



# Hillsborough County Florida

## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 23-0845	
<b>LUHO HEARING DATE:</b> September 26, 2023	<b>CASE REVIEWER:</b> Carolanne Peddle

**REQUEST:** The applicant requests a variance for a proposed addition to the accessory dwelling on property zoned ASC-1.

### VARIANCE(S):

#### Accessory Dwelling Requirements


Per LDC Sec. 6.11.02.E, accessory dwellings shall meet principal building setbacks and shall contribute to lot building coverage. Total building coverage on the lot shall not exceed district standards. Per LDC Sec. 6.01.01 a minimum rear yard setback of 50 feet is required in the ASC -1 district. The applicant requests a 48.7-foot setback reduction to the required rear yard setback to allow for a 1.3-foot setback from the eastern property line for the accessory dwelling structure.

### FINDINGS:

- A minimum lot width of 150' is required in the ASC-1 district. The subject lot is approximately 139' in width and therefore is nonconforming. However, it has been certified as a legal nonconforming lot, per NCL 18-1418 in the case record.
- Building permit HC-BLD- 23-0048528 was submitted to make improvements and build additions to the main dwelling and mother in-law suite.

### DISCLAIMER:

The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

<b>ADMINISTRATOR'S SIGN-OFF</b>
 <small>Colleen Marshall Wed Sep 13 2023 16:57:32</small>
<b>Attachments: Application Site Plan Request</b>



# Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0845	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 23-0845 Applicant's Name: Scott Aldridge

Reviewing Planner's Name: Carolanne Peddle Date: 08/12/2023

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 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](mailto: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](mailto: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.***

**Ronald Loebel** Digitally signed by Ronald Loebel  
Date: 2023.08.12 22:55:33 -04'00'

Signature

**8-12-2023**

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 VAR 23-0845

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: Ronald Loebel Digitally signed by Ronald Loebel  
Date: 2023.08.12 22:56:28 -04'00'  
(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**

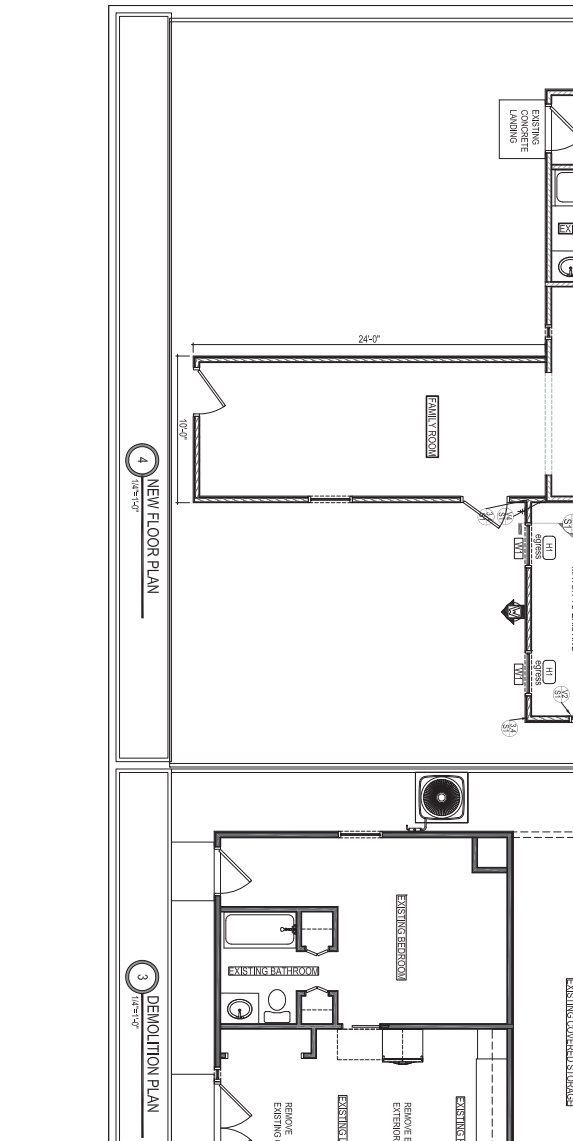
18  **Sign-off form**

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

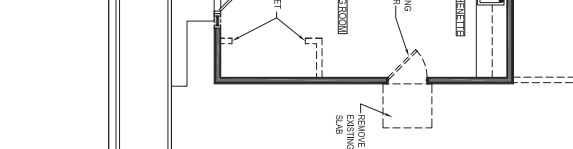
\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

