



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0999	
LUHO HEARING DATE: August 23, 2021	CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting a height variance for a proposed fence on property zoned RSC-4.

VARIANCE(S):

Per LDC Section 6.07.02.C.1.a., fences over four feet in height shall not be allowed within required front yards in residential districts, except under certain circumstances that do not apply to this case. The applicant requests a 2-foot increase to the maximum permitted height to allow a 6-foot-high fence within the required front yard on the north side of the subject property along Windhorst Road.

FINDINGS:

Windhorst Road adjacent to the subject property is an Urban Scenic Roadway. Natural Resources staff reports the proposed fence and variance do not conflict with the landscaping requirements for Urban Scenic Roadways.

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.

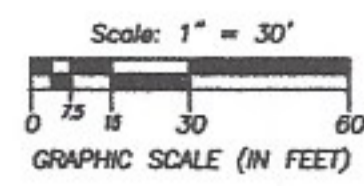
ADMINISTRATOR'S SIGN-OFF

Tom Hiznay
Tue Aug 3 2021 09:57:52

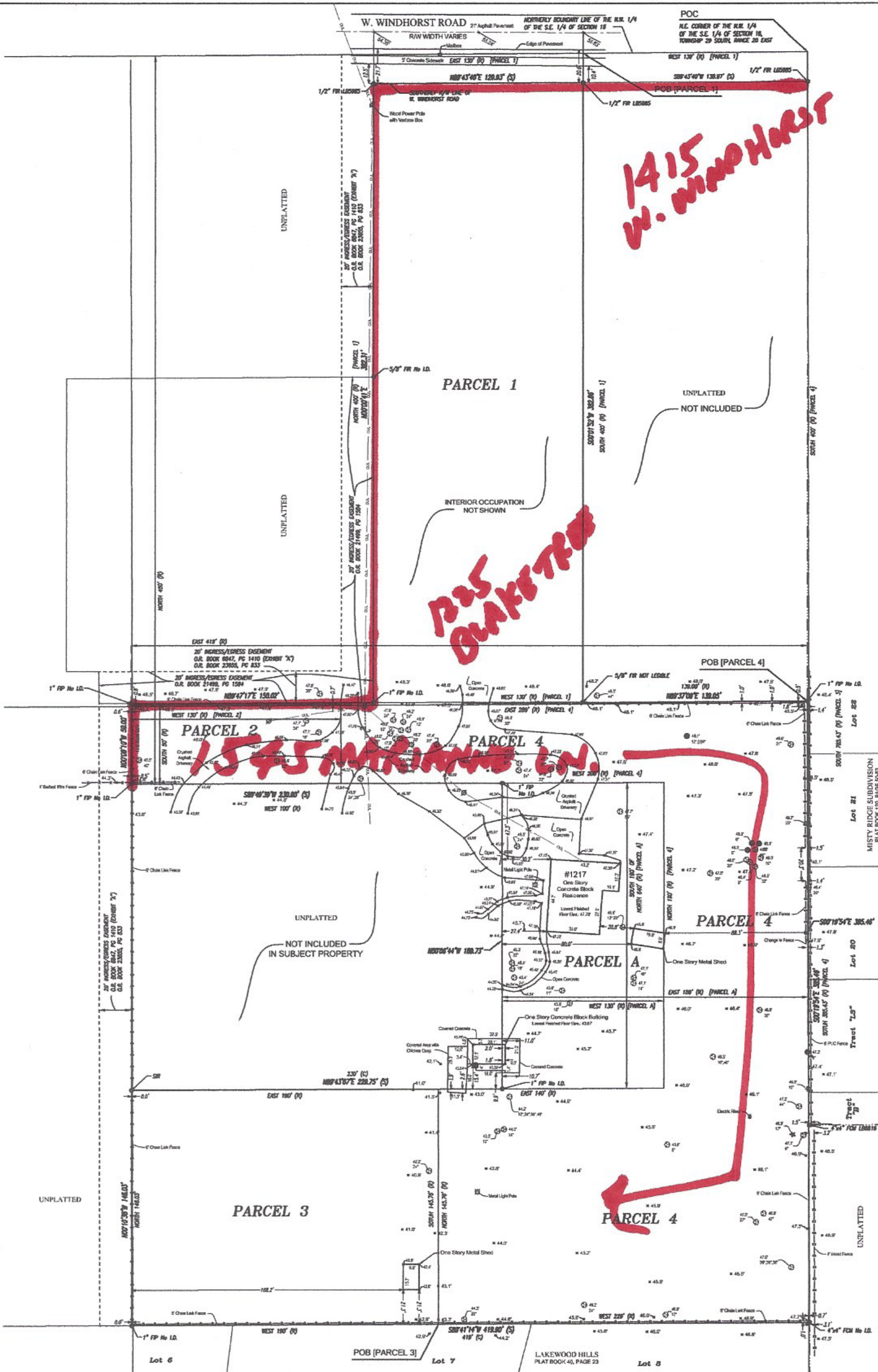
Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed

LEGEND

- AC - ARCHITECT
- AS - ASSESSOR
- BS - BOUNDARY SURVEY
- CA - CALCULATED
- CD - CONCRETE DRIVE
- CH - CHAIN
- CI - CONCRETE INTERLOCK
- CO - CONCRETE
- CP - CONCRETE PAVEMENT
- CS - CONCRETE SIDEWALK
- CU - CONCRETE UTILITY
- CV - CONCRETE VESTIBULE
- DC - DRAINAGE CHANNEL
- DE - DRAINAGE EASEMENT
- DI - DRAINAGE INTERSECTION
- DM - DRAINAGE MOUND
- DN - DRAINAGE NEST
- DO - DRAINAGE OPENING
- DP - DRAINAGE PILE
- DS - DRAINAGE SLOPE
- DT - DRAINAGE TRENCH
- DU - DRAINAGE UTILITY
- EA - EASEMENT
- EB - EASEMENT BOUNDARY
- EC - EASEMENT CENTERLINE
- ED - EASEMENT DISTANCE
- EE - EASEMENT END
- EF - EASEMENT FACE
- EG - EASEMENT GRASS
- EH - EASEMENT HEDGELINE
- EI - EASEMENT INTERSECTION
- EJ - EASEMENT JUNCTION
- EK - EASEMENT KICK
- EL - EASEMENT LINE
- EM - EASEMENT MOUND
- EN - EASEMENT NEST
- EO - EASEMENT OPENING
- EP - EASEMENT PILE
- ES - EASEMENT SLOPE
- ET - EASEMENT TRENCH
- EU - EASEMENT UTILITY
- EV - EASEMENT VESTIBULE
- EW - EASEMENT WALL
- EX - EASEMENT EXISTING
- EY - EASEMENT YIELD
- EZ - EASEMENT ZONE
- FA - FENCE
- FB - FENCE BOUNDARY
- FC - FENCE CENTERLINE
- FD - FENCE DISTANCE
- FE - FENCE END
- FF - FENCE FACE
- FG - FENCE GRASS
- FH - FENCE HEDGELINE
- FI - FENCE INTERSECTION
- FJ - FENCE JUNCTION
- FK - FENCE KICK
- FL - FENCE LINE
- FM - FENCE MOUND
- FN - FENCE NEST
- FO - FENCE OPENING
- FP - FENCE PILE
- FS - FENCE SLOPE
- FT - FENCE TRENCH
- FU - FENCE UTILITY
- FV - FENCE VESTIBULE
- FW - FENCE WALL
- FX - FENCE EXISTING
- FY - FENCE YIELD
- FZ - FENCE ZONE
- GA - GROUND ANGLE
- GB - GROUND BOUNDARY
- GC - GROUND CENTERLINE
- GD - GROUND DISTANCE
- GE - GROUND END
- GF - GROUND FACE
- GG - GROUND GRASS
- GH - GROUND HEDGELINE
- GI - GROUND INTERSECTION
- GJ - GROUND JUNCTION
- GK - GROUND KICK
- GL - GROUND LINE
- GM - GROUND MOUND
- GN - GROUND NEST
- GO - GROUND OPENING
- GP - GROUND PILE
- GS - GROUND SLOPE
- GT - GROUND TRENCH
- GU - GROUND UTILITY
- GV - GROUND VESTIBULE
- GW - GROUND WALL
- GX - GROUND EXISTING
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- GZ - GROUND ZONE
- HA - HIGHWAY
- HB - HIGHWAY BOUNDARY
- HC - HIGHWAY CENTERLINE
- HD - HIGHWAY DISTANCE
- HE - HIGHWAY END
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- HG - HIGHWAY GRASS
- HH - HIGHWAY HEDGELINE
- HI - HIGHWAY INTERSECTION
- HJ - HIGHWAY JUNCTION
- HK - HIGHWAY KICK
- HL - HIGHWAY LINE
- HM - HIGHWAY MOUND
- HN - HIGHWAY NEST
- HO - HIGHWAY OPENING
- HP - HIGHWAY PILE
- HS - HIGHWAY SLOPE
- HT - HIGHWAY TRENCH
- HU - HIGHWAY UTILITY
- HV - HIGHWAY VESTIBULE
- HW - HIGHWAY WALL
- HX - HIGHWAY EXISTING
- HY - HIGHWAY YIELD
- HZ - HIGHWAY ZONE
- IA - INTERSECTION
- IB - INTERSECTION BOUNDARY
- IC - INTERSECTION CENTERLINE
- ID - INTERSECTION DISTANCE
- IE - INTERSECTION END
- IF - INTERSECTION FACE
- IG - INTERSECTION GRASS
- IH - INTERSECTION HEDGELINE
- II - INTERSECTION INTERSECTION
- IJ - INTERSECTION JUNCTION
- IK - INTERSECTION KICK
- IL - INTERSECTION LINE
- IM - INTERSECTION MOUND
- IN - INTERSECTION NEST
- IO - INTERSECTION OPENING
- IP - INTERSECTION PILE
- IS - INTERSECTION SLOPE
- IT - INTERSECTION TRENCH
- IU - INTERSECTION UTILITY
- IV - INTERSECTION VESTIBULE
- IW - INTERSECTION WALL
- IX - INTERSECTION EXISTING
- IY - INTERSECTION YIELD
- IZ - INTERSECTION ZONE
- JA - JUNCTION
- JB - JUNCTION BOUNDARY
- JC - JUNCTION CENTERLINE
- JD - JUNCTION DISTANCE
- JE - JUNCTION END
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- JI - JUNCTION INTERSECTION
