

Variance Application: VAR 24-0658
LUHO Hearing Date: June 24, 2024
Case Reviewer: Isis Brown



**Hillsborough
 County Florida**

Development Services Department

Applicant: Cynthia Santamaria-Angeles Zoning: RSC-6
 Address/Location: 4102 Stonewood Drive, Brandon, Florida 33511: Folio No.: 74610.0000

Request Summary:

The applicant is requesting variances to accommodate an existing single-family dwelling on a corner-lot zoned RSC-6.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 25-foot front yard setback is required in the RSC-6 zoning district.	9.5 feet	15.5-foot front yard setback (from the north property line functioning as a front yard)
6.01.01	A minimum 25-foot front yard setback is required in the RSC-6 zoning district.	2 feet	23-foot front yard setback (from the east property line functioning as a side yard)

Findings:

A minimum lot size of 7,000 square feet and minimum lot width of 70 feet is required in the RSC-6 district. The subject lot is approximately 6,098 square feet in size and therefore nonconforming. However, it has been certified as a legal nonconforming lot, per NCL 24-0876 in the case record.

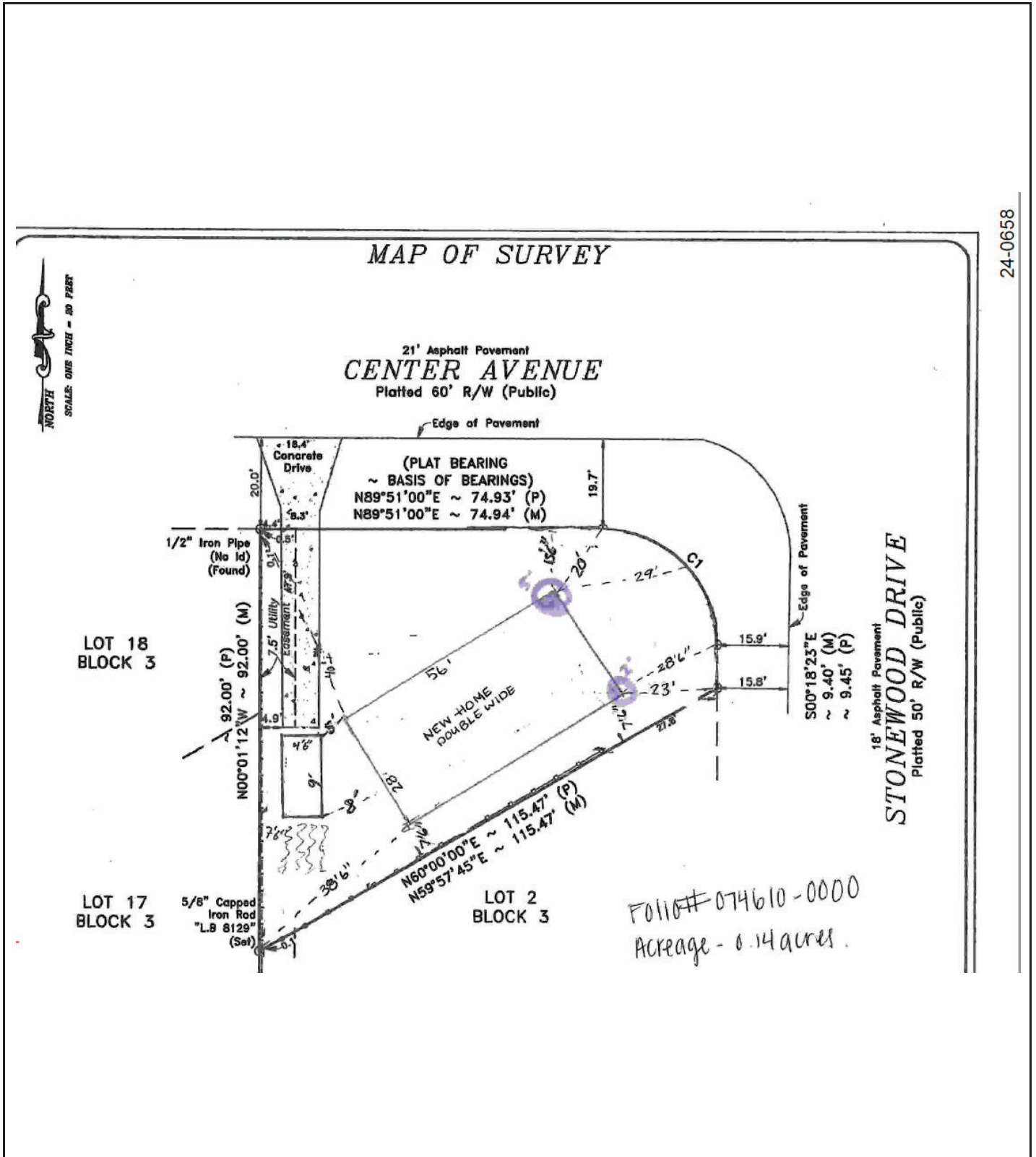
Zoning Administrator Sign Off:

