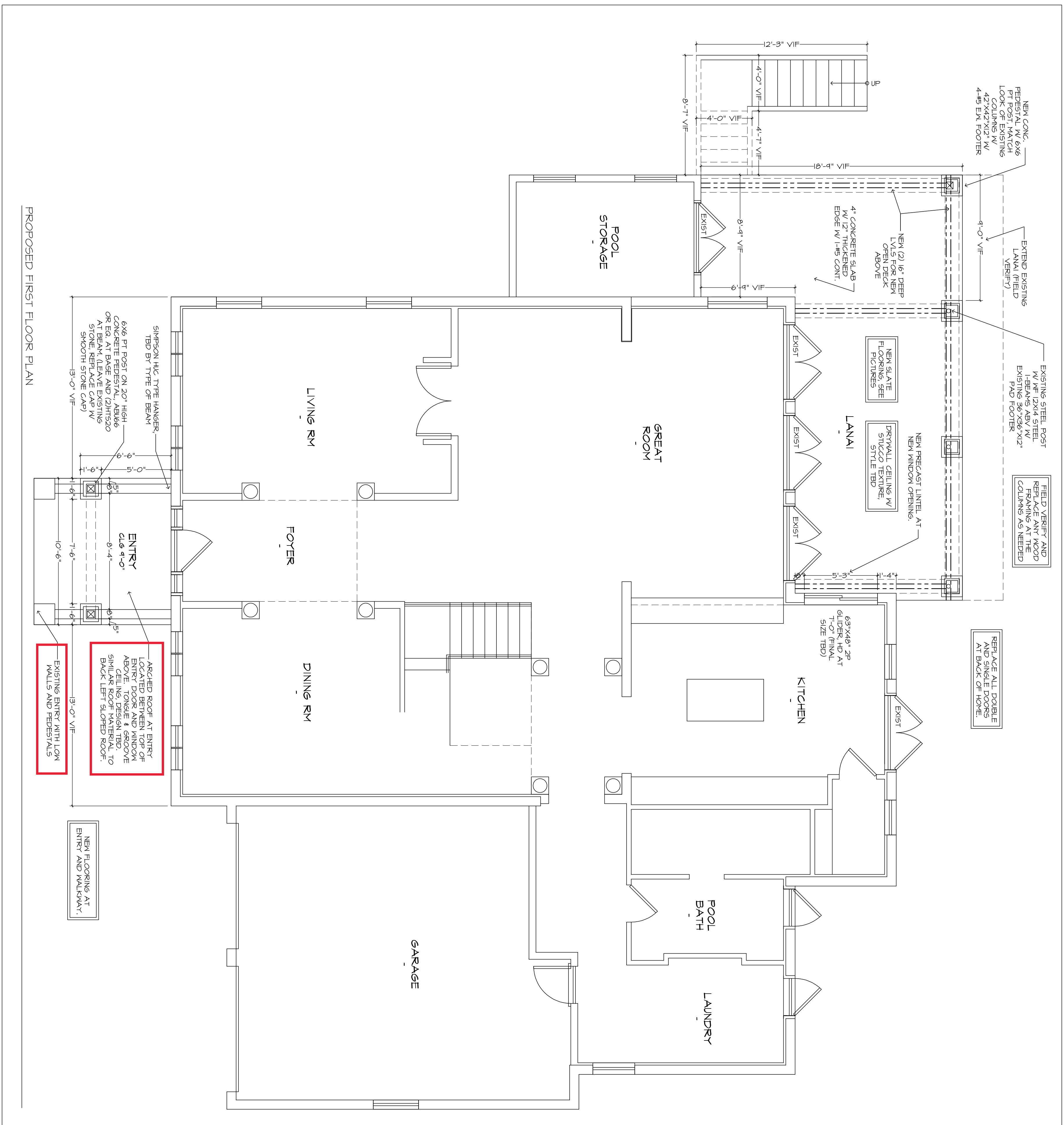
