

Variance Application: VAR 24-0852
LUHO Hearing Date: August 26, 2024
Case Reviewer: Carolanne Peddle



**Hillsborough
County Florida**

Development Services Department

Applicant: Abdulrahman Al-Eryani **Zoning:** UCA-MS

Location: 13618 N 22nd St. Tampa, FL 33613; Folio: 35651.0000


Request Summary:

The applicant is requesting multiple variances to the University Community Area Development Regulations and a variance to Parking & Loading Standards.

Requested Variances:

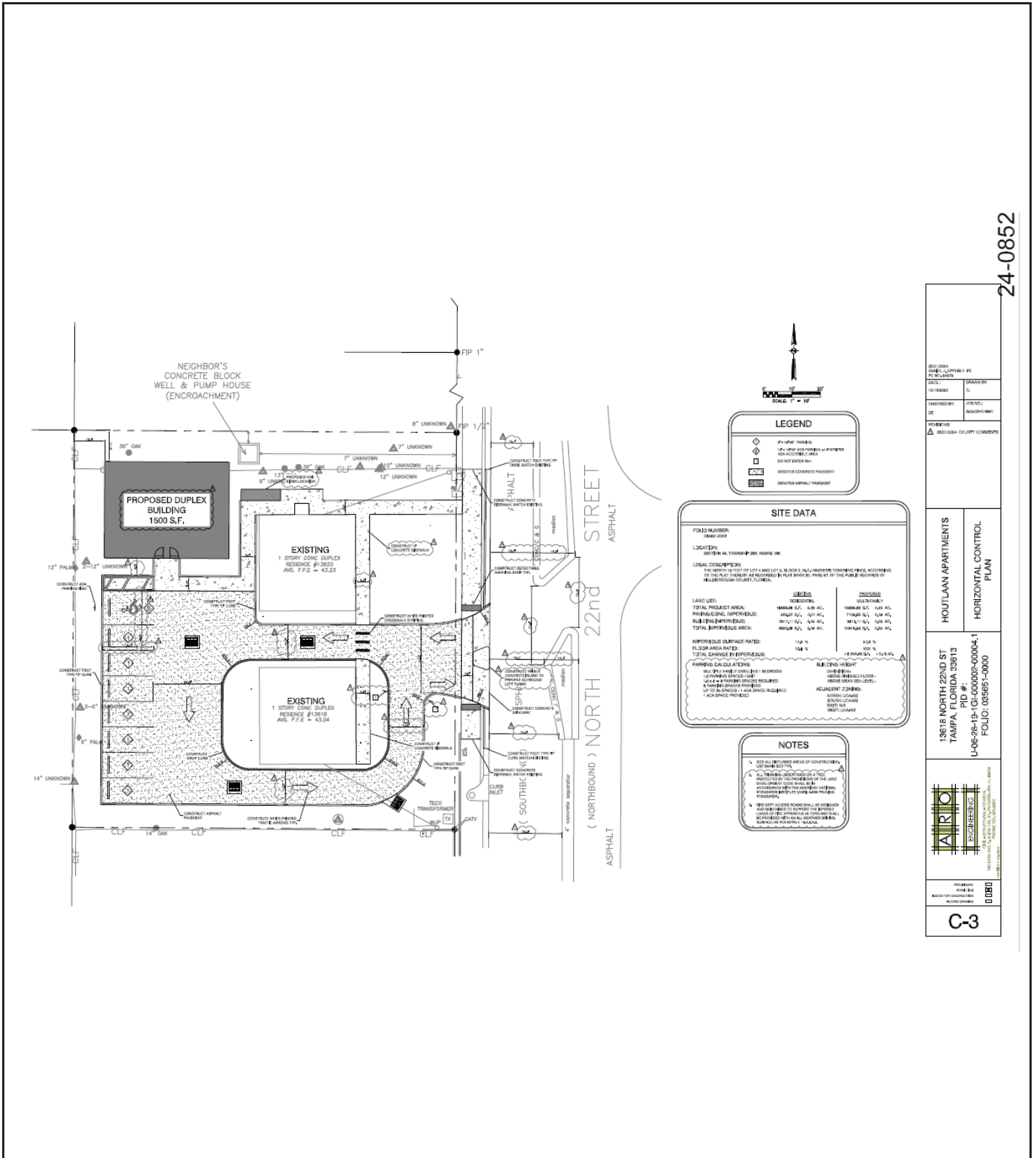
LDC Section:	LDC Requirement:	Variance:	Result:
3.13.03 E	A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street.	Alternate building orientation and entrance visibility.	Allow the proposed building to face the parking area and have the entrance screened from the public street by the existing buildings.
3.13.04 B	Front yard building setbacks along all street frontages shall be a minimum of ten feet to a maximum of 20 feet. Rear yard setbacks shall be a minimum of ten feet and side yard building setbacks shall be a minimum of five feet.	65 feet	Allow for a maximum setback of 85' for the existing and proposed buildings.
3.13.06	All development shall be in accordance with the Standards for Non-Residential, Mixed Use and Multi-Family as described above and as appropriate. Additionally, all structures located along 22nd Street shall be a minimum of two stories in height.	1 story	Allow existing buildings to remain 1 story.
6.05.02 E	Number of Required Off-Street Parking Spaces: Multiple Family = 2.0 per dwelling unit	4 parking spaces	Allow for a maximum of 8 parking spaces from the required 12 spaces.

Findings:	Preliminary site plan under project ID <u>6987 -Houtlaan Apartments</u> is currently in the review process for the proposed building.
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Zoning Administrator Sign Off:	 Colleen Marshall Tue Aug 6 2024 16:51:58
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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



24-0852

FIELD NUMBER: 24-0852

LOCATION: SECTION 14, TOWNSHIP 28N, RANGE 18E

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 4 AND LOT 5 IN BLOCK 1, PALM HARBOR TOWNSHIP, PARCEL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 147 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LAND USE: RESIDENTIAL

TOTAL PROJECT AREA: 10,000 S.F. 0.23 AC.

PARKING/LOBBY/STAIRWELL: 10,000 S.F. 0.23 AC.

BUILDING IMPROVEMENTS: 10,000 S.F. 0.23 AC.

TOTAL IMPROVEMENTS AREA: 10,000 S.F. 0.23 AC.

IMPROVEMENT SURFACE RATIO: 100 %

FLOOR AREA RATIO: 100 %

TOTAL CHANGE IN IMPROVEMENTS: +10,000 S.F. +0.23 AC.

PARKING GARAGE AREAS: 10,000 S.F. 0.23 AC. (1 REQUIRED)

BUILDING HEIGHT: 10,000 S.F. 0.23 AC. (1 REQUIRED)

ADJACENT ZONING: RESIDENTIAL

PROJECT NUMBER: U-06-26-19-131-000002-00004-1

PROJECT NAME: HOULLAAN APARTMENTS

PROJECT ADDRESS: 13616 NORTH 22ND ST TAMPA, FL 33613

PROJECT ID: U-06-26-19-131-000002-00004-1

PROJECT FOLIO: 0856651-0000

PROJECT OWNER: HOU

PROJECT ARCHITECT: HOU

PROJECT ENGINEER: HOU

PROJECT SURVEYOR: HOU

PROJECT DATE: 08/26/24

PROJECT SCALE: 1" = 10'

PROJECT SHEET: C-3

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Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 24-0852	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 24-0852 Applicant's Name: Daniel J. Epperly, P.E.

Reviewing Planner's Name: Carolanne Peddle Date: 08/02/2024

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): 08/26/2024

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

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@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.

Signature

8/2/2024
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 24-0852

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: _____

(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):**

*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.



Application No: _____

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.

Please see Variance Criteria Narrative response letters for each request attached at the end of this application.

1. The university community area development regulations require the maximum building front yard setback to be 20 feet. We are requesting a variance to increase the maximum setback for a new proposed building as well as the existing buildings that were constructed in 1968. Due to location of existing buildings to remain and not be altered in anyway, we are requesting a variance of approximately 65 feet in addition to the 20 max, allowing for an 85' max setback.

2. Code specifications for parking would require we provide (12) parking spaces total for the development. Due to the constraints of the site size and the existing buildings (to remain) we cannot provide the required parking. We are requesting a variance of (4) spaces to reduce the total required parking to (8) spaces.

3. Per LDC Sec. 3.13.06, all structures shall be a minimum of 2 stories in height. The proposed building will be 2 stories, however, the existing buildings to remain are 1 story. We are requesting a variance to allow the existing buildings to remain 1 story.

4. Per LDC Sec. 3.13.03 E: A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street. The existing buildings to remain will screen the proposed building, therefor we are requesting a variance to this requirement.

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

Each Separate Variance Request code section is as follows:
1 - 3.13.04.B
2 - 6.05.02.E
3- 3.13.06
4- 3.13.03 E

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



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Reviewing Planner's Name: Carolanne Peddle Date: 08/02/2024

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VAR 24-0852

I hereby confirm that the material submitted with application _____

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Type of information included and location _____

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Signature: _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



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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?

Please see each individual attached Variance Criteria Response Narrative for their respective responses. (We are requesting (4) total variances as part of this request.)

- 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.

Please see each individual attached Variance Criteria Response Narrative for their respective responses. (We are requesting (4) total variances as part of this request.)

- 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.

Please see each individual attached Variance Criteria Response Narrative for their respective responses. (We are requesting (4) total variances as part of this request.)

- 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).

Please see each individual attached Variance Criteria Response Narrative for their respective responses. (We are requesting (4) total variances as part of this request.)

- 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.

Please see each individual attached Variance Criteria Response Narrative for their respective responses. (We are requesting (4) total variances as part of this request.)

- 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.

Please see each individual attached Variance Criteria Response Narrative for their respective responses. (We are requesting (4) total variances as part of this request.)



CIVIL - STRUCTURAL - COASTAL



780 94TH AVENUE N. SUITE 102, ST. PETERSBURG, FL 33702
TEL 727.527.5900 (CA No. 28919) (CGC 1519972)

August 2, 2024

Hillsborough County

**Re: Houtlaan Apartments
13618 North 22nd Street
Hillsborough County, FL 33613
Permit Application No. 6987**

To whom it may concern,

Under the direction of Hillsborough County, we are requesting multiple variances for the development listed above. The purpose of this letter is to provide answers to the Variance Criteria Response questions contained on page 9 the Variance Application Package for Hillsborough County. The variance request is listed on page 8 of the Variance Application Package. We have provided specific answers to application question for each variance in their own designated narrative letter. This letter contains information related to the flowing request:

Nature of Variance Request:

Code Reference: 3.13.04.B - The University Community Area development regulations require the maximum building front yard setback to be 20 feet.

We are requesting a variance to increase the maximum setback due to existing buildings currently on site. We are requesting a variance of approximately 65 feet in addition to the 20' max, allowing for an 85' max setback. The following responses are in reference to the Variance Criteria Response questions listed on page 9 of the Variance Application Package:

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 page 9 of the Variance application package:
Due to the site size constraints and the existing buildings to remain, the only location available for the proposed building would place it beyond the 20' max setback. Additionally, the existing structures that are outside the 20' maximum setback were previously constructed and shall not be altered in any way as part of this development. These structures were previously built in 1965.

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. Per page 9 of the Variance application package:

The literal requirements of the LDC would require us to place the front face of the building within the footprint of the existing building to remain.

Currently, the existing building are in compliance with the LDC referenced above. In order to comply with the LDC, the existing buildings would need to be removed, substantially altering the development. Other properties within the district either have ample property to allow for the construction of an additional building within the maximum setback or do not have the hardship of existing buildings at the front of their properties.

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. Per page 9 of the Variance application package:

The allowance of the variance would not affect any adjacent properties as the construction, future access, and parking would be entirely located on the project site. The development of the new building will allow the owner to substantially improve all aspects of this site.

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). Per page 9 of the Variance application package:

Allowing this variance would be in harmony with the general intent of the LDC by allowing for additional housing within the University Community Area of unincorporated Hillsborough County. Without granting this variance, a large portion of the subject property would not be usable without redeveloping the entire site. Allowing this variance would allow support of the property owner to provide additional housing in the University Community Area.

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. Per page 9 of the Variance application package:

The existing buildings that fall outside the 20' setback are proposed to remain and not be altered in anyway. Prior to the adaptation of the LDC, the existing buildings were constructed to meet the previous setback requirements. This previous construction and the fact that the existing buildings are to remain, restricts our ability to meet the maximum setback requirements.

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. Per page 9 of the Variance application package:

Allowing the variance would result in the ability to have additional housing available within the University Community Area. By disallowing this variance, development of the site will not be feasible and restrict the ability to have additional housing available.

Please do not hesitate to contact us at 727-527-5900 if you have any questions or concerns regarding any of the above information.

Sincerely



ARO ENGINEERING
Daniel J. Epperly P.E.



CIVIL - STRUCTURAL - COASTAL



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Nature of Variance Request:

Code Reference: 6.05.02.E - Code specifications for parking would require we provide (12) parking spaces total for the development.

Due to the constraints of the site size and the existing buildings (to remain) we cannot provide the required parking. We are requesting a variance of (4) spaces to reduce the total required parking to (8) spaces. The following responses are in reference to the Variance Criteria Response questions listed on page 9 of the Variance Application Package:

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 page 9 of the Variance application package:

Response: Due to the size constraints of the site and the existing buildings to remain, we are restricted on how many spaces can be provided. Other larger properties in the area are not affected by this constraint. The proposed planned development has provided 1 space per unit.

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. Per page 9 of the Variance application package:

Response: The literal requirements of the LDC would require more parking on site than we can provide due to the size constraints of the site and the existing building configuration. The proposed planned development has provided 1 space per unit.

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. Per page 9 of the Variance application package:

Response: Allowing this variance would not interfere or inconvenience adjacent properties as the parking will be contained entirely on site.

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). Per page 9 of the Variance application package:

Response: The variance is in harmony with the general intent of the LDC by providing parking for each onsite unit, with designated areas base on the size of the site. The current development does not provide aby designated parking spaces.

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. Per page 9 of the Variance application package:

Response: The variance is sought because of the existing buildings to remain and the size constraints of the property.

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. Per page 9 of the Variance application package:

Response: Allowing this variance will allow justice to be done by providing one parking space for each individual unit. There is currently no standard parking on the property and this will provide standard parking. Failure to grant the variance will result in the tenants not having standardized parking and continued parking on the grass/dirt at the front of the property.

Please do not hesitate to contact us at 727-527-5900 if you have any questions or concerns regarding any of the above information.

Sincerely

A handwritten signature in blue ink that reads "Daniel Epperly". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

ARO ENGINEERING
Daniel J. Epperly P.E.



CIVIL - STRUCTURAL - COASTAL



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Nature of Variance Request:

Code Reference: 3.13.06 - Code regulations require Per LDC Sec. 3.13.06, all structures shall be a minimum of 2 stories in height.

Due to existing buildings to remain, we are requesting a variance for an exemption from this regulation. The following responses are in reference to the Variance Criteria Response questions listed on page 9 of the Variance Application Package:

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 page 9 of the Variance application package:
The proposed structure to be built will comply with section 3.13.06 and be 2 stories. The existing structures that were built prior to the adaptation of this code are 1 story and are not proposed to be demolished or altered in any way. This proposed project will add one additional building that will comply with the above referenced code. The proposed development is not a complete redevelopment for the entire property.

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. Per page 9 of the Variance application package:
The literal requirements of the code would restrict devolvement of the site by requiring a developer to remove existing structure that exist and are currently occupied.
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. Per page 9 of the Variance application package:
Allowing this variance would not substantially interfere with the rights of adjacent property owners as keeping the existing buildings would allow the current occupants to remain. The intent of adding the new 2-story structure and associated infrastructure substantially improves the existing site conditions.
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). Per page 9 of the Variance application package:
Allowing this variance would be in accordance with the general intent by not displacing residents that currently reside with the existing buildings. Allowing this variance would substantially improves the existing site conditions.
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. Per page 9 of the Variance application package:
The situation sought to be relieved is the result of the adaptation of the LDC after the existing structures were built.
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. Per page 9 of the Variance application package:
This variance would result in justice being done by allowing the tenants currently onsite to remain in the existing structures. Failure to grant this variance would result in the displacement of the current residents and require them to seek residence elsewhere, reducing the about of house available in the area. The proposed 2-story structure and associated infrastructure substantially improves the existing site conditions and add value to all neighbors within the area.

Please do not hesitate to contact us at 727-527-5900 if you have any questions or concerns regarding any of the above information.

Sincerely

A handwritten signature in blue ink that reads "Daniel Epperly". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

ARO ENGINEERING
Daniel J. Epperly P.E.



CIVIL - STRUCTURAL - COASTAL



780 94TH AVENUE N. SUITE 102, ST. PETERSBURG, FL 33702
TEL 727.527.5900 (CA No. 28919) (CGC 1519972)

August 2, 2024

Hillsborough County

**Re: Houtlaan Apartments
13618 North 22nd Street
Hillsborough County, FL 33613
Permit Application No. 6987**

To whom it may concern,

Under the direction of Hillsborough County, we are requesting multiple variances for the development listed above. The purpose of this letter is to provide answers to the Variance Criteria Response questions contained on page 9 the Variance Application Package for Hillsborough County. The variance request is listed on page 8 of the Variance Application Package. We have provided specific answers to application question for each variance in their own designated narrative letter. This letter contains information related to the flowing request:

Nature of Variance Request:

Code Reference: 3.13.03 E - Code regulations require Per LDC Sec. 3.13.03 E, a building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street.

Due to existing buildings to remain as well as the preservation of a Grand Oak, we are requesting a variance for an exemption from this regulation. The following responses are in reference to the Variance Criteria Response questions listed on page 9 of the Variance Application Package:

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 page 9 of the Variance application package:
The proposed building footprint would not allow the orientation to be rotated due to the existing building that currently faces the road. The existing building screens the proposed building and orienting the proposed building to the parking area allows for the greater ease of site circulation.

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. Per page 9 of the Variance application package:
The literal requirements of the code would restrict the right of the property owner to develop as orienting the proposed building towards the front would impact accessibility and reduce the amount of area for proposed parking. Other properties do not have the same hardship as there is more room for development on other sites.
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. Per page 9 of the Variance application package:
Allowing this variance would not substantially interfere with the rights of other property owners as the existing buildings are currently facing the property frontage and the newly proposed buildings would be screened, satisfying the general intent of the LDC. The intent of adding the new 2-story structure and associated site infrastructure. Allowing this variance would substantially improve the existing site conditions.
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). Per page 9 of the Variance application package:
Allowing this variance would be in accordance with the general intent as the existing building would screen the newly proposed building. This screening, as the existing building is oriented towards the frontage, would comply with the general intent of the code. Allowing this variance would substantially improve the existing site conditions and add value to all neighbors within the area.
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. Per page 9 of the Variance application package:
The situation sought to be relieved is a result of the existing buildings remaining. With these buildings remaining, reorientation of the proposed building is not feasible.
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. Per page 9 of the Variance application package:
Allowing the variance would result in the ability to have additional housing available within the University Community Area as well as substantially improve the existing site conditions and add value to all neighbors within the area.

