



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0532	
LUHO HEARING DATE: July 31, 2023	CASE REVIEWER: Tania C. Chapela

REQUEST: The applicant is requesting setback variances to accommodate an existing single-family home, a proposed accessory dwelling, and a fence on property zoned RSC-6.

VARIANCES:

Main House:

Per LDC Section 6.01.01, the required minimum front yard setback for property zoned RSC-6 is 25 feet. The applicant requests an 8.5-foot reduction to the required front yard setback to allow a front setback of 16.5 feet from the east property line.

Accessory Dwelling:

Per LDC Section 6.11.02.E, accessory dwellings shall meet principal building setbacks. Per LDC Section 6.01.01, a minimum front yard setback of 25 feet and minimum side yard setback of 7.5 feet are required in the RSC-6 district. The applicant requests the following:

- A 0.6-foot reduction to the required side yard setback to allow a side setback of 6.9 feet from the south property line; and,
- A 1.9-foot reduction to the required front yard setback to allow a front setback of 23.1 feet from the east property line.

Fence:

Per LDC Section 6.07.02.C.1.a, a maximum height of 4 feet is permitted for fences located in required front yards. The applicant requests a 2-foot height increase for an existing fence within the required eastern front yard to allow a height of 6 feet.

FINDINGS:

- A minimum parcel width of 70 feet is required in the RSC-6 district. The subject lot is approximately 68.3 feet in width and is therefore nonconforming. However, it has been certified as a legal nonconforming lot, per NCL 23-0722.

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

A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive style. There is a faint watermark "iQOO Desktop" visible behind the signature.

Colleen Marshall
Thu Jul 20 2023 12:22:23

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

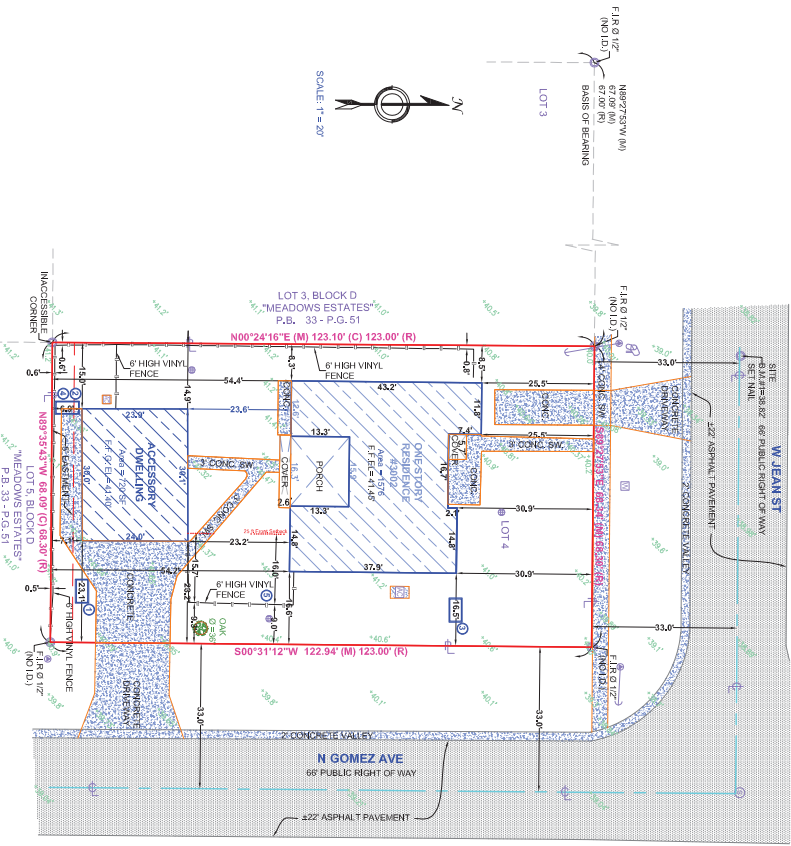
VARIANCE SITE PLAN
SECTION 34, TOWNSHIP 28S, RANGE 18E, HILLSBOROUGH COUNTY

ZONING	Hillsborough County RCSC-6 0.75-4-0000 SECTION-R18 34-28-18
FLOOD ZONE: =	X County Wide Planning Area Egypt Lake