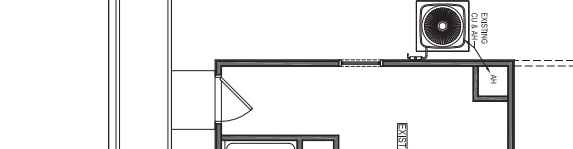




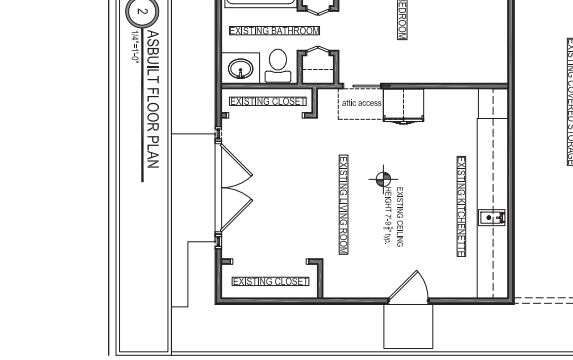
4 NEW FLOOR PLAN  
11/16/12'



3 DEMOLITION PLAN  
11/16/12'



2 ASBUILT FLOOR PLAN  
11/16/12'



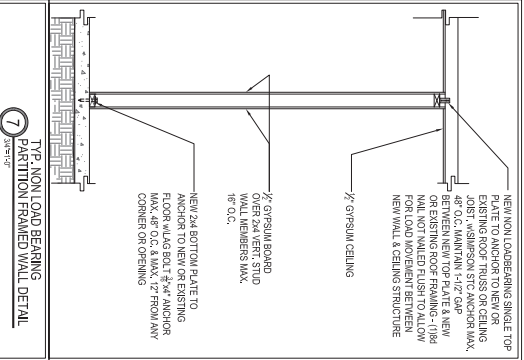
5 DIMENSIONAL FLOOR PLAN  
11/16/12'

**SYMBOL LEGEND**

- ◉ - TOP OF FLOOR SLAB - 4'-0"
- ◉ - SECTION DETAILS
- ◉ - DETAIL CALL OUT
- ◉ - HEADER LABEL - SEE HEADER SCHEDULE ON THIS PAGE
- ◉ - DOOR LABEL - DOOR & WINDOW SCHEDULE ON Pg. 3
- ◉ - WINDOW SCHEDULE ON Pg. 3
- ◉ - NOTE CALL OUT
- ◉ - HOSE BIB

**WALL LEGEND**

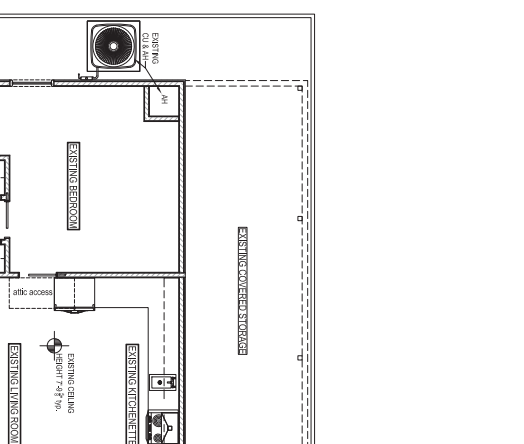
- ▬ - EXISTING FRAMED WALL
- ▬ - EXISTING FRAMED INTERIOR WALLS
- ▬ - NEW 2" EXTERIOR FRAMED WALL
- ▬ - NEW 2" EXTERIOR FRAMED WALL TO ANCHOR TO NEW OR EXISTING FLOOR - 4" O.C. MAX. 12" FROM ANY CORNER OR OPENING
- ▬ - NEW FRAMED IN OPENING



**TEMPERED GLASS NOTES**

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OTHER SUCH FACILITIES WHERE SUCH GLAZING IS LOCATED 38 INCHES OR LESS MEASURED HORIZONTALLY FROM THE BOTTOM EDGE OF THE GLAZING AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE SUCH GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE WALKING SURFACE EXCEPT: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION (GROUP 1) OR IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE.
- EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9.0 SQ. FT.
- BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES WITHIN 38 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING ABOVE.
- GLAZING IN WALLS BETWEEN STAIRS OR FLOORS OR HEIGHT ABOVE 6 FEET.
- GLAZING IN WALLS AND FENCES ENCLOSES INDOOR AND EXTERIOR AREAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS: (1) LESS THAN 60 INCHES ABOVE THE WALKING SURFACE ON THE WATERSIDE OF A SWIMMING POOL OR SPA, THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN WALL THE GLAZING.



