

Variance Application: VAR 25-1355
LUHO Hearing Date: November 17, 2025
Case Reviewer: Tania C. Chapela



**Hillsborough
County Florida**

Development Services Department

Applicant: Andrea Purcell **Zoning:** ASC-1

Address/Location: 1901 W Sam Allen Road, Plant City, FL 33565; Folio 90065.0000

Request Summary:

The applicant is requesting a variance to accommodate a carport extension attached to the existing primary home.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.G 6.01.01	A special yard shall be construed as a yard other than adjacent to a street, required to perform the same functions as a side or rear yard, but adjacent to a lot line so placed or oriented that neither the term "side yard" or "rear yard" as generally determined, defined, or applied with respect to regular lots, fits the circumstances of the case. In such instances, the special yard shall be considered a rear yard. A minimum 50-foot rear yard setback is required in the ASC-1 zoning district.	25 feet	25-foot special yard (rear) setback

Findings:

Building permit #HC-BLD-25-0074529 is in review for the proposed carport extension.

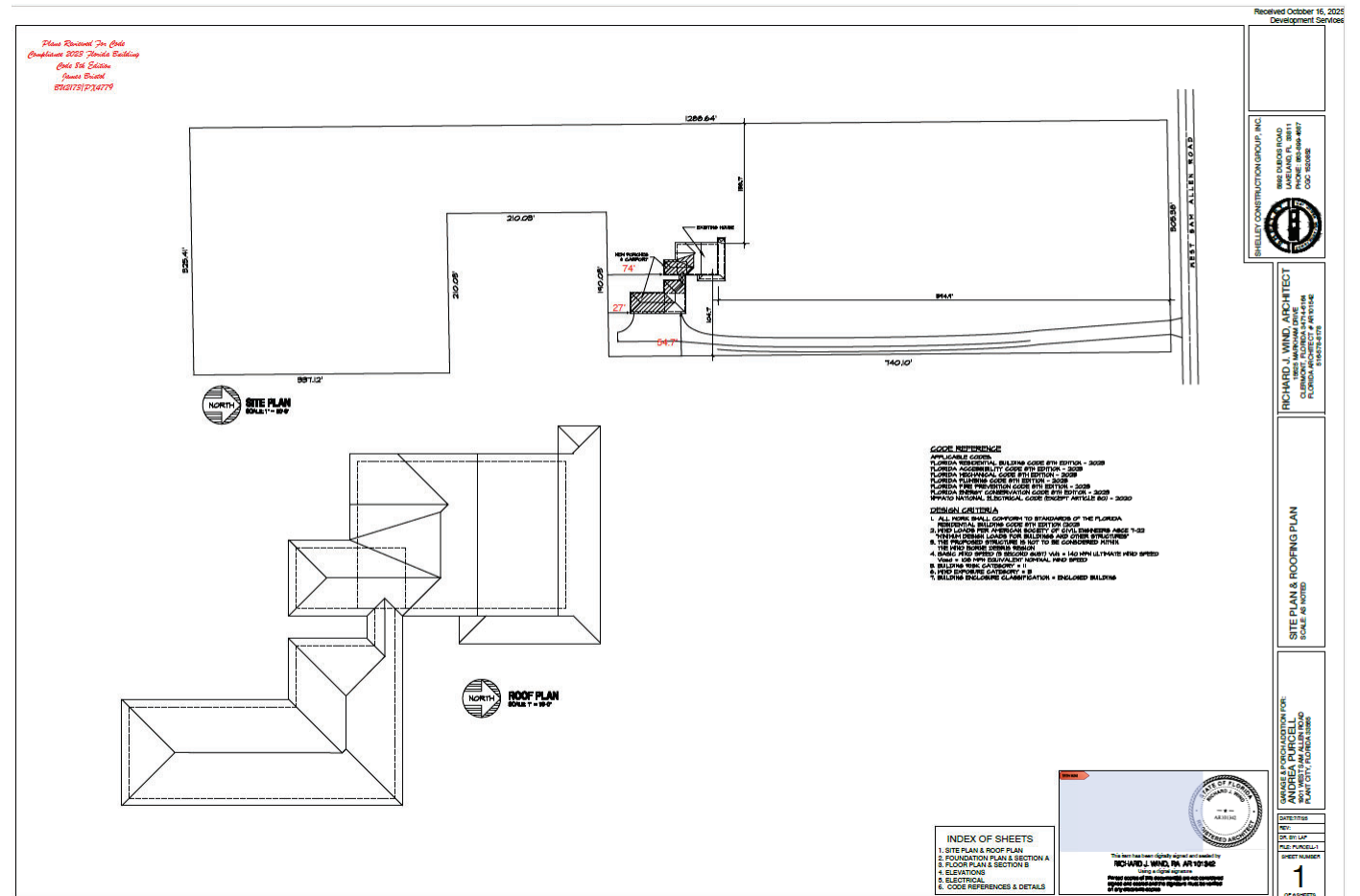
Zoning Administrator Sign Off:

Colleen Marshall
Mon Nov 3 2025 13:29:48

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





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.

We are requesting to build a carport extension that would terminate at 27' from the rear of the property. The current setback is 50'. We would like a variance to change the rear setback to 25'

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

LDC Sec. 6.01.03 G

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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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?

The area in question is in the middle of the property and not at the rear of the property. The shape of the property is very unique in layout and isnt like any other property in the vicinity.

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.

Having a rear setback in the middle of the property at 50' is depriving the customer of building a garage extention on their property. 25' is more than sufficient for a setback of this type.

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.

The variance will not interfere with the rights of others because it will be further away from the property line than a previous structure was that was removed for this project.

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*).

This variance is in harmony because it will have zero impact on anything in terms of the LDC or Comprehensive plans as it is very rural.

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.

This variance does not result from an illegal act because we are requesting a variance to be able to do the work in the first place. This will pose no hardship on the cutomer or surrounding neighbors whatsoever.

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.

This will result in substantial justice being done because this is in rural plant city on an 8acre property. It will not affect anyone. Failure to grant a variance would result in the customer being unable to build a structure to house her personal property and having to rent storage units and other inconveniences.

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Prepared by and Return to:
Whitworth Title Group, Inc
Lynda L. Stepp, CLC
3001 North Rocky Point, Suite 200
Tampa, Florida 33607
Our File Number: 2305
Folio Number 090065.0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hillsborough) **SPECIAL WARRANTY DEED**
) (Corporate Seller)

THIS INDENTURE, made this May 31, 2012, between **Golden Sunrise Properties, LLC , a Florida Limited Liability companand Selin Properties, LLC, a Florida Limited Liability company**, parties of the first part, and **Jimmie V. Purcell, Jr. and Andrea M. Purcell**, husband and wife, whose mailing address is: 1901 West Sam Allen Road, Plant City Florida 33565 parties of the second part,

WITNESSETH:

First parties, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

The East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 28 South, Range 22 East, Hillsborough County, Florida, LESS road Right of Way AND LESS the East 210 feet of the South 210 feet of the North 980 feet thereof, AND LESS the East 20 feet of the North 980 feet thereof.

Subject, however, to taxes for the current year and all subsequent years and all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

AND the parties of the first part hereby covenant with said party/parties of the second part, that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the parties of the first part.

IN WITNESS WHEREOF, first parties have signed and sealed these present the date set forth on May 31, 2012.

Signed, sealed and delivered
in the presence of:

Golden Sunrise Properties, LLC

Witness Printed Name Harun Guveloglu

by: Sevim Tavlan, Manager (Seal)
Address: 2911 W. El Prado Blvd., Tampa, Florida 33629

Witness Printed Name LYNDA L. STEPP

Selin Properties, LLC
by: Bulent Tavlan, Manager (Seal)
Address: 2911 W. El Prado Boulevard, Tampa, Florida 33629

Witness Printed Name _____

Witness Printed Name _____

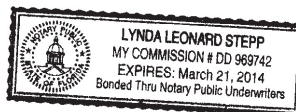
State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of June, 2012 by Sevim Tavlan, Manager of Golden Sunrise Properties, LLC and Bulent Tavlan, Manager of Selin Properties, LLC, who are personally known to me

Notary Public [Signature]

Print Notary Name


WHITWORTH TITLE GROUP.COM



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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1355

Intake Date: 09/03/2025

Hearing(s) and type: Date: 10/27/2025

Type: LUHO

Receipt Number: 515319

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 1901 W Sam Allen Rd City/State/Zip: Plant City, FL 33565

TWN-RN-SEC: 28-22-18 Folio(s): 090065-0000 Zoning: ASC-1 Future Land Use: R-1 Property Size: 8.03

Property Owner Information

Name: Andrea Purcell Daytime Phone: 813-480-9423

Address: 1901 W Sam Allen Rd City/State/Zip: Plant City, FL 33565

Email: diamondgirl@cyberwyred.com Fax Number: _____

Applicant Information

Name: Andrea Purcell Daytime Phone: 813-480-9423

Address: 1901 W Sam Allen Rd City/State/Zip: Plant City, FL 33565

Email: diamondgirl@cyberwyred.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Brandon Shelley Daytime Phone: 863-608-1437

Address: 5892 Dubois Rd City/State/Zip: Lakeland, FL 33811

Email: Brandon@shelleyconstructiongroup.com 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.

Andrea Purcell
Signature of the Applicant

Andrea Purcell
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.

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

Andrea Purcell
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1355
Hearing(s) and type: Date: 10/27/2025
Date: _____

Type: LUHO
Type: _____

Intake Date: 09/03/2025
Receipt Number: 515319
Intake Staff Signature: Julie Boatright

Applicant/Representative: _____ Phone: _____

Representative's Email: _____

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 type="checkbox"/>	<input checked="" 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

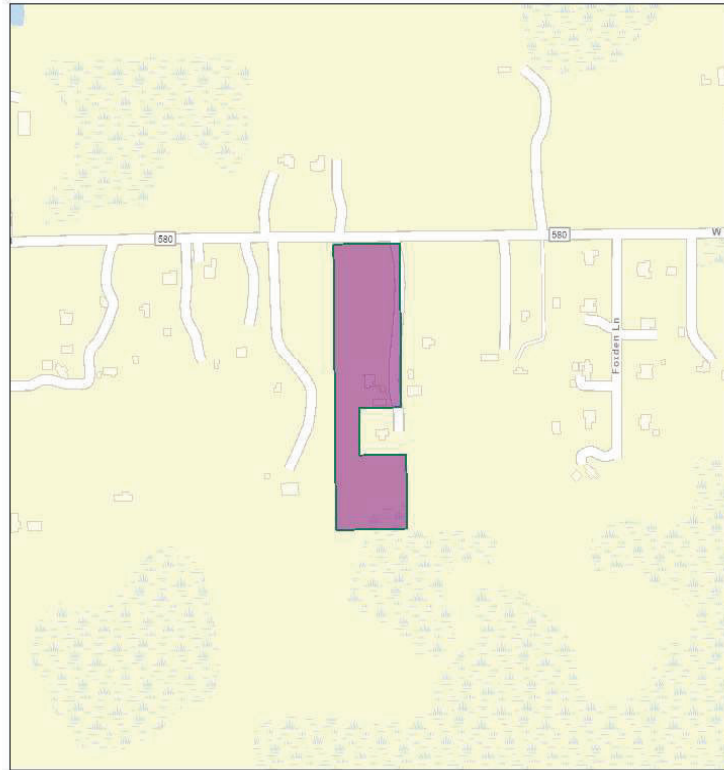
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☐ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



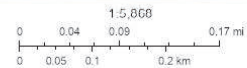
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0267H
FIRM Panel	12057C0267H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120270D
County Wide Planning Area	East Rural
Census Data	Tract: 010106 Block: 4004
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 3
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	290' AMSL
Aviation Authority Height Restrictions	310' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 90065.0000



September 3, 2025



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

Hillsborough County Florida

Folio: 90065.0000
PIN: U-18-28-22-ZZZ-000004-74350.0
Andrea M Purcell
Mailing Address:
 1901 W Sam Allen Rd
 null
 Plant City, FL 33565-5039
Site Address:
 1901 W Sam Allen Rd
 Plant City, FL 33565
SEC-TWN-RNG: 18-28-22
Acreage: 8.03
Market Value: \$516,017.00
Landuse Code: 0100 SINGLE FAMILY

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