



**Hillsborough  
County Florida**

**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 21-0893	
<b>LUHO HEARING DATE:</b> August 23, 2021	<b>CASE REVIEWER:</b> Tania C. Chapela

**REQUEST:** The applicant is requesting a setback variance for a proposed accessory dwelling on a single-family lot zoned RSC-3.

**VARIANCE(S):**

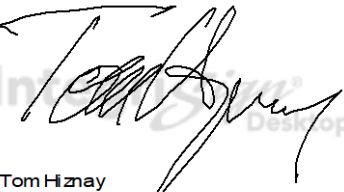
Per LDC Section 6.11.02.E, accessory dwellings shall meet principal building setbacks. Per LDC Sec. 6.01.01, a minimum rear yard setback of 25 feet is required in the RSC-3 district. The applicant requests a 15-foot reduction to the required rear yard setback to allow a rear setback of 10 feet.

**FINDINGS:**

- The revised site plan submitted by the applicant shows the proposed accessory dwelling will be 900 square feet in size with a maximum height of 13 feet.

**DISCLAIMER:**

The variance 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.

<b>ADMINISTRATOR'S SIGN-OFF</b>
 Tom Hiznay Thu Aug 12 2021 10:32:27
Attachments: Application Site Plan Petitioner's Written Statement Current Deed



**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# Additional / Revised Information Sheet

Received August 11, 2021  
Development Services

Date Stamp Here

Application Number: 21-0893 Applicant's Name: Austin Coats

Reviewing Planner's Name: Tania C. Chapela Date: 6/16/21

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): \_\_\_\_\_

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
 For Minor Change: 6 large copies.  
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
 Development Services Department  
 Community Development Division  
 P.O. Box 1110  
 Tampa, FL 33601-1110

**Hand Deliver to:**  
 County Center  
 Development Services Department  
 19th Floor  
 601 E. Kennedy Blvd., Tampa

*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.*

**Austin Coats**

Digitally signed by Austin Coats  
 DN: C=US, E=austin@acgtampa.com,  
 O="Austin Construction Group, Inc.",  
 CN=Austin Coats  
 Date: 2021.06.16 08:38:55-04'00'

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent   
  Scanned into OPTIX  
 Transmittal Completed

In-Take Completed by: \_\_\_\_\_



June 16, 2021

Re: Variance Cover Letter & Project Narrative  
8220 Crenshaw Circle, Tampa, FL 33615  
Application #21-0893

This letter is in regards to the updated site plan for the variance application referenced above. The site plan was updated to include the accessory dwelling unit dimensions and maximum height. This is the extent to the changes on the proposed site plan.

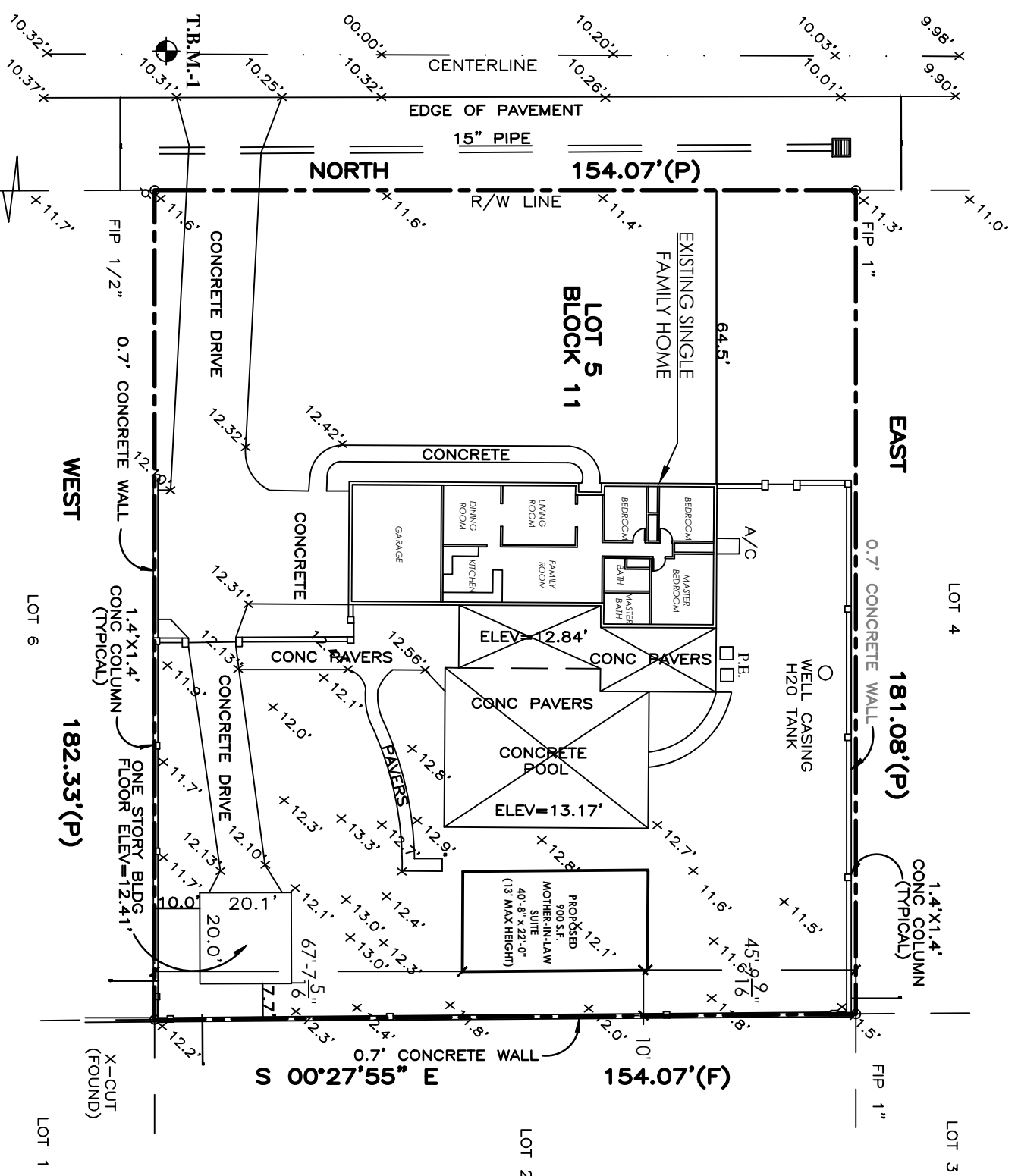
Best Regards,

Austin Coats, E.I.  
President

# CRENSHAW CIRCLE

60.0' PLATTED RIGHT-OF-WAY 20.0'± ASPHALT ROAD

T.B.M.-1  
 SITE BENCHMARK  
 SET NAIL & DISK IN ROAD  
 ELEVATION = 10.37' (NAV/D88)



## SITE PLAN

1  
 SHT 0 / SCALE: 1/32" = 1'-0"

KEITH COATS  
 FL P.E. NO. 48917  
 FL C.O. NO. 30718

DESIGN CONSTRUCTION  
 + BULLO GROUP

ACG TAMPA  
 1302 N. 28th Street  
 Tampa, FL 33610  
 813.917.9267

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

### CONCEPTUAL SITE PLAN

PROPOSED RESIDENCE AT  
 8220 CRENSHAW CIRCLE  
 TAMPA, FL 33615

REVISIONS		
NO.	DATE	COMMENTS

DRAWN: A.C.	DATE: 2/22/2021
CHECKED: K.C.	DATE: 2/22/2021
APPROVED:	DATE:
PERMIT NUMBER:	

SCALE: AS SHOWN
SHEET NO. 0
INDEX:

## VARIANCE REQUEST

1. Project Narrative: 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 OWNER IS REQUESTING A 10 FEET SETBACK IN THE REAR OF  
THE PROPERTY FOR AN ACCESSORY DWELLING UNIT (ADU). THE  
CURRENT SETBACK REQUIREMENTS ARE 25 FEET, THEREFORE  
THEY ARE REQUESTING A 15 FEET VARIANCE.

THE OWNERS HAVE TYPED A LETTER ATTACHED TO  
THIS APPLICATION.

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

## 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 (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:  
Public Water \_\_\_\_\_ Public Wastewater \_\_\_\_\_ Private Well EXISTING Septic Tank EXISTING
5. Is the variance to allow a third lot on well and/or septic 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 (form may be obtained from 19<sup>th</sup> floor County Center).

I am requesting a variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet for the purpose of building a second smaller house on my property to bring my daughter, son-in-law and their children here for the specific reason of elder care to my wife and myself.

I am the primary caregiver to my wife who has advanced Alzheimer's disease and I myself am recovering from triple bypass surgery and have on-going heart issues. My intention is to bring them onto the property in their own dwelling as to not disturb my wife's mental state. They are both currently here daily helping with our medical needs as well as taking care of household and property duties. The increase in care that my wife requires is causing additional stress to myself, which is putting my physical health further at risk. Currently it takes them 15-20 minutes of travel time every time we need them and it is not uncommon for those needs to be late at night. Having them here on my property will make this easier for all of us.

## VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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?

OTHER HOMES HAVE ADU'S IN THE REAR 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.

MANY OTHER HOME OWNERS HAVE ADU UNITS, AND DUE TO THIS SETBACK, THE OWNERS CANNOT BUILD THERE OWN. THEY NEEDED THIS REAR ADU FOR THEIR DAUGHTER AS THEIR CARE GIVER.

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 NEIGHBORING PROPERTIES WILL STILL HAVE 10' REAR SETBACKS & THE OWNER ALREADY HAS A 6'-0" HIGH BRICK WALL, SO THE ADU (MOTHER-IN-LAW) CURVE WILL NOT BE SEEN OR IMPEDED.

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 LDC ALREADY ALLOWS ACCESSORY BUILDINGS TO HAVE A 10 FEET SETBACK. THIS WILL ALLOW THE ADU TO MATCH.

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.

NOT APPLICABLE

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 IS A REAR SETBACK VARIANCE FOR A ADU FOR THEIR DAUGHTER. NO INJUSTICE WILL TAKE PLACE

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THIS INDENTURE, Made this 3rd day of July A. D. 19 73 ,

by and between PAT DEVELOPMENT, INC.

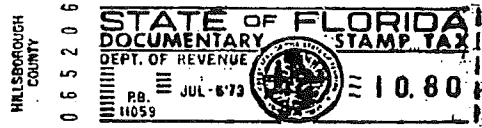
a corporation existing under the laws of the State of Florida, of the County of Hillsborough, in the State of Florida, party of the first part, and

GUS N. ALCALA, III and wife, MARY LOU ALCALA

whose post office address is: 4542 W. Knox , Tampa of the County of Hillsborough , in the State of Florida part ies of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said part ies of the second part, their heirs and assigns forever, all of the following described land in Hillsborough County, Florida, to-wit:

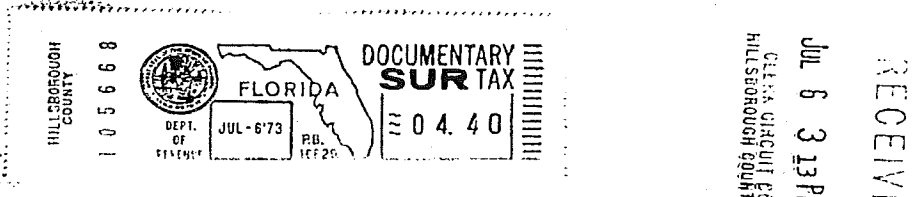
Lot 5 in Block 11 of PAT ACRES 2ND ADDITION, as per map or plat thereof recorded in plat book 41 on page 67 of the Public Records of Hillsborough County, Florida.



TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said part ies of the second part, their heirs and assigns, in fee simple forever.

And the said party of the first part does hereby covenant with the said part ies of the second part that said described property is free from all liens and encumbrances

Except taxes for the year 1973 and subsequent years and restrictions of record.



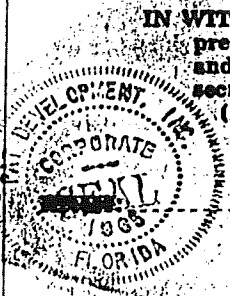
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its president, and its corporate seal to be affixed, attached by its secretary, the day and year above written.

(Corporate Seal)

Co.

Tampa, Florida



Secretary.

PAT DEVELOPMENT, INC.

By George Sanders, President.

Co.

Tampa, Florida

Signed, Sealed and Delivered in Our Presence:

Maria R. Blanco

Ka... and Fund Alonso

REAL ESTATE TITLE

REAL ESTATE TITLE

Handwritten initials



STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH }

REC. 2707 PG 201

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized  
in the State aforesaid and in the County aforesaid to take acknowledgments, personally  
appeared GEORGE SANDERS

and \_\_\_\_\_, respectively President and  
Secretary of

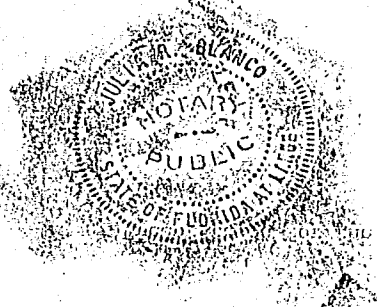
a corporation under the laws of the State of Florida, to me known to be the persons  
described in and who executed the foregoing conveyance and ~~separately~~ acknowledged the  
execution thereof to be ~~their~~ free act and deed as such officers, for the uses and pur-  
poses therein mentioned; and that ~~they~~ affixed thereto the official seal of said corpora-  
tion, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal in the County and State last aforesaid, this

3rd day of July, A.D. 1973.

