

**Variance Application: VAR 24-0057**

**LUHO Hearing Date: January 22, 2024**

**Case Reviewer: Carolanne Peddle**



**Hillsborough County Florida**

**Development Services Department**

**Applicant: Dailin Rojas Zoning: RSC-6**

**Location: 6739 Twelve Oaks Blvd Tampa, FL 33634; Folio:4580.4876**

**Request Summary:**

The applicant requests multiple variances to accommodate existing conditions of a covered patio attached to a single-family home on a property zoned RSC-6.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
Sec. 6.01.01	A minimum side yard setback of 7.5 feet (7 feet 6 inches) is required in the RSC-6 district.	5 feet 7 inches	1 foot 11-inch side yard setback
Sec. 6.01.01	The maximum building coverage for property zoned RSC-6 is 40%.	2%	42% building coverage

**Findings:** Building permit HC-BLD-23-0049506 is in review for the existing covered patio.

**Zoning Administrator Sign Off:**

*Colleen Marshall*  
Colleen Marshall  
Mon Jan 8 2024 08:55:24

**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**

Received  
10/16/2023  
Development Services

**GENERAL NOTES**

THE PROJECT CONSIST OF: 4 GARAGE ENCLOSURE AND SIDE ALUMINUM CARPORT

ALL NEW WORK SHALL COMPLY WITH THE 2020 FLORIDA BUILDING CODE RESIDENTIAL 1<sup>st</sup> EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.

INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.

ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTION OF THE OWNER.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL STATE AND LOCAL LAWS, REGULATIONS AND CODES.

ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR AND FREE OF DEFECT, CHECKING, ETC.

OWNER / CONTRACTOR IS RESPONSIBLE FOR TESTING AND REMOVAL OF ASBESTOS OR ANY HAZARDOUS MATERIALS IN COMPLIANCE WITH LAW AND REGULATIONS.

PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL (3 COATS) COLOR SELECTED BY OWNER.

ELECTRICAL FIXTURES TO BE SELECTED BY OWNER.

PROPERTY ADDRESS:  
6135 TWELVE OAKS BLVD.  
TAMPA, FL 33634  
(POLIO No. 08-4940-4816 )

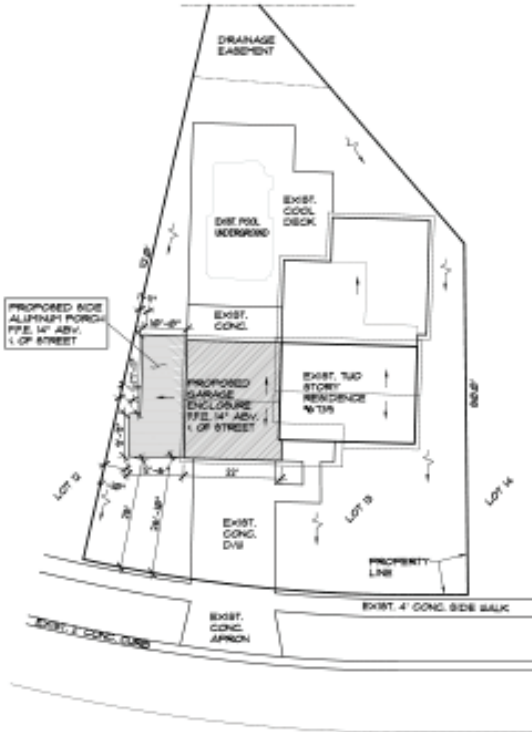
LEGAL DESCRIPTION:  
TOWN COUNTRY PARK SECTION 9  
UNIT NO II-A LOT B BLOCK 1  
ZONING "RSC-6"

AREA DATA  
LOT: 1284 SF. or 0.19823 acres

FLOOD ZONE INFORMATION:  
COMMUNITY: CITY OF TAMPA-2014  
MAP/PANEL NO. 08100953D

Pre 2020 Flood Zone X  
Pre 2020 Fire Panel 02100155D

FIRM DATE: 08/28/2008



**SITE PLAN**  
SCALE: 1"=20'

AREA TYPE	GROSS AREA	HEATED AREA
BAS	316 SF.	216 SF.
BAG	375 SF.	375 SF.
PGR. ENCLOSURE	554 SF.	554 SF.
PSP	62 SF.	
TWC	1,740 SF.	1,740 SF.
UCP	330 SF.	
SIDE ALUMN. PORCH	301 SF.	
<b>TOTAL</b>	<b>3,620 SF.</b>	<b>2,929 SF.</b>

