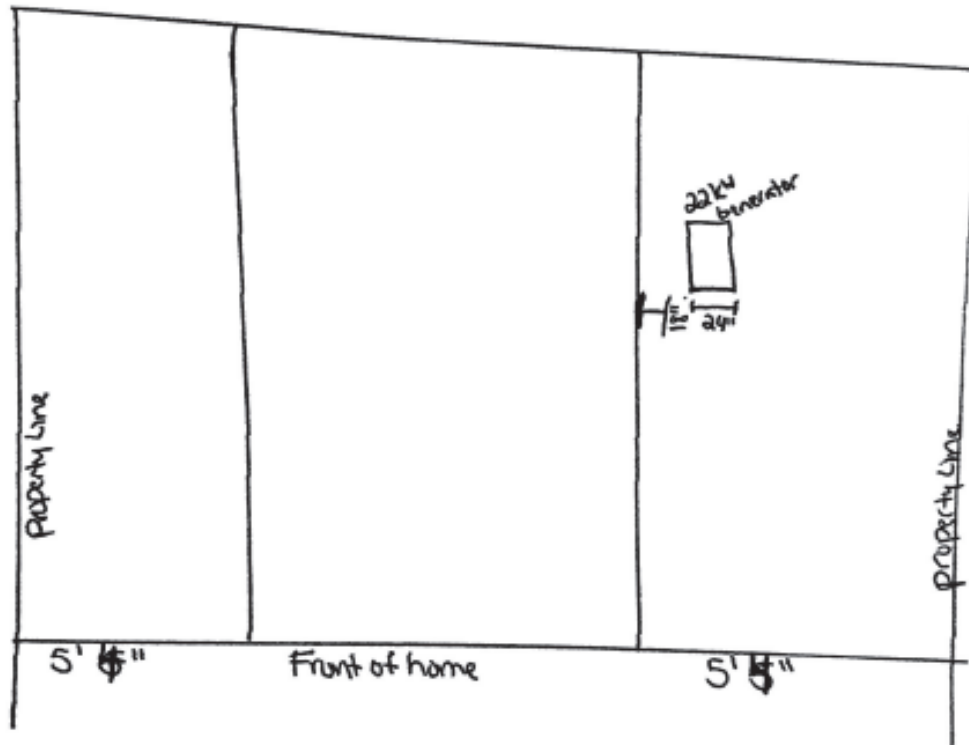


SURVEY/SITE PLAN

Address: 3011 Christophers Watch Ln. Ruskin, FL 33570
Permit # HC-BTR-23-0166704
Explanation Drawing for page 8; #1.
Folio Number: 031920-0230
A Cepage: 218



SURVEY/SITE PLAN

LEGAL DESCRIPTION
(AS PROVIDED)

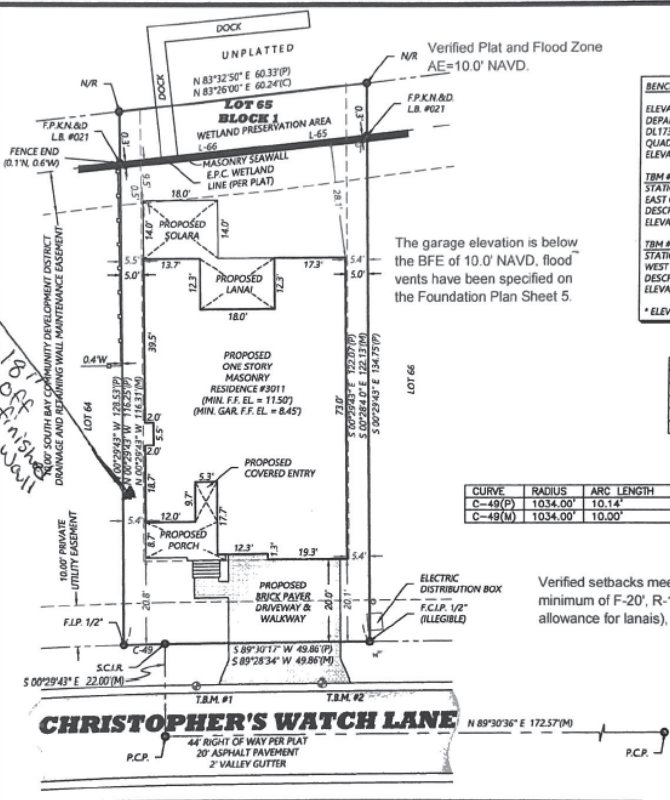
LOT 65, BLOCK 1, ANTRIA COVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 272, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LEGEND:

F.C.P.	FOUND CAPPED IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.R.	FOUND CAPPED IRON ROD	P.A.M.	PERMANENT REFERENCE MONUMENT
F.C.M.	FOUND CONCRETE MONUMENT	COR.	CORNER
S.C.I.R.	SET CAPPED IRON ROD	W.M.	WATER METER
SHAND	SET MAG. NAIL & DISK	P.F.F.	POOL PUMP/FILTER
L.B.	LICENSED BUSINESS	GAR.	GARAGE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	FIN.	FINISHED FLOOR
FROND	FOUND F.N. NAIL & DISK	IL.	ELEVATION
FALES.	FOUND FAULT LINE	W.L.P.	WOOD UTILITY POLE
D	DEED	W.L.P.	WOOD LIGHT POLE
F	FENCE	E.P.	EDGE OF PAVEMENT
C	CALCULATED	C.O.	POINT OF BEGINNING
MEAS.	MEASURED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	E.M.P.	ELECTRIC METER POLE
A/C	AIR CONDITIONER	P.E.	POOL EQUIPMENT
CA	CONCRETE BLOCK	W.F.S.	WOOD FRAME SHED
N/R	NOT RECOVERABLE	T.M.K.	TEMPORARY BENCH MARK
E.P.C.	ENVIRONMENTAL PROTECTION COMMISSION	TEL	TELECOMM RISER
		W.V.	WATER VALVE

SURVEYOR'S NOTES:

- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON BASED ON PLAT THE LINE SUBJECT LOT BEING AT 02°29'43" W.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO INDICATED.
- PURPOSE OF SURVEY: PRELIMINARY SITE PLAN.
- THE SURVEY DOES NOT REFLECT FOR CURRENT OWNERSHIP.
- NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES, NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.
- THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON, OR TO THE SURVEY INSTRUMENTS THAT MAY OCCUR AFTER HIS/HER LEAVING THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS, DELETIONS OR ALTERATIONS WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR, ANY RE-GAR WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OF THEIR REPRESENTING FIRM.
- UNLESS ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE WITH DATE AND DIGITAL SEAL OR ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL, THIS DOCUMENT HAS NOT BEEN AUTHORIZED AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 1/8" SIDE SETBACKS PROVIDED BY CLIENT.



BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BENCHMARK DL1737 DESCRIBED AS A FLANGE ENCASED ROD, SOUTHEAST QUADRANT OF BAHIA BEACH BLVD. & BAHIA DEL SOL DR. ELEVATION: 4.85' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL LOCATED 9.7' SOUTH AND 17.6' EAST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 6.89' (NAVD 1988)

TBM #2:
STATION IS A MAG NAIL LOCATED 10.0' SOUTH AND 11.5' WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 6.88' (NAVD 1988)

* ELEVATIONS SHOWN HEREON ARE IN FEET.

E.P.C. WETLAND LINE TABLE

LINE	BEARING	DISTANCE
L-65(P)	S 82°41'42" W	23.91'
L-65(C)	S 82°25'36" W	23.53'
L-66(P)	S 84°42'11" W	36.88'
L-66(C)	S 84°42'48" W	36.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-49(P)	1034.00'	10.14'	10.14'	S 89°13'26" W	0°33'43"
C-49(M)	1034.00'	10.00'	10.00'	S 88°46'47" W	0°33'15"

Verified setbacks meet minimum of F-20', R-10'(w/5' allowance for lanais), S-5'.

