



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0138	
LUHO HEARING DATE: January 25, 2021	CASE REVIEWER: Chris Grandlienard

REQUEST: The applicant is requesting a setback variance to accommodate an existing detached carport in front of a single-family home on property zoned RSC-6.

VARIANCE:

Per LDC Section 6.11.04.C.1, accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-6 district. Therefore, the required front setback for the subject carport is 50 feet. The applicant requests a 45.6-foot reduction to the required front setback to allow a setback of 4.4 feet from the east property line along Orange Street.

FINDINGS:

- According to the applicant, the carport is 9.4 feet in height.
- The applicant has been issued a notice of violation for the carport (CE20014658). Additionally, the applicant will be required to obtain building permits for the carport if the subject variance is approved.

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

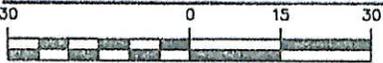


Tom Hiznay
Tue Jan 12 2021 15:19:00

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

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



GRAPHIC SCALE (In Feet)
1 inch = 30 ft.

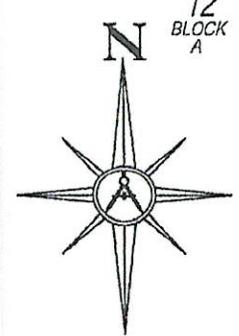
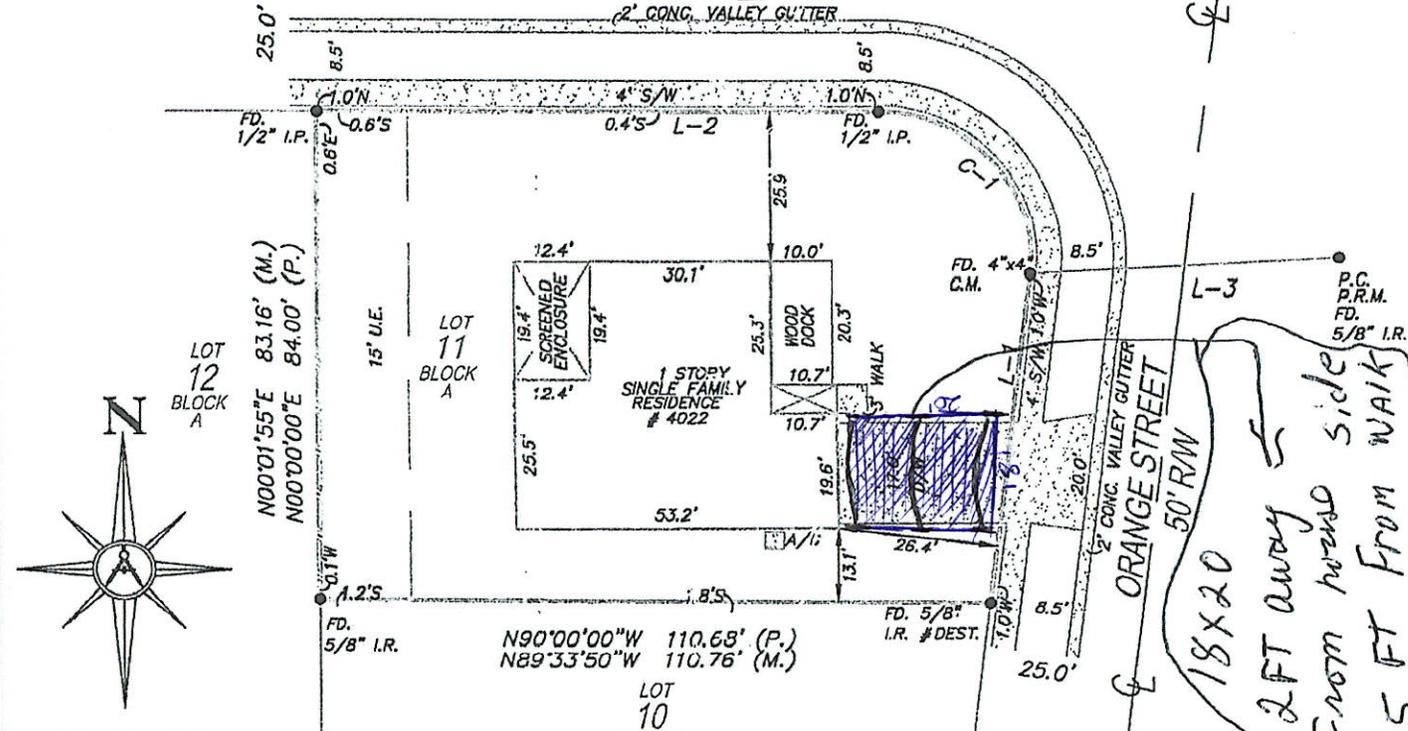
I/We hereby certify, I/We have read the above boundary survey. I/We understand the nature and/or encroachments that will be shown on the title insurance policy.