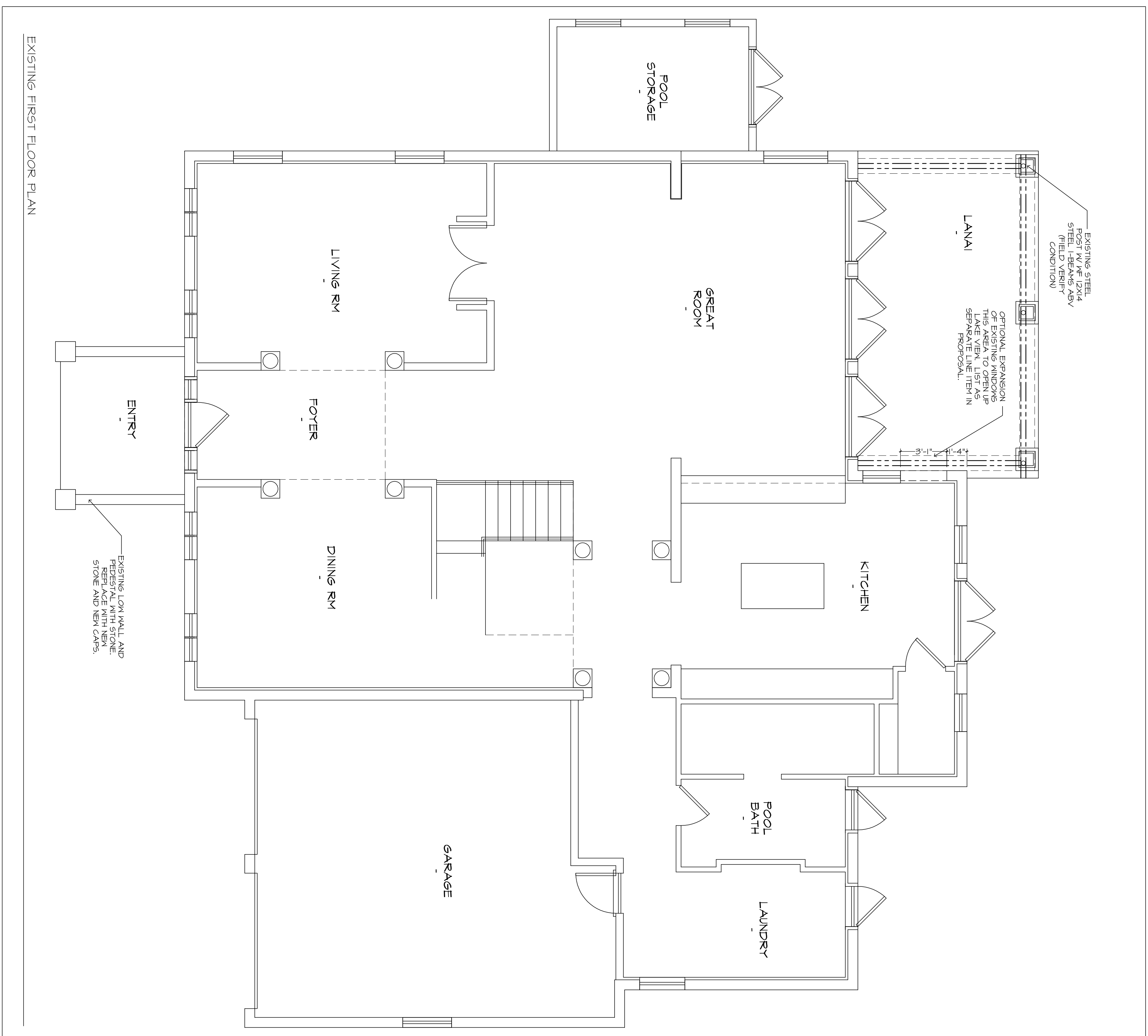