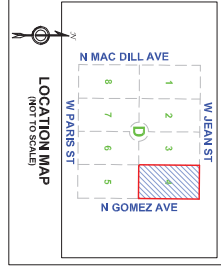
PROPERTY ADDRESS:
3002 W JEAN ST.
TAMPA, FL 33614
(PLOT NO. 030794-0003)

DESCRIPTION: COC D OF "MEADOWS ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 AT PAGE 51 OF COUNTY "FLORIDA" OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION: COMMUNITY: HILLSBOROUGH COUNTY - 120112 SURVEY: 205 # 1287021231 PLOT DATE: 10/07/2021 FLOOD ZONE: X



VARIANCE SITE PLAN
SCALE: 1/20 (24X12)



SETBACK VARIANCE REQUEST

REQUEST
Accessory dwelling detached to principal dwelling located within the Southern Side yard.

1. Reduce the required 25.0 Ft Front yard Setback at East to 23.1-Ft (Variance of 1.90 ft. reduction)
2. Reduce the required 7.5 Ft side yard Setback at South to 6.9-Ft (Variance of 0.60 ft. reduction)

REQUEST
Principal dwelling Setback reduction

3. Reduce the required 25.0 Ft Front yard Setback at East to 16.5-Ft (Variance of 8.5 ft. reduction)
4. Reduce the required 7.5 Ft side yard Setback at South to 6.9-Ft (Variance of 0.60 ft. reduction)

REQUEST
Regulation for Fences

5. Per LDC Section 6.07.02.C.1.a, a maximum height of 4 feet is permitted for fences located in required front yards. The applicant requests a 2-foot height increase for an existing fence within the required eastern front yard to allow a height of 6 feet. As shown on the site plan submitted by the applicant, the fence is set back 9 feet from the front property line and does not encroach into a platted utility easement.

SQUARE FOOTAGE OF EXISTING AND NEW IMPERVIOUS AREAS AND LOT

LOT AREA	Sq.Ft.	%
EXISTING IMPERVIOUS AREAS	8,392	100
EXISTING IMPERVIOUS AREAS	1576 Sq.Ft	
- Existing Building gross area	720 Sq.Ft	
- Existing Garage Area to be converted to living	278 Sq.Ft	
- Front and Rear Porch	1,129	
- Concrete Drive Way	0	
Total ImperVIOUS Areas(Existing)	3,703	44
PROPOSED IMPERVIOUS AREAS (Option 2)	147 Sq.Ft	
* New Addition	147	2
Total ImperVIOUS Areas(Addition)	3,850	46%
Total ImperVIOUS Areas	2,443	29%

ABBREVIATIONS	LEGEND
B=C-BLOCK CORNER	○ CENTERLINE
F=CALCULATED	○ PROPERTY CORNER
V=VERIFIED	○ PROPERTY CORNER
R=RECORDED	○ PROPERTY CORNER
P=PROPOSED	○ PROPERTY CORNER TO BE SET
T=C=TRUCK	○ SUBJECT TO FIELD CONDITIONS
P.L.=PALM	○ PALM & TRUNK TREE
F.L.=FOUND IRON ROD	○ CANOPY & TRUNK TREE
S.L.=SINKHOLE	○ SINK & TRUNK TREE
I.D.=IDENTIFICATION	○ HANDBOLE (SANITARY SEWER)
B.M.=BENCHMARK	○ GROUND ELEVATION
	○ PAVEMENT ELEVATION
	○ POST
	○ METERS (WATER)
	○ ACT UNIT
	○ GUY WIRE
	○ MAILBOX
	○ CATCH BASIN 60"