- JJ - JUNCTION JUNCTION
- JK - JUNCTION KICK
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- KB - KICK BOUNDARY
- KC - KICK CENTERLINE
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- KI - KICK INTERSECTION
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- KU - KICK UTILITY
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- LI - LAND INTERSECTION
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- LM - LAND MOUND
- LN - LAND NEST
- LO - LAND OPENING
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- LS - LAND SLOPE
- LT - LAND TRENCH
- LU - LAND UTILITY
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- MM - MOUND MOUND
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- NJ - NEST JUNCTION
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- OC - OPENING CENTERLINE
- OD - OPENING DISTANCE
- OE - OPENING END
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- OG - OPENING GRASS
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- OI - OPENING INTERSECTION
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- OM - OPENING MOUND
- ON - OPENING NEST
- OO - OPENING OPENING
- OP - OPENING PILE
- OS - OPENING SLOPE
- OT - OPENING TRENCH
- OU - OPENING UTILITY
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- OZ - OPENING ZONE
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- PB - PILE BOUNDARY
- PC - PILE CENTERLINE
- PD - PILE DISTANCE
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- PG - PILE GRASS
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- PI - PILE INTERSECTION
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- PP - PILE PILE
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- PT - PILE TRENCH
- PU - PILE UTILITY
- PV - PILE VESTIBULE
- PW - PILE WALL
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- PY - PILE YIELD
- PZ - PILE ZONE
- QA - QUANTITY
- QB - QUANTITY BOUNDARY
- QC - QUANTITY CENTERLINE
- QD - QUANTITY DISTANCE
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- RH - ROAD HEDGELINE
- RI - ROAD INTERSECTION
- RJ - ROAD JUNCTION
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- RL - ROAD LINE
- RM - ROAD MOUND
- RN - ROAD NEST
- RO - ROAD OPENING
- RP - ROAD PILE
- RS - ROAD SLOPE
- RT - ROAD TRENCH
- RU - ROAD UTILITY
- RV - ROAD VESTIBULE
- RW - ROAD WALL
- RX - ROAD EXISTING
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- RZ - ROAD ZONE
- SA - SIDEWALK
- SB - SIDEWALK BOUNDARY
- SC - SIDEWALK CENTERLINE
- SD - SIDEWALK DISTANCE
- SE - SIDEWALK END
- SF - SIDEWALK FACE
- SG - SIDEWALK GRASS
- SH - SIDEWALK HEDGELINE
- SI - SIDEWALK INTERSECTION
- SJ - SIDEWALK JUNCTION
- SK - SIDEWALK KICK
- SL - SIDEWALK LINE
- SM - SIDEWALK MOUND
- SN - SIDEWALK NEST
- SO - SIDEWALK OPENING
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- SS - SIDEWALK SLOPE
- ST - SIDEWALK TRENCH
- SU - SIDEWALK UTILITY
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- XK - X KICK
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- XO - X OPENING
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- XT - X TRENCH
- XU - X UTILITY
- XV - X VESTIBULE
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- XX - X EXISTING
- XY - X YIELD
- XZ - X ZONE
- YA - Y
- YB - Y BOUNDARY
- YC - Y CENTERLINE
- YD - Y DISTANCE
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- YH - Y HEDGELINE
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- ZY - Z YIELD
- ZZ - Z ZONE