INSTALL NEW GUTTERS, FIELD VERIFY LOCATIONS









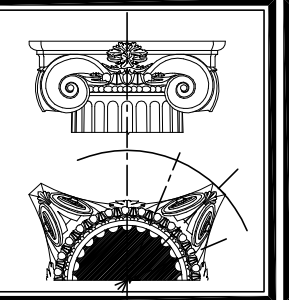
ENGINEER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND AS SUCH EXISTING CONDITIONS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. TO CONSTRUCTION. EXISTING CONDITIONS INDICATED IN THIS PLAN SET ARE ASSUMED. CONTRACTOR TO INFORM ENGINEER OF ANY DIFFERENCE IN DIMENSION OR LOCATION OF ANY EXISTING CONDITIONS. CONTRACTOR MAY REQUIRE ADDITIONAL SUPPORT OR MAKE PRO-POSED CHANGES TO ATTACHMENT CRITERIA AS WORK PRO-GRESSES. LIST TO CONSULT WITH ENGINEER FOR CLARIFICATION OF ANY PLAN NOTES, OR FIELD CONDITIONS THAT ARE FOUND TO DIFFER FROM THOSE PRESENTED IN THE PLANS.

EXISTING/ PROPOSED 1ST FLOOR PLANS

A1.1	DATE	01-24-21
	REV. BY	
CONSTRUCTION SET		
REVISIONS		
NO. 1		
NO. 2		
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		