PLAN REVISIONS

REV. #	DATE

Project Management Group
Land Development & Building Permitting Services

P.O. BOX: 26777 • PHONE: (813) 919-7802
TAMPA, FL 33623 FAX: (813) 408-5800

Setback Variance SITE PLAN

Owner: Kiara A Garces & David Garces
3002 W Jean St, Tampa, FL • Folio # 030794-0000

JOB No. R1(V)-2314
SHEET No. SP

THIS SHEET IS NOT A CERTIFIED SURVEY. IT CAN NOT BE USED IN FUTURE PERMITS AS REFERENCE. THE INFORMATION HERE IS ONLY FOR THIS PERMIT. THE INFORMATION WAS TAKEN FROM DWS FILE SUBMITTED BY: JULIO C RODRIGUEZ (813) 423-3483 SURVEY 205 # 2023.03.23 16:32:43

DATE: 2023.03.23 16:32:43

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Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR-23-0532 Applicant's Name: RU Project Management Group

Reviewing Planner's Name: Tania Chapela Date: June 21, 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): July 31st, 2023

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

For additional help and submittal questions, please call (813) 277-1633 or email 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.

Ruth P Londono

Digitally signed by Ruth P Londono
Date: 2023.06.21 19:38:20 -04'00'

Signature

June 21, 2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

**REVISED INFORMATION
COVER LETTER**

June 21, 2023

**“Variance to Accessory Dwelling Requirements,
Lot Development Standards and to Fence Requirements”**

Application No **VAR-23-0532**
Applicant’s Name: **RU Project Management Group -Ruth Londono-**
Reviewing Planner’s Name: **Tania Chapela**

Location: 3002 W Jean St. Tampa, FL 33614
Size of property: 0.19 Acres +/-
Folio #: 030794-0000
Zoning District RSC-6
Future Land Use R-6
Urban Service Area TSA

COVER LETTER

SUMMARY OF THE CHANCES

The variance narrative, request, and Site plan was updated according with the planner’s revisions.

- Accessory dwelling detached to principal dwelling located within the Southern Side.
- Principal dwelling Setback reduction
- Fence regulations for corner lots

SITE PLAN LIST OF CHANGES

- Option 1 and option 2 now are on the variance site plan
- Variance request schedule has been divided on 3 sections:
- #1 and #2 under accessory dwelling
- #3 and #4 under principal dwelling
- Variance request # 5 has been added under Fences.

VARIANCE APPLICATION

June 13, 2023

**“Variance to Accessory Dwelling Requirements,
Lot Development Standards and to Fence Requirements”**

Location: 3002 W Jean St. Tampa, FL 33614
Size of property: 0.19 Acres +/-
Folio #: 030794-0000
Zoning District RSC-6
Future Land Use R-6
Urban Service Area TSA

VARIANCE REQUEST: To reduce the required setback of Accessory Dwelling, Principal Dwelling, and fence.

Code Sections

Sec. 6.11.02. - Accessory Dwelling Standards

Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations

Sec. 6.07.02. – Regulations for Fences

NARRATIVE

The regular shaped lot (subject property) is located within the RSC-6 zoning district and is identified by folio number 030794-0000. Platted subdivision of **Meadows Estates**. More generally the site is located at 3003 W Jean St, Tampa, FL within the area generally known as NE Hillsborough & DM S of Sligh according with property appraiser public record information.

The site is located north of W Paris St, south of W Jean St, west of N Gomez Ave, and east of N Himes Ave.

This Principal dwelling was built in 1958. The current owners purchased this property on the 21st day of December 2021 and occupied the property by Kiara (owner), her husband and their son since dad (David) and daughter (Kiara) got it.

Property had a detached garage which owner remodeled without permit changing from un-conditioned area to conditioned area with the intension to be used as living area. They received a code enforcement department visit on December 2022 and got an NOV (Notice of Violation) on December 9, 2022. (See Attached Document)

Her sister arrived from Cuba around a year ago, Kiara, the Owner, would like to help her sister with a place to live as independently as possible.

