

Variance Application: VAR 24-0619
LUHO Hearing Date: June 24, 2024
Case Reviewer: Chris Grandlienard, AICP



**Hillsborough
 County Florida**

Development Services Department

Applicant: John Cook, JTC Consulting Services LLC **Zoning:** AS-0.4
Location: 7335 Dormany Loop Plant City; Folio: 80318.0000


Request Summary:

The applicant is requesting multiple variances to accommodate an existing single-family residence, AC equipment and accessory structure on property zoned AS-0.4.

Requested Variances:

| LDC Section: | LDC Requirement: | Variance: | Result: |
|--------------------|--|--------------------|---|
| 6.01.01 | A minimum side yard setback of 25 feet is required in the AS-0.4 zoning district. | 18.6-feet | 6.4-foot side yard setback for the single-family residence along the southern property line. |
| 6.01.03.I.3. | Mechanical equipment, such as air conditioning units may project three feet into the required side yard. Therefore, a minimum 22-foot side yard setback is required. | 18 feet, 10 inches | 3-foot 2-inch side yard setback for the AC equipment along the southern property line. |
| 6.11.04 6.01.01 | Accessory structures that exceed 15 feet in height shall meet the primary structure setback of the district. A minimum side yard setback of 25 feet is required in the AS-0.4 zoning district. | 17.8-feet | 7.2-foot side yard setback for the accessory structure garage along the southern property line. |

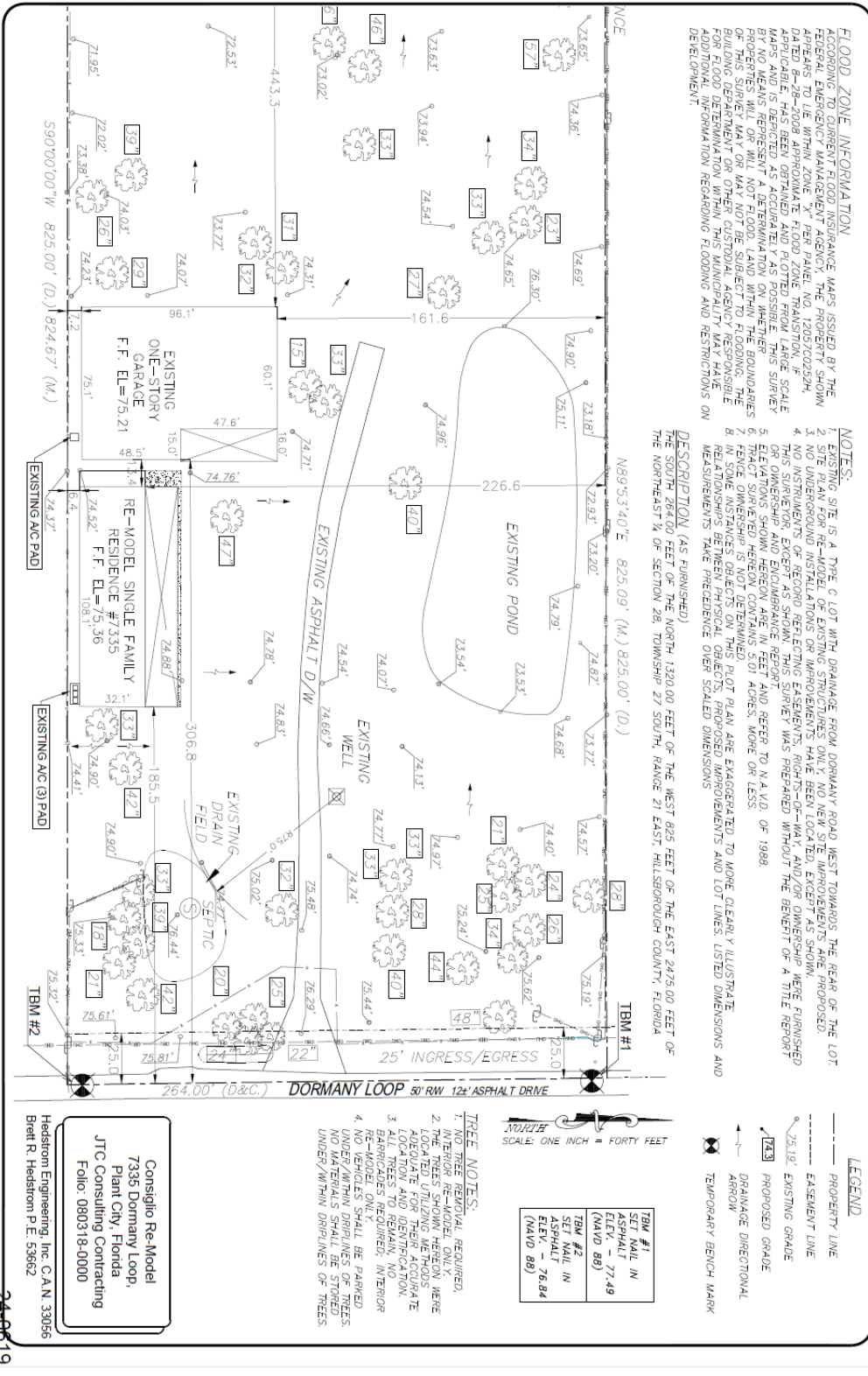
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|------------------|---|
| Findings: | Per the applicant, the height of the accessory structure garage is 19 feet, and the AC equipment is set back 3 feet 2 inches from the southern property line. |
|------------------|---|

| | |
|---------------------------------------|---|
| Zoning Administrator Sign Off: |  Colleen Marshall Tue Jun 11 2024 15:21:34 |
|---------------------------------------|---|

DISCLAIMER:

The variance(s) 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.

SURVEY/SITE PLAN



FLOOD ZONE INFORMATION

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO BE WITHIN ZONE "X" PER PANEL NO. 120570029H. THIS SURVEY HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY SHOULD BE SUBJECT TO LOCAL GOVERNMENT BUILDING DEPARTMENT OR OTHER JURISDICTION. THE BOUNDARIES FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

NOTES:

1. EXISTING SITE IS A TYPE C LOT WITH DRAINAGE FROM DORMANY ROAD WEST TOWARDS THE REAR OF THE LOT.
2. SITE PLAN FOR RE-MODEL OF EXISTING STRUCTURES ONLY. NO NEW SITE IMPROVEMENTS ARE PROPOSED.
3. NO UTILITIES OR EASEMENTS HAVE BEEN LOCATED EXCEPT WHERE FURNISHED BY THE SURVEYOR OR OTHERWISE SHOWN.
4. THIS SURVEYOR, EXCEPT AS SHOWN, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
5. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.I.D. OF 1988.
6. TRACT SURVEYED HEREON CONTAINS 501 ACRES, MORE OR LESS.
7. IN SOME INSTANCES OBJECTS ON THIS PLOT PLAN ARE EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL OBJECTS, PROPOSED IMPROVEMENTS AND LOT LINES. LISTED DIMENSIONS AND MEASUREMENTS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



Project Description (Variance Request)

1. 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.

The existing building is currently sitting at 6.4ft off the side setback. The building was over 20 years ago for commercial use. The building also has an existing AC pad for 4 condincers. The clients are remodeling the structure into a residential single familyhome. There is an accessory building, garage or storage building sitting 7.2ft off the side set back next to the structure in question. We are looking to get a variance to allow the building to continue through permitting for interior remodel. Permit HC-BLD-23-0052525

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

6.01.01

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): permit HC-BLD-23-0052525
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.
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 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 Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The building structures on the property were on the property prior to clients purchasing of the property. The structure in question was once a commercial structure used as a Church and now the clients would like to remodel into a residential structure.

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.

Does not apply the structure is over 20 years old.

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.

The structure has been on this property over 20 years and the neighbors are happy to see the clients convert to a residence dwelling instead of a non functioning commercial structure.

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).

Structures are existing and non functioning. We are asking to convert to residential dwelling.

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 clients want to convert to a residential dwelling and there are no illegal acts.

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

The structure will benefit the neighbors more as a residential dwelling than a non functioning commercial structure. All neighbors in the surrounding area have approved the conversion.

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Prepared by and return to:

G G Nolan
Administrator
Joseph J. Nolan, P.A.
111 South Palmer Str.
Plant City, FL 33563
863-648-2770
File Number: **19-180**
Will Call No.: **\$277,000.00**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **November, 2019** between **Providential Ministry Management Inc., a Florida corporation** whose post office address is **4108 Peacock Road , Plant City, FL 33565**, grantor, and **Ryan McCrory and Allison Consiglio , husband and wife** whose post office address is **7335 Dromany Loop , Plant City, FL 33565**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

The South 264.00 feet of the North 1320.00 feet of the West 825.00 feet of the East 2475.00 feet of the Northeast 1/4 of Section 28, Township 27 South, Range 21 East, Hillsborough County, Florida.

Parcel Identification Number:

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, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Earl Williams

[Signature]
Witness Name: Julee Shepherd

[Signature]
Witness Name: Earl Williams

[Signature]
Witness Name: Julee Shepherd

Providential Ministry Management Inc.

