



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 22-1211	
<b>LUHO HEARING DATE:</b> November 21, 2022	<b>CASE REVIEWER:</b> Chris Grandlienard, AICP

**REQUEST:** The applicant is requesting a setback variance to accommodate a room addition for a single-family home on a corner lot zoned RSC-6. Additionally, the applicant is requesting a height variance for an existing fence

**VARIANCE(S):**

**Room Addition**

Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-6 district. The subject parcel is a corner lot with required front yards on the south and west sides. The applicant requests a 9-foot reduction to the required front yard setback to allow a setback of 16 feet from the west property line along Winding Creek Drive in the front yard which functions as a side yard.

**Existing Fence**

Per LDC Section 6.07.02.C.1.a., fences over four feet in height shall not be allowed within required front yards, except under certain circumstances that do not apply to this case. The applicant requests a 2-foot increase in the permitted fence height to allow a height of 6 feet for an existing fence located on the west property line along Winding Creek Drive in the front yard which functions as a side yard.

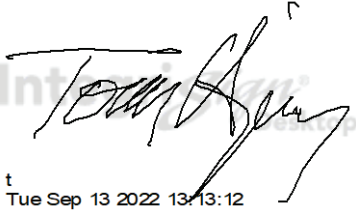
**FINDINGS:**

- Per LDC Section 6.01.06, a minimum lot size of one-half acre of upland is required for use of a septic system. The subject property is served by a septic system and is 0.34 acres in size, approximately. Therefore, it is nonconforming. However, it has been certified as a Legal Nonconforming Lot per NCL 22-1351 that has been placed in the case record

