

**Variance Application: VAR 24-0528**  
**LUHO Hearing Date: June 24, 2024**  
**Case Reviewer: Isis Brown**



**Hillsborough County Florida**

Development Services Department

Applicant: Mario Caro Zoning: RSC-9

Address/Location: 7326 Swindon Road, Tampa, FL 33615; Folio No.: 10032.0000

**Request Summary:**

The applicant is requesting variances to accommodate an existing single-family dwelling, existing attached accessory dwelling, and an existing accessory structure on property zoned RSC-9.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 20-foot rear yard setback is required in the RSC-9 district.	12.5-foot	7.5-foot rear yard setback for the accessory dwelling
6.11.04.C.2	Accessory structures may occupy required side yards provided that such structures are more distant from the street than any part of the principal building on the same lot and any lot abutting said required side yard, provided that such accessory structures are not closer than 3 feet from any side lot line, including architectural features such as cornices, eaves and gutters.	0.4 feet	2.6-foot side yard setback for an accessory structure
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than 3 feet to any rear lot line.	1.1 feet	1.9-foot rear yard setback for an accessory structure
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than 3 feet to any rear lot line.	1 percent	21 percent rear yard building coverage
6.01.01	A minimum 20-foot rear yard setback is required in the RSC-9 zoning district.	12.5-foot	7.5-foot rear yard setback for the principal dwelling

**Findings:**

- Per Citation HC-CMP-22-0000075, the subject parcel received a citation for *“Failure to obtain a permit for addition to rear of home. Possible conversion of Single-Family Residence to Multi-Family Dwelling.”*
- It was discovered that the existing accessory structure exceeds the maximum rear yard building coverage, thus necessitating the additional variance request.
- The applicant has been advised the accessory dwelling must include a bathroom and kitchen. Additionally, the applicant has been advised, Per LDC Section 6.11.02.B *“The residential lot shall be occupied by a principal detached single-family dwelling that is owner occupied. These requirements shall not be varied.”*