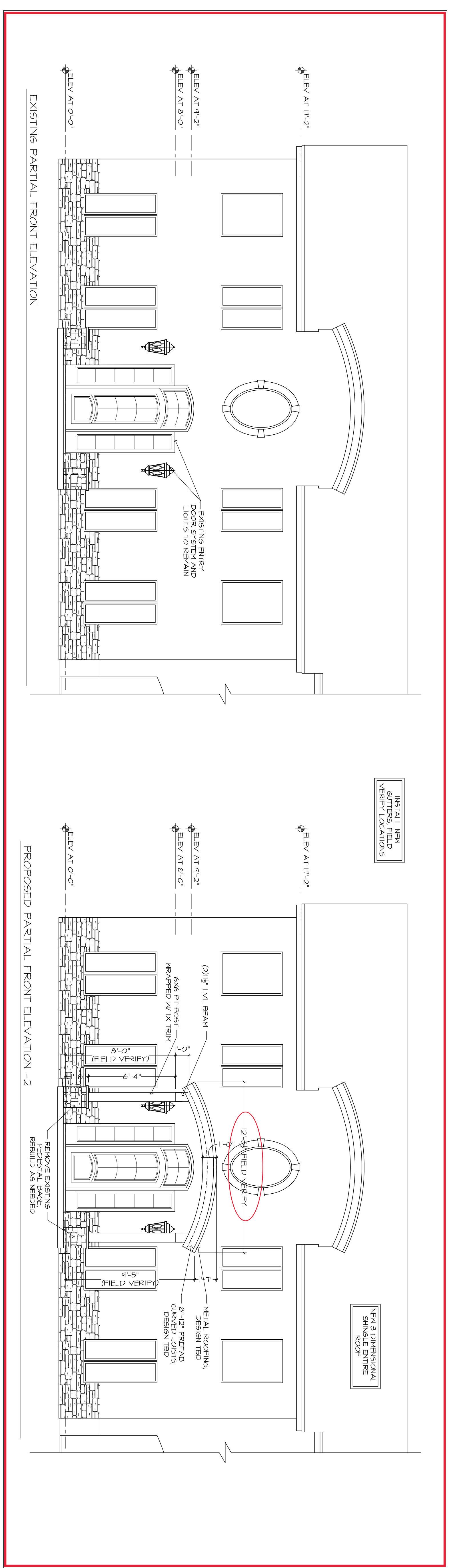
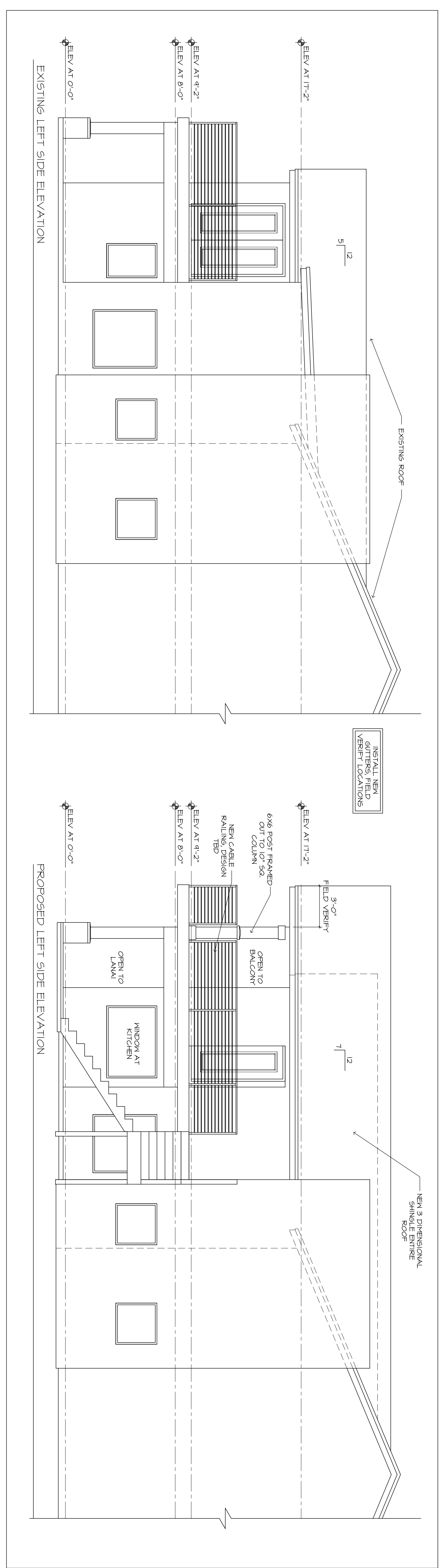
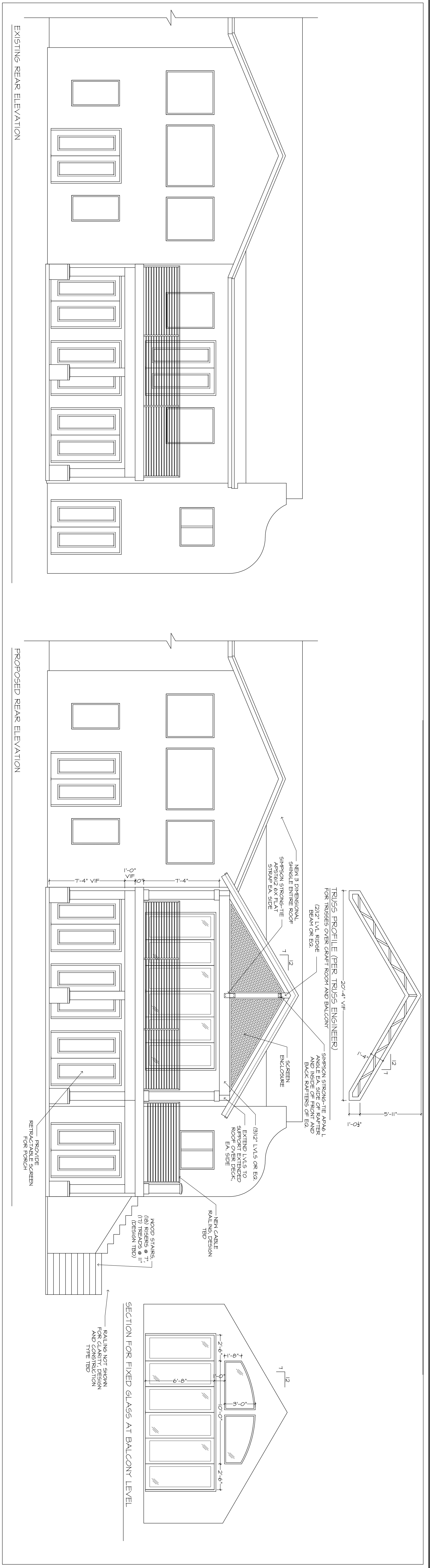
ADDITION FOR THE VAN HORN RESIDENCE  
1013 CARROL LAKE DRIVE  
TAMPA, FLORIDA

CONSTRUCTION DOCUMENT DISCLAIMER  
DADD & COMPANY, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR.



