



Hillsborough County Florida

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0066	
LUHO HEARING DATE: December 13, 2021	CASE REVIEWER: Isis Brown

REQUEST: The applicant is requesting a variance to the required rear yard setback to accommodate a proposed addition to an existing single-family dwelling on a lot zoned PD 74-0004.

VARIANCE(S):


The conditions of approval for PD 74-0004, as last modified by PRS 21-0357, do not address setback requirements for the subject property. However, staff has determined that a minimum rear yard setback of 25 feet is required. The applicant requests a 10-foot reduction to the required rear yard setback to allow a rear setback of 15 feet.

FINDINGS:

None.

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.

ADMINISTRATOR'S SIGN-OFF
 <small>t</small> <small>Tue Nov 30 2021 17:23:57</small>
Attachments: Application Site Plan Petitioner's Written Statement Current Deed

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