Colleen Marshall
 Tue Jun 11 2024 15:49:36

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





**Hillsborough
County Florida**
Development Services

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: 24-0658 Applicant's Name: Cynthia Santamaria-Angeles

Reviewing Planner's Name: Isis Brown 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): 06/24/24

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@hcf.gov.net](mailto:ZoningIntake-DSD@hcf.gov)

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@hcf.gov.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

5/26/24
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

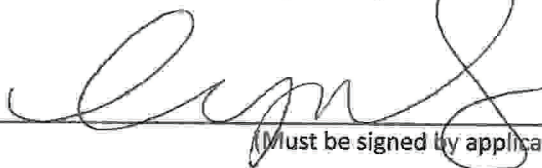
Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(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.



Application No: 24-0658

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 to the front yard setbacks along the north and east property boundaries, from 25 feet to 20 feet (north side) and 25 feet to 23 feet (east side).

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

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
- 3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
- 4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

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 alleged hardships are unique to the property because properties around are bigger in size and are able to set up a mobile home big enough to live comfortably, same size of the home I would like to install.

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 requirements would deprive me to be able to install a home big enough to live comfortably for a family of 4.

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.

If the variance is allowed, it would not interfere with any property or people around because the variance is just to extend setbacks a few feet, everything will remain inside the property.

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 variance will be in harmony respecting the rights of the other property owners and mine as well.

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 is only requesting a few feet from the setbacks not causing any illegal act and will not restrict any future building.

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.

By allowing the variance, it will allow for our family of 4 to be able to live comfortably in a home spacious enough. It will not cause any public change considering both the public benefits and the individual hardships that will be suffered by failure of granting variance.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Prepared by:
Margaret Ziegler
The Whitworth Title Group, Inc.
14502 N. Dale Mabry Highway, Suite 200
Tampa, Florida 33618
File Number: 10474

General Warranty Deed

Made this January 24, 2024 A.D. By **William Fonda, an unmarried man**, whose address is: c/o William Fonda 3755 SW Pompano Rd, Dunnellon, Florida 34431, hereinafter called the grantor, to **Cynthya Santamaria-Angeles and Cynthya Cano Perez**, whose post office address is: 4102 Stonewood Drive, Brandon, Florida 33511, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 1, Block 3, MOBILE RIVIERA UNIT 3, according to the map or plat thereof as recorded in Plat Book 39, Page 30, of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **074610-0000** Property Address: 4102 Stonewood Drive, Brandon, Florida 33511

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, 2023.

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:

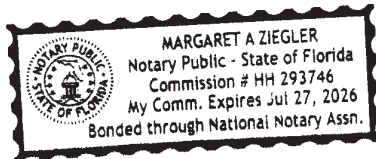
Witness Signature: *Margaret A. Ziegler*
Print Name: Margaret A. Ziegler
Address: 14502 N. Dale Mabry # 200
Tampa, FL 33618

William Fonda by Dolores Fieldhouse
William Fonda, by Dolores Fieldhouse, his attorney in fact *his AIF*
Address: c/o William Fonda 3755 SW Pompano Rd,
Dunnellon, Florida 34431

Witness Signature: *Tamra L. Wondrow*
Print Name: Tamra L. Wondrow
Address: 826 Ashentree Dr. Plant City, FL
33563

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of x physical presence or online notarization this 24th day of January, 2024, by William Fonda by Dolores Fieldhouse his attorney if fact, who has produced drivers license as identification.