BASIS OF BEARINGS:
SOUTHERLY 87° W LINE OF
W. WINDHORST ROAD
BEARS N 89° 43' 40" E, (GRD).



- NOTES:**
- No underground installation or improvements have been located except those shown herein.
 - LANDMARK ENGINEERING & SURVEYING CORPORATION
Certificate of Authorization Number to provide surveying is 158915.
 - This covering not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
 - As used on this drawing, only means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied. This certification is only for the lands as described. It is a Certificate of Title, Zoning, Easements or Freedom of Encumbrances.
 - No instruments of record reflecting easements, rights-of-way and/or ownership were limited to this surveyor except as shown herein.
 - The 20' Easement / Egress Easement, recorded in Official Records Book 21-699, Page 1589, is shown for informational purposes. It is unknown if any of the parcels described herein have rights to said easement.

FLOOD ZONE:
The property described herein is located in Flood Zone "X" per Flood Insurance Rate Map No. 12070305H, Effective Date 06/28/2008, Community No. 12012 Parcel 0885.

DESCRIPTION:
(O.R. Book 23497, Page 1589)

EXHIBIT "A"

PARCEL 1
From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 29 South, Range 20 East, run thence West 139 feet for a Point of Beginning, thence South 400 feet, thence West 130 feet, thence North 400 feet, thence East 130 feet to the Point of Beginning.

