


Variance Application: VAR 25-1030**LUHO Hearing Date:** 8/25/2025**Case Reviewer:** Logan McKaig**Hillsborough
County Florida****Development Services Department****Applicant:** RU Project Management Group**Zoning:** RSC-9**Location:** 6717 N Clearview Ave., Tampa**Folio:** 29315.0500**Request Summary:**

The applicant is requesting variances to lot development standards and accessory structure standards.

Requested Variances:

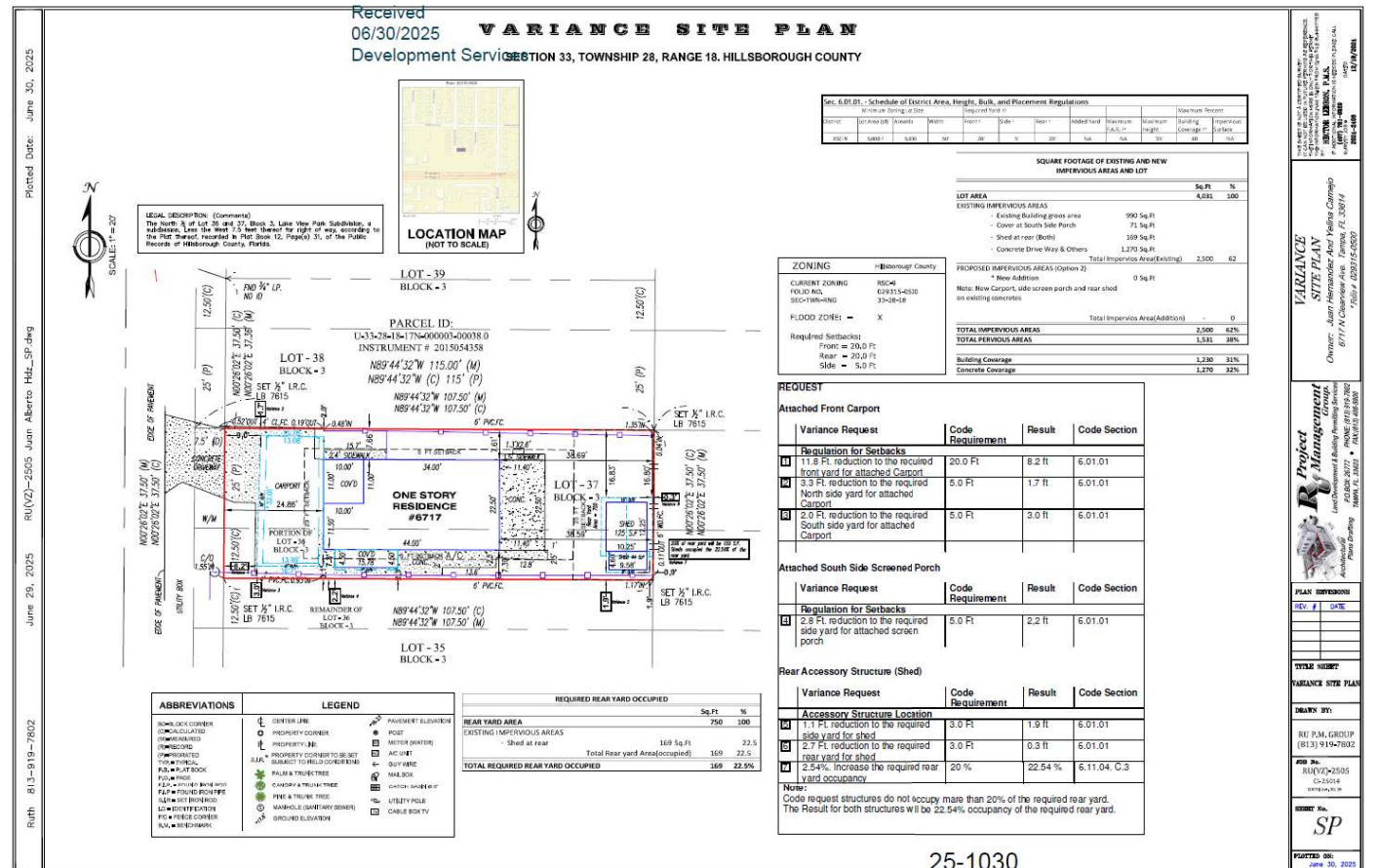
LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 20-foot front yard setback is required in the RSC-9 district	11.8 feet	8.2-foot front yard setback (Attached carport)
6.01.01	A minimum 5-foot side yard setback is required in the RSC-9 district.	3.3 feet	1.7-foot side yard setback (Attached carport-north side)
6.01.01	A minimum 5-foot side yard setback is required in the RSC-9 district.	2.8 feet	2.2-foot side yard setback (Attached screened porch and carport-south side)
6.11.04.C.2	Accessory structures may occupy required side yards provided that such structures are more distant from the street than any part of the principal building on the same lot and any lot abutting said required side yard, provided that such accessory structures are not closer than 3 feet from any side lot line, including architectural features such as cornices, eaves and gutters.	1.1 feet	1.9-foot side yard setback for accessory structure
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than 3 feet to any rear lot line.	2.7 feet	0.3-foot rear yard setback for accessory structure
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than 3 feet to any rear lot line.	2.54 percent	22.54 percent rear yard building coverage