PEREZ DALIN ROJAS 6135 TWELVE OAKS BLVD. TAMPA, FL 33634	Project: GARAGE ENCLOSURE AND SIDE ALUMINUM PORCH	C-1/1
	Main content: SITE PLAN & NOTES	

24-0057



# 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.

SIDE PATIO CANOPY FOR THE SAFETY OF MY MOTHER, SHE SUFFER OF SCHIZOAFFECTIVE DISORDER ( SEVERE DEPRESSED) AND BIPOLAR DISORDER. LIFE TURNED HARD WITH HER DIAGNOSIS AND WE HAD TO MAKE ARRENGEMENTS FOR HER SAFETY. SHE USED TO GET OUTSIDE TO WALK AWAY AND WE HAD TO CALL THE POLICE TO FIND HER. FOLLOWING HER DOCTOR WE CREATED THE SPACE/AREA FOR HER TO STAY ROCKING HER CHAIR IN THE SHADOW OF THE CANOPY AND ALSO GOT HER PLANTS FOR HER TO STAY CALM AND RELAXED. WE DID NOT HAVE ANOTHER AREA TO DO THIS AND ENCLOSED AS MUCH AS WAS POSSIBLE TO AVOID HER TO GET OUT. IT IS CAREFULLY AND BEAUTIFULLY DONE NOT AFFECTINGTHE PROPERTY NEXT TO US IN ANY MANNER.

Variance of 6.39 from the required side yard setback of 7.5 resulting in a side yard 1.11.

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

SEC. 6.01.03

## 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): HC-BLD-23-0049506
3. Is this a request for a wetland setback variance?  No  Yes (no wetland set back variance needed)  
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

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**Hillsborough  
County Florida**  
Development Services

## 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?

Side patio canopy created for shadow and safety of a sick person.

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.

With the requirements I wont be able to offer comfort & safety to my sick mom, I will loose all the money paid for the canopy and create more expenses. There are no trees or shadows basecally it is really open and not usable area without the canopy.

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.

If the varience is allowed it will not interfere with or injure the rights of others whose property are next to mine. The property next to mine also have one used as a carpot.

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 canopy is profesionally done, pictures are attached, for review.

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 area was created, intended and used just for a sick person benefits. For safety and there are no other reason.

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.

The allowance of the varience will be beneficial and helpful in many manners, my mother will not be in danger walking off the streets,we will not involve the police to waste public resources trying to finf her. She will stay safe and calm in the area designated and created for her safety and relaxation. The varriance approved will be really helpful for us.

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**Prepared by and Return To:**  
Michelle Thompson  
Fidelity National Title of Florida, Inc.  
11423 N. Dale Mabry Highway  
Tampa, FL 33618

**Order No.:** FTPA21-107784

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APN/Parcel ID(s): 45804876

### WARRANTY DEED

THIS WARRANTY DEED dated June 25, 2021, by Ronald J. Dial and Heather L. Dial, husband and wife, hereinafter called the grantor, to Dailin Rojas Perez, a single woman, whose post office address is 6739 Twelve Oaks Blvd, Tampa, FL 33634, hereinafter called 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 the certain land situated in the County of Hillsborough, State of Florida, to wit:

Lot 13, Block 1, Town'N Country Park - Section 9 - Unit No 11-A, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 86, of the Public Records of Hillsborough County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2020.

Prepared by and Return To:  
Michelle Thompson  
Fidelity National Title of Florida, Inc.  
11423 N. Dale Mabry Highway  
Tampa, FL 33618

Order No.: FTPA21-107784

We/I hereby certify that we/I received a copy of this Warranty Deed and have reviewed and verified it to be true and correct as it pertains to our/my names(s) marital status/tenancy/title, mailing address

X [Signature]  
Dated: X 6/25/21

APN/Parcel ID(s): 45804876

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**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Stephanie M. Rose*  
Witness Signature