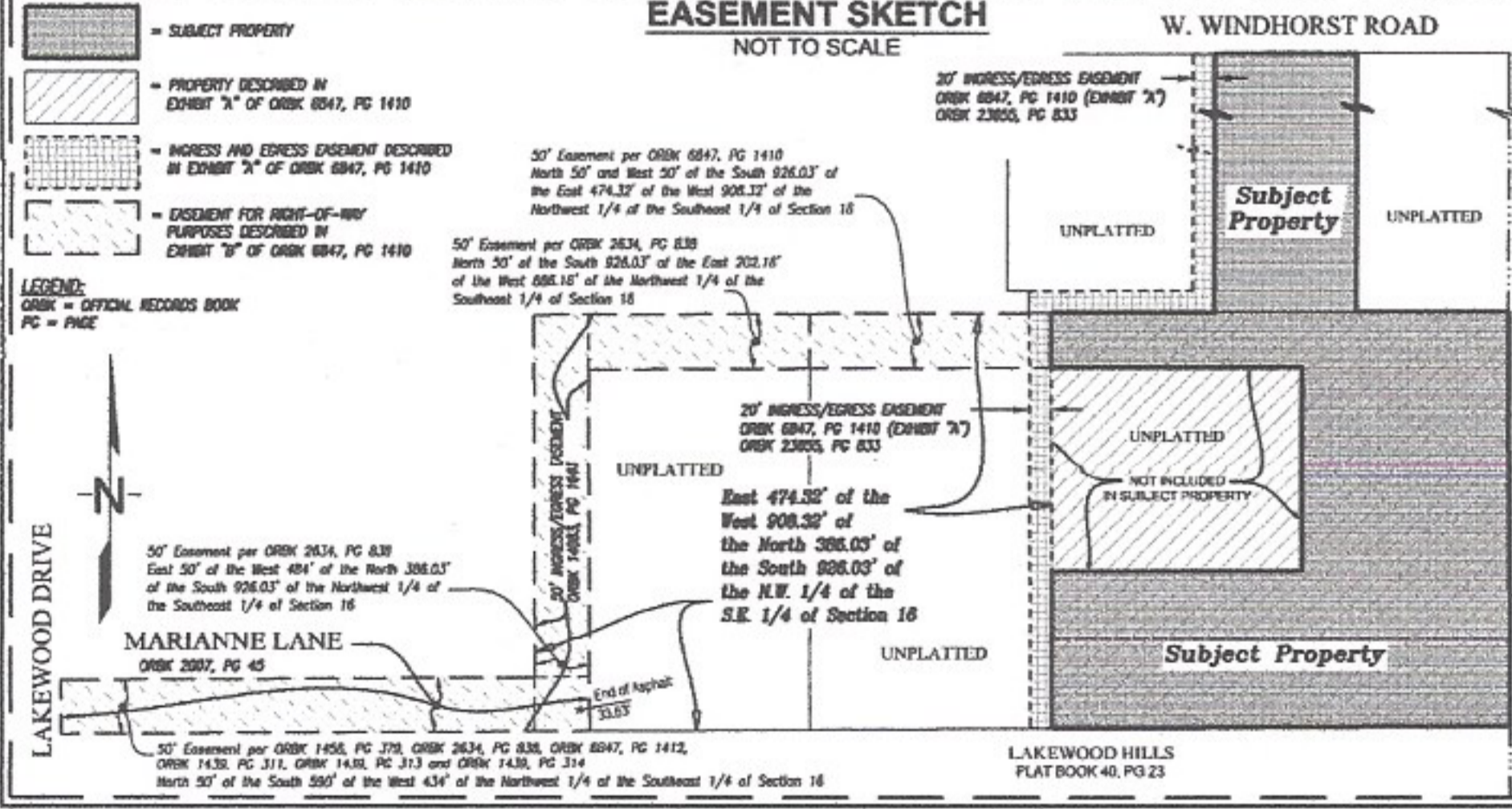
PARCEL 2
5.50 ft N 450 ft W 130 ft E 419 ft N of SE 1/4 of SE 1/4, per Hillsborough County Property Appraiser, being a portion of the land described as Parcel "B" in that certain Warranty Deed recorded in Official Records Book 12728, Page 595, Public Records of Hillsborough County, Florida.

PARCEL 3
Tract beg 785.43 ft S and 229 ft W of NE cor of NW 1/4 of SE 1/4 and run W 190 ft N 148.03 ft E 190 ft N and S 145.76 ft E to POB, per Hillsborough County Property Appraiser, being a portion of the land described as Parcel "B" in that certain Warranty Deed recorded in Official Records Book 12728, Page 595, Public Records of Hillsborough County, Florida.

PARCEL 4
Tract beg 400 ft S of NE cor of NW 1/4 of SE 1/4 and run S 385.43 ft W 229 ft N 145.76 ft E 140 ft N 190 ft W 200 ft E and E 289 ft to POB, per Hillsborough County Property Appraiser, being a portion of the land described as Parcel "B" in that certain Warranty Deed recorded in Official Records Book 12728, Page 595, Public Records of Hillsborough County, Florida.

PARCEL A
W 100 ft E 169 ft S of E 190 ft N 148.03 ft E of NW 1/4 of SE 1/4, per Hillsborough County Property Appraiser, being a portion of the land described as Parcel "B" in that certain Warranty Deed recorded in Official Records Book 12728, Page 595, Public Records of Hillsborough County, Florida.

Subject Property Total Area = 3.85 Acres



BOUNDARY SURVEY & LIMITED TOPOGRAPHIC SURVEY
(WITH LIMITED TREE LOCATIONS)

This Survey Certified To: **DON & SHARON OLESON**

REVISIONS			
Description	Date	Drawn	Order No.
Updated Easement Sketch	1-09-20	NAC	21950158

SURVEYORS CERTIFICATE
The survey represented herein conforms to the requirements of Chapter 92.17, Florida Administrative Code as reflected in the Survey Data Book.