George J. Reynolds

TAFT LANE

50' R/W Dated: 10 3 15

2' CONC. VALLEY GUTTER



Legal Description:
LOT 11, BLOCK A OF THE PRESIDENTIAL MANOR ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 91 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

Property Address:
4022 Orange Street
Seffner, Florida 33584

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCRACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7642, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/MCSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

C-1 (P) C-1 (M)
 $R = 25.00'$ $R = 25.00'$
 $\Delta = 97^{\circ}04'58''$ $\Delta = 96^{\circ}56'40''$
 $A = 42.36'$ $A = 42.30'$

L-1
 $S07^{\circ}04'58''W$ 56.34' (P.)
 $S06^{\circ}59'40''W$ 56.38' (M.)
 L-2
 $S90^{\circ}00'00''E$ 92.82' (P.)
 B.R. 92.87' (M.)
 L-3
 $S90^{\circ}00'00''E$ 50.00' (P.)
 $S87^{\circ}10'24''E$ 50.71' (M.)

18x20
 2 FT away from house side
 7.5 FT From WALK

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	NSD	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TR.	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	U.E.	UTILITY EASEMENT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	W.	WEST
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.M.	WATER METER
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE		
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PG.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
ELEV.	ELEVATION	P.O.L.	POINT ON LINE		
E.	EAST	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT		
FD.	FOUND	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD.	RADIAL		
L.	ARC LENGTH	RAD. PT.	RADIUS POINT		
M.	FIELD MEASUREMENT	R/W	RIGHT OF WAY		
M.E.	MAINTENANCE EASEMENT	S.	SOUTH		

CERTIFIED TO:
 George Lloyd Reynolds;
 Hillsborough Title, Inc.;
 First American Title
 Insurance Company;

