

Variance Application: VAR 26-0682

LUHO Hearing Date: 5-11-2026

Case Reviewer: Logan McKaig



**Hillsborough
County Florida**

Development Services Department

Applicant: Luisa I Alonso

Zoning: PD

Location: 14005 Fullerton Dr

Folio: 3030.5670

Request Summary:

The applicant is requesting a variance to lot development standards to permit an existing extension into the rear yard setback.

Requested Variances:

PD Section:	PD Section Requirement:	Variance:	Result:
5.03.07.B.2.i PD 80-0260	Any decrease in required yards that apply to three or less single family lots within the PD shall be reviewed per LDC Sec. 11.04.00 Variances. A minimum 25-foot rear yard setback is required within the PD.	15.4 feet	9.6 feet

Findings:

The property is cited for violation, case number HC-CMP-25-00004986. For failure to provide Residential New Construction and Additions permit for Lanai extension/enclosure, windows/doors replaced throughout the home, garage conversion, and accessory structure.

Zoning Administrator Sign Off:

Colleen Marshall
Thu Apr 16 2026 14:50:52

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.



Project Description (Variance Request)

- 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.

The subject property located at 14005 Fullerton Drive, Tampa, Florida, 33625 is within a Planned Development (PD) zoning district which requires 25-foot rear yard setback for principal structures within this zoning district.

Due to the existing layout of the residence and site constraints, a portion of the existing single-family residence encroaches into the required rear yard setback. Specifically, a variance is requested to reduce the required rear yard setback from 25 feet to approximately 15.4 feet, resulting in a variance of 9.6 feet.

The purpose of the variance is to allow the existing residential improvements to remain in their current configuration while maintaining compatibility with the surrounding neighborhood. The requested variance will not adversely affect adjacent properties or alter the residential character of the neighborhood.

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

Sec. 6.01.01

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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): _____
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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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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 attached

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.

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.

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*).

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.

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.

Variance Criteria Response

1. How are the alleged hardships or practical difficulties unique and singular to the subject property?

The practical difficulty is unique to the subject property due to the irregular configuration of the rear lot line, combined with the established footprint of the existing residence. Unlike nearby properties with more regularly shaped lots or greater buildable depth, the rear yard geometry of this lot limits the area available for expansion. These conditions are inherent to the property and are not commonly shared by other properties in the same zoning district, making the hardship specific and singular to this parcel.

2. How would literal enforcement of the LDC deprive the applicant of rights commonly enjoyed by other properties?

Strict enforcement of the 25-foot rear yard setback would effectively prevent the applicant from keeping the rear addition that is comparable in size and function to improvements commonly enjoyed by other single-family residences within the same PD and surrounding area. Other properties can expand their homes while remaining compliant due to more favorable lot configurations. Without the requested variance, the subject property would be denied a similar opportunity for reasonable residential improvement permitted under the LDC.

3. How will the variance not substantially interfere with or injure the rights of others?

The rear addition is limited in scope, located at the rear of the property, and maintains compatibility with the scale and character of surrounding residences. The encroachment into the rear setback will not result in adverse impacts such as loss of light, air, privacy, or access for neighboring properties. As a result, granting the variance will not substantially interfere with or injure the rights of adjacent or nearby property owners.

4. How is the variance in harmony with the intent and purpose of the LDC and the Comprehensive Plan?

The requested variance is consistent with the intent and purpose of the LDC and the Comprehensive Plan, which promote reasonable use of property, compatibility with surrounding development, and flexibility in addressing site-specific conditions. Allowing the variance supports established residential use within the PD zoning district while maintaining neighborhood character. The variance does not undermine the overall goals of orderly development, public welfare, or land use consistency.

5. How is the hardship not self-imposed or the result of an illegal act?

The variance request is being made in conjunction with an after-the-fact permitting process to resolve an existing zoning condition. While the rear addition was constructed without permits, the need for the variance arises from the physical characteristics and configuration of the lot and the placement of the original residence, not from an intent to circumvent zoning regulations.

The current property owners are seeking to correct the violation and bring the property into compliance with applicable Land Development Code requirements. Granting the variance will allow the nonconforming setback condition to be lawfully addressed. The hardship relates to the site's inherent constraints and not to any ongoing illegal use or deliberate self-created hardship

6. How will granting the variance result in substantial justice being done?

Granting the variance will achieve substantial justice by balancing the public interests served by the LDC with the applicant's right to reasonable use of their property. The public benefits of maintaining neighborhood compatibility and zoning intent are preserved, while the applicant avoids an unnecessary and disproportionate hardship caused by the strict application of setback requirements. Denial of the variance would impose an inequitable burden on the applicant without providing a corresponding public benefit.

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Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0682

Intake Date: 3/13/2026

Hearing(s) and type: Date: 05/11/2026

Type: LUHO

Receipt Number: 577682

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 14005 Fullerton Dr City/State/Zip: Tampa, FL 33625

TWN-RN-SEC: 28-17-01 Folio(s): 003030.5670 Zoning: PD Future Land Use: R-4 Property Size: 0.15

Property Owner Information

Name: Ana Maria Leon Daytime Phone: 786-342-7245

Address: 14005 Fullerton Dr City/State/Zip: Tampa, FL 33625

Email: N / A Fax Number: N / A

Applicant Information

Name: Luisa I Alonso Daytime Phone: 813-735-8398

Address: 1024 W Hillsborough Ave City/State/Zip: Tampa, FL 33603

Email: laalassociates@yahoo.com Fax Number: N / A

Applicant's Representative (if different than above)

Name: Jorge L Camerota Daytime Phone: 813-735-8398

Address: 1024 W Hillsborough Ave City/State/Zip: Tampa, FL 33603

Email: laalassociates@yahoo.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 the Applicant

Luisa I. Alonso

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

Ana Maria Leon

Type or print name

