

**Variance Application:** VAR 24-0089  
**LUHO Hearing Date:** December 19, 2023  
**Case Reviewer:** Camille Krochta



**Hillsborough  
 County Florida**

Development Services Department

**Applicant:** RU Project Management Group, LLC, Ruth P. Londono **Zoning:** RSC-6  
**Address/Location:** 11025 Airview Drive, Tampa **Folio** 3730.4272


**Request Summary:**

The applicant is requesting a variance to setback requirements for a principal and accessory dwelling, and an increase to the maximum fence height requirements on property zoned RSC-6.

**Requested Variances:**

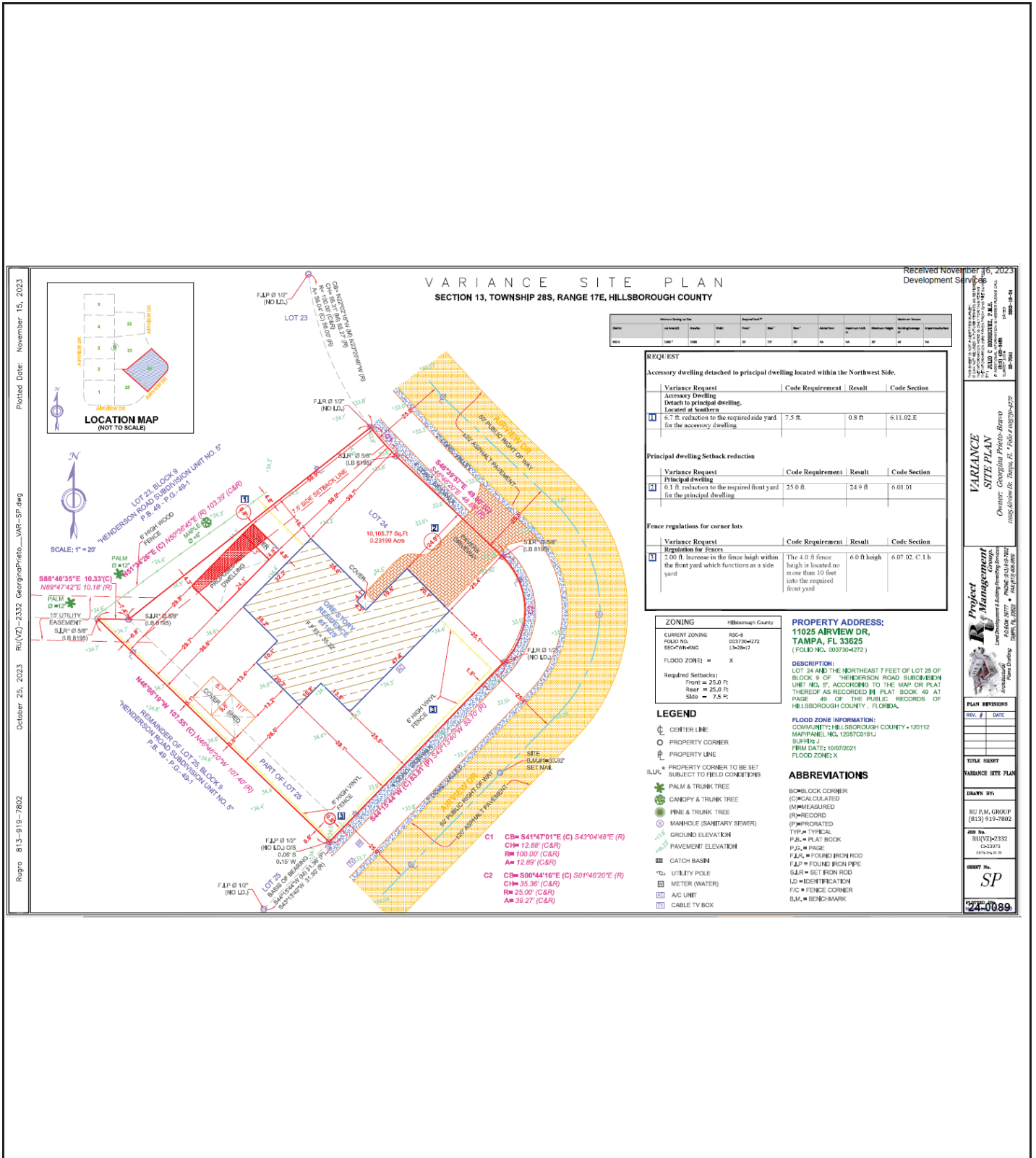
LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 7.5-foot side yard setback is required in the RSC-6 zoning district.	6.7-foot	0.8-foot side yard setback for the accessory dwelling
6.01.01	A minimum 25-foot front yard setback is required in the RSC-6 zoning district.	0.1 feet	24.9-foot front yard setback
6.07.02.C.1.a	Fences over 4 feet in height shall not be located within the required front yards, except under certain circumstances which do not apply in this case.	2 feet	6-foot-high fence in front yard functioning as a side yard