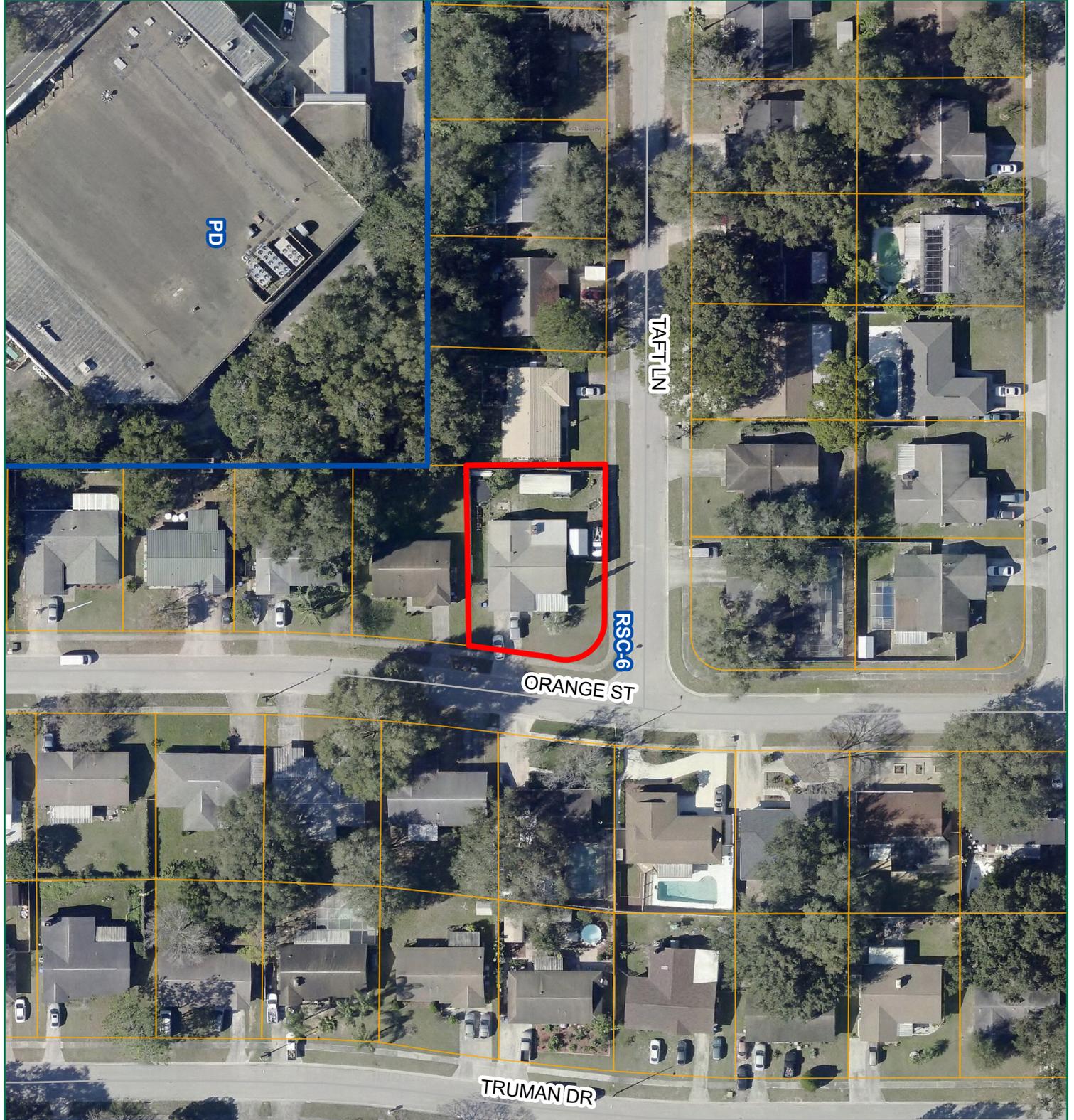
N.A.V.D. 1988 NORTH AMERICAN VERTICAL DATUM 1988
 N.G.V.D. 1929 NATIONAL GEODETIC VERTICAL DATUM 1929
 G.P.S. GLOBAL POSITIONING SYSTEM
 N.A.D. 27 NORTH AMERICAN HORIZONTAL DATUM 1927

FLOOD ZONE

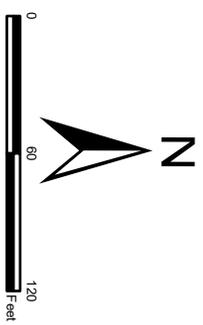
Immediate Aerial Zoning Map

VAR 21-0138

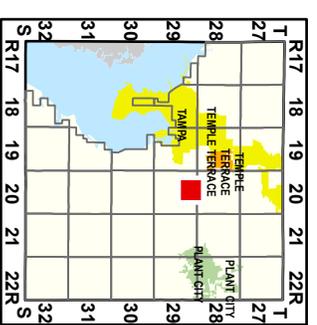
Folio: 65026.5024



-  Application Site
-  Zoning Boundary
-  Parcels



STR: 4-29-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the accuracy, completeness, or reliability of the information contained on this map.

SOURCE: This map has been prepared for the purpose of recording public information within Hillsborough County and is compiled from recorded deeds, plats, and other AVALAR data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

Date: 12/07/2020 Path: G:\ZONING\GIS\Data\Zoning_Site.aprx



Additional / Revised Information Sheet

Date Stamp Here

Application Number: 21-0138 Applicant's Name: George Reynolds

Reviewing Planner's Name: Christopher Grandlienard Date: 01/10/2021

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): 01/10/2021

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 (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

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

- Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11"
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
 For Minor Change: 6 large copies.
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

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.

George Reynolds
 Signature

01/10/2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Transmittal Completed

- Scanned into OPTIX

In-Take Completed by: _____

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.

Owner requests a Variance of 45.6 Feet to the front yard Setback for the Assessor's Structure Carport from the required 50 feet resulting in a Setback of 4.4 feet.

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

6.11.04.C

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): _____
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).

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?

I take care of my sister N Law she not in good health her stay a little cooler in the garage the carport gives a lot of shade

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.

I believe some one makes thinks got a lot of money But I dont I work for a living try to take care of my House and surrounded area I want it to look nice

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.

carport does not cross side walk does not interfere with traffic not in way of stop sign every one still look up down the road and be safe

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).

carport is fore to keep my vehicles nice out of weather as much as possible I did read of article 1.02.20 and 1.02.03

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.

I would verry much like to keep the carport But if somehow I'm not able to I will take it down at no problem

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.

I thought I got along with all my neighbors and I will always this is definitely a set back that I did not know nothing about trying to keep neighborhood nice

INSTRUMENT#: 2018407520, BK: 26121 PG: 1646 PGS: 1646 - 1647 10/08/2018 at 10:02:13 AM, DOC TAX PD(F.S.201.02) \$1435.00 DEPUTY CLERK:SWALKER Pat Frank,Clerk of the Circuit Court Hillsborough County

Prepared by:
Hillsborough Title, LLC
Ellie Jones
350 E. Bloomingdale Ave.
Brandon, FL 33511
File No.: BRL18-52311
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this October 2, 2018. A.D. by CASANA'S FAMILY INVESTMENT LLC., A FLORIDA LIMITED LIABILITY COMPANY, whose address is: 726 Citrus Wood Ln, Valrico 33594 hereinafter called the grantor, to **George Lloyd Reynolds**, a married man, whose post office address is: 4022 Orange St, Seffner, FL 33584, 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 (\$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:

LOT 11, BLOCK A OF THE PRESIDENTIAL MANOR ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 91 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

Parcel ID No.: 065026-5024

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

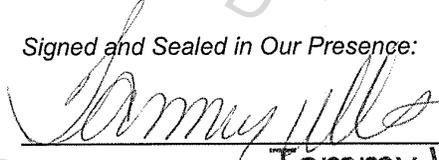
To Have and to Hold, the same in fee simple forever.

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, 2017.

Prepared by:
Hillsborough Title, LLC
Ellie Jones
350 E. Bloomingdale Ave.
Brandon, FL 33511
incidental to the issuance of a title insurance policy
File No.: BRL18-52311

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

Signed and Sealed in Our Presence:



Witness Printed Name: **Tammy Wooten**

Casana's Family Investment, LLC

BY: 

Luis Casanas
Manager



Witness Printed Name: **Le Ellen Jones**

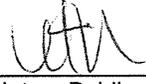
BY: 

Mayra Casanas
Manager

Address:
726 Citrus Wood Ln
Valrico 33594

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 2nd of October, 2018, by Luis Casanas and Mayra Casanas, who is/are personally known to me or who has produced a valid driver's license as identification.



Notary Public
My Commission Expires: 3/20/20
(SEAL)



Le Ellen Jones
Commission # FF973032
Expires: March 20, 2020
Bonded thru Aaron Notary



Received 11/24/2020 Development Services

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: 4022 ORANGE ST City/State/Zip: SEFFNER FLA TWN-RN-SEC: 04/29/20
Folio(s): 065026.5024 Zoning: RSC-6 Future Land Use: R-9 Property Size: .22

Property Owner Information

Name: George L Reynolds Daytime Phone: 813 857-3822
Address: 4022 ORANGE ST City/State/Zip: SEFFNER FLA 33584
Email: SMITHIN JACK 15 @ AOL.COM FAX Number: _____

Applicant Information

Name: SAME ABOVE Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ 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 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.

George L Reynolds
Signature of Applicant

George L Reynolds
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: Joseph Reinbold Intake Date: 11/24/2020
Case Number: 21-0138 Public Hearing Date: 01/25/2021
Receipt Number: 21-0138



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
RZ	81-0232
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	Seffner Mango
Community Base Planning Area	Seffner Mango Area
Census Data	Tract: 012104 Block: 4017
Future Landuse	R-9
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	170' AMSL
Competitive Sites	NO
Redevelopment Area	NO



November 23, 2020

1:1,600

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

RS: Hillsborough County - Public Works - Geomatics - Street & Addresses, EID

Hillsborough County Florida

Folio: 65026.5024
PIN: U-04-29-20-27W-A00000-00011.0
GEORGE LLOYD REYNOLDS ET AL
Mailing Address:
 4022 ORANGE ST
 SEFFNER, FL 33584-8320
Site Address:
 4022 ORANGE ST
 SEFFNER, FL 33584
SEC-TWN-RNG: 04-29-20
Acreage: 0.22273099
Market Value: \$173,607.00
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.

21-0138