Digitally signed by:
Scott R Fowler
Date: 2020.03.10 11:53:53 -04'00'

LANDMARK
Engineering & Surveying Corporation

8015 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 864-1832 (fax)
www.landmark.com L.S. # 5913

Client No: 5159
Checked: [Signature]
Original No.: 21950158 Current No.: 21950158
Survey Date: 10-18-19

Sec.: 16 Twp.: 29 S. Rgn.: 20 E.

VARIANCE REQUEST

1. 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.

Please see attached.

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

Please see attached.

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): Variance request for abutting property (1225 Blaketree Lane)
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 (Attachment A).
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 and/or septic 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 (form may be obtained from **19th floor County Center**).

COLIN RICE
(813) 676-7226
crice@shumaker.com

June 23, 2021

Variance Application

Property: 067617-0000 (1415 W. Windhorst Road, Donald F. and Sharon L. Oleson)

Variance Request

1. *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).*

The Oleson family owns several unconventional properties in Brandon, Florida, and together seek variances (A variance application for the property at 1225 Blaketree Lane is filed contemporaneously) to approve a fence that is six feet in height in what is nominally the front yard of two parcels. More broadly, the Olesons wish to extend this six-foot high metal fence with concrete pillars along certain property lines of three separate parcels: 067617-0000 (1415 W Windhorst Road, Donald F. and Sharon L. Oleson as Trustees); 067618-0000 (1225 Blaketree Lane, Matthew O. and Kacy M. Oleson, subject to additional variance application); and 067634-0000 (1545 Marianne Lane, Donald F. and Sharon L. Oleson as Trustees – the portion of fence on this property does not require variance approval for a six-foot high fence). See attached “fence sketch” where the proposed location is depicted in red. The portion of Folio 067617-0000 that abuts W. Windhorst Road is specifically subject to this variance application.

Applicant specifically requests a variance from Section 6.07.02(C)(1)(a), Hillsborough County Code, which reads “Fences over four feet in height shall not be allowed within the required front yards, except as indicated in f, g, and h below” in residential districts. Each of the subject properties is zoned RSC-4 (Residential, Single-Family Conventional). Applicants seek a variance to allow a fence that is six feet in height within required front yards.

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 unique orientation of the lots subject to this application presents a configuration that does not resemble typical front/side/rear lot configurations. As such, a restriction on fence height for a portion of the lot that is nominally considered “front” serves no public or private purpose. The combination of lots and orientations subject to this application are not common with other similarly

located properties. Further, W. Windhorst is a collector road, which is a designation that accommodates higher traffic volumes than typical local roads. 6-foot fences are common along Windhorst Road in close proximity to the subject properties.

W. Windhorst is a collector road, which the FL Transportation code defines as “...a route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a route also collects and distributes traffic between local roads or arterial roads and serves as a linkage between land access and mobility needs.” Sec. 334.03(4), Fla. Stat.

Hillsborough County Land Development Code Sec. 6.02.01(7) reads “Local circulation systems and land-development patterns should not detract from the efficiency of bordering major streets. This principal may involve control of driveway, intersection placement, and full or partial control of access. Land development should occur so that no parcels require direct access to major streets (collector roads).” The Code itself discourages direct access to major streets. The age of the home on 1415 W Windhorst predates the road’s current, higher intensity. Shielding and security from this higher speed, higher traffic road is appropriate and consistent with neighborhood development patterns.

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.*

W Windhorst Road functions predominantly as a side yard for neighboring properties, many of which have installed 6 foot fencing. The unique historic orientation of the properties render a 6 foot fence appropriate in this neighborhood. The home located on 1415 W Windhorst was built in the 1960s, at a time when the function and traffic volume of the road serviced a far less developed and far less populated neighborhood in unincorporated Hillsborough County. The evolution of the region in the ensuing decades has resulted in a front yard orientation that is dramatically different today.

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.*

Neighbors are entitled to written notice of the variance application and will have an opportunity to participate per the Hillsborough County Land Development Code. The 6-foot fence would serve both to preserve the Olesons’ privacy in the multi-lot, multi-generational set of lots acquired over the years, and the fence would serve to screen the neighborhood as well. If approved, this fence would not interfere with or injure the rights of others. No incongruous neighborhood development pattern would ensue.