**DADD COLLABORATIVE**  
ARCHITECTS • ENGINEERS • PLANNERS  
144 NE LINCOLN CIR. N. ST. PETERSBURG, FL 33702  
431 SHOREWOOD LANE, NEW SMYRNA BEACH, FL 32169  
727.642.7048 386.385.8820  
DADC COLLABORATIVE, LLC - FL L1400020382  
WWW.DADCCOLLABORATIVE.COM  
MICHIGAN • FLORIDA





**FRAMING & CONNECTOR NOTES**

1. ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER AND TRUSS ENGINEER TO BE IDENTICAL TO THE PRODUCTS SPECIFIED IN THE FRAMING PLAN TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL BE APPROVED BY THE TRUSS ENGINEER. ENGINEER HAS BEEN PROVIDED TO RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.
2. FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY.
3. TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SHEET AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
4. ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A REGISTERED ENGINEER AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM. THE TRUSS ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM. THE TRUSS ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM.
5. ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TRUSS DESIGN. TRUSSES TO BE HANDED AND INSTALLED USING RECENT TRUSS DESIGN. TRUSSES TO BE HANDED AND INSTALLED USING RECENT TRUSS DESIGN. TRUSSES TO BE HANDED AND INSTALLED USING RECENT TRUSS DESIGN. TRUSSES TO BE HANDED AND INSTALLED USING RECENT TRUSS DESIGN.
6. UNLESS NOTED OTHERWISE, ALL WAYS/LEDGER TO TRUSS CONNECTIONS SHALL BE SIMPSON HITEK (1 OR 2 R.Y.)
7. UNLESS NOTED OTHERWISE, ALL FRAME/LEDGER TO TRUSS CONNECTIONS SHALL BE SIMPSON HITEK (1 OR 2 R.Y.)
8. CONNECTOR REGULATIONS REFER TO THE CONNECTION SCHEDULE ON THE THIS SHEETS. IF CONTRACTOR REQUESTS CLARIFICATION OF ANY ITEM OR INSTALLATION ITEM IN QUESTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ITEMS INSTALLED INCONGRUENTLY.

ENGINEER RESERVES THE RIGHT TO MAKE MODIFICATIONS AS CONSTRUCTION PROGRESSES. THIS IS A REMOVAL, AND AS SUCH, EXISTING CONDITIONS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE ASSESSED BY CONTRACTOR.

**CONNECTOR NOTES:**  
UNLESS NOTED OTHERWISE:  
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**EXTERIOR ELEVATIONS**

REV. NO.	DATE	DESCRIPTION
1	01-24-21	CONSTRUCTION SET

**ADDITION FOR THE VAN HORN RESIDENCE**  
1013 CARROLL LAKE DRIVE  
TAMPA, FLORIDA

**CONSTRUCTION DOCUMENT DISCLAIMER**

CONTRACTOR AND TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM. THE TRUSS ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS SYSTEM.

**DA|DC COLLABORATIVE**  
ARCHITECTS • ENGINEERS • PLANNERS  
144 NE LINDEN CRE. N. #200 SHOREWOOD LANE  
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DA|DC COLLABORATIVE, LLC - FL L1400020382  
WWW.DA|DCCOLLABORATIVE.COM  
MICHIGAN • FLORIDA

A1.4



PCMD  
11-18-21  
21-0902



10718  
SUNNYVALE



## VARIANCE CRITERIA RESPONSES

**VARIANCE REQUEST #1: VARIANCE TO LDC SECTION 6.01.01 TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 25.0' TO 21.5'**

**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?**

### RESPONSE

The variance request is to LDC Sec. 6.01.01. to bring the existing front yard setback into compliance with existing conditions by reducing the required front yard setback for the existing structure and requesting an additional reduction in the setback for a proposed front entrance canopy structure from 25.0' to 21.5'. The alleged hardships or practical difficulties are unique and singular to the subject property in that the house was originally permitted and constructed in 1968 with a 21.5' front yard setback. (NOTE - This front yard setback discrepancy may have been due to a different method of determining the front setback line on a cul-de-sac lot in the 1960's which allowed an average front setback line to be utilized for the house structure.). The stated set of hardships or practical difficulties are not those suffered in common with other properties similarly configured and located. and constrained by existing physical conditions of the cul-de-sac site.

**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.**

### RESPONSE

The existing site's existing physical improvements require a variance to allow the County to bring the site into LDC compliance for the main residential structure reducing the front yard setback from 25.0' to 21.5'.