Apply for accessory dwelling detach structure to the Single-Family dwelling that is allowable use per RSC-6 Zoning District

The first step was ordering a survey to verify the location of the current buildings and fences. The owner got the survey on March 23rd, 2023.

The Current Survey depicts:

1. The “garage” structure located on the south side of the lot is enclosed in the required yard setbacks, as well as the principal dwelling that according to the property appraiser records, was built in 1958.
2. A 6 ft high vinyl fence is located within the 25 ft required front yard. (LDC Sec.6.07.02.C.1.a).

Property is a **corner lot**, the fence 6 ft in height is located in the **front yard which functions as a side yard**. The fence is located more than 10 feet into the required front yard, (16.0 Ft) as measured from the rear line of the front yard. (LDC Sec.6.07.02. C.1.b) See Site plan

The subject property is in RSC-6 zoning. As a corner lot it has two front yards (25ft setbacks) and two side yards (7.5ft) setbacks.

A Variance has been requested from (3) three Code Sections:

Sec. 6.11.02. - Accessory Dwelling Standards Sec.6.11.02. E - Reduce principal building setback at front yard which functions as a side yard and South side yard setback

Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations
Reduce principal building setback at front yard which functions as a side yard.

Sec. 6.07.02. – Regulations for Fences
Increase the 10.0 ft fence location into the front yard which functions as a side yard.

Approval of the requests will allow the owner to use the structure as an accessory dwelling for her family member, meet the required setbacks of the principal dwelling, and keep in place the 6 feet high fence between the principal and accessory dwelling.

REQUEST

Accessory dwelling detached to principal dwelling located within the Southern Side.

	Variance Request	Code Requirement	Result	Code Section
	Accessory Dwelling Detach to principal dwelling. Located at Southern			
1	1.90 ft. reduction to the required front yard which functions as a side yard for the accessory dwelling	25.0 ft.	23.1 ft	6.11.02.E
2	0.60 ft. reduction to the required side yard for the accessory dwelling	7.5 ft.	6.9 ft	6.11.02.E

Principal dwelling Setback reduction

	Variance Request	Code Requirement	Result	Code Section
	Principal dwelling			
3	8.50 ft. reduction to the required front yard which functions as a side yard for the principal dwelling	25.0 ft.	16.5 ft	6.01.01
4	0.60 ft. reduction to the required side yard for the principal dwelling	7.5 ft.	6.9 ft	6.01.01

Fence regulations for corner lots

	Variance Request	Code Requirement	Result	Code Section
	Regulation for Fences			
5	6.00 ft. Increase the 10.0 ft fence location into the front yard which functions as a side yard located between the principal dwelling and the “accessory dwelling”	The fence is located no more than 10 feet into the required front yard	16.0 ft	6.07.02. C.1.b

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?**

Per public record the property is 0.19 acre approximately

Per most current survey signed on March 23rd, 2023, per Julio C. Rodriguez, PSM. Property is 8,392 Square feet (SF) = 0.20 Acre.

RSC-6 zoning district. The hardship is the lot as a corner lot and exceed the 7,000 SF minimum lot area required per RSC-6 zoning lot Size.

- 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 Accessory Dwelling Standards of the LDC allows “The residential lot that shall be occupied by a principal detached single-family dwelling that is owner occupied” Proposed Accessory dwelling meet these criteria as well all others requirement.

- 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.**

Approval of the requested variance will not substantially interfere with or injure the rights of others in this area.

- 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 variance “Side yard setback reduction”, “Front yard setback reduction”, and fence on a corner lot is in harmony with and serves the general intent and purpose of the Land development code, and the Comprehensive Plan. The RSC-6 zoning provides the opportunity for maximum of 900 square foot living space on RSC-6 district principal dwelling owner occupied. The accessory dwelling will meet this requirement on the same lot for single-family conventional development of the county in a manner that is equitable and respectful of the property rights of others.

- 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 existing structures (principal dwelling as well the garage structure was built around 1958 according with the public records. Current owners changed the un-conditioned space to conditioned area (Living area) without the required building permit. If the variances are approved the applicant will be required to go through the after the fact building permit process to finish with the remodeling, as well as request the approval for the accessory dwelling.

- 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.**

Allowing the variance will result in substantial justice. The proposed yard setback reductions are the better solution to allow the garage conversion into living area. The addition requirements will not be jeopardized with the variance approval. Impacts associated with the request are minimal considering the character of the site and the general area.

Approval will allow the existing structure to be used as a living area, and fence between the two buildings to remain in place.



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR-23-0532 Applicant's Name: RU Project Management Group

Reviewing Planner's Name: Tania Chapela Date: June 21, 2023

Application Type:

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- Minor Modification/Personal Appearance (PRS)
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Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0532	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 23-0532 Applicant's Name: RU Project Management Group

Reviewing Planner's Name: Tania Chapela Date: July 18, 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): July 31st, 2023

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

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.

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.

Ruth P Londono Digitally signed by Ruth P Londono
Date: 2023.07.18 16:05:29 -04'00'

Signature

July 18, 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

VAR 23-0532

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: Ruth P Londono

Digitally signed by Ruth P Londono
Date: 2023.07.18 16:06:38 -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	<input checked="" type="checkbox"/> Cover Letter**+ If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**+
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**+
7	<input type="checkbox"/> Legal Description of the Subject Site**+
8	<input type="checkbox"/> Close Proximity Property Owners List**+
9	<input checked="" type="checkbox"/> Site Plan**+ All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> 23-0722 Decision Ltr NCL 07-18-23 </div>

*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.

**REVISED INFORMATION #2
COVER LETTER**

July 18, 2023

**“Variance to Accessory Dwelling Requirements,
Lot Development Standards and to Fence Requirements”**

Application No **VAR-23-0532**
Applicant’s Name: **RU Project Management Group -Ruth Londono-**
Reviewing Planner’s Name: **Tania Chapela**

Location: 3002 W Jean St. Tampa, FL 33614
Size of property: 0.19 Acres +/-
Folio #: 030794-0000
Zoning District RSC-6
Future Land Use R-6
Urban Service Area TSA

COVER LETTER

SUMMARY OF THE CHANCES

Site plan was updated according with the planner’s revisions.

- Request #4 was eliminated.
- Request #5 was updated according with planner’s revisions.

SITE PLAN LIST OF CHANGES

- Request #4 was eliminated. (Request is not applicable to the principal dwelling)
- Request #5 was updated according with planner’s revisions.

ADDITIONAL DOCUMENTS

- Non-Conforming lot determination NCL 23-0722 is attached. Approved letter was received today.



**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

July 18, 2023

RU Project Management Group LLC
1502 W. Busch Blvd., Suite D; Tampa, FL 33612

**Subject: NCL 23-0722
Nonconforming Lot Determination
3002 W. Jean St., Tampa, FL 33614
Folio No. 30794.0000**

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

To whom it concerns,

Development Services Department staff has performed a Nonconforming Lot review for the subject parcel pursuant to your application, NCL 23-0722. The subject parcel is zoned RSC-6 which requires a minimum lot size of 7,000 square feet and a minimum lot width of 70 feet. The subject parcel is +/-8,276 square feet; however, the lot width is approximately 68.3 feet along Jean St. W. according to the survey dated February 9, 2023.

Pursuant to Land Development Code Section 11.03.03, lots, tracts or parcels existing prior to July 26, 1989, shall be deemed pre-existing and may be certified as legally nonconforming by the Administrator.