<b>Findings:</b>	A Stop Work Order was issued on September 18, 2023, under HC-CMO-23-0000505 for failure to permit the accessory structure.
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<b>Zoning Administrator Sign-Off:</b>	 <small>Colleen Marshall        Wed Dec 6 2023 15:20:07</small>
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**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





# Additional / Revised Information Sheet

Office Use Only		
Application Number:	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 24-0089

Applicant's Name: RU Project Management Group, LLC

Reviewing Planner's Name: Camille Krochta

Date: November 15, 2023

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): 12/19/2023

### 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@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

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For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.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.***

*Ruth P Londono*

Signature

11/15/2023

Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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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

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:           *Ruth P Londono*              November 15, 2023

(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
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1  **Cover Letter\*\*** If adding or removing land from the project site, the final list of folios must be included

2  **Revised Application Form\*\***

3  **Copy of Current Deed\*** Must be provided for any new folio(s) being added

4  **Affidavit to Authorize Agent\*** (If Applicable) Must be provided for any new folio(s) being added

5  **Sunbiz Form\*** (If Applicable) Must be provided for any new folio(s) being added

6  **Property Information Sheet\*\***

7  **Legal Description of the Subject Site\*\***

8  **Close Proximity Property Owners List\*\***

9  **Site Plan\*\*** All changes on the site plan must be listed in detail in the Cover Letter.

10  **Survey**

11  **Wet Zone Survey**

12  **General Development Plan**

13  **Project Description/Written Statement**

14  **Design Exception and Administrative Variance requests/approvals**

15  **Variance Criteria Response**

16  **Copy of Code Enforcement or Building Violation**

17  **Transportation Analysis**

18  **Sign-off form**

19  **Other Documents** (please describe):

Project Narrative

\*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.

**VARIANCE APPLICATION**

**November 15, 2023**

**“Variance to Accessory Dwelling Requirements,  
 Lot Development Standards and to Fence Requirements”**

**Location:** 11025 Airview Dr. Tampa, FL 33625  
**Owners** Georgina Prieto-Bravo  
**Size of property:** 0.23199 Acres +/- (Per Survey) Signed Oct. 24, 2023  
**Folio #:** 003730-4272  
**Zoning District** RSC-6  
**Future Land Use** R-4  
**Urban Service Area** USA

**VARIANCE REQUEST:** To reduce the required setback of Accessory Dwelling, Principal Dwelling, and fence.

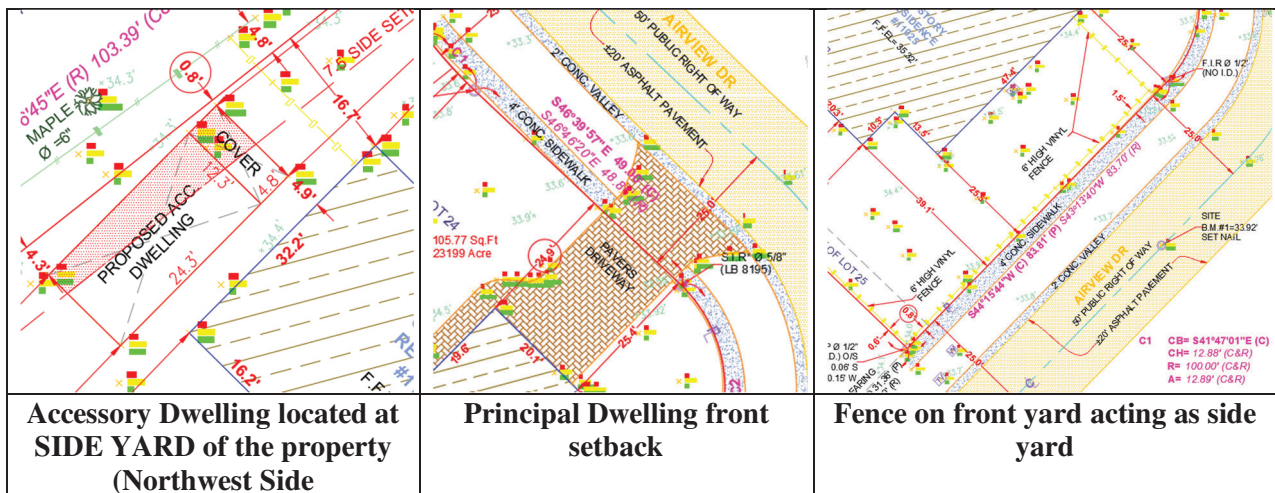
- Accessory Dwelling located at SIDE YARD of the property (Northwest Side)
- Principal Dwelling front setback
- Fence on front yard acting as side yard