Margaret A. Ziegler
Notary Public
Name: Margaret A. Ziegler
My Commission Expires: _____

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0658

Intake Date: 04/09/2024

Hearing(s) and type: Date: 06/24/2024

Type: LUHO

Receipt Number: 356679

Date:

Type:

Intake Staff Signature: Alejandra Prado

Property Information

Address: 4102 Stonewood Dr. City/State/Zip: Brandon, FL 33511

TWN-RN-SEC: 305-20E-510 Folio(s): 074610-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.14 acres

Property Owner Information

Name: Cynthia Cano Pérez Cynthia Santamaria-Angeles Daytime Phone (813) 894-9853

Address: 3325 Saffold Road City/State/Zip: Wimauma, FL 33598

Email: 5.cynsa@gmail.com Fax Number

Applicant Information

Name: Cynthia Santamaria-Angeles Daytime Phone (813) 894-9853

Address: 3325 Saffold Road City/State/Zip: Wimauma, FL 33598

Email: 5.cynsa@gmail.com Fax Number

Applicant's Representative (if different than above)

Name: Daytime Phone

Address: City/State/Zip:

Email: Fax Number

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

Cynthia Santamaria-Angeles 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)

CYNTHIA CANO - Cynthia Santamaria-Angeles Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Cynthia Santamaría-Angel Phone: (813) 894-9853

Representative's Email: 5.cynsa@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Fastrack Approval (if applicable)

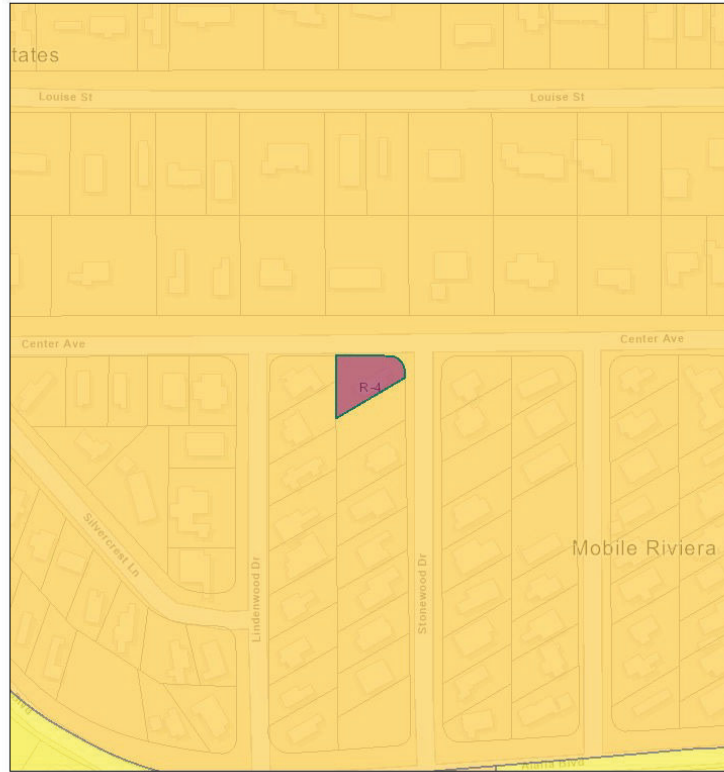
Additional application-specific requirements are listed in Part B.



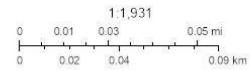
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0393H
FIRM Panel	12057C0393H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120393D
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013406 Block: 1020
Future Landuse	R-4
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	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 74610.0000



April 10, 2024



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 74610.0000
PIN: U-10-30-20-20N-000003-00001.0
Cynthia Santamaria Angeles And Cynthia Cano Perez
Mailing Address:
 4102 Stonewood Dr
 null
 Brandon, FL 33511-7781
Site Address:
 4102 Stonewood Dr
 Brandon, FL 33511
SEC-TWN-RNG: 10-30-20
Acreage: 0.143976
Market Value: \$60,954.00
Landuse Code: 0200 Mobile Homes

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.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >