

Variance Application: VAR 24-0378

LUHO Hearing Date: March 25, 2024

Case Reviewer: Isis Brown



Hillsborough County Florida

Development Services Department

Applicant: Leslie Van Trump **Zoning:** RSC-2

Location: 10208 Old Cone Grove Rd, Riverview, FL 33578; 77143.0008


Request Summary:

The applicant is requesting variances to accommodate an existing accessory structure and conversion of an existing accessory structure to an accessory dwelling on property zoned RSC-2.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.B 6.01.01	Accessory structures exceeding 15 feet in height shall meet the primary structure setback of the district. A minimum 25-foot rear yard setback is required in the RSC-2 zoning district.	10 feet	15-foot rear yard setback for accessory structure
6.11.04.B 6.01.01	Accessory structures exceeding 15 feet in height shall meet the primary structure setback of the district. A minimum 10-foot side yard setback is required in the RSC-2 zoning district.	7 feet	3-foot side yard setback for accessory structure
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks, except under certain circumstances which do not apply in this case. A 10-foot side yard setback is required in the RSC-2 district.	7 feet	3-foot side yard setback for accessory dwelling

Findings:	Building permits HC-BLD-23-0052835 and HC-BLD-23-0055375 are in review for the permits for the accessory structure and accessory dwelling. The height of the accessory structure, as indicated on the building permit plans is 17 feet, 6 inches.
------------------	---

Zoning Administrator Sign Off:	 Colleen Marshall Thu Mar 14 2024 14:46:03
---------------------------------------	---

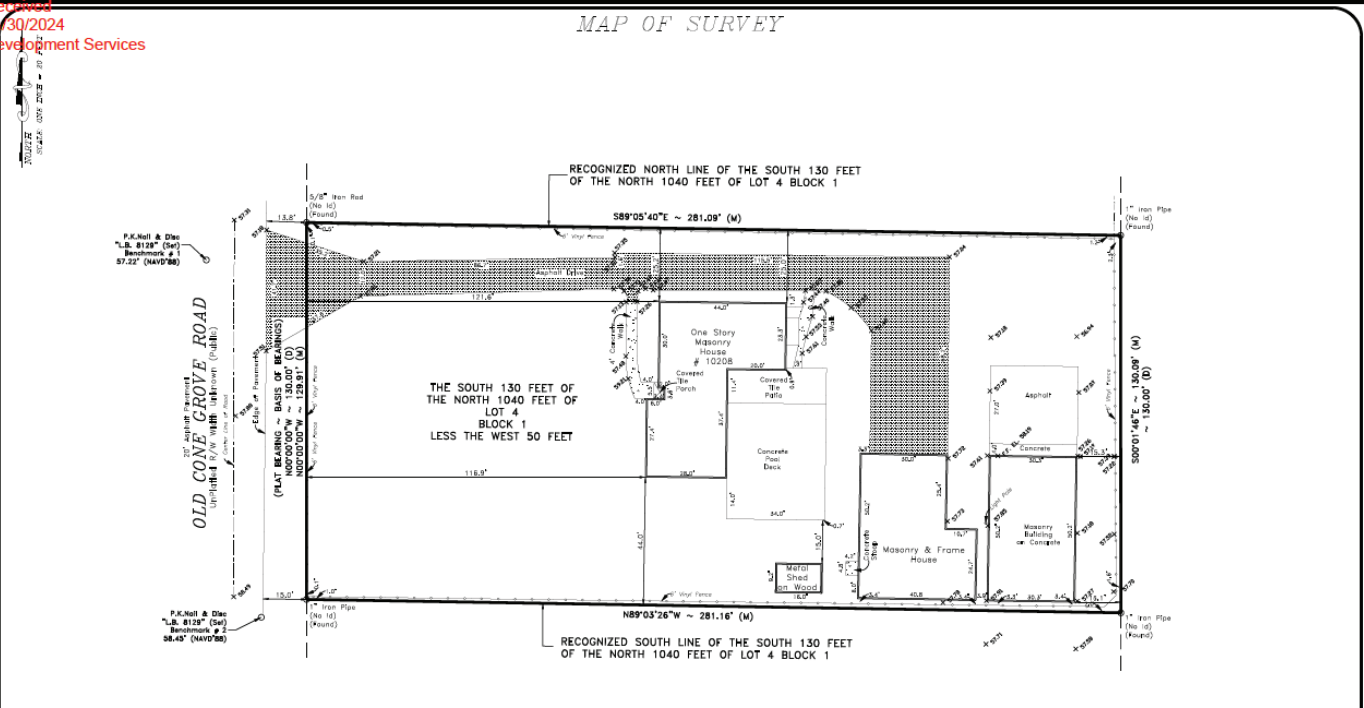
DISCLAIMER:

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

REC-240303
07/30/2024
Development Services

MAP OF SURVEY



LEGAL DESCRIPTION

THE SOUTH 130 FEET OF THE NORTH 1040 FEET OF LOT 4 IN BLOCK 1, OF LESS COMMERCIAL GROVES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 10, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 50 FEET THEREOF.