DWG. NO.: 24058-SP
FIELD CHECK: N/A
DRAWN BY: JB
DATE PREPARED: 12/06/23

Michael D. CROW & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION # 7936
2004 THOMOTOSASSA RD., STE #102 PLANT CITY, FL 33563
PHONE: (813) 754-0505 • EMAIL: CROWSURVEYING@GMAIL.COM

SITE PLAN
FOR
JOHN & THERESA ALDRICH

PROPERTY ADDRESS: 3011 CHRISTOPHER'S WATCH LANE, RUSKIN, FL 33870
CERTIFIED TO:
FOR THE PURPOSES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR THE PURPOSES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR THE PURPOSES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Michael D. Crow
2020.12.1
0 08:09:45
-05'00"

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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.

Install an elevated Stand-By Generator on the East side of my house

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

I requested a variance to allow the generator beyond the 50% side set back as per Code Section 6.01.03.I.3

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 property only has a roughly 11 foot between the two houses in question which does not allow enough space to install the generator and keep within code. The neighbor and homeowner have agreed to give each other a two foot easement on each others property to allow access to both the generator and allow a 4 foot wide walkway for access to dock and pool equipment

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 homeowner has a medial condition which requires to have consistence power. The generator will allow the medial equipment to operate during extpend power losses.

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 generator is complete on the home owners property and the neighor agreed to the placement and allowed an additional easement

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).

My neighbor (3009 Christophers Watch Ln) and I have agreed to give each other a 2 foot Property Easement on each of our properties to allow access. If you take in consideration the additional 2 feet, the generator placement would be within the code.

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.

To my knowledge, no illegal action has occured and both parties affected have agreed to the placement and additional easement.

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 primary hardship if not being able to use the medical equipment during extended power outages. the placement of the generator has been agreed by the neighbor and does not interfere with their access.

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Prepared by:
Hillsborough Title, LLC
Melinda Taylor
833 Cypress Village Blvd.
Sun City Center, FL 33573
File No.: SSL20-77261
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this June 30, 2020. A.D. by Glenn K. Dickman and Danita Dickman, Husband and Wife, whose address is: PO Box 128, Ruskin, FL 33575 hereinafter called the grantor, to John P Aldrich and Theresa M Aldrich, husband and wife, whose post office address is: 3011 Christophers Watch Ln, Ruskin, FL 33570-3050, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 65, Block 1, ANTIGUA COVE PHASE 1, according to plat thereof as recorded in Plat Book 109, Page 272, of the Public Records of Hillsborough County, Florida.

Parcel ID No.: 31920-0230

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 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 the current year.

Prepared by:
Hillsborough Title, LLC
Melinda Taylor
833 Cypress Village Blvd.
Sun City Center, FL 33573
incidental to the issuance of a title insurance policy
File No.: SSL20-77261

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Linda Badgerow Glenn K. Dickman
Witness Printed Name: LINDA BADGEROW Glenn K. Dickman

Marjorie Rodgers
Witness Printed Name: Marjorie Rodgers Address:
PO Box 128
Ruskin, FL 33575

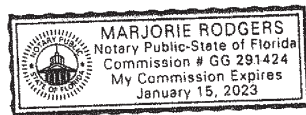
State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 30th of June, 2020, by means of Physical Presence or Online Notarization, by Glenn K. Dickman who is/are personally known to me or who has produced a valid driver's license as identification.

Marjorie Rodgers
Notary Public

My Commission Expires: Jan 15, 2023

(SEAL)



Prepared by:
Hillsborough Title, LLC
Melinda Taylor
833 Cypress Village Blvd.
Sun City Center, FL 33573
incidental to the issuance of a title insurance policy
File No.: SSL20-77261

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

mc Melissa Collins
Witness Printed Name: Melissa Collins

Danita Dickman
Danita Dickman

Elizabeth P. Plisko
Witness Printed Name: Elizabeth P. Plisko Address:
PO Box 128
Ruskin, FL 33575

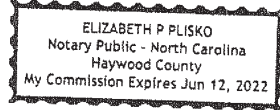
State of ~~Florida~~ North Carolina *es*
County of ~~Hillsborough~~ Transylvania

The foregoing instrument was executed and acknowledged before me this 30th of June, 2020, by means of Physical Presence or Online Notarization, by Danita Dickman who is/are personally known to me or who has produced a valid driver's license as identification.

