

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.

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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.

RESOLUTION OF VIOLATION CASE # CMP-23-0000194 DESCRIPTION OF VIOLATION: ADDITION: (MOTHER-IN-LAW) ATTACHED A.D.U.
 IT IS REQUESTED TO ALLOW A REAR SETBACK ENCROACHMENT FROM REQUIRED 20' TO A REDUCED SETBACK OF 9.21' AND A SIDE SETBACK FROM REQUIRED 5' TO 4.71' EXISTING.

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

Section 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): _____
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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

Tampa, FL
June 28, 2024

Hillsborough County Development Services

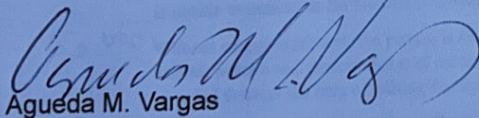
First of all I want to apologize for building and addition without the proper permits. I did not have any knowledge about the 20' set back requirement. I understand that not knowing the law does not make me exempt from it.

Secondly I want to inform you that I invested all the money from my DROP to build that addition for my granddaughter, who has 3 orphaned children, the oldest one being only 7 yrs old. She is also facing some mental health issues and for that reason I want to keep her and the children close to me. (see attached)

The survivor's benefits the children receive is not enough to pay for an apartment's rent in Tampa. If the variance is not approved, that family of four members will be homeless, as I do not have space in the main dwelling to accommodate her. My two other grandchildren live in my house as they help take care of my 83 yrs old husband (who has Alzheimer's and Parkinson's disease)

I would greatly appreciate the approval of this variance.

Thanks in advance for your help.


Agueda M. Vargas



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 required rear setback is not being followed by neighboring property owners. For example, the property at [redacted] has a structure within the 20' rear setback. There are many more examples of this through the neighborhood, many on the same street block. The side yard setback has not changed from when the house was built. *(See attached letter)*

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.

Many other property owners are using the 20' rear setback to place structures, including attached additions.

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.

No Negative Impact:
 The variance, if allowed, will not negatively impact neighboring properties.
 It does not impair access to light, air, or safety for surrounding properties.
 It avoids hazards and maintains the overall well-being of the community.

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 approval would provide equitable rights enjoyed by other property owners. Granting the variance would not be detrimental to the public health, safety, comfort and welfare of Hillsborough County citizens.

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 illegal action of building the addition without the required permitting is being rectified through an "After-The-Fact" permit application. Although the situation being sought to be relieved by the variance is a result from the actions of the applicant, it is practical difficulty, as it precludes the ability of the applicant to pursue a reduced rear setback, which is enjoyed by many neighboring property owners.

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 will allow the applicant equal rights enjoyed by neighboring property owners. The use of the rear setback by neighboring property owners has not been detrimental to the overall public or other property owners, thus in line with the intent of the LDC. Failure to grant the variance will be of great hardship to the applicant who will not be able to enjoy the same property rights as the neighboring property owners.

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Prepared By: :
Lucia Garcia :

After Recording Return To: :
6906 N Hale Ave :
Tampa, Florida 33614 :
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:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on December 18, 2018 THE GRANTOR(S),

- Rafael R Vargas, a married person,

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Agueda M Vargas, a married person, residing at 6906 N Hale ave, Tampa, Hillsborough County, Florida 33614

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land, in an unincorporated area in the County of Hillsborough, state of FLORIDA to wit:

Legal Description:

Lot 546 & 547, Block M, Pincrest Villa, according to the map or plat thereof as recorded in Plat Book 14, page 15, of the Public Records of Hillsborough County.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Grantor Signatures:

DATED: 12-18-18

[Handwritten Signature]

Rafael R Vargas
6906 N Hale Ave
Tampa, Florida, 33614

In Witness Whereof,

[Handwritten Signature]
Witness

Juan R Estevez

[Handwritten Signature]
Witness

Martha E Estevez

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH, ss:

The foregoing instrument was acknowledged before me this 18 day of December, by Rafael R Vargas, who are personally known to me or who have produced FLORIDA DRIVERS L. as identification.

[Handwritten Signature]

Signature of person taking acknowledgment

LUCIA GARCIA

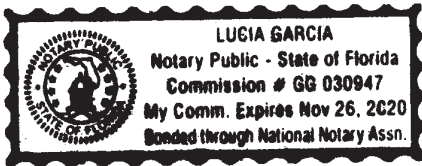
Name typed, printed, or stamped

NOTARY PUBLIC

Title or rank

GG 030947

Serial number (if applicable)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-1028 Intake Date: 07/02/2024
Hearing(s) and type: Date: 08/26/2024 Type: LUHO Receipt Number: 381336
Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 6906 N HALE AVE City/State/Zip: TAMPA
TWN-RN-SEC: 28-28-18 Folio(s): 026264-0250 Zoning: RSC-9 Future Land Use: RESIDENTIAL Property Size: 3,368
Acreage: 0.14193

Property Owner Information

Name: AGUEDA M VARGAS Daytime Phone: 8135315241
Address: 6906 N HALE AVE City/State/Zip: TAMPA, FL 33614
Email: SHIANNIESISCO@AOL.COM Fax Number: _____

Applicant Information

Name: AGUEDA M VARGAS Daytime Phone: 8135315241
Address: 6906 N HALE AVE City/State/Zip: TAMPA, FL 33614
Email: SHIANNIESISCO@AOL.COM Fax Number: _____

Applicant's Representative (if different than above)

Name: N/A 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.

Agueda M. Vargas
Signature of the Applicant

Agueda M. Vargas
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.

Agueda M. Vargas
Signature of the Owner(s) - (All parties on the deed must sign)

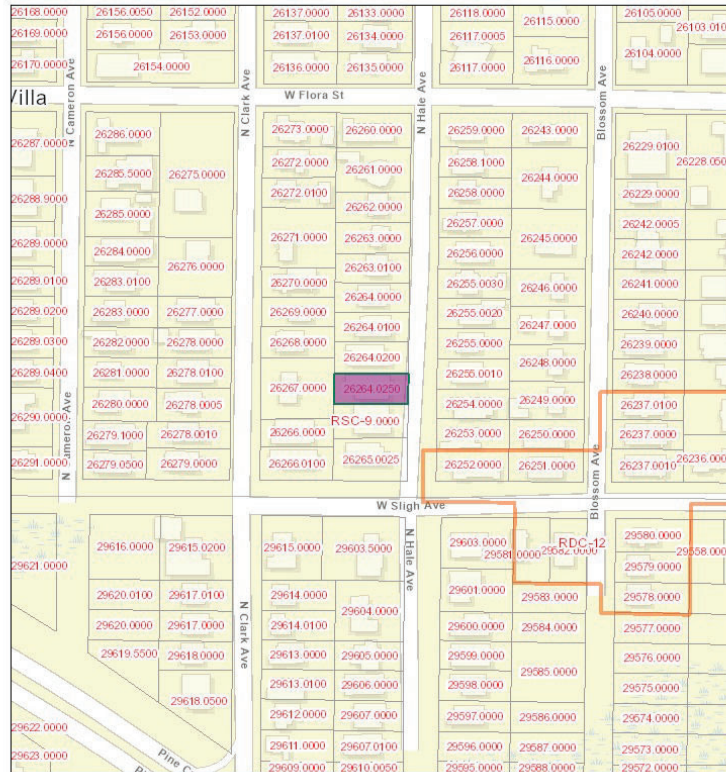
Agueda M. Vargas
Type or print name



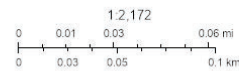
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011804 Block: 2020
Future Landuse	R-9
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 26264.0250



July 2, 2024



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Hillsborough County Florida

Folio: 26264.0250
PIN: U-28-28-18-16J-M00000-00546.0
Agueda M Vargas
Mailing Address:
 6906 N Hale Ave
 null
 Tampa, Fl 33614-3854
Site Address:
 6906 N Hale Ave
 Tampa, Fl 33614
SEC-TWN-RNG: 28-28-18
Acreage: 0.14193
Market Value: \$482,993.00
Landuse Code: 0100 Single Family

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 Or
 2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.