**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**

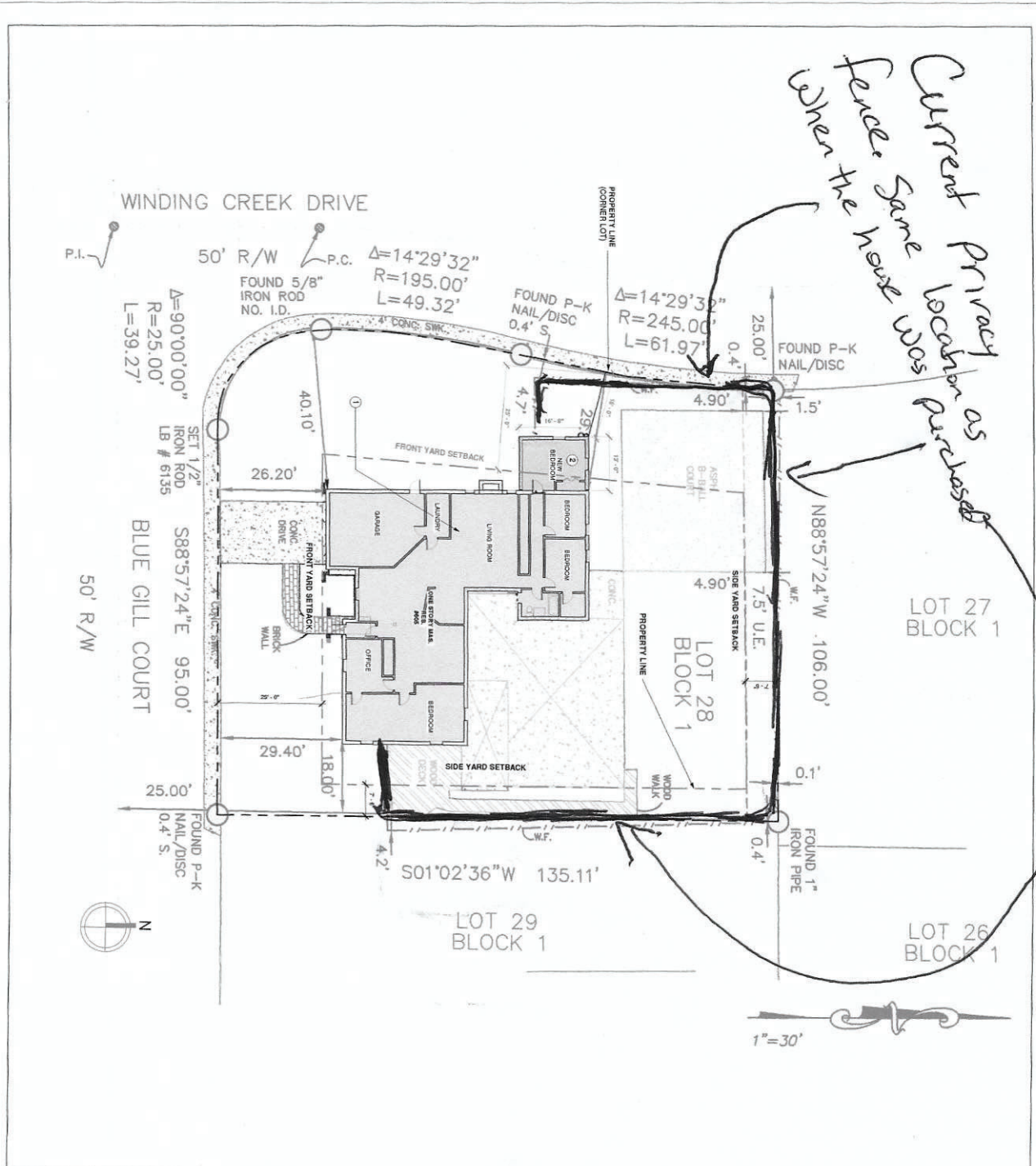


Handwritten signature of Tom H. [unclear] and a digital timestamp: Tue Sep 13 2022 13:13:12

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

VAR 22-1211 - Privacy Fence Location

Current Privacy location as fences. Same location was purchased when the house was purchased



- ARCHITECTURAL SITE PLAN - SHEET NOTES**
1. RESIDENTIAL SITE PLAN, ANY / ALL LANDSCAPE INFORMATION, AND/OR EXISTING BUILDING SETBACKS, VARIANCE INFORMATION, SHOULD BE PROVIDED UNDER CONSTRUCTION.
  2. PROPOSED ADDITION
  3. EXISTING RESIDENCE

**MA+D**  
 Morgan Architecture & Design LLC  
 10000 Riverchase Lane  
 Suite 200  
 Atlanta, GA 30328  
 www.morganad.com

Individual property rights reserved 2020  
 Client: Blakey Information  
 Stephen White  
 605 Elm St. SE  
 Atlanta, GA 30316

Project: 1 floor information  
 Write Residence Addition  
 502 Elm St. SE  
 Atlanta, GA 30316

Structural Consultant:  
 B&B Engineering and Design  
 10000 Riverchase Lane  
 Suite 200  
 Atlanta, GA 30328  
 www.bbbengineering.com

Professional Seal:  
 Licensee: L. Morand  
 Project Number: 2021-001  
 Scale: A-101

**NOT FOR CONSTRUCTION**

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## 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.

Our property is located on a corner lot with a 25' setback on both the south side (address side) and the west side of the residence. We respectfully request a variance of 9 feet from the required setback of 25', resulting in a side yard of 16'. Our desire is to add a room onto our current 3 bedroom/2 bath house. We have 3 daughters and 2 of them, our 15 y/o twins, are currently sharing a room. They have done so since birth but, as one could imagine, they now value their privacy as they mature into young women. Needless to say, this situation causes dissention in our otherwise peaceful, happy home. If we were granted our variance request and were able to add on another bedroom, we feel it would reduce much of the stress that derives from this situation. It has become somewhat of a hardship having to deal with the unnecessary stress on an almost nightly basis.

I am also requesting a 0' setback for our 6' privacy fence that is currently in place. Although I recently replaced this fence with a brand new one, I put it back in the same location it was in when we purchased the home 14 years ago. This fence would also continue to serve as privacy for the backyard and would also enclose the addition that we are hoping to add.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:  
Setback Table Section 6.01.01

## ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No xx 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 xx 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 xx 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 xx Public Wastewater \_\_\_\_\_ Private Well \_\_\_\_\_ Septic Tank xx
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 xx 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).



EMAIL COVER SHEET

Date: July 18, 2022

Page 1 of 14

**TO:**

Name: Hillsborough County Zoning Dept.

Fax Number: Email: zoningintake-dsd@hcfllgov.net

**FROM:**

Name: Stephen White

Contact Number: 813-236-8131 (h), 813-817-4300 (cell)

**Subject:** Variance Application for 605 Blue Gill Ct., Tampa, FL 33613  Urgent  Please Reply

**Message:**

To whom it may concern,

Following is my 3rd variance application for my property @ 605 Blue Gill Ct., Tampa, FL 33613. As per the email from your office, I will render payment once I receive the email directing me to do so.



PLEASE SEND THE PAYMENT INFORMATION TO MY EMAIL ADDRESS, SWHITE01@TAMPABAY.RR.COM. I am the one making the payment, NOT my representative Gary Trupp.

Hopefully I have filled everything out correctly. Feel free to contact me at 813-817-4300 (cell) if you have any questions or concerns.