The current property deed submitted (Instrument No. 2021667486) as part of this review was recorded on December 27, 2021. Staff has compared the legal description of the current property deed dated December 27, 2021 (Instrument No. 2021667486) with the legal description per the 1998 Hillsborough County Tax Roll and finds that both legal descriptions describe the same parcel. The parcel was platted in 1957, (lot 4, Block D) part of the Meadows Estates Subdivision, pursuant to Plat Book 33, page 51 (Instrument 6754280) dated January 15, 1957, by the Clerk of the Circuit Court of Hillsborough County, Florida.

Based on these findings, it has been determined the subject parcel is a **LEGAL NONCONFORMING LOT** pursuant to the provisions of LDC Section 11.03.03. Additionally, it had been determined that, pursuant to LDC Section 11.03.03.D, required development standards for the subject parcel are those of the RSC-6 zoning district.

Sincerely,

Israel Monsanto, Executive Planner
Community Development Section
Development Services Department

Attachments:
Current Property Deed (Instrument No. 2021667486)
1998 Tax Roll
1957 Meadows Estate Plat

Prepared by:

Scott W. Fitzpatrick, B.C.S.
A Florida Bar Board Certified Real Estate Lawyer
Owns Law Group, P.A.
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 634-5425
Email: scott@ownslawgroup.com

Return to:

Priority National Title Services, Inc.
915 S. Parsons Ave. Ste B
Brandon, FL 33511

Transfer Price: 410,000.00
File No 2021-FL-559
Parcel Identification No 030794-0000

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 21st day of December, 2021 between George Bouboudis, a single person, whose post office address is 6800 Pine Springs Dr. Wesley Chapel 33545 of the County of Pasco, FL, Grantor, to Kiara Addis Garces Lopez, a single person and David Garces Delgado, a single person, as joint tenants with full rights of survivorship, whose post office address is 3002 West Jean St. Tampa, FL 33614, of the County of Hillsborough FL, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

Lot 4, Block D, Meadows Estates, according to the Map or Plat thereof, as recorded in Plat Book 33, Page 51, of the Public Records of Hillsborough County, Florida.

Parcel ID#: 030794-0000
Property more commonly known as:
3002 West Jean Street
Tampa, FL 33614
Hillsborough County

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

Subject to taxes for 2020 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 Grantees 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: Ken Sorensen

[Signature]
George Bouboudis

[Signature]
WITNESS
PRINT NAME: Tyler Willis

STATE OF FL

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 20 day of December, 2021 by George Bouboudis, a single person.

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

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Driver License



MEADOWS ESTATES HILLSBOROUGH COUNTY, FLORIDA

Plot Book 33 Page 51

DESCRIPTION:
The N 1/2 of the NW 1/4 of the SE 1/4 of Section 34, Twp 28S., R 18E., S 150. Beginning of the SW 1/4 Cor of the SW 1/4 of the N.E. 1/4 of Section 34, T 28S., R 18E., run thence North 92° 5' to a point 420 South of the NW 1/4 of said SW 1/4 of N.E. 1/4, thence East and parallel with the North boundary 489.3'; thence South 92.7' to the South boundary of the SW 1/4 of the N.E. 1/4; thence West 489.3' to the P.O.B.

DEDICATION:
The undersigned certify that they are the owners of the fee simple title to, and the owners of all mortgage liens on the lands above described which are being subdivided and being platted into MEADOWS ESTATES, and that this plat is approved for public record, and said owners dedicate to the public, all roads, streets, alleys, drainage easement and the easement for public utilities, sanitary and storm sewer lines on said plat, for perpetual use for public road and street purposes, installations of public utilities, sanitary and storm sewer lines, drainage facilities and other purposes incidental thereto. Also do hereby dedicate lots 1 thru 8 incl. in Block A for perpetual use as playground and park purposes.

