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Project Description (Variance Request)

- 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.

Applicants, Jason and Kimberly McIrvine seek a variance from Section 6.11.04.C.2 of the Hillsborough County Land Development Code (LDC), which requires an accessory structure be more distant from the street than any part of the primary structure. The code further requires a side yard setback of 25' when an accessory structure is located closer to the road than the principle structure. Absent the location of the accessory structure relative to the street, the minimum required sideyard setback is 3'. The applicant(s) have submitted a lot parcel split request (HC-CERTPAR-25-0000029) to split a ten acre parcel into two (2) five acre parcels. The location of a covered pole barn/equipment shed has resulted in the need to pursue the requested variance. Each of the proposed 5 acre parcels of the split were found to have met the density requirements of the Hillsborough County Comprehensive Plan, the dimensional requirements for the AR zoning district and the upland requirements set forth in LDC Sec 6.01.01 for properties containing wetlands. The accessory structure in question was constructed in 2019 pursuant to the provisions set forth in Florida Statute 604.50, which exempts such structures from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations. It is the intent to fence the 5 acres with the accessory building and residence and establish a bonafide agricultural use as defined in Florida Statute 193.461.

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

The applicant(s) request a variance from Section 6.11.04.C.2 of the Hillsborough County Land Development, which requires the accessory structures must be more distant from the street than any part of the primary structure. The code further requires a side yard setback of 25' when an accessory structure is located closer to the road than the principle structure.

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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): _____
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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?

The requested variances are unique and singular due to the fact the application is associated with a certified lot split application. If the lot split were not requested, the accessory structure would far exceed the minimum required sideyard setback of 25'. The accessory structure is setback 18.4' from the proposed side yard line, over six (6) times the otherwise minimum of 3' accessory structure setback.

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.

Literal application of the code would result in the inability to proceed with an otherwise county code compliant lot split. The proposed lots meet or exceed all other code requirements for the certified parcel split.

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 approved, the variances will not substantially interfere or injure the rights of others. If approved, any future buyer/owner would be aware of the accessory structure and it's location prior to contract. There is no impact to any surrounding property owners due to the agricultural character of the area, and the substantial existing trees and vegetation which shroud the structure from view from the private roadway.

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).

The requested variances are in harmony with and serve the general intent and purposes of the Code and the Comprehensive Plan. The subject property is rural in nature, supports agricultural uses and does not diminish the public health, safety, or welfare.

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.

While the need for the requested variances has resulted from an otherwise code compliant certified parcel split application, the accessory structure is otherwise exempt from the Florida Building Code and County Codes, except for floodplain management regulations. The accessory structure was placed in Flood Zone X, which is not an established Special Flood Hazard Area (SFHA). The polebarn was constructed to support a bonafide agricultural use.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The variances, if approved will have a just result with the applicant being permitted to complete an otherwise compliant lot split. The requested variances far exceed the minimum required setbacks for the district and are in harmony with the surrounding land uses. Failure to approve the variances will result in undue financial hardship, denying the applicant the ability to utilize and manage the parcel as intended. Furthermore, the applicant is certified law enforcement officer

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COPY
UNCERTIFIED

W/C

Prepared by and Return to:
Judith A. Savacool
Dolphin Title of Brandon, Inc.
1520 Bloomingdale Avenue, Valrico, Florida 33596
Parcel ID No: A093601.6400

Quit Claim Deed

Made this February 2nd, 2026 A.D. by Valerie DeJong, an unmarried woman, hereinafter called the grantor, to Jason McIrvn and Kimberly McIrvn, husband and wife whose post office address is: 9710 Brantley Road, Lithia, Florida 33547 hereinafter called the grantee:

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

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

A Tract of land in the Northwest 1/4 of Section 19, Township 30 South, Range 22 East, HILLSBOROUGH County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of said Section 19, thence South 00° 40' 58" West, (an assumed bearing) along the Westerly boundary line of said Section 19, a distance of 33.10 feet to the Point of Beginning; thence South 88° 46' 53" East, along the South right-of-way line of Thompson Road, a distance of 689.36 feet; thence South 00° 40' 58" West a distance of 620.26 feet; thence South 89° 16' 37" West, a distance of 689.60 feet to the Westerly boundary line of said Section 19; thence along said Westerly boundary line North 00° 40' 58" East, a distance of 643.50 feet to the Point of Beginning. Subject to a 40 foot wide easement for ingress and egress along the Westerly side thereof.

THIS DEED IS GIVEN OUT OF LOVE AND AFFECTION AS THE GRANTOR IS THE MOTHER OF THE GRANTEE.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

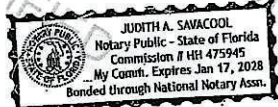
Signed, sealed and delivered in our presence:

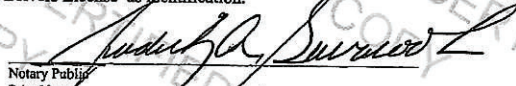
 _____ (Seal)
Witness Printed Name: Judith A. Savacool
Address: 1520 Bloomingdale Avenue, Valrico, FL 33596
 _____ (Seal)
Valerie DeJong
Address: 9710 Brantley Road, Lithia, Florida 33547

 _____ (Seal)
Witness Printed Name: _____
Address: 1520 Bloomingdale Avenue, Valrico, FL 33596

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 2nd day, of February, 2026, by Valerie DeJong, an unmarried woman, who is personally known to me or who has produced Valid Drivers License as identification.