Findings:	NCL 25-1118 certified the subject property as a legal nonconforming lot due to its nonconforming lot size of 4,031 square feet and lot width of 37.5 feet within the RSC-9 zoning district, which requires a minimum 5,000 square feet and 50-foot lot width.
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Zoning Administrator Sign Off:	 Colleen Marshall Thu Aug 14 2025 11:24:54
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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



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Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

SEE ATTACHMENT

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

SEE ATTACHMENT

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

June 29, 2025

Location: 6717 N Clearview Ave. Tampa, FL 33614
Owners Juan Hernandez And Yelina Camejo
Size of property: 0.09 Acres +/-
Folio #: 029315-0500
Zoning District RSC-9
Future Land Use R-20
Urban Service Area TSA

VARIANCE REQUEST: To reduce the required setback of:

- Accessory Structures:
 - Front Attached Carport
 - Side Attached Cover Screen Porch at North side
 - Side Attached Cover Screen Porch at South side
 - Storage shed at eastern rear yard
 - Rear yard percentage occupancy

CODE SECTIONS

Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations
Sec. 6.11.04. - Accessory Structures.

NARRATIVE

The regular shaped lot (subject property) is located within the RSC-9 zoning district and is identified by folio number 029315-0500. Platted subdivision of **LAKE VIEW PARK SUBDIVISION**. More generally the site is located at 6717 N Clearview Ave. Tampa, FL within the area generally known as NE Lambright & DM Area according with property appraiser public record information.

The site is located north of W Lambright Ave, south of W Waters Ave, east of N Dale Mabry Hwy, and west of Himes Ave.

This Principal dwelling was built in 1982. The current owners purchased this property on the 8th day of January 2025 and occupied the property by Juan Hernandez And Yelina Camejo (owners), since their got it.

The lot is 37.50 feet wide by 107.50 feet deep. The principal dwelling has not a garage. Owners built a carport in front of the principal dwelling without permits

When the current owners got this property there was at the South side attach covered screened porch as well two Accessory structures (shed) at the rear yard (Detached). Apparently, those structures were built without permit by previous owners. The two detached sheds are less than 200 Sq.Ft and do not request permit but must to meet the required setback of 3-foot from each boundary line (Rear and Side)

Owners received a residential building code compliance case, record **HC-CMP-25-0000314** on **May 13, 2025** (See Attached letter)

Owners would like to keep carport and the other three Accessory structures.

Attached is the most current survey signed and digitally sealed on December 20th, 2024.

The Current Survey depicts:

1. At South side:
Attach covered screened porch 15.78-foot by 4.5-foot.
2. On rear yard, East boundary the survey depicts:
 - A covered structure 12.20-foot by 9.21 -foot. According with the 4-point inspection the covered structure was unsafety and the bank recommended fixed or remove before the closing. Previous owner removed the structure.
 - Two shed on the rear south-east corner (See Site Plan)

The total lot area per survey is 4,031 Square feet. 37.50 feet wide by 107.50 ft deep
The legal description on the deed made the 15th day of June 1982 and the most current deed still the same.

Principal dwelling meets required setbacks

Attached Front Carport enclosed in the required:

- Front yard setbacks, 11.8-foot which request a variance front setback reduction from 20.0 feet to 8.2 feet. **(See variance request Item 1)**
- Side yard setbacks, at North boundary 3.3-foot which request a variance Side setback reduction at North from 5.0 feet to 1.7 feet. **(See variance request Item 2)**
- Side yard setbacks, at South boundary 2.0-foot which request a variance Side setback reduction at South from 5.0 feet to 3.0 feet. **(See variance request Item 3)**

South Side Screened Porch attached to the principal dwelling is enclosed in the required:

- Side yard setbacks, at South boundary 2.8-foot which request a variance **South Side setback reduction from 5-foot to 2.2 feet. (See variance request Item 4)**

Rear Accessory Structure (Shed) enclosed in the required:

- South Side yard setbacks 1.1-foot which request a variance Side setback reduction at South from 3.0 feet to 1.9 feet. **(See variance request Item 5)**
- Rear yard setbacks, 2.7-foot which request a variance rear setback reduction from 3.0 feet to 0.3 feet. **(See variance request Item 6)**
- The shed, also occupy 22.54% of the required rear yard. It is only 2.54% above the 20% of the required rear yard percentage permitted. Increase to requires yard percentage from 20 to 22.54% **(See variance request Item 7)**

A Variance has been requested from (2) two Code Sections:

<p>Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations</p>
<ul style="list-style-type: none">• Reduce required side setback for a Cover side screen porch attached to the principal dwelling
<p>Sec. 6.11.04. - Accessory Structures</p>
<ul style="list-style-type: none">• Reduce Front, side, and rear required setback• Increase the occupancy percentage in the required rear yard

Approval of the requests will allow the owner to use the structure as Carport, keep the covered screen porch, and the accessory structure on the current location.

REQUEST

Attached Front Carport

	Variance Request	Code Requirement	Result	Code Section
	Regulation for Setbacks			
1	11.8 Ft. reduction to the required front yard for attached Carport	20.0 Ft	8.2 ft	6.01.01
2	3.3 Ft. reduction to the required North side yard for attached Carport	5.0 Ft	1.7 ft	6.01.01
3	2.0 Ft. reduction to the required South side yard for attached Carport	5.0 Ft	3.0 ft	6.01.01

Attached South Side Screened Porch

	Variance Request	Code Requirement	Result	Code Section
	Regulation for Setbacks			
4	2.8 Ft. reduction to the required side yard for attached screen porch	5.0 Ft	2,2 ft	6.01.01

Rear Accessory Structure (Shed)

	Variance Request	Code Requirement	Result	Code Section
	Accessory Structure Location			
5	1.1 Ft. reduction to the required side yard for shed	3.0 Ft	1.9 ft	6.01.01
6	2.7 Ft. reduction to the required rear yard for shed	3.0 Ft	0.3 ft	6.01.01
7	2.54%. Increase the required rear yard occupancy	20 %	22.54 %	6.11.04. C.3

Note:

Code request structures do not occupy more than 20% of the required rear yard.
The Result for both structures will be 22.54% occupancy of the required rear yard.

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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?

SEE ATTACHMENT

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.

SEE ATTACHMENT

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.

SEE ATTACHMENT

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*).

SEE ATTACHMENT

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.

SEE ATTACHMENT

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.

SEE ATTACHMENT

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?**

This hardship to park under a roof begins with the deprivation of a garage on the property. The lot is only 37.5 feet wide, and the main house was built just 24.86 feet from the property line in an RSC-9 zoning with a 20-foot front setback requirement, not leaving the minimum area for the installation of a carport. Or side screened porch and meet the required side setback. This situation makes this property have specific conditions.

- 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 structure Standards of the LDC allows “attached front carpot” Proposed Accessory structure meet some criteria.

- 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.**

This variance, if approved, will not affect other properties in the area or the rights of third parties, since the carport parking under roof, and the accessory structures will be used for storage. Also, owner will apply for a building permit and comply with building codes and ensure the stability and safety of the structures.

- 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 “Front, Rear and Side yard setback reduction”, “Accessory structure Location on Required “front, rear, side yard”, on the subject lot is in harmony with and serves the general intent and purpose of the Land development code, and the Comprehensive Plan. The RSC-9 zoning provides the opportunity have accessory structures. The accessory structure 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.