Sincerely,

Stephen White

## 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?  
Although I cannot speak to the hardships of other families in the neighborhood, I do know that our current situation is stressful on a nightly basis. Having 2 young women at the age of 15 share a small bedroom does not afford either of them both the privacy they desire and desperately need. Also, because our property is located on a corner lot and the west side is on the main thoroughfare through our neighborhood, we have 2-25's setbacks (the west side and the front) as opposed to the other properties in the area that have only 1-25' setback to the front of their residence.  
\_\_\_\_\_  
\_\_\_\_\_
  
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.  
Our home is a 3/2 with an office. We have 3 children and we are in need of additional space for an additional bedroom as 2 of the sisters share a room.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
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.  
I do not feel that there will be any detriment to the surrounding properties whatsoever. The section of the house that we would be adding on to is currently enclosed within the 6' privacy fence surrounding the back yard. The proposed addition will have the same design, look and construction of the current home, thus allowing for an almost seamless visual transition. Also, there will be no obstruction of view for the passing cars caused by this addition as it is not near the closest intersection.  
\_\_\_\_\_  
\_\_\_\_\_
  
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).  
If approved, the addition will not create any obstruction of view for cars passing through 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.  
There is nothing illegal with regard to our request. When we initially moved into the home, we had 2 children and the 3 bedrooms were sufficient for us so we converted the 4th bedroom into a home office that my wife uses for work. We are now in need of a 4th bedroom as our twin daughters are 15 year old teenagers sharing a small bedroom. They are in need of privacy as they get older.  
\_\_\_\_\_  
\_\_\_\_\_
  
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.  
Justice will be done because we have a dire need for a 4th bedroom to create the additional space and privacy for our 15 year old twin daughters, thus allowing us to remain in our beloved home and neighborhood.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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This instrument prepared by  
Gregory A. Richards, Jr. of  
ALLEN DELL, P.A.  
202 S. Rome Avenue, Suite 100  
Tampa, Florida 33606

#### WARRANTY DEED

THIS INDENTURE is made on this 14<sup>TH</sup> day of AUGUST,  
20 18, by and between **B RICE RENOVATIONS LLC**, a Florida Limited Liability  
Company (the "Grantor") and **EVA COLLINS**, aka **EVA COLLINS WHITE**, as Trustee of  
the **EVA COLLINS FAMILY TRUST**, dated **June 16, 2016** (the "Grantee"), whose post  
office address is 605 Blue Gill Court, Tampa, Florida 33613.

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid  
by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed  
and confirmed, and by these presents does grant, bargain, sell, convey and confirm, to Grantee  
and Grantee's successors and assigns forever, all of the following described real property  
situated in Hillsborough County, Florida:

**Lot 28, Block 1, Country Lakes according to the plat thereof, as recorded in  
Official Records Book 48, at Page 22, of the Public Records of Hillsborough  
County, Florida.**

**Parcel Identification Number: U-36-27-18-0S9-000001-00028.0**

SUBJECT TO taxes for the current year, as well as all easements, covenants,  
reservations, restrictions, mortgages and other encumbrances of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and  
assigns in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said  
premises in fee simple; that Grantor has good right and lawful authority to sell and convey the  
premises; that the title to the premises is free from all encumbrances except as noted above; that

Grantee will have quiet possession; and that Grantor fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

The real property described herein is not the Grantor's homestead.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed on the date first set out above.

WITNESSES:

B RICE RENOVATIONS LLC

[Signature]  
Print name: Heather Zuccoio

[Signature]  
William R. Rice  
Its President


[Signature]  
Print name: Anne Mansis

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this 14<sup>TH</sup> day of AUGUST, 20 18, by WILLIAM R. RICE, who is personally known to me or has produced DRIVER'S LICENSE as identification.

[Signature]  
Print name: \_\_\_\_\_

Notary Public

 ANNE MANSIS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG064893  
Expires 2/18/2021

My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF September 20 19

PAT FRANK  
CLERK OF CIRCUIT COURT

[Signature] D.C.





Received  
07/18/22  
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: 605 Blue Gill Ct. City/State/Zip: Tampa, FL 33613 TWN-RN-SEC: 36-27-18  
Folio(s): 017170-4056 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.35 acres

### Property Owner Information

Name: Eva Collins Trustee Daytime Phone: 813-817-4300  
Address: 605 Blue Gill Ct. City/State/Zip: Tampa, FL 33613  
Email: swhite01@tampabay.rr.com FAX Number: \_\_\_\_\_

### Applicant Information

Name: Stephen & Eva White Daytime Phone: 813-817-4300  
Address: 605 Blue Gill Ct. City/State/Zip: Tampa, FL 33613  
Email: swhite01@tampabay.rr.com FAX Number: N/A

### Applicant's Representative (if different than above)

Name: Same as Above 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.

Stephen D White  
Signature of Applicant  
STEPHEN D WHITE  
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.