Elizabeth P. Plisko
Notary Public

My Commission Expires: June 12, 2022

(SEAL)



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Received

12-28-23

Development Services



Hillsborough County Florida Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0278

Hearing(s) and type: Date: 02/26/2024

Date:

Type: LUHO

Type:

Intake Date: 12/28/2023

Receipt Number: 330559

Intake Staff Signature: Koshia Rivas

Property Information

Address: 3011 Christophers Watch Ln. City/State/Zip: Ruskin, FL 33570

TWN-RN-SEC: 02-32-18 Folio(s): 031920-0230 Zoning: PD Future Land Use: R-6 Property Size: 0.18 acres

Property Owner Information

Name: John P Aldrich and Theresa M Aldrich Daytime Phone 813-767-9212

Address: 3011 Christophers Watch Ln. City/State/Zip: Ruskin, FL 33570

Email: Jaldrich@outlook.com Fax Number 863-594-1900

Applicant Information

Name: John Aldrich Daytime Phone 813-767-9212

Address: 3011 Christophers Watch Ln. City/State/Zip: Ruskin, FL 33570

Email: Jaldrich@outlook.com Fax Number 863-594-1900

Applicant's Representative (if different than above)

Name: Accurate Electric LLC Daytime Phone 813-433-6377

Address: 9220 McIntosh Rd. City/State/Zip: Dover, FI 33527

Email: AccurateElectric19@gmail.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.

Signature of the Applicant

John Aldrich

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)

John Aldrich and Theresa Aldrich

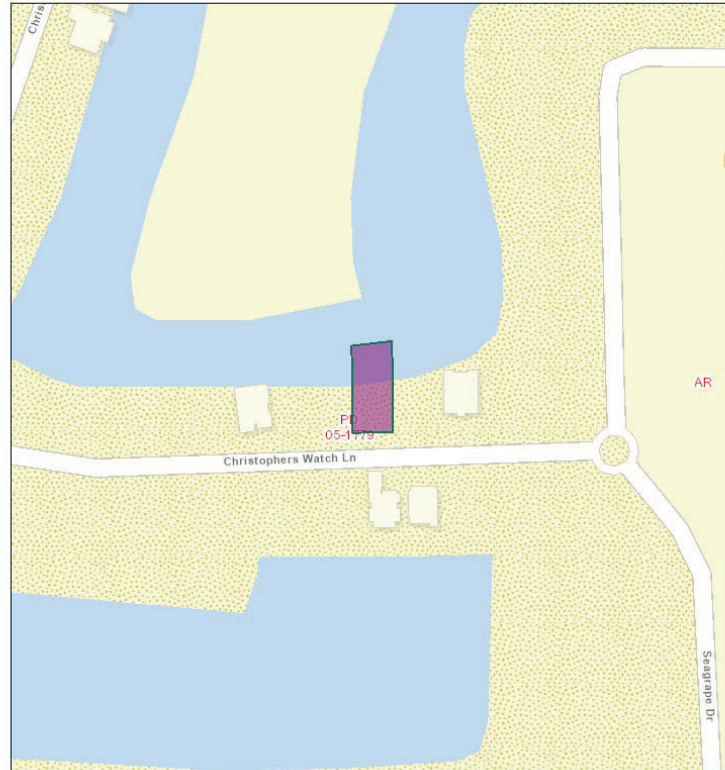
Type or print name



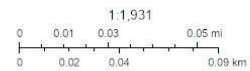
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	05-1779
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0651H
FIRM Panel	12057C0651H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120651D
County Wide Planning Area	Ruskin
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	07-1430,04-1067,03-1611, 98-0434
Personal Appearances	07-1429 WD,04-1655,05-1003,95-0264,93-0416,13-0375, 16-1360
Census Data	Tract: 014121 Block: 1034
Census Data	Tract: 014121 Block: 1037
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Assessment District	Rural
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 31920.0230



December 28, 2023



RS: Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swiremap, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.

Hillsborough County Florida

Folio: 31920.0230
PIN: U-02-32-18-953-000001-00065.0
John P And Theresa M Aldrich
Mailing Address:
 3011 Christophers Watch Ln
 null
 Ruskin, FL 33570-3050
Site Address:
 3011 Christophers Watch Ln
 Ruskin, FL 33570
SEC-TWN-RNG: 02-32-18
Acreage: 0.181219
Market Value: \$727,522.00
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.