**Zoning Administrator Sign Off:**

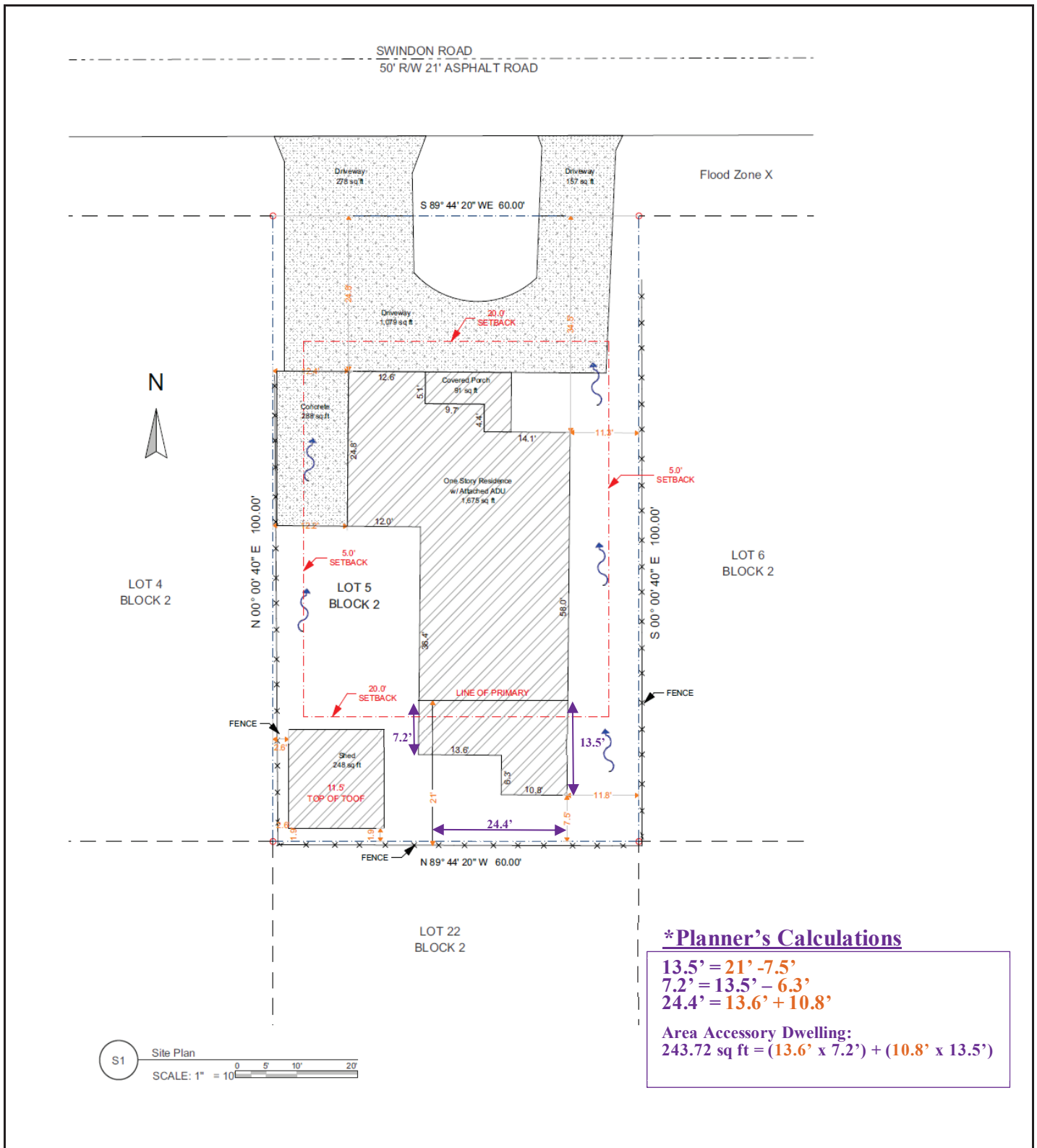


Colleen Marshall  
Wed Jun 12 2024 17:03:59

**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**



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## 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.

To reduce the required setback of Accessory Dwelling, Principal Dwelling.

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

Sec. 6.11.02. - Accessory Dwelling Standards  
 Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations

### 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): Attached ADU ATF-Renovation-HC-BLD-23-0047024
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?

When this property was purchased on 12/28/18 it was all set up that way. I have not added anything to this property. All the inspections and appraisals were done in the same state the property is now.

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 addition has been there for years and does not intrude into anyone else's space.

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.

This addition has been there for years.

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).

I have hired a general contractor for the project. Apply for accessory dwelling attached structure to the Single-Family dwelling that is allowable use per RSC-9 Zoning District, with engineering plans.

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.

Nothing has been changed or altered since the property has been purchased.

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 will keep the tenant from having to move out since he has been there before we purchased the house.

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Prepared by and return to:

Arlette Soler  
Milestone Title Services, LLC  
14310 North Dale Mabry Highway  
200  
Tampa, FL 33618  
(813) 513-9848  
File No 221375

Parcel Identification No A0100320000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 18th day of March, 2022 between 6906 W CLIFTON ST TAMPA FL 33634 LLC, a Florida Limited Liability Company, whose post office address is 6104 Sawyer Rd., Tampa, FL 33634, of the County of Hillsborough, Florida, Grantor, to Mario Caro, whose post office address is 7326 Swindon Road, Tampa FL 33615, of the County of Hillsborough, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, Florida, to-wit:

LOT 5, BLOCK 2, HOLLY PARK UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: Michelle Columbie

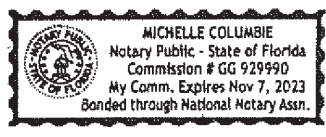
[Signature]  
WITNESS  
PRINT NAME: Damerazas