CHARLES E. SOMERS INC.
Charles E. Somers
 DONALD S. MILLER (PRESIDENT)
 CHARLES E. SOMERS (SECRETARY and TREASURER)

Mortgage Holder
Earle E. Lone
 EARLE E. LONE (HUSBAND)
 MARJORIE L. LONE (WIFE)

WITNESSES
Richard E. Williams
 RICHARD E. WILLIAMS

ACKNOWLEDGEMENT:
 County of Hillsborough
 State of Florida
 On this day personally appeared before me, the undersigned authority, Donald S. Miller (President) and Charles E. Somers (Secretary and Treasurer) of Charles E. Somers and a Corporation organized and existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough, State of Florida, to me well known to be the persons described in and who executed the foregoing instrument, and they acknowledged the execution thereof to be their free act and deed as such officers, for the use and purposes therein expressed, and that said instrument is the act and deed of said corporation.

Witness my hand and official seal this 1st day of December, 1956
Richard E. Williams
 NOTARY PUBLIC, STATE OF FLORIDA
 My commission expires Feb 9, 1957

Prepared by:
 John U. Hedrick & Associates
 Civil Engineers & Surveyors LIC # 175 & # 240
 4239 Henderson Blvd. P.O. Box # 1066 Tampa, Fla.

ACKNOWLEDGEMENT:
 Personally appeared before me, the undersigned authority, Earle E. Lone (husband) & Marjorie L. Lone (wife), to me well known to be the person described in, and who executed the foregoing instrument and acknowledged the execution thereof to be their free and voluntary act, for the purposes and uses therein expressed.

Witness my hand and official seal this 2 day of December, 1956
J. W. Ellison
 NOTARY PUBLIC, STATE OF FLORIDA
 My commission expires March 21, 1959

COUNTY ENGINEER:
 Approved by County Engineer, County of Hillsborough, State of Florida.

By: *Earle E. Lone*
 COUNTY ENGINEER

ZONING DIRECTOR:
 County of Hillsborough
 State of Florida

By: *W. M. Harkness*
 ZONING DIRECTOR

BOARD OF COUNTY COMMISSIONERS
 County of Hillsborough
 State of Florida
 Dedication of roads, streets, alleys, and other rights of way accepted, and showing of grades and elevations on plat or by separate attached instrument waived, by resolution of Board of County Commissioners adopted _____ 19____
 Grades and elevations are shown in instrument filed in office of County Engineer.
 This plat is hereby approved for record by the Board of County Commissioners of Hillsborough County, Florida

By: *Earle E. Lone*
 CHAIRMAN
 Date: 1-11-1957

CLERK OF CIRCUIT COURT
 I certify that this plat complies in form with all requirements of Chapter 177, Florida Statutes.

By: *Richard E. Williams*
 DEPUTY CLERK
 My commission expires 15 A.D. 1957
 PLAT BOOK 33 PAGE 51

SURVEYOR'S CERTIFICATE:
 I hereby certify that the within plat of MEADOWS ESTATES was drawn from a survey made by me on November 5, 1956 and that the said plat is a correct representation of the land platted, and that permanent reference monuments have been placed as prescribed by law.

By: *John U. Hedrick*
 FLA. REG. SURVEYOR LIC # 240



MEADOWS ESTATES HILLSBOROUGH COUNTY, FLORIDA



Prepared by:
 John L. Hedrick, Inc. & Associates
 Civil Engineers & Surveyors, Inc. #1258 #240
 4239 Henderson Blvd, PO Box #1066 Tampa, Fla.

RECORDED
 JUN 15 9 51 AM '93
 HILLSBOROUGH COUNTY
 CLERK OF COUNTY

2287

Prepared by:

Scott W. Fitzpatrick, B.C.S.
A Florida Bar Board Certified Real Estate Lawyer
Owns Law Group, P.A.
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 634-5425
Email: scott@ownslawgroup.com

Return to:

Priority National Title Services, Inc.
915 S. Parsons Ave. Ste B
Brandon, FL 33511

Transfer Price: 410,000.00
File No 2021-FL-559
Parcel Identification No 030794-0000

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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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

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Parcel ID#: 030794-0000
Property more commonly known as:
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Tampa, FL 33614
Hillsborough County

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

Subject to taxes for 2020 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 Grantees 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: Ken Sorensen

[Signature]
George Bouboudis

[Signature]
WITNESS
PRINT NAME: Tyler Willis

STATE OF FL

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 20 day of December, 2021 by George Bouboudis, a single person.