**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.**

### RESPONSE

Said existing house structure has existed since 1968 with the front yard setback of 21.5'. Since the residential structure has existed for 53 years and is on a cul-de-sac lot, the existing condition will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the reduction of the front yard setback to 21.5'

**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).**



**RESPONSE**

The variance reducing the applicant's requirement for a front yard setback variance for the existing residential structure and the additional front entryway canopy will remain in harmony with and serve the general intent and purpose of the LDC and the Comprehensive Plan as the LDC's stated intent sets forth requirements to foster and preserve public health, safety, comfort and welfare of the general public and will aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County. The resulting site's development, with the requested variance, will still achieve the above stated intent and purpose..

**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.**

**RESPONSE**

The existing residential structure was permitted and constructed 53 years ago. The County is requiring said front yard setback to be brought into compliance in order to allow the property owner to submit plans for a building permit.

**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.**

**RESPONSE**

Granting the variance is in accordance with the character and existing land uses in the neighborhood.

## **VARIANCE CRITERIA RESPONSES**

**VARIANCE REQUEST #2:** VARIANCE TO LDC SECTION 6.01.03.7 TO ALLOW AN INCREASE TO THE ALLOWABLE PORCH PROJECTION INTO THE FRONT YARD FROM 10' TO 10.2' AND TO INCREASE THE ALLOWABLE DEPTH FROM 6' TO 6.5' AND THE ALLOWABLE WIDTH FROM 10' TO 12.6'.

**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?**

### **RESPONSE**

The variance request is to LDC Sec. 6.01.03.7 to allow the construction of cover over the main entry into the residence. The alleged hardships or practical difficulties are unique and singular to the subject property in that the house was originally permitted and constructed in 1968 presenting a set of existing conditions - specifically the low, stone walls on each side of the entry and the roof overhang at the second story roof line - that need to be taken into consideration in order to provide an architecturally aesthetically pleasing design to the proposed covered entry as demonstrated in the provided photo of existing residence and the proposed building plans. The stated set of hardships or practical difficulties are not those suffered in common with other properties similarly configured and located. and constrained by existing physical conditions of the cul-de-sac site.

**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.**

### **RESPONSE**

The property's existing physical improvements require re-consideration of the literal requirements of the Land Development Code (LDC). Front yard setback reductions for front entrance structures are commonly granted in the same district and general area upon the providing of reasonable and acceptable variance criteria responses and the granting of the requested variance.

**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.**

### **RESPONSE**

The variance is requested in order to provide an aesthetically pleasing design of the proposed improvements that will benefit both the property owner and surrounding property owners. There will not be any direct dimensional reduction to an adjacent property owner. The variance will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance.

**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).**

**RESPONSE**

The variance to allow an increase in the size of the front entryway canopy will remain in harmony with and serve the general intent and purpose of the LDC and the Comprehensive Plan as the LDC's stated intent sets forth requirements to foster and preserve public health, safety, comfort and welfare of the general public and will aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County. The resulting site's development, with the requested variance, will still achieve the above stated intent and purpose..

**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.**

**RESPONSE**

The property is requesting a variance prior to constructing the proposed canopy over the entryway. The hardship is not self-imposed as it is based on the existing conditions created by the construction of the house in 1968 prior to the property owners' acquisition of the property.

**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.**

**RESPONSE**

Granting the variance is in accordance with the character and existing land uses in the neighborhood.

## VARIANCE CRITERIA RESPONSES

**VARIANCE REQUEST #3:** VARIANCE TO LDC SECTION LDC SECTION 4.01.07.B TO REDUCE THE REQUIRED CONSERVATION AREA SETBACK FROM 30' TO 2.1'.

**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?**

### RESPONSE

The variance request is to LDC Sec. 4.01.07.B to reduce the required conservation area setback from 30' to 2.1' to permit an existing 520 sq.ft. encroachment consisting of stone walkway, brick patio and a fire pit that are proposed to be mitigated by 520 sq.ft. compensation planting area. The alleged hardships or practical difficulties are unique and singular to the subject property in that the encroachment has existed for many years prior to the property owner's acquisition of the property and the topographic characteristics and physical features of the subject property likely necessitated the construction of the encroachment to allow access from the residential structure to the lakefront prior to the Land Development Code's requirement of the required conservation area setback. The stated set of hardships or practical difficulties are not those suffered in common with other properties similarly configured and located adjacent to existing wetlands.