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).*

Figure 6.15, “Permitted Fences in Residential Districts” provides a graphic example of the myriad lot orientations and the many differing options for permitted 6-foot fences. The Oleson lots do not resemble any of the depicted lots in this figure, further illustrating their unique character and the need for relief from strictures of the code to accommodate this request. If granted, this variance will ensure the conservation and protection of property, the assurance of safety and security, the enhancement of privacy and the improvement of the visual environment and neat appearance in keeping with neighborhood character.

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.*

No illegal act preceded this application. The unusual historic deed and orientation pattern, combined with the decades-old structure on 1415 W Windhorst, which predated the road’s present-day intensity, culminates in conditions unique to the subject property that justify this variance request.

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.*

A 6-foot fence installed as depicted in this application will offer security and continuity of design for the three lots owned by two generations of Olesons. The aesthetics of this design, and the effectiveness of the fence will be diminished if installed in piecemeal 4 and 6-foot sections. The public will benefit from a uniform installation in keeping with neighborhood development patterns, and all parties, on both sides of the fence, will enjoy the enhanced security and protection offered by this uniformly 6-foot high fence.

Respectfully submitted,



P. Colin Rice, Esq.
For the Applicant

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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?

Please see attached.

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.

Please see attached.

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.

Please see attached.

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).

Please see attached.

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.

Please see attached.

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.

Please see attached.

Prepared by & Return to:
Monica Watkins
All American Title Affiliates, LLLP
679 West Lumsden Road
Brandon, Florida 33511

File Number: LP160837P

General Warranty Deed

Made this **January 18, 2017** A.D. By **1415 W. Windhorst, LLC, a Florida Limited Liability Company**, whose address is: 6021 A Rolling Vista Loop, Dover, Florida 33527, hereinafter called the grantor, to **Donald F. Oleson and Sharon L. Oleson, as Trustees of the Donald F. Oleson and Sharon L. Oleson Revocable Trust Agreement dated 11/6/2001**, whose post office address is: ~~1415 West Windhorst Road, Brandon, Florida 33510~~ 902 Stratford Manor Dr Brandon FL 33510 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 and no cents, (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:

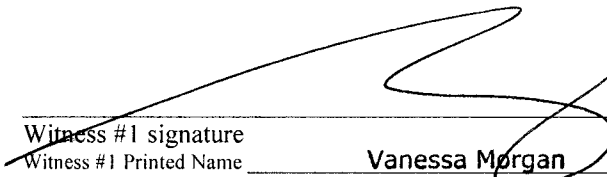
The East 139 feet of the North 400 feet of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 29 South, Range 20 East, Hillsborough County, Florida.

Parcel ID Number: **A0676170000**


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, 2016.

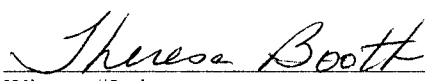
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. *Signed, sealed and delivered in our presence:*



Witness #1 signature
Witness #1 Printed Name Vanessa Morgan

 (Seal)

1415 W. Windhorst, LLC, a Florida Limited Liability Company
Juanita Bouly, Manager
Address: 6021 A Rolling Vista Loop, Dover, Florida 33527



Witness #2 signature
Witness #2 Printed Name TERESA BOOTH

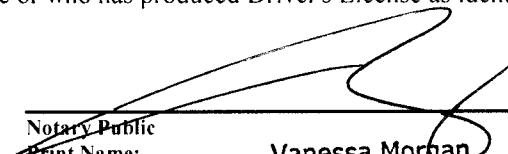
(Seal)
Address:

Prepared by & Return to:
Monica Watkins
All American Title Affiliates, LLLP
679 West Lumsden Road
Brandon, Florida 33511

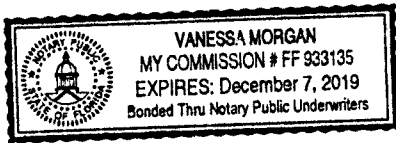
File Number: LP160837P

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this January 18, 2017, by Juanita Bouly, Manager of 1415 W. Windhorst, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced Driver's License as identification.