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

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Driver License





Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0532 Intake Date: 05/16/2023
 Hearing(s) and type: Date: 07/31/2023 Type: LUHO Receipt Number: 269231
 Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 3002 W Jean St City/State/Zip: Tampa, FL 33614
 TWN-RN-SEC: 28-18-34 Folio(s): 30794-0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 0.19 Acres

Property Owner Information

Name: Kiara A Garces-Lopez and David Garces-Delgado Daytime Phone: 786-599-0335
 Address: 3002 W Jean St City/State/Zip: Tampa, FL 33614
 Email: _____ Fax Number: _____

Applicant Information

Name: RU Project Management Group, LLC (Ruth Londono) Daytime Phone: 813-919-7802
 Address: 1502 W Busch Blvd. Suit D City/State/Zip: Tampa, FL 33612
 Email: ruth@rupmg.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Same as Applicant Information 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.

Ruth Londono

Signature of the Applicant

Ruth Londono

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.

Kiara A Garces-Lopez & David Garces-Delgado

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

Kiara A Garces-Lopez & David Garces-Delgado

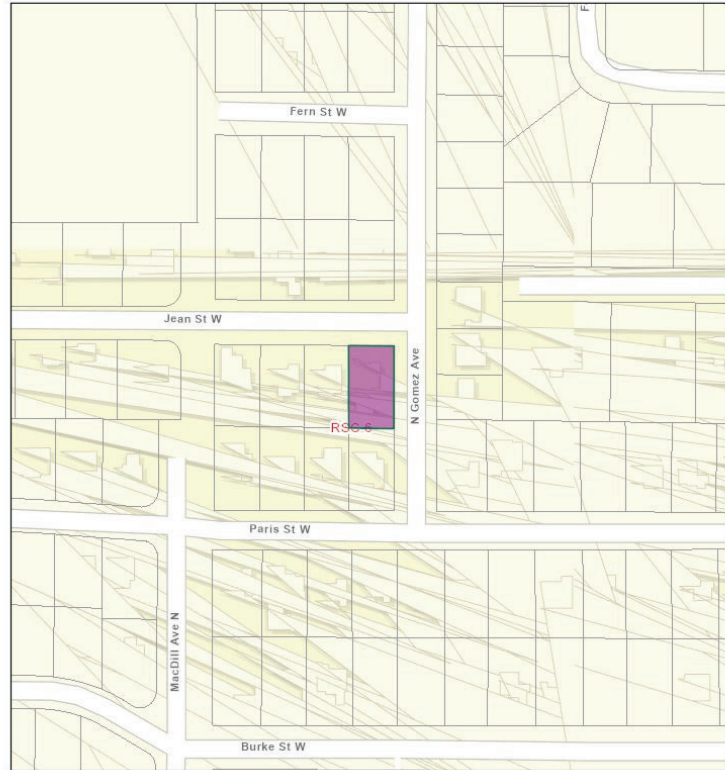
Type or print name



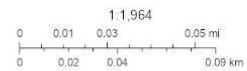
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0213H
FIRM Panel	12057C0213H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120213C
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011906 Block: 1005
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
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	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 30794.0000



May 3, 2023



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

Hillsborough County Florida

Folio: 30794.0000
PIN: U-34-28-18-182-D00000-00004.0
Kiara Addis Garces Lopez And David Garces Delgado
Mailing Address:
 3002 W Jean St
 null
 Tampa, Fl 33614-4239
Site Address:
 3002 W Jean St
 Tampa, Fl 33614
SEC-TWN-RNG: 34-28-18
Acreage: 0.193298
Market Value: \$350,059.00
Landuse Code: 0100 Single Family

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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.