THESE DRAWINGS AND DETAILS ARE THE PROPERTY OF CORNERSTONE DESIGN SERVICES, INC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS OR DETAILS WITHOUT THE WRITTEN PERMISSION OF CORNERSTONE DESIGN SERVICES, INC. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THESE DRAWINGS AND DETAILS. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THESE DRAWINGS AND DETAILS. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THESE DRAWINGS AND DETAILS.

SHEET TITLE  
**FLOOR PLANS**

DATE 8/12/23 FILE NAME Addition/Remodel

**A2**  
SHEET  
2 OF 6

**RON & SUE ALDRIDGE**

3207 Pearson Rd.  
Valrico, FL.  
(813) 838-1053

**Cornerstone Design Services**

AA26001526  
Ray M. Smith, Architect FL No. 12864  
Michael Thornton (727)645-3282  
Custom Commercial & Residential Design - New & Remodel  
708 Little Pinecrest Rd., Suite 200, Valrico, FL 33596  
cornerstone@cornerstone-design.com Fax: 813-645-6071  
© CORNERSTONE DESIGN SERVICES

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.

Request approval for the following: A variance of 48.7 feet to the required rear yard setback for an accessory dwelling to allow a 1.3 foot rear yard setback.

The setback variance is for the existing ADU (Mother in Law Suite) the was built prior to 2000 that the rear of the ADU is 1.3 feet from the Rear Property line. This ADU was converted in living space by previous owners prior to 2002. Currently working with permitting to obtain permits to additions to existing structure.

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

Section 6.11.02.E and Section 6.01.01

## 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): Nonconforming lot and ADU approval 14-1418, Building permit HC-BLD-23-0048
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 Reclaimed 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?

These variance requests are for buildings that were constructed on this property prior to 2002. These ADU structures do not meet the current property setback requirements.

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 current ADU (Mother in Law Suite) built prior 2002 is not in the standard setback for the rear property line we are attempting to permit for building additions are are requesting the exceptions to facilitate the new proposed additions to the Mother in Law Suite.

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.

There will be no impact on others properties due to the current ADU (Mother in Law Suite) existing on the property prior to the current owners purchasing the property in 2016.

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).

By Approving it allows for for proposed development in respect to property line setbacks and the rights of the property owners to upgrade structures on their property as well as requesting approvals for situations that exist due to prior changes in development. This intent and purpose is to ensure that moving forward all changes are documented and in compliance with approval.

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.

There is no illegal act in place the variances being requested are structures already being on property prior to current owners purchasing the property in 2016

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.

This request will allow for justice being done due to the house being bought in 2016 with the advertised property having a this Mother in Law Suite. This property was purchased with that in consideration. With this failure to grant the variance approvals we will not be able to upgrade the current mother in law suite the is being used as a current living space for family members.

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Prepared by  
Jessica Endrzejewski, an employee of  
**First American Title Insurance Company**  
202 South Rome Avenue, Suite 190  
Tampa, Florida 33606  
(813)357-3498

Return to: Grantee

File No.: 12652-2324487  
Consideration: \$355,000.00

## **WARRANTY DEED**

This indenture made on **July 28, 2016** A.D., by

**Djasarri Kidd and Tania Saraiva, husband and wife**

whose address is: **13702 Antler Point Dr, Tampa, FL 33626**  
hereinafter called the "grantor", to

**Kimberly E. Aldridge and Scott B. Aldridge, wife and husband**

whose address is: **3207 Pearson Rd, Valrico, FL 33596**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

The South 130.00 feet of the West 275.00 feet of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 5, Township 30 South, Range 21 East, Hillsborough County, Florida, Less the West 25.0 feet for road right of way.