**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.**

### RESPONSE

The applicant is requesting this variance in order to bring a condition that has existed for many years into compliance with the Land Development Code. Variances are commonly granted in the same district and general area to address existing conditions that are inconsistent with the LDC especially when they are not the result of actions by the property owner upon the providing of reasonable and acceptable variance criteria responses and the granting of the requested variance.

**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.**

### RESPONSE

The conservation setback reduction from 30' to 2.1' will be internal to the site; therefore, 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 as there is no impact on adjacent properties. Additionally, the encroachment into the wetland conservation setback area has existed for many years; therefore, the granting of this variance will not have any new effects on the existing property or adjacent properties. The variance application process requires public notice to the adjacent properties owners located within 300 feet of the subject property;

therefore, any concerned parties are provided the opportunity to address the request either in person or by written comment.

**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).**

**RESPONSE**

The variance reducing the required conservation area setback will be in harmony with and serve the general intent and purpose of the LDC and the Comprehensive Plan as the LDC's stated intent sets forth requirements to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County, which the proposed wetland compensation planting area will achieve.

**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.**

**RESPONSE**

The encroachment into the wetland conservation area setback existed for years prior to the property owner's acquisition of the subject property and is not the result of any actions by the property owner.

**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.**

**RESPONSE**

Granting the variance is in accordance with the character and existing land uses in the neighborhood and along the surrounding lakefront.



\$800,000.-

PREPARED BY & RETURN TO:

FUENTES & KREISCHER, P.A.  
1407 W. BUSCH BLVD.  
TAMPA, FL 33612

FILE NO. 2012356

\$500,000.-  
\$5,600.-

Parcel Identification No. 023373.0000

**TRUSTEE'S DEED**

BY THIS DEED, Jeffrey Rydin and Melissa Rydin, Individually and as Trustees of the Rydin Trust dated April 14, 2009, hereinafter referred to as "Grantor", in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, transfers and conveys to Jubil J. Van Horn and Const ance C. Van Horn, husband and wife, whose post office address is 10713 Carroll Lake Drive, Tampa, Florida 33618, hereinafter referred to as "Grantee", the following described real property situated in Hillsborough County, Florida, more particularly described as follows:

**Lot 9, Echols Lake Carroll Estates, as per plat thereof, recorded in Plat Book 36, Page 63, of the Public Records of Hillsborough County, Florida**

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 members of the household of Grantor reside thereon.

GRANTOR COVENANTS with Grantee that the Grantor has good and lawful authority to sell, transfer, and convey the real property described herein.

IN WITNESS WHEREOF, the Grantor sets his hand and seal this 25th day of May, 2012.

Signed, sealed and delivered in the presence of:

Joan Stern  
(1st witness signature)

Joan Stern  
(1st print witness name)

Maria L. Ramero  
(2nd witness signature)

Maria L. Ramero  
(2nd print witness name)

Jeffrey Rydin (SEAL)  
Jeffrey Rydin, individually and as trustee

Melissa Rydin (SEAL)  
Melissa Rydin, individually and as trustee

STATE OF California  
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 25 day of May, 2012, by Jeffrey Rydin and Melissa Rydin, individually and as trustees of the Rydin Trust dated April 14, 2009 who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

*see attached certificate*

\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
(Print notary's name)  
My Commission Expires:  
\_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CERTIFICATE**

State of California

County of San Diego

On May 22, 2012 before me, Marjorie L. Jarvis, Notary Public, personally appeared Jeffrey Rydin and Melissa Rydin, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marjorie L. Jarvis



**Description of Attached Document**

**Title of Type of Document:** Trustee's Deed

**Document Date:** May 25, 2012 **Number of Pages:** 1 page

**Signers Other Than Named Above:**



# 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: 10713 CARROLL LAKE DR City/State/Zip: TAMPA, FL 33618 TWN-RN-SEC: 15-28-18  
Folio(s): 23373.0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.2 AC