NOTE:

ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.S.D. 1988 DATUM.

According to Flood Insurance Rate Map Community Panel Number 220201-0001, dated 04/21/2017 issued by the Federal Emergency Management Agency, the property shown and described herein appears to be within Zone X.

BASE FLOOD ELEVATION - NR (N.A.S.D. 1988 DATUM)

NOTES: Unless noted, this survey has been prepared without the benefit of a title search of the appropriate and therefore is subject to any encumbrances, restrictions, easements and/or other such items of record that a competent or search may reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted. To determine setback requirements, inquiries need to be made by the certified holder to the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed as such by the certificate holder(s). Distances, bearings, bearings, bearings and approximations shown are in approximate bearings. Their configurations are also approximate and could vary. Other utilities there may be present on this parcel, but might not be shown on this map.

The signing surveyor or Gateway Land Surveying, LLC cannot be responsible for any omissions, errors or inaccuracies to the subject property, or to the improvements thereon, or to the survey monument, that may occur after he/she loads the map. This survey map or report is the property of Gateway Land Surveying, LLC and any additions, deletions or alterations by any other than the signing surveyor is strictly prohibited. The release of this survey by any third party for purposes other than that which it was intended is strictly prohibited without the written consent or verification on the original signing surveyor. Any reader will be at his or her own risk and assume any liability to the signing surveyor or their representing firm.

GATEWAY LAND SURVEYING, LLC
1081 East Brandon Boulevard
Tampa, FL 33611 - Phone: 813.886.0020 - Fax: 813.886.0020



CAUTIONED TO:
JAN 2024

PROPERTY	REMARKS
1. No underground utilities or improvements have been located except as shown herein.	
2. Received professional measurements with use by this surveyor to individual deed or plat lines and corners.	
3. Unless otherwise shown herein, no Jurisdictional Wetland Areas or other physical topographic features have been located.	
4. This survey does not reflect any definitive ownership.	
5. Structures, alterations, walls, easements and other related items shown on this map were located to the best of the ability of Gateway Land Surveying, LLC. We do not guarantee the exactness of their location or their dimensions. Other features not shown on this map that are related to items noted above may also exist.	
6. Access shown herein may or may not represent actual property lines, specific Access Eas, or shown, are from specific locations. This surveyor makes no guarantee of the fence recorder.	
This Survey does not represent a determination of whether this land will or will not flood or be subject to flooding.	

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented herein meets the requirements of Chapter 464.17, Florida Administrative Code pursuant to Chapter 472.007 of the Florida Statutes. Unless it bears the signature and the original notary seal of a Florida licensed surveyor and depicts this drawing, sketch, plot or map is for informational purposes only and is not valid.

Digitally signed by
Ryan King
Date: 2023.11.09
14:27:58 -0500



Project Description (Variance Request)

- 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.

Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet and a variance of 7 feet from the required side setback of 10 feet resulting in a side yard of 3 feet on the accessory structure which was built without a permit by American Carports & Buildings, Inc 3 years ago. Brady Boyd, who bought the building, died shortly after it was built. Jan Boyd, his widow, has paid \$1600 so far in fines and \$850 to Cory Walters, the builder, for plans in order to permit it herself.

Variance of 7 feet from the required side yard setback of 10 feet resulting in a side setback of 3 feet for the accessory dwelling/storage building. This building was the old garage and was on the property when Jan Boyd bought the lot in 1971. She now needs to remodel it for an extended family dwelling of 900 square feet and storage.

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

Sec. 6.11.04 for the accessory structure
 Sec. 6.11.02 for the accessory dwelling

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
 If yes, you must submit a copy of the Citation with this Application.
- 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): HC-BLD-23-0052835 & HC-BLD-23-0055375
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

This Warranty Deed Made the 13th day of November A. D. 1975 by

William M. Rodgers, single, also known as William M. Rodger

hereinafter called the grantor, to

Brady C. Boyd and Jan K. Boyd, (formerly Jan K. Storey) his wife,

whose postoffice address is P.O. Box 673, River View, Fla. 33561 hereinafter called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The South 130 feet of the North 1040 feet of Lot 4 in Block 1, of LEE COMMERCIAL GROVES SUBDIVISION, according to the map or plat thereof, as the same is recorded in Plat Book 10, page 30, of the public records of Hillsborough County, Florida, LESS the West 50 feet thereof.