Parcel Identification Number: **872400025**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Djarri Kidd  
Djarri Kidd

Tania Saraiva  
Tania Saraiva

Signed, sealed and delivered in our presence:

Jessica Endrzejewski  
Witness Signature  
Print Name: Jessica Endrzejewski

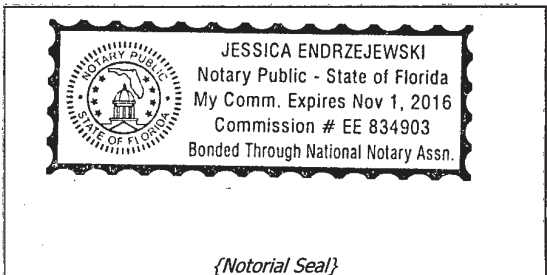
Frank Albert  
Witness Signature  
Print Name: Frank Albert

State of **FL**

County of **Hillsborough**

**The Foregoing Instrument Was Acknowledged** before me on **July 28, 2016**, by **Djarri Kidd and Tania Saraiva, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Jessica Endrzejewski  
Notary Public  
**Jessica Endrzejewski**  
(Printed Name)



My Commission expires: \_\_\_\_\_



Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0845

Intake Date: 07/25/2023

Hearing(s) and type: Date: 09/26/2023

Type: LUHO

Receipt Number: 289741

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 3207 Pearson Road City/State/Zip: Valrico, FL 33596

TWN-RN-SEC: 30-21-05 Folio(s): 87240-0025 Zoning: ASC-1 Future Land Use: R-4 Property Size: 79 AC

Property Owner Information

Name: Scott and Kimberly Aldridge Daytime Phone 801-425-8685

Address: 3207 Pearson Road City/State/Zip: Valrico, FL 33596

Email: crf450sa@gmail.com Fax Number

Applicant Information

Name: Scott and Kimberly Aldridge Daytime Phone 801-425-8685

Address: 3207 Pearson Road City/State/Zip: Valrico, FL 33596

Email: crf450sa@gmail.com Fax Number

Applicant's Representative (if different than above)

Name: Ronald Loebel Daytime Phone 337-424-1429

Address: 3207 Pearson Road City/State/Zip: Valrico, FL 33596

Email: ronald.loebel64@gmail.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.

Signature of the Applicant

Scott Aldridge

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)

Scott and Kimberly Aldridge

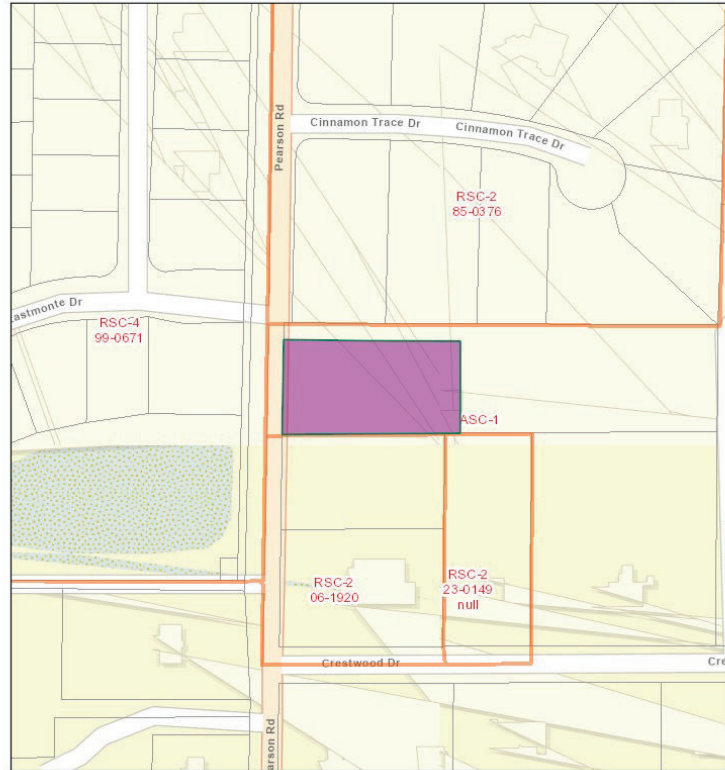
Type or print name



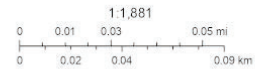
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013206 Block: 3000
Future Landuse	R-4
Future Landuse	R-4
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: 87240.0025



July 25, 2023



RS: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio: 87240.0025**  
**PIN: U-05-30-21-ZZZ-000004-27310.0**  
 Kimberly E And Scott B Aldridge  
**Mailing Address:**  
 3207 Pearson Rd  
 null  
 Valrico, Fl 33596-6052  
**Site Address:**  
 3207 Pearson Rd  
 Valrico, Fl 33596  
**SEC-TWN-RNG: 05-30-21**  
**Acreage: 0.78782099**  
**Market Value: \$333,013.00**  
**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.