Some of structures are existing (some accessory structure was built before current owner according with the public records). Current owners installed the carport without the required building permit. If the variances are approved the applicant will be required to go through the after the fact building permit And bring to code all on the property that was added without building permit and proceed to finish and obtain a certificate of completion

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 structure "Carport" As well the location of the structure on the front yard. 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 front carport structure to be used covered parking, remain the accessory structure at south side, the attached cover screened walls side porch, and the location of the structures on the rear yard.

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Prepared by and return to:

Arlette Soler
Milestone Title Services, LLC
14310 North Dale Mabry Highway
200
Tampa, FL 33618
(813) 513-9848
File No 247176

Parcel Identification No U-33-28-18-17N-000003-00036.0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of January, 2025 between Rafael Angel Ramos, a single man, and Yasmina Camejo Osorio, a single woman, whose post office address is **6717 North Clearview Avenue, Tampa, FL 33614**, of the County of Hillsborough, State of Florida, Grantors, to **Juan Hernandez and Yelina Camejo, husband and wife**, whose post office address is **2305 East 4th Avenue, Tampa, FL 33605**, of the County of Hillsborough, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, Florida, to-wit:

The North 1/2 of Lot 36 and 37, Block 3, Lake View Park Subdivision, a subdivision, Less the West 7.5 feet thereof for right of way, according to the Plat thereof, recorded in Plat Book 12, Page(s) 31, of the Public Records of Hillsborough County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.


And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:



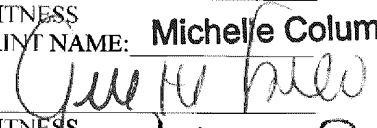
Rafael Angel Ramos



Yasmina Camejo Osorio



WITNESS
PRINT NAME: **Michelle Columbie**



WITNESS
PRINT NAME: **Annette Soler**

14310 N Dale Mabry Hwy
Tampa, FL 33618


WITNESS 1 ADDRESS

14310 N Dale Mabry Hwy
Tampa, FL 33618

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 8th day of January, 2025, by Rafael Angel Ramos and Yasmina Camejo Osorio.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification Produced: **FL DL**

Received
06/30/2025
Development Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only	
Application No: <u>25-1030</u>	Intake Date: <u>06/30/2025</u>
Hearing(s) and type: Date: <u>08/25/2025</u>	Receipt Number: <u>495094</u>
Date: _____	Intake Staff Signature: <u>Charles Phillips</u>
Type: <u>LUHO</u>	
Type: _____	

Property Information

Address: <u>6717 N Clearview Ave</u>	City/State/Zip: <u>Tampa, FL 33614</u>
TWN-RN-SEC: <u>28-18-33</u>	Folio(s): <u>29315-0500</u>
Zoning: <u>RSC-9</u>	Future Land Use: <u>R-20</u>
Property Size: <u>0.09</u>	

Property Owner Information

Name: <u>Juan Hernandez And Yelina Camejo</u>	Daytime Phone: <u>(832) 778-0952</u>
Address: <u>6717 N Clearview Ave</u>	City/State/Zip: <u>Tampa, FL 33614</u>
Email: <u>pnaireceipts@gmail.com</u>	Fax Number: _____

Applicant Information

Name: <u>RU Project Management Group, LLC</u>	Daytime Phone: <u>(813) 919-7802</u>
Address: <u>1502 W Busch Blvd. Suite D</u>	City/State/Zip: <u>Tampa, FL 33612</u>
Email: <u>ruth@rupmg.com</u>	Fax Number: _____

Applicant's Representative (if different than above)

Name: <u>Same as Applicant Information</u>	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.

Ruth Londono
Signature of the Applicant

Ruth 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.

Juan Hernandez And Yelina Camejo
Signature of the Owner(s) - (All parties on the deed must sign)

Juan Hernandez And Yelina Camejo
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

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
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<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.
3	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<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.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☒ Supplemental Information (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011902 Block: 6014
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	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: 29315.0500



May 28, 2025

1:2,675

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FGA, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, ESRI

Hillsborough County Florida

Folio: 29315.0500

PIN: U-33-28-18-17N-000003-00036.0

Juan Hernandez And Yelina Camejo

Mailing Address:

2305 E 4th Ave

null

Tampa, FL 33605-5411

Site Address:

6717 N Clearview Ave

Tampa, FL 33614

SEC-TWN-RNG: 33-28-18

Acreage: 0.09

Market Value: \$194,935.00

Landuse Code: 0100 SINGLE FAMILY

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