Note: This inconsumation of Agreement for Deed recorded in Official Record Book 2351, page 653, of the public records of Hillsborough County, Florida.

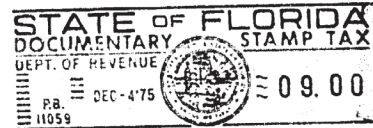
HILLSBOROUGH COUNTY

169095



HILLSBOROUGH COUNTY

13915



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, 1974 and zoning regulations.

This Instrument was prepared by Robert H. Thompson, Jr. of Chelsea Title & Guaranty Co., 1635 Tampa St. Tampa, Fla.

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

Signed, sealed and delivered in our presence:

Joni Thomas

William M. Rodgers L.S.

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

William M. Rodgers, single, also known as William M. Rodger

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of

November, A. D. 1975. Notary Public State of Florida At large. My commission expires: July 17, 1976

SPACE BELOW FOR RECORDER'S USE

CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLA. Dec 4 2 54 PM '75

RECEIVED

866199

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0378 Intake Date: 01/30/2024
 Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 337917
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Applicant/Representative: LESLIE VAN TRUMP Phone: 813-833-0775

Representative's Email: LESLIEVT6@GMAIL.COM

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0378 Intake Date: 01/30/20204
Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 337917
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 10208 OLD CONE GROVE RD City/State/Zip: RIVERVIEW, FL 33578
TWN-RN-SEC: 30-20-29 Folio(s): 077143.0008 Zoning: RSC-2 Future Land Use: SMU-6 Property Size: .8 ACRE

Property Owner Information

Name: BOYD, JAN K Daytime Phone 813-714-6429
Address: 10208 OLD CONE GROVE RD City/State/Zip: RIVERVIEW, FL 33578
Email: N/A Fax Number _____

Applicant Information

Name: LESLIE VAN TRUMP Daytime Phone 813-833-0775
Address: P.O. BOX 3031 City/State/Zip: BRANDON, FL 33509
Email: LESLIEVT6@GMAIL.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.

Leslie Van Trump
Signature of the Applicant

LESLIE VAN TRUMP

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)

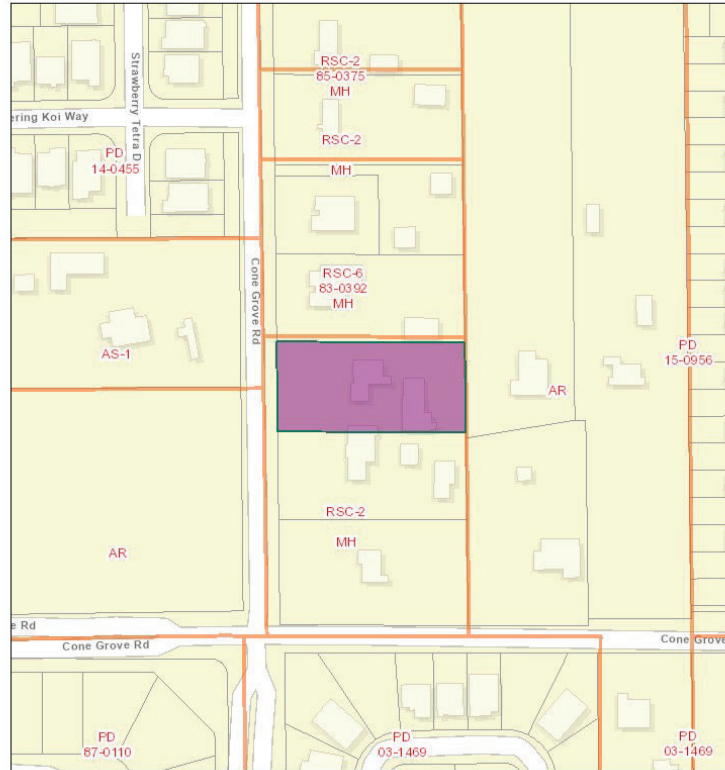
Type or print name



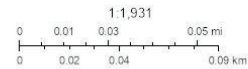
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-2
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0502H
FIRM Panel	12057C0502H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120502B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013806 Block: 1000
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77143.0008



February 1, 2024



PD, Esri Community Maps Contributors, University of South Florida, City of Tampa, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANADA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 77143.0008
PIN: U-29-30-20-2TR-000001-00004.5
 Brady C And Jan K Boyd
Mailing Address:
 Po Box 673
 null
 Riverview, FL 33568-0673
Site Address:
 10208 Old Cone Grove Rd
 Riverview, FL 33578
SEC-TWN-RNG: 29-30-20
Acreage: 0.84903997
Market Value: \$346,370.00
Landuse Code: 0100 Single Family

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >