

Variance Application: VAR 26-0291

LUHO Hearing Date: 03/09/2026

Case Reviewer: Logan McKaig



Hillsborough County Florida

Development Services Department

Applicant: Pavel & Jessica Stehlik

Zoning: RSC-6

Location: 2407 E 148th Ave. Lutz, FL 33549

Folio: 34992.0000

Request Summary:

The applicant is requesting a variance to accessory structure requirements for the purpose of placing a garage on the property.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.B & 6.01.01	Accessory structures shall not exceed 15 feet in height, except where the accessory structure meets the primary structure setback of the district. The required rear yard setback for the RSC-6 zoning district is 25 feet.	22 feet	3-foot rear yard setback
6.11.04.B & 6.01.01	Accessory structures shall not exceed 15 feet in height, except where the accessory structure meets the primary structure setback of the district. The required side yard setback for the RSC-6 zoning district is 7.5 feet.	4.5 feet	3-foot side yard setback
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard.	2 percent	22 percent building coverage within rear yard

Findings:	None
------------------	------

Zoning Administrator Sign Off:	 Colleen Marshall Mon Feb 23 2026 14:08:05
---------------------------------------	---

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.



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 26-0291	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 26-0291 Applicant's Name: Pavel + Jessica Stehlik

Reviewing Planner's Name: _____ Date: _____

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): 03/09/2026

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@hcfgov.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@hcfgov.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.

Pavel Stehlik  Digitally signed by Pavel Stehlik
Date: 2026.02.16 12:18:00 -05'00'

Signature

02/16/26

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 26-0291

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: **Pavel Stehlik**

Digitally signed by Pavel Stehlik
Date: 2026.02.16 12:19:06 -05'00'

(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 checked="" 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 checked="" 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 type="checkbox"/> | Other Documents (please describe): |

*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.

Pavel Stehlik
Jessica Stehlik
777 N Ashley Dr #1507
Tampa, FL 33602
pavel@fotoboho.com
813-695-2441

Date: 2/16/26

To:
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

RE: VAR 26-0291 Submission of Revised Documents – Setback Variance Request

Dear Development Services Team,

We are writing to formally submit revised documents in support of our setback variance request.

The revised submission includes the following updated materials:

- The updated Close Proximity Property Owners List
- The updated Site Plan reflecting the proposed garage location at three (3) feet from the rear property line and three (3) feet from the side property line
- The updated Project Description/Written Statement verifying our request for a 3-foot rear and 3-foot side setback variance

These revisions have been prepared to ensure accuracy and to clearly reflect our intended garage placement and variance request. We respectfully ask that these updated documents be reviewed as part of our application.

Thank you for your time, consideration, and assistance throughout this process. We sincerely appreciate your attention to our request.

Respectfully,

Pavel Stehlik
Jessica Stehlik



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.

We are requesting two variances to allow the placement and size of a proposed detached garage on the rear of our property. The garage would be 30' wide x 35' length x 17' 9" tall.

First, we are requesting a variance from the required 25-foot rear yard setback for structures taller than 15 feet, allowing the garage to be placed 3 feet from the rear property line and 3 feet from the side property line. Several properties in our immediate area have similar accessory structures placed on the rear property line, including the neighboring parcel directly next to ours whose garage sits very close to our shared side rear fence. Placing our structure in the same manner maintains consistency with the existing development pattern.

Second, we are requesting a variance from the maximum 600 sq. ft. size limitation for accessory structures. We are proposing a 30' x 35' (1,050 sq. ft.) garage to accommodate our three vehicles and a boat. The existing home on the property is a mobile home with no covered parking, and the Florida climate exposes our vehicles to intense sun, heat, and heavy seasonal rains. A two-car (600 sq. ft.) garage would not meet the basic parking needs of the property.

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

Variance from Section 6.01.01: Rear yard setback requirement for buildings taller than 15 feet. (25 ft)

Variance from Section 6.11.04: Maximum accessory structure size (20% of required rear yard.)

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.
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



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 hardship is unique because the property has only a mobile home and no covered parking or storage, unlike neighboring lots with older grandfathered structures. The neighbor's garage built directly on the property line further creates conditions where enforcing a 25-foot setback on our parcel would be both visually inconsistent and functionally restrictive.

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.

A literal application of the LDC would limit us to a 600 sq. ft. garage - insufficient for our three vehicles and boat- while neighboring properties already have larger covered structures. The 25-ft rear setback further restricts placement, making a functional garage nearly without moving the existing home and effectively denying us a reasonable residential use common in the district.

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 variance will not harm neighboring properties. The immediate rear neighbor already has a garage at the property line, and placing ours in the same location will not obstruct views, light, air, or privacy. The proposed garage is consistent with the scale and placement of existing accessory buildings in the 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 variance supports the LDC's intent to allow reasonable use of residential properties while maintaining compatibility with the surrounding community. The proposed garage serves a basic residential need - safe, covered parking and storage - without altering the residential character of the neighborhood.

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 hardship is not self-imposed. The property's lack of a garage or carport existed before our ownership, and the need for covered parking in Florida's climate is beyond our control. The neighbor's garage built directly on the rear lot line also creates conditions we did not create.

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.

Granting the variance allows normal, functional, and safe use consistent with surrounding homes. Denial would uniquely disadvantage this property by leaving vehicles and a boat exposed to severe weather, causing ongoing safety and maintenance issues. The variance creates no detriment to the public or neighboring properties.