STEPHANIE M. ROSE  
Print Name

*Michelle Thompson*  
Witness Signature

Michelle J. Thompson  
Print Name

*Ronald J. Dial*  
Ronald J. Dial

*Heather L. Dial*  
Heather L. Dial

Address: 17301 Hialeah Dr  
Odessa, FL 33556

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 25 day of June, 2021, by **Ronald J. Dial and Heather L. Dial**, to me known to be the person(s) described in or who has/have produced drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

*Michelle J. Thompson*  
Name: Michelle J. Thompson  
Notary Public in and for the State of FL.  
My Commission Expires: 6/24/2024



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**Hillsborough  
County Florida**  
Development Services

# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

Application No: 24-0057 Intake Date: 10/16/2023  
 Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 312785  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Alejandra Prado

Applicant/Representative: Dailin Rojas Phone: 813 573 7515

Representative's Email: dailinrojas@gmail.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 type="checkbox"/>	<input checked="" 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 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: 24-0057 Intake Date: 10/16/2023  
Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 312785  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Alejandra Prado

### Property Information

Address: 6739 Twelve Oaks Blvd City/State/Zip: Tampa FL 33634  
TWN-RN-SEC: 25-28-17 Folio(s): 004580-4876 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.19823401

### Property Owner Information

Name: Dailin Rojas Daytime Phone: 813 573 7515  
Address: 6739 Twelve Oaks Blvd City/State/Zip: Tampa FL 33634  
Email: dailinrojas@gmail.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Dailin Rojas Daytime Phone: 813 573 1515  
Address: 6739 Twelve Oaks Blvd City/State/Zip: Tampa FL 33634  
Email: dailinrojas@gmail.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.

[Signature]  
Signature of the Applicant

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

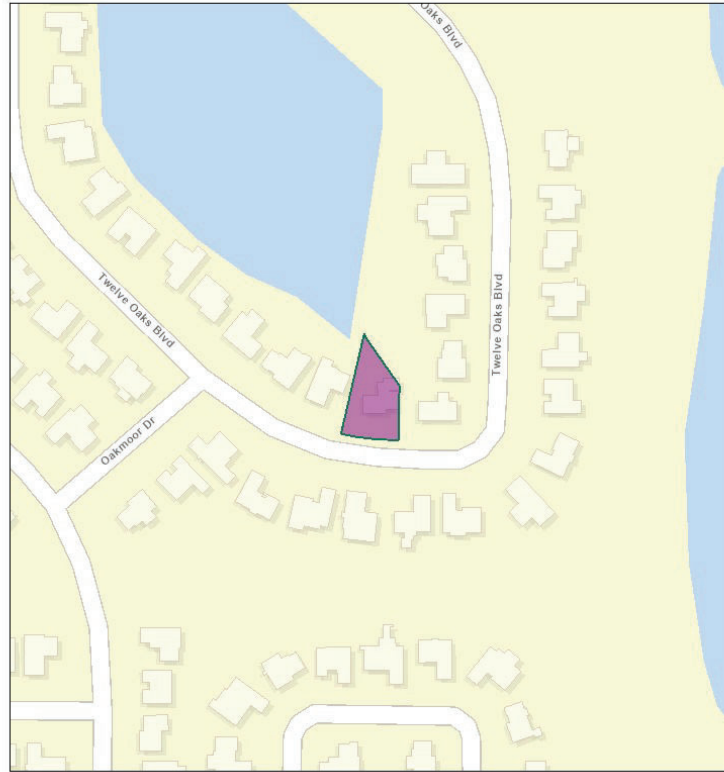
Dailin Rojas  
Type or print name



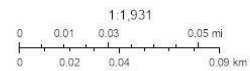
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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	0193H
FIRM Panel	12057C0193H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011603 Block: 1021
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
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: 4580.4876



October 17, 2023



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Hillsborough County Florida

**Folio: 4580.4876**  
**PIN: U-25-28-17-09D-000001-00013.0**  
**Dalin Rojas Perez**  
**Mailing Address:**  
 6739 Twelve Oaks Blvd  
 null  
 Tampa, Fl 33634-2265  
**Site Address:**  
 6739 Twelve Oaks Blvd  
 Tampa, Fl 33634  
**SEC-TWN-RNG: 25-28-17**  
**Acreage: 0.19823401**  
**Market Value: \$413,170.00**  
**Landuse Code: 0100 Single Family**

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

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