6906 W CLIFTON ST TAMPA FL 33634 LLC, A FL ~~LLC~~  
Mario Caro Limited Liability  
By: Mario Caro Company  
Its: Manager

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this  
18 day of MARCH, 2022, by Mario Caro, Manager of 6906 W. Clifton St., Tampa, FL 33634 LLC, a FL Limited  
Liability Company on behalf of the company

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: FL D/L



Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0528

Intake Date: 03/05/2024

Hearing(s) and type: Date: 05/20/2024

Type: LUHO

Receipt Number: 346815

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 7326 Swimdon Rd City/State/Zip: Tampa, FL 33615

TWN-RN-SEC: 29-17-01 Folio(s): 010032-0000 Zoning: RSC-9 Future Land Use: R-6 Property Size: 0.137

Property Owner Information

Name: CARO MARIO Daytime Phone: 201-861-3187

Address: 7326 SWINDON RD City/State/Zip: TAMPA, FL 33615

Email: dlcaro07@msn.com Fax Number:

Applicant Information

Name: CARO MARIO Daytime Phone: 201-861-3187

Address: 7326 SWINDON RD City/State/Zip: TAMPA, FL 33615

Email: dlcaro07@msn.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

MARIO CARO 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.

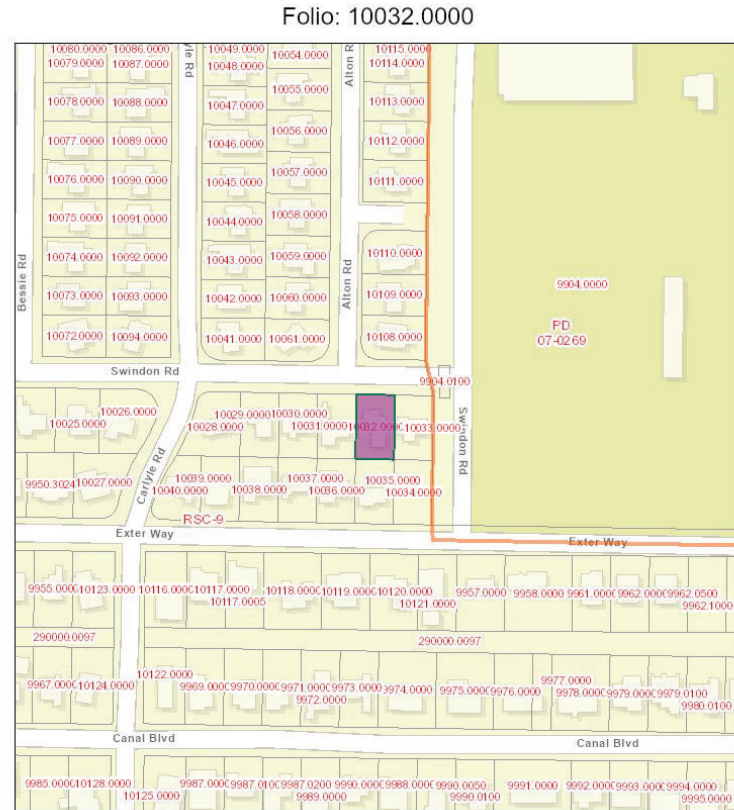
Signature of the Owner(s) - (All parties on the deed must sign)

Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0331H
FIRM Panel	12057C0331H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0327H
FIRM Panel	12057C0327H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120327C
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: 011706 Block: 2007
Future Landuse	R-6
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	70' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO



**Folio: 10032.0000**  
**PIN: U-01-29-17-0EI-000002-00005.0**  
**Mario Caro**  
**Mailing Address:**  
 7326 Swindon Rd  
 null  
 Tampa, FL 33615  
**Site Address:**  
 7326 Swindon Rd  
 Tampa, FL 33615  
**SEC-TWN-RNG: 01-29-17**  
**Acreage: 0.13774**  
**Market Value: \$247,527.00**  
**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.