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





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: 1415 W. Windhorst Rd. City/State/Zip: Brandon, FL 33510 TWN-RN-SEC: 16-29-20

Folio(s): 067617-0000 Zoning: RSC-4 Future Land Use: R-6 Property Size: 1.17 acres

Property Owner Information

Name: Oleson Donald F Trustee; Oleson Sharon L Trustee Daytime Phone: _____

Address: 1415 W. Windhorst Road City/State/Zip: Brandon, FL 33510

Email: _____ FAX Number: _____

Applicant Information

Name: Oleson Donald F Trustee; Oleson Sharon L Trustee Daytime Phone: _____

Address: 1415 W. Windhorst Road City/State/Zip: Brandon, FL 33510

Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: P. Colin Rice; Matt Newton; David B. Singer Daytime Phone: 813-676-7226; 813-227-2353;
Shumaker, Loop & Kendrick, LLP Daytime Phone: 813-227-2349

Address: 101 E. Kennedy Blvd., Ste. 2800 City / State/Zip: Tampa, FL 33602

Email: crice@shumaker.com; mnewton@shumaker.com; dsinger@shumaker.com FAX Number: 813-229-1660

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

P. Colin Rice

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

Type or Print Name

Office Use Only

Intake Staff Signature: Clare Odell Intake Date: 06/24/2021

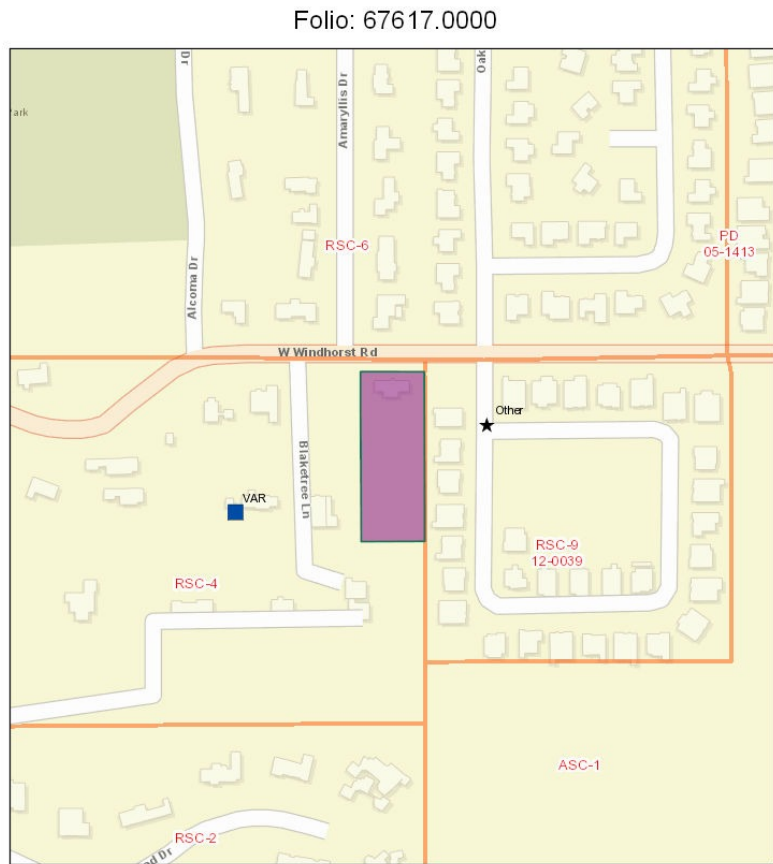
Case Number: 21-0999 Public Hearing Date: 08/23/2021

Receipt Number: 57685

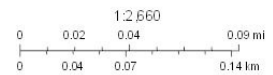


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Zoning Category	Residential
Zoning	RSC-9
Description	Residential - Single-Family Conventional
RZ	12-0039
Restr	(R)
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012301 Block: 1009
Future Landuse	R-6
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



June 24, 2021



Hillsborough County, Florida

Folio: 67617.0000
PIN: U-16-29-20-ZZZ-000002-50370.0
DONALD F AND SHARON L OLSEON/TRUSTEES
Mailing Address:
 1415 W WINDHORST RD
 BRANDON, FL 33510-2339
Site Address:
 1415 W WINDHORST RD
 BRANDON, FL 33510
SEC-TWN-RNG: 16-29-20
Acreage: 1.16811001
Market Value: \$175,661.00
Landuse Code: 0100 SINGLE FAMILY

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