By: [Signature]
Preston W. Athey, Jr, President

By: [Signature]
Eric Ayala, Vice President

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 22nd day of November, 2019 by Preston W. Athey, Jr, President and Eric Ayala, Vice President of Providential Ministry Management Inc., on behalf of the corporation. They are personally known to me or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Julee Shepherd

My Commission Expires: September 9, 2023





Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0619
Hearing(s) and type: Date: 06/24/2024
Date: _____

Type: LUHO
Type: _____

Intake Date: 03/28/2024
Receipt Number: 353124
Intake Staff Signature: Koshia Rivas

Property Information

Address: 7335 Dormany Loop City/State/Zip: Plant City, FL. 33565
TWN-RN-SEC: 28-21-21 Folio(s): 080318-0000 Zoning: AS-01 Future Land Use: AE Property Size: 5.01 Acres

Property Owner Information

Name: Ryan McCrory and Allison Consiglio Daytime Phone: 813-260-0693
Address: 7335 Dormany Loop City/State/Zip: Plant City, FL. 33565
Email: consiglio.a@gmail.com Fax Number: _____

Applicant Information

Name: John Cook @ JTC Consulting Services LLC Daytime Phone: 813-326-8904
Address: 1345 N. Falkenburg Rd. City/State/Zip: Tampa, FL. 33619
Email: john@jtcconsultingservices.com 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 the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant
John Cook @ JTC Consulting Services LLC
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

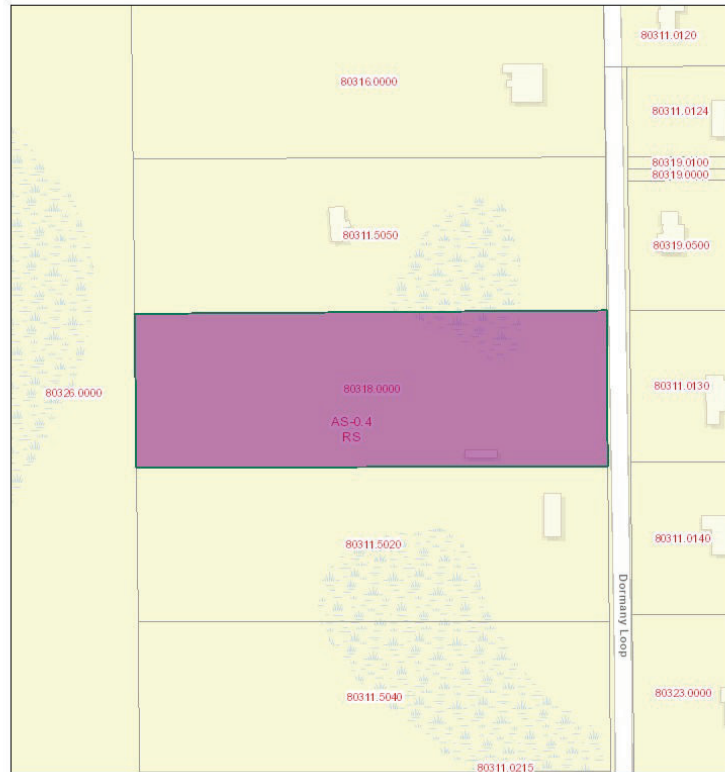
Signature of the Owner(s) - (All parties on the deed must sign)
Ryan McCrory and Allison Consiglio
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

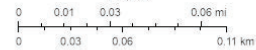
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|-------------------------------|-------------------------------------|
| Jurisdiction | Unincorporated County |
| Zoning Category | Agricultural |
| FLX | f |
| Zoning | AS-0.4 |
| Description | Agricultural - Single-Family Estate |
| RS | 95-0092 |
| RZ | RS |
| Flood Zone:X | AREA OF MINIMAL FLOOD HAZARD |
| Flood Zone:AE | |
| FIRM Panel | 0252H |
| FIRM Panel | 12057C0252H |
| Suffix | H |
| Effective Date | Thu Aug 28 2008 |
| Pre 2008 Flood Zone | X |
| Pre 2008 Firm Panel | 1201120255C |
| County Wide Planning Area | East Rural |
| Census Data | Tract: 010103 Block: 1026 |
| Future Landuse | AE |
| Mobility Assessment District | Rural |
| Mobility Benefit District | 3 |
| Fire Impact Fee | Northeast |
| Parks/Schools Impact Fee | NORTHEAST |
| ROW/Transportation Impact Fee | ZONE 3 |
| Wind Borne Debris Area | Outside 140 MPH Area |
| Competitive Sites | NO |
| Redevelopment Area | NO |

Folio: 80318.0000



March 28, 2024

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Hillsborough County Florida

Folio: 80318.0000
PIN: U-28-27-21-ZZZ-000003-33590.0
Ryan Mccrory And Allison Consiglio
Mailing Address:
 7335 Dormany Loop
 null
 Plant City, FL 33565-3338
Site Address:
 7335 Dormany Loop
 Plant City, FL 33565
SEC-TWN-RNG: 28-27-21
Acreage: 5.01495981
Market Value: \$367,899.00
Landuse Code: 0000 Vacant Resident

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