 _____
Notary Public
Print Name: _____
My Commission Expires: _____

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Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0598 Intake Date: 02/27/2026
 Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 573196
 Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 9710 Brantley Rd City/State/Zip: Lithia/Florida/33547
 TWN-RN-SEC: 19/30/22 Folio(s): 0936016400 Zoning: AR Future Land Use: AR Property Size: 10 acres

Property Owner Information

Name: Jason McIrvin and Kimberly McIrvin Daytime Phone 303-328-5012
 Address: 9710 Brantley Rd City/State/Zip: Lithia/Florida/33547
 Email: ornot2dive@gmail.com Fax Number n/a

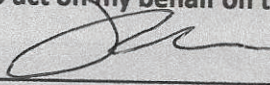
Applicant Information

Name: Jason McIrvin Daytime Phone 303-328-5012
 Address: 9710 Brantley Rd City/State/Zip: Lithia/Florida/33547
 Email: ornot2dive@gmail.com Fax Number n/a

Applicant's Representative (if different than above)

Name: Jason McIrvin Daytime Phone 303-328-5012
 Address: 9710 Brantley Rd City/State/Zip: Lithia/Florida/33547
 Email: ornot2dive@gmail.com Fax Number n/a

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.

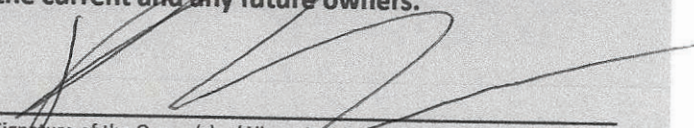


 Signature of the Applicant

Jason McIrvin

 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)

Kimberly McIrvin

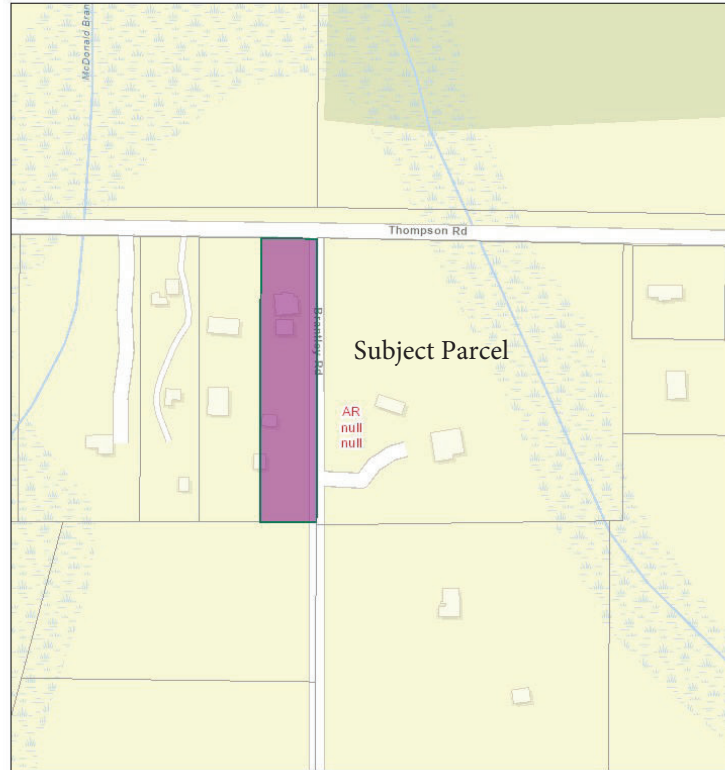
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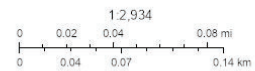
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
RZ	null
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0535H
FIRM Panel	12057C0535H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120535B
County Wide Planning Area	South Rural
Community Base Planning Area	SouthShore
Census Data	Tract: 013920 Block: 1022
Future Landuse	A/R
Mobility Assessment District	Rural
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	Lithia Southeast County
Competitive Sites	NO
Redevelopment Area	NO

Folio: 88115.0300



February 27, 2026



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Hillsborough County Florida

Folio: 88115.0300
PIN: U-24-30-21-ZZZ-000004-38870.0
 Collin R Stephens And Juanita A Christmas

Mailing Address:
 605 Thompson Rd
 null
 Lithia, FL 33547-2826

Site Address:
 603 Thompson Rd
 Lithia, FL 33547

SEC-TWN-RNG: 24-30-21

Acreage: 1.85

Market Value: \$289,804.00

Landuse Code: 0100 SINGLE FAMILY

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