Please do not hesitate to contact us at 727-527-5900 if you have any questions or concerns regarding any of the above information.

Sincerely

A handwritten signature in blue ink that reads "Daniel Epperly". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

ARO ENGINEERING
Daniel J. Epperly P.E.

Prepared by:
Total Title Solutions, LLC
Geiza Grube
2911 State Road 590, Suite 22
Clearwater, FL 33759
File No.: TCL19-60970
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this June 14, 2019, A.D. by Gordon T Darwin, a married man, whose address is: 280 Elder Avenue, Millbrae, CA 94030 hereinafter called the grantor, to Abdulmalik Al-Eryani, a married man and Abdulrahman Al-Eryani, a single man, as joint tenants with full rights of survivorship, whose post office address is: 5501 seminary rd, apt 2214S, falls church, VA 22041, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars (\$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 North 15 feet of Lot 4, and Lot 5, Block 2, W.E. HAMNERS TOWERING PINES, according to the map or plat thereof as recorded in Plat Book 31, Page 97, of the Public Records of Hillsborough County, Florida.

Parcel ID No.: 035651-0000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, 2018.

Prepared by:
Total Title Solutions, LLC
Geiza Grube
2911 State Road 590, Suite 22
Clearwater, FL 33759
incidental to the issuance of a title insurance policy
File No.: TCL19-60970

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

Signed and Sealed in Our Presence:

Ernest Patis
Witness Printed Name: Ernest Patis

Gordon T Darwin
Gordon T Darwin

[Signature]
Witness Printed Name: Johney Munayer

Address:
280 Elder Avenue
Millbrae, CA 94030

State of California
County of ~~Hillsborough~~
San Mateo

The foregoing instrument was acknowledged before me this 12th of June, 2019, by Gordon T Darwin, a married man, who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]
Notary Public

My Commission Expires: 10-14-22

(SEAL)





Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0852

Intake Date: 05/22/2024

Hearing(s) and type: Date: 07/29/2024

Type: LUHO

Receipt Number: 369916

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 13618 N 22ND STREET City/State/Zip: TAMPA, FL 33613

TWN-RN-SEC: 28-19-06 Folio(s): 035651-0000 Zoning: UCA-MS Future Land Use: R-20 Property Size: 0.43846401 AC

Property Owner information

Name: HOUTLAAN LLC Daytime Phone: (813) 444-3012

Address: 1560 CENTRAL AVENUE UNIT 455 City/State/Zip: ST. PETERSBURG, FL 33705

Email: ARALERYANI@GMAIL.COM Fax Number:

Applicant Information

Name: ABDULRAHMAN AL-ERYANI Daytime Phone: (813) 444-3012

Address: 1560 CENTRAL AVE N UNIT 455 City/State/Zip: ST. PETERSBURG, FL 33705

Email: ARALERYANI@GMAIL.COM Fax Number: N/A

Applicant's Representative (if different than above)

Name: DANIEL J. EPPERLY, P.E. Daytime Phone: (727) 527-5900

Address: 780 94TH AVE N SUITE 102 City/State/Zip: ST. PETERSBURG, FL 33702

Email: DANIEL@AROENG.COM Fax Number: N/A

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.

[Signature of Applicant]

Signature of the Applicant

Abdulrahman Al-Eryani (Houtlaan LLC) 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 Owner]

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

Abdulrahman Al-Eryani (Houtlaan LLC) Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Community Based
Zoning	UCA-MS
Description	University Community Area
RZ	04-1447
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
Community Base Planning Area	University Area Community
Census Data	Tract: 010818 Block: 3006
Future Landuse	R-20
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	140 MPH Area
Overlay District	University Community Area
Competitive Sites	NO
Redevelopment Area	University Redevelopment Area