*Julia L. Blanes*  
Notary Public State of Fla. at Large

My Commission expires: Notary Public State of Florida at Large  
My Commission Expires July 7, 1974



#72019/kapa

**Warranty Deed**  
FROM CORPORATION

TO

*[Handwritten mark]*

DATE:

Description:

**Real Estate Title Co.**  
809 Jackson St.  
TAMPA, FLORIDA



# VARIANCE APPLICATION

## IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.  
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

### Property Information

Address: 8220 CRENSHAW CIR. City/State/Zip: TAMPA, FL 33615 TWN-RN-SEC: \_\_\_\_\_

Folio(s): 004751.0000 Zoning: RES Future Land Use: \_\_\_\_\_ Property Size: \_\_\_\_\_

### Property Owner Information

Name: GUSTAVO ALCALA Daytime Phone: \_\_\_\_\_

Address: 8220 CRENSHAW CIR. City/State/Zip: TAMPA, FL 33615

Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

### Applicant Information

Name: AUSTIN COATS Daytime Phone: 813-293-8883

Address: 1302 N 23<sup>rd</sup> ST City/State/Zip: TAMPA, FL 33605

Email: AUSTIN @ ACGTAMPA.COM FAX Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City / State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Type or Print Name

AUSTIN COATS

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Type or Print Name

Gustavo ALCALA III

Intake Staff Signature: Clare Odell

Office Use Only

Intake Date: 05/26/2021

Case Number: VAR 21-0893

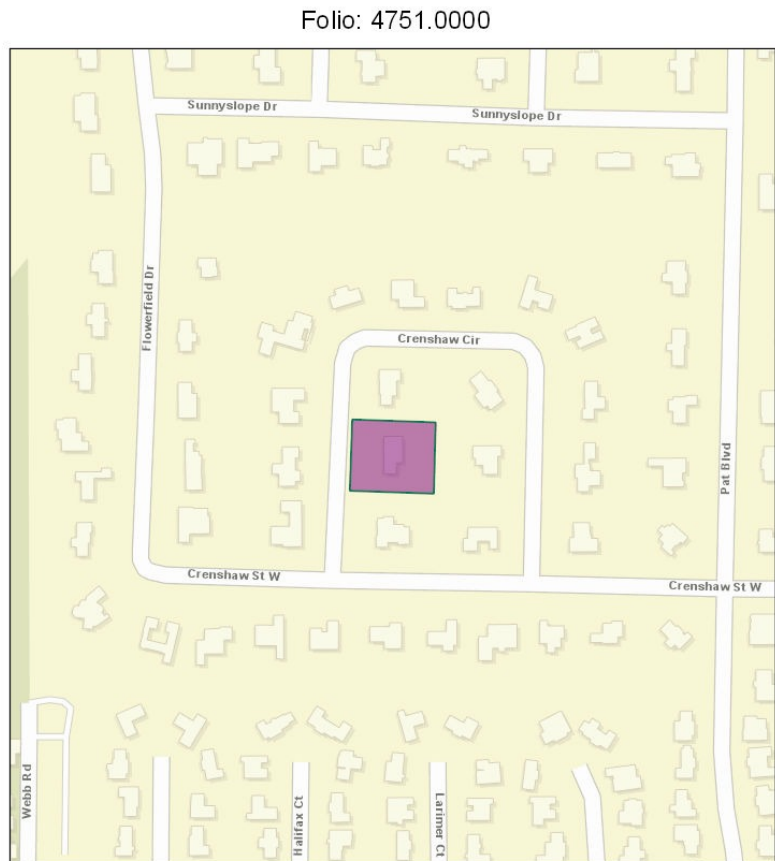
Public Hearing Date: 07/26/2021

Receipt Number: 48143



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0189H
FIRM Panel	12057C0189H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country Area
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011612 Block: 3013
Future Landuse	R-2
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	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO



May 26, 2021

1:2,659  
0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km

Hillsborough County, Florida

**Folio:** 4751.0000  
**PIN:** U-26-28-17-09N-000011-00005.0  
**GUS N 3RD AND MARY LOU ALCALA**  
**Mailing Address:**  
 8220 CRENSHAW CIR  
 TAMPA, FL 33615-2120  
**Site Address:**  
 8220 CRENSHAW CIR  
 TAMPA, FL 33615  
**SEC-TWN-RNG:** 26-28-17  
**Acreage:** 0.64242101  
**Market Value:** \$300,108.00  
**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.

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