Eva Collins White  
Signature of Property Owner  
Eva Collins White  
Type or Print Name

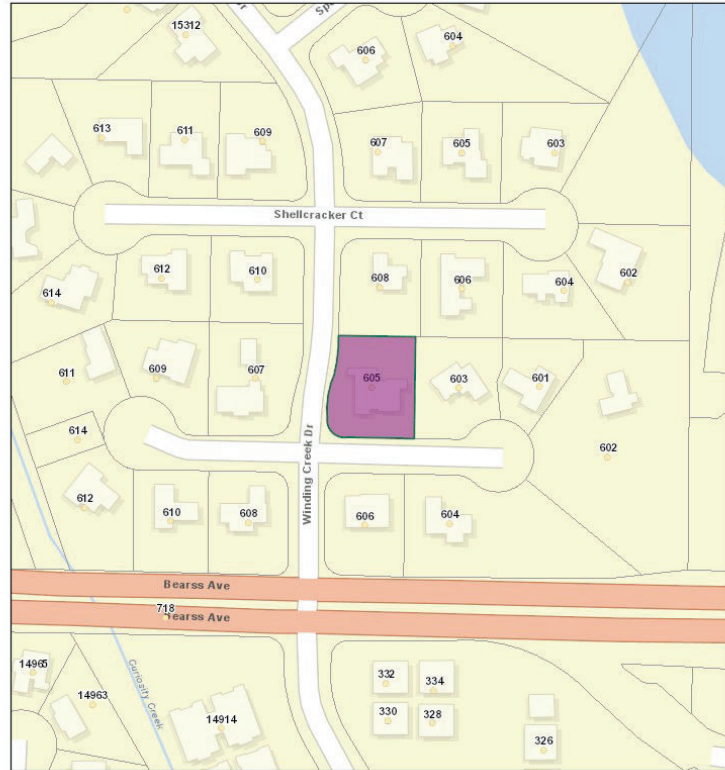
Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 07/18/22  
Case Number: 22-1211 Public Hearing Date: 09/26/22  
Receipt Number: \_\_\_\_\_



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

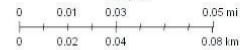
Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0204H
FIRM Panel	12057C0204H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120204D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011108 Block: 2010
Future Landuse	R-4
Urban Service Area	USA
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	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 17170.4056



July 18, 2022

1:1569



© Hillsborough County - Public Works - Geomatics - Streets &amp; Addresses

Hillsborough County Florida

**Folio: 17170.4056**  
**PIN: U-36-27-18-0S9-000001-00028.0**  
**EVA COLLINS/TRUSTEE**  
**Mailing Address:**  
 605 BLUE GILL CT  
 TAMPA, FL 33613-1202  
**Site Address:**  
 605 BLUE GILL CT  
 TAMPA, FL 33613  
**SEC-TWN-RNG: 36-27-18**  
**Acreage: 0.35520399**  
**Market Value: \$405,078.00**  
**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.

22-1211

# VARIANCE APPLICATION SUBMITTAL CHECKLIST

The checklist below includes items and information that must accompany all variance requests. The applicant must fill out the checklist by placing a check mark in each box indicating the information has been provided and sign below certifying that the application is complete. Failure to submit accurate data may require the application to be continued to a later public hearing date.

*Incomplete applications will not be accepted.*

- Application Fee - Check made payable to Hillsborough County Board of County Commissioners. *to be paid online after instructions sent, as per my email*
- Completed Variance Application with Affidavit to Authorize Agent, if applicable.
- Completed Variance Request and Additional Information Sheet.
- Adjacent Property Owners List. The list must be obtained from the Property Appraisers Office located on the 15<sup>th</sup> floor of the County Center Bldg (601 E. Kennedy Boulevard). **Do not retype the list.**
  - o If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within **500 feet** of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within **300 feet** of the subject property.
- Completed Variance Criteria Response Form.
- Recorded Deed for the Subject Property. This can be obtained from the Clerk of the Circuit Court Recording Library located at 419 Pierce Street.
- Legal Description of Subject Property. This information can be found on your deed or on the property survey. *(on Deed)*
- Property Survey. The survey (Occupational Survey) must have been done within the last two years and must be to scale. At least one copy must be 8 1/2 X 11 inches in size. At a minimum, the survey must include the following information:
  - 1) North arrow and Folio number, property owner's name, and address of subject site;
  - 2) Dimensions of the property;
  - 3) All road frontage, driveways, and easements;
  - 4) All existing and proposed buildings and structures on the property, the square footage of these structures, and the distance from said structures, fences to all property lines;
  - 5) Location of any on-site wetlands;
  - 6) Height of all existing and proposed structures;
  - 7) Information relevant to the specific variance requested.

- NA*  Copy of any citations issued by Code Enforcement for the subject property, if applicable.
- NA*  Wetland Setback Variance Memorandum – Attachment A - This memo must be complete for all requests for a variance to the wetland setback.

If property owner is a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit. This can be obtained at <http://sunbiz.org/>

Applicant Signature: \_\_\_\_\_

*Stephen A. White*

I certify that I have completed the application and have included all material checked above.

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