### Property Owner Information

Name: JUBIL J. VAN HORN & CONSTANCE C. VAN HORN Daytime Phone: 813-760-3352  
Address: 10713 CARROLL LAKE DR City/State/Zip: TAMPA, FL 33618  
Email: jvanhorn514@aol.com FAX Number: \_\_\_\_\_

### Applicant Information

Name: DAVID WRIGHT / TSP COMPANIES, INC. Daytime Phone: 813-230-7473  
Address: PO BOX 273417 City/State/Zip: TAMPA, FL 33688  
Email: david@tspco.net FAX Number: \_\_\_\_\_

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

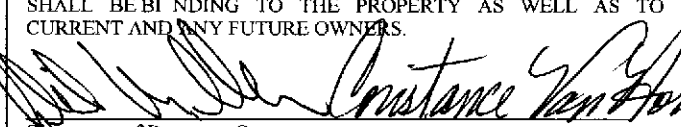
Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City / State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN 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.

\_\_\_\_\_  
Signature of Applicant

DAVID WRIGHT  
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

JUBIL VAN HORN                      CONSTANCE VANHORN  
Type or Print Name

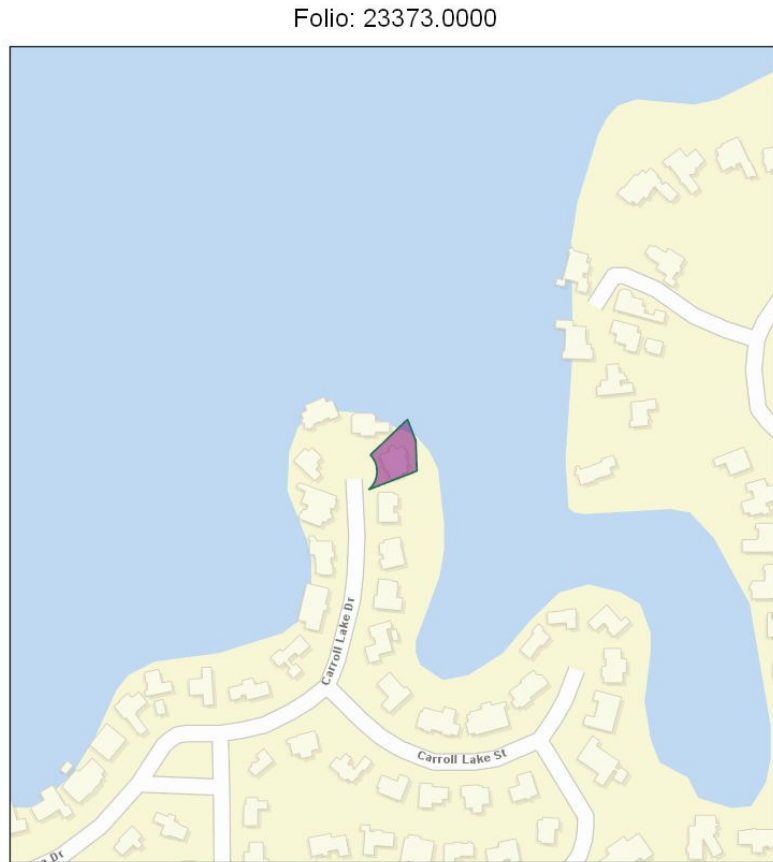
### Office Use Only

Intake Staff Signature: Clare Odell Intake Date: 5/28/21  
Case Number: VAR 21-0902 Public Hearing Date: 07-26-21  
Receipt Number: 48193



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 38.6 ft
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0211H
FIRM Panel	12057C0211H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120211D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011304 Block: 1021
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
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 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



May 28, 2021

1:2658  
0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km

Hillsborough County Florida

**Folio: 23373.0000**  
**PIN: U-15-28-18-11Y-000000-00009.0**  
**JUBIL J AND CONSTANCE C VAN HORN**  
**Mailing Address:**  
 10713 CARROLL LAKE DR  
 TAMPA, FL 33618-4015  
**Site Address:**  
 10713 CARROLL LAKE DR  
 TAMPA, FL 33618  
**SEC-TWN-RNG: 15-28-18**  
**Acreage: 0.202392**  
**Market Value: \$1,116,473.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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