Prepared by and return to:
Bankers Title
Marielena Kroger
509 South Martin Luther King Jr. Ave., Suite A
Clearwater, Florida 33756
File Number: 09250134
Parcel ID Number: 034992-0000
Consideration: \$159,000.00

WARRANTY DEED

THIS INDENTURE made this 15th day of October, 2025 BETWEEN LINDA S. MULLENDORE, an unmarried woman and JUSTIN J. ADLER, an unmarried man of the County of Hillsborough, State of Florida, Grantor, and 2407 E. 148TH AVE, LLC, of the County of Hillsborough, State of Florida, Grantee, whose address is: 777 N. Ashley Dr. #1507, Tampa, Florida 33602.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars 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:

Lots 17 and 18, CLEWELL HEIGHTS, according to plat thereof as recorded in Plat Book 34, Page 46, of the Public Records of Hillsborough County, Florida.

SUBJECT TO taxes for the year 2025 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record.

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.

IN WITNESS WHEREOF, Grantor has hereunto set Grantors hand and seal the day and year first above written.

Signed, sealed & delivered
in the presence of:

Marc Silverman
Witness Printed Name MARC A. SILVERMAN
Address: 509 S. MILK Tr Ave
Clearwater, FL 33756

Linda S. Mullendore (Seal)
LINDA S. MULLENDORE
Address: 6006 Christinials E
Lakeland, FL 33813

Marielena Kroger
Witness Printed Name Marielena "Mari" Kroger
Address: 509 S. Martin Luther King Jr. Ave.
Clearwater, FL 33756

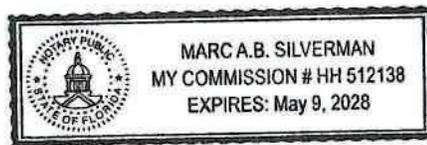
Justin Adler (Seal)
JUSTIN J. ADLER
Address: 6006 Christina dr E
Lakeland FL 33815

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15 day of October, 2025, by LINDA S. MULLENDORE and JUSTIN J. ADLER, who is/are personally known to me or who has produced FL drivers licenses as identification.

Marc Silverman
Notary Public
Print Name: _____

My Commission Expires: _____





Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0291 Intake Date: 12/02/2025
 Hearing(s) and type: Date: 02/09/2026 Type: LUHO Receipt Number: 539976
 Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 2407 E 148th Avenue City/State/Zip: Lutz, FL 33549
 TWN-RN-SEC: 28-19-05 Folio(s): 034992-0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 0.34 acre

Property Owner Information

Name: 2407 E 148TH AVE LLC Daytime Phone 813-695-2441
 Address: 777 N Ashley Dr, #1507 City/State/Zip: Tampa, FL 33602
 Email: pavel@fotoboho.com Fax Number n/a

Applicant Information

Name: Pavel + Jessica Stehlik Daytime Phone 813-695-2441
 Address: 777 N Ashley Dr, #1507 City/State/Zip: Tampa, FL 33602
 Email: pavel@fotoboho.com Fax Number n/a

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.

Pavel Stehlik Jessica Stehlik

Digitally signed by Pavel Stehlik Jessica Stehlik
Date: 2025.12.02 17:31:57 -05'00'

Signature of the Applicant

Pavel Stehlik and Jessica Stehlik

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.

Pavel Stehlik

Digitally signed by Pavel Stehlik
Date: 2025.12.02 17:32:27 -05'00'

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

Pavel Stehlik

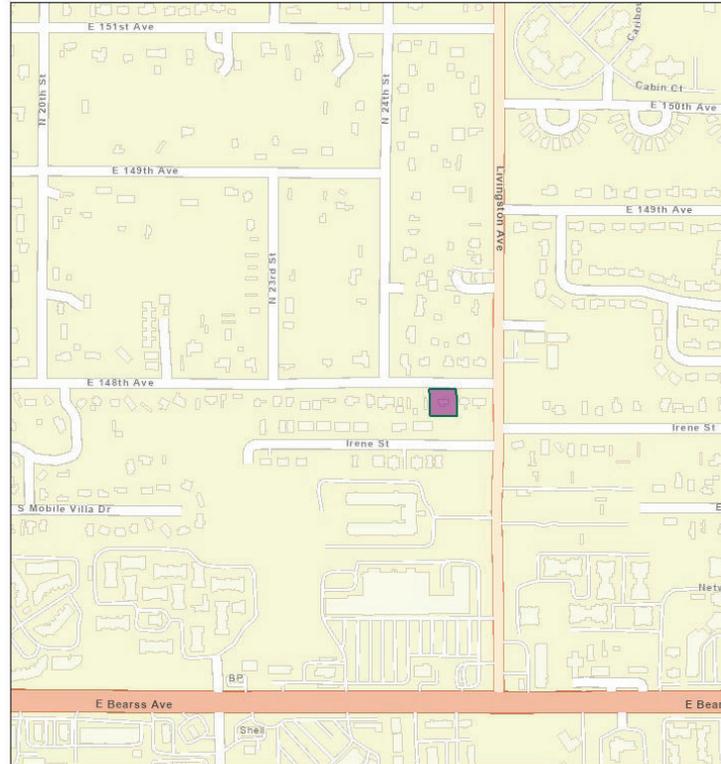
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0210H
FIRM Panel	12057C0210H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120210E
County Wide Planning Area	University Area Community
Census Data	Tract: 011003 Block: 2019
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	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 34992.0000



December 2, 2025

Esri Community Maps Contributors, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 34992.0000
PIN: U-05-28-19-1FO-000000-00017.0
2407 E 148th Ave Llc
Mailing Address:
777 N Ashley Dr Unit 1507
null
Tampa, Fl 33602-4370
Site Address:
2407 E 148th Ave
Lutz, Fl 33549
SEC-TWN-RNG: 05-28-19
Acreage: 0.34
Market Value: \$107,809.00
Landuse Code: 0200 MOBILE HOMES

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.



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Pavel + Jessica Stehlik Phone: 813-695-2441

Representative's Email: pavel@fotobocho.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
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<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.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<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.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)