



**Hillsborough  
County Florida**

**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 21-0138	
<b>LUHO HEARING DATE:</b> January 25, 2021	<b>CASE REVIEWER:</b> 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.

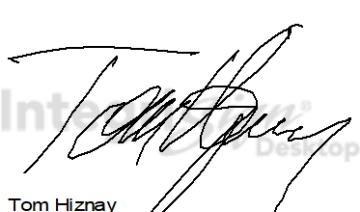
**FINDINGS:**

- 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.

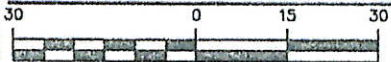
**ADMINISTRATOR'S SIGN-OFF**

  
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 boundary survey. I/We understand the and/or encroachments that will be made on the title insurance policy.

*George J. Reynolds*

TAFT LANE

50' R/W

2" CONC. VALLEY GUTTER

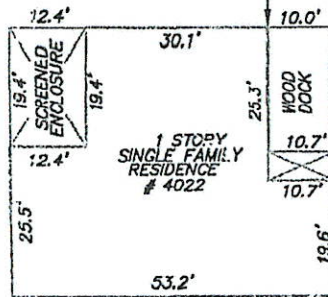
25.0'

FD. 1/2" I.P.

LOT 12 BLOCK A  
N00°01'55"E 83.16' (M.)  
N00°00'00"E 84.00' (P.)

15' U.E.

LOT 11 BLOCK A



10.0'

25.3'

10.7'

10.7'

19.6'

26.4'

13.1'

8.5'

25.0'

FD. 5/8" I.R.

FD. 4"x4" C.M.

FD. 1/2" I.P.

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N90°00'00"W 110.68' (P.)  
N89°33'50"W 110.76' (M.)

LOT 10 BLOCK A

FD. 4"x4" C.M.

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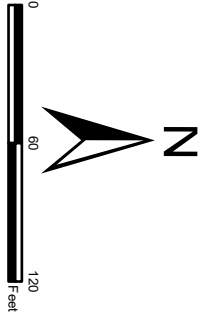


**Immediate Aerial  
Zoning Map**

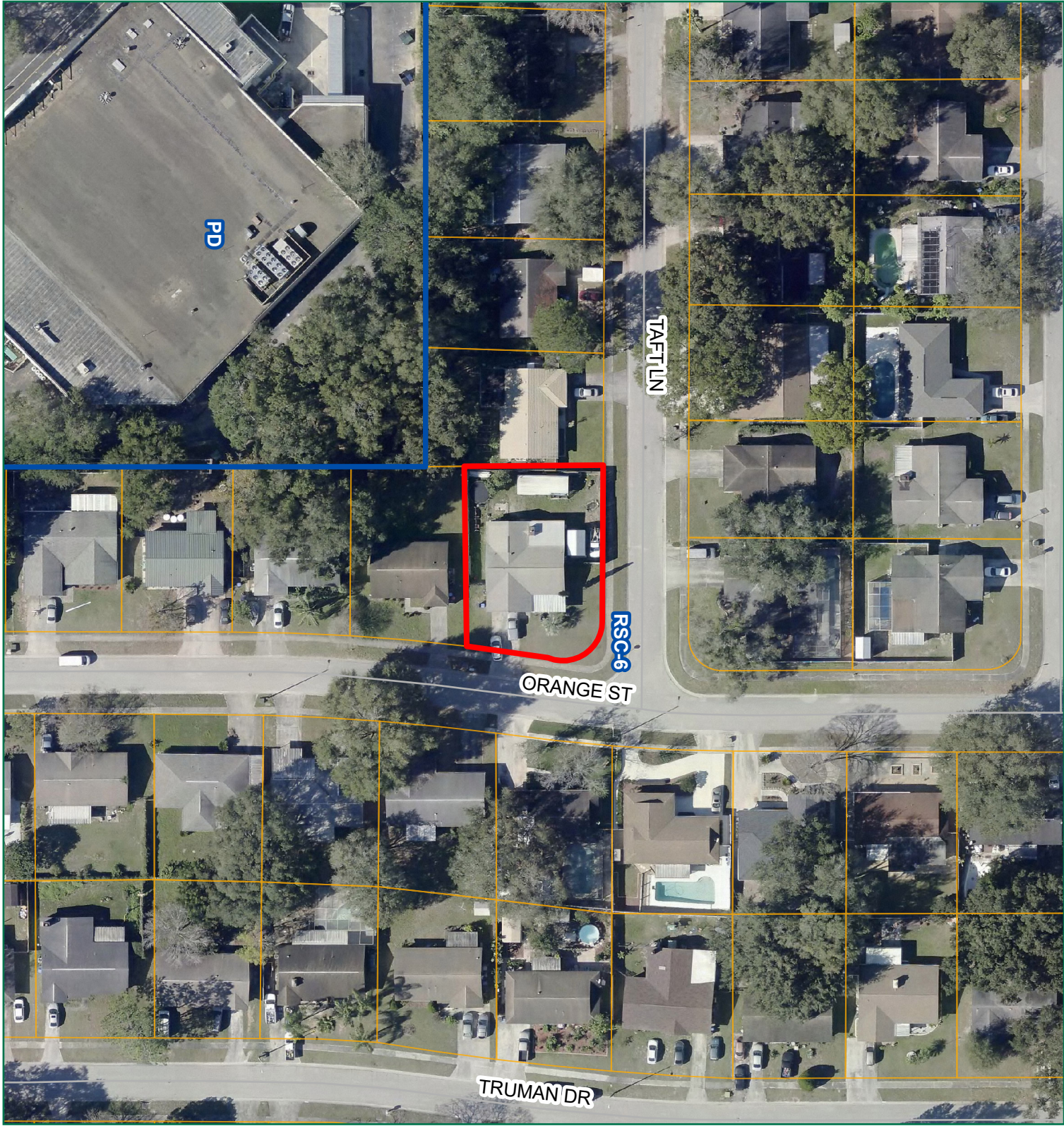
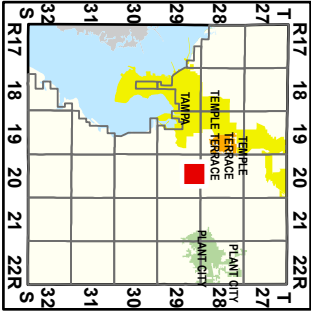
**VAR 21-0138**

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. It is not to be used for legal purposes, and the user assumes all responsibility for its use.

SOURCE: This map has been prepared for the purpose of providing a visual representation of the information contained on the map. It is not to be used for legal purposes, and the user assumes all responsibility for its use.

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





**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# 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@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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 Accessory 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 19<sup>th</sup> 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. I am 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 don't 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 for 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 very 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

  
Witness Printed Name: Le Ellen Jones

Casana's Family Investment, LLC

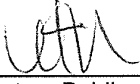
BY:   
Luis Casanas  
Manager

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)



LeEllen 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

Intake Staff Signature: Joseph Reinbold Office Use Only Intake Date: 11/24/2020  
Case Number: 21-0138 Public Hearing Date: 01/25/2021  
Receipt Number: 21-0138