**Code Sections**

**Sec. 6.11.02. - Accessory Dwelling Standards**

**Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations**

**Sec. 6.07.02. – Regulations for Fences**



**NARRATIVE**

The irregular shaped lot (subject property) is located within the RSC-6 zoning district and is identified by folio number **003730-4272**. Platted subdivision of **Henderson Road Sub Unit No 5**. More generally the site is located at **11025 Airview Dr. Tampa, FL 33625** within the area generally known as **Logan Gate Area** according with property appraiser public record information.

The site is located **north of W Linebaugh Ave, south of Gunn Hwy, west of Henderson Rd, and east of Veterans Espy**

This Principal dwelling was built in 1983. The current owner purchased this property on the 28<sup>th</sup> day of April 2023 and occupied the property by she (owner), her mom and grandfather since she, Georgina Prieto-Bravo got it.

Owner Built a couple months ago and structure without permits. After some weeks she received a code enforcement department visit on September 19<sup>th</sup>, 2023 and got a NOV (Notice of Violation).

(See Attached Document)

The intension is providing her mother a place to live as independently as possible, but at the same time as closer to take care of her.

Accessory dwelling detach structure to the Single-Family dwelling that is allowable use per RSC-6 Zoning District

The first step was ordering a survey to verify the location of the current buildings and fences. The owner got the survey on October 24<sup>th</sup>, 2023.

The Current Survey depicts:

1. The “new structure” that is the subject of this variance located on the northwest side of the lot is enclosed in the required yard setbacks, as well as the principal dwelling that according to the property appraiser records, was built in 1983 (as mentioned above).
2. A 6 ft high vinyl fence is located within the 25 ft required front yard. (LDC Sec.6.07.02.C.1.a).

Property is a **corner lot**, the fence 6 ft in height is located in the **front yard which functions as a side yard**. The fence is located 0.8 feet from property boundary at Airview Dr. Note that Airview Dr is a circular road. Fences is regulated by (LDC Sec.6.07.02. C.1.b) See Site plan

The subject property is in RSC-6 zoning. As a corner lot it has two front yards (25ft setbacks) and two side yards (7.5ft) setbacks.

A Variance has been requested from (3) three Code Sections:

**Sec. 6.11.02. - Accessory Dwelling Standards** Sec.6.11.02. E - Reduce accessory dwelling building setback at side yard.

**Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations**  
Reduce principal building setback at front yard.

**Sec. 6.07.02. – Regulations for Fences**  
Increase in the fence height within the front yard which functions as a side yard from 4.0 feet to 6.0 feet.

Approval of the requests will allow the owner to use the new structure built on 2023 as an accessory dwelling for her family member, meet the required setbacks of the principal dwelling built in 1983, and keep in place the 6 feet high fence at front yard acting as side.



**REQUEST**

**Accessory dwelling detached to principal dwelling located within the Northwest Side.**

	Variance Request	Code Requirement	Result	Code Section
	Accessory Dwelling Detach to principal dwelling. Located at Southern			
1	6.7 ft. reduction to the required side yard for the accessory dwelling	7.5 ft.	0.8 ft	6.11.02.E

**Principal dwelling Setback reduction**

	Variance Request	Code Requirement	Result	Code Section
	Principal dwelling			
2	0.1 ft. reduction to the required front yard for the principal dwelling	25.0 ft.	24.9 ft	6.01.01

**Fence regulations for corner lots**

	Variance Request	Code Requirement	Result	Code Section
	Regulation for Fences			
3	2.00 ft. Increase in the fence heigh within the front yard which functions as a side yard	The 4.0 ft fence heigh is located no more than 10 feet into the required front yard	6.0 ft heigh	6.07.02. C.1.b

**VARIANCE CRITERIA RESPONSE**

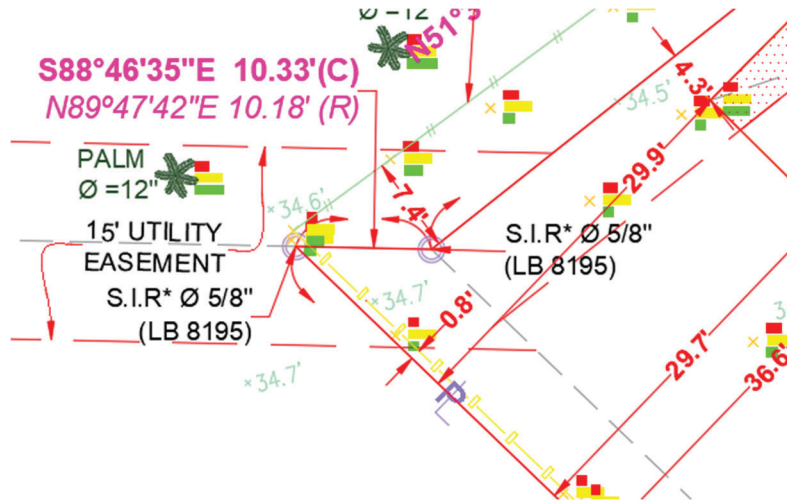
- 1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?**

Per Survey the property is 0.23199 acre approximately

Per most current survey signed on October 24<sup>th</sup>, 2023, per Julio C. Rodriguez, PSM. Property is 10,105 Square feet (SF) = 0.23 Acre.

RSC-6 zoning district. The hardship is the lot as a corner lot and exceed the 7,000 SF minimum lot area required per RSC-6 zoning lot Size.

Lot has a special shape at West Corner.



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.

The Accessory Dwelling Standards of the LDC allows “The residential lot that shall be occupied by a principal detached single-family dwelling that is owner occupied” Proposed Accessory dwelling meet these criteria as well all others requirement.

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.

Approval of the requested variance will not substantially interfere with or injure the rights of others in this 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 requested variance “Side yard setback reduction”, “Front yard setback reduction”, and fence on a corner lot is in harmony with and serves the general intent and purpose of the Land development code, and the Comprehensive Plan. The RSC-6 zoning provides the opportunity for maximum of 900 square foot living space on RSC-6 district principal dwelling owner occupied. The accessory dwelling will meet this requirement on the same lot for single-family conventional development of the county in a manner that is equitable and respectful of the property rights of others.

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 existing structures that will be used as accessory dwelling by owner's mom was recently built without the required building permit. If the variances are approved the applicant will be required to go through the after the fact building permit process to finish with the remodeling, as well as request the approval for the accessory dwelling.

**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.**

Allowing the variance will result in substantial justice. The proposed yard setback reductions are the better solution to allow the accessory dwelling. The addition requirements will not be jeopardized with the variance approval. Impacts associated with the request are minimal considering the character of the site and the general area.

Approval will allow the existing structure to be used as a living area, and fence front yard acting as side to remain in place.

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Project Narrative
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**VARIANCE APPLICATION**

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**Location:** 11025 Airview Dr. Tampa, FL 33625  
**Owners** Georgina Prieto-Bravo  
**Size of property:** 0.23199 Acres +/- (Per Survey) Signed Oct. 24, 2023  
**Folio #:** 003730-4272  
**Zoning District** RSC-6  
**Future Land Use** R-4  
**Urban Service Area** USA

**VARIANCE REQUEST:** To reduce the required setback of Accessory Dwelling, Principal Dwelling, and fence.

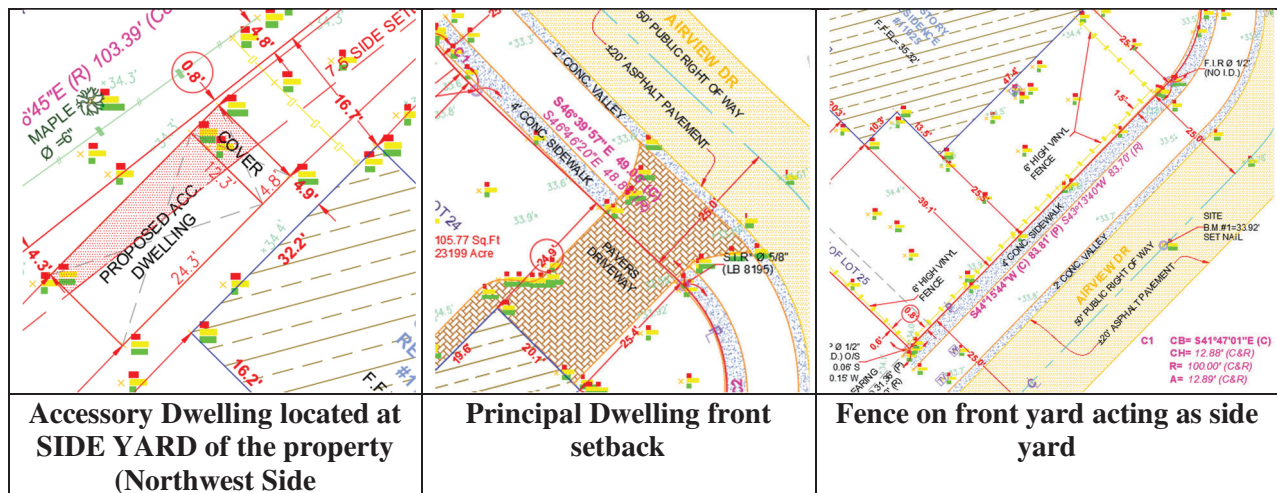
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**Code Sections**

**Sec. 6.11.02. - Accessory Dwelling Standards**

**Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations**

**Sec. 6.07.02. – Regulations for Fences**





**NARRATIVE**

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**Principal dwelling Setback reduction**

	Variance Request	Code Requirement	Result	Code Section
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**Fence regulations for corner lots**

	Variance Request	Code Requirement	Result	Code Section
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**VARIANCE CRITERIA RESPONSE**

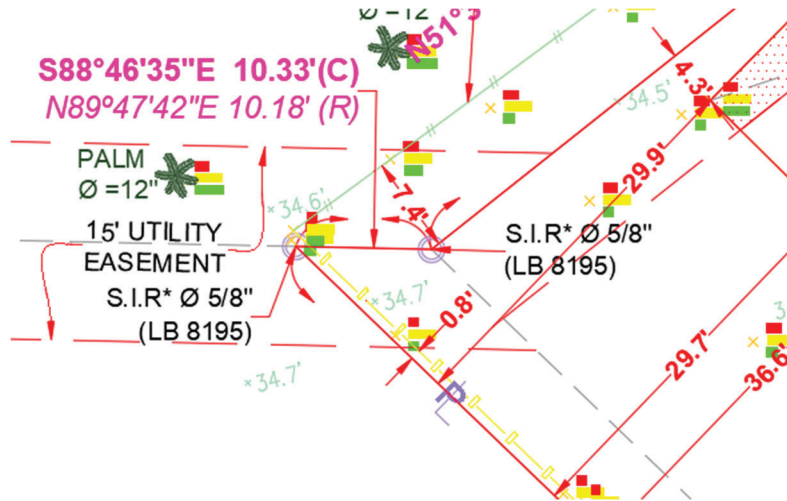
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**Prepared By and Return To:**  
American Closing Services LLC  
8220 Hanley Road  
Tampa, FL 33634

Order No.: AC22-879

Property Appraiser's Parcel I.D. (folio) Number:  
003730.4272

### **WARRANTY DEED**

THIS WARRANTY DEED dated April 28, 2023, by Romma Financial Services Inc., a Florida Corporation, whose post office address is 9712 Kings Canyon Road, Tampa, Florida 33634 (the "Grantor"), to Georgina Prieto Bravo, whose post office address is 11025 Airview Dr, Tampa, Florida, 33625 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hillsborough, State of Florida, viz:

Lot 24, and the Northeast 7 feet of Lot 25, Block 9, Henderson Road Subdivision Unit No. 5, according to the map or plat thereof, recorded in Plat Book 49, Page(s) 49, Public Records of Hillsborough County, Florida.

Property Address: 11025 Airview Drive, Tampa, FL 33625

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

MICHELE FAUCETT  
Printed Name of First Witness

CARMEN Z NARRO  
Witness Signature

CARMEN NARRO  
Printed Name of Second Witness

Romma Financial Services Inc., a FLA Corporation

BY: [Signature]  
Ana G. Millan as President

**Grantor Address:**  
9712 Kings Canyon Road  
Tampa, FL 33634

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 of April, 2023, by Ana G. Millan as President of Romma Financial Services Inc., a Florida Corporation who is/are personally known to me or who has produced driver's license as identification.

[Signature]  
Notary Public ( notary stamp states serial number )

MICHELE FAUCETT  
Printed Name and Title or Rank







**Hillsborough  
County Florida**  
Development Services

# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

Application No: 24-0089 Intake Date: 10/25/2023  
 Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 315666  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Alejandra Prado

Applicant/Representative: RU Project Management Group, LLC Phone: 813-919-7802

Representative's Email: ruth@rupmg.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 <a href="http://Sunbiz.org">Sunbiz.org</a> .
<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: 24-0089 Intake Date: 10/25/2023  
 Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 315666  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Alejandra Prado

### Property Information

Address: 11025 Airview Dr City/State/Zip: Tampa, FL 33625  
 TWN-RN-SEC: 28-17-13 Folio(s): 3730.4272 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.23 Acres

### Property Owner Information

Name: Georgina Prieto-Bravo Daytime Phone: 813-900-2302  
 Address: 11025 Airview Dr City/State/Zip: Tampa, FL 33625  
 Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

### Applicant Information

Name: RU Project Management Group, LLC (Ruth P Londono) Daytime Phone: 813-919-7802  
 Address: 1502 W Busch Blvd. Suit D City/State/Zip: Tampa, FL 33612  
 Email: ruth@rupmg.com Fax Number: \_\_\_\_\_

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

Name: Same as Applicant Information 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.

Rufondono Oct 25, 2023

Signature of the Applicant

Ruth P Londono

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.

Georgina Prieto-Bravo 10-25-23

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

Georgina Prieto-Bravo

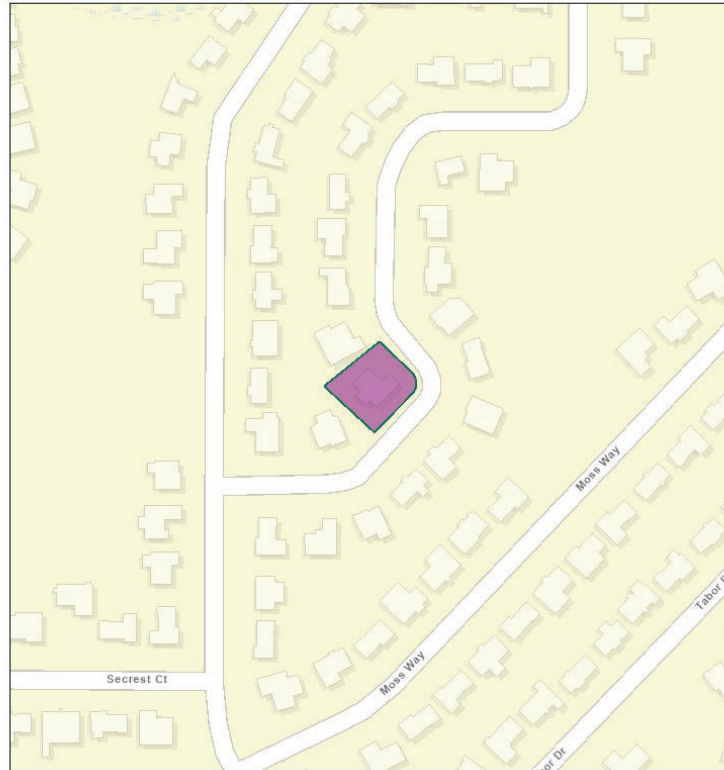
Type or print name



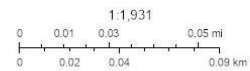
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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	0191H
FIRM Panel	12057C0191H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011414 Block: 3028
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3730.4272



October 27, 2023



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Hillsborough County Florida

**Folio: 3730.4272**  
**PIN: U-13-28-17-05C-000009-00024.0**  
**Georgina Prieto Bravo**  
**Mailing Address:**  
 11025 Airview Dr  
 null  
 Tampa, Fl 33625-4964  
**Site Address:**  
 11025 Airview Dr  
 Tampa, Fl 33625  
**SEC-TWN-RNG: 13-28-17**  
**Acreage: 0.22111499**  
**Market Value: \$291,128.00**  
**Landuse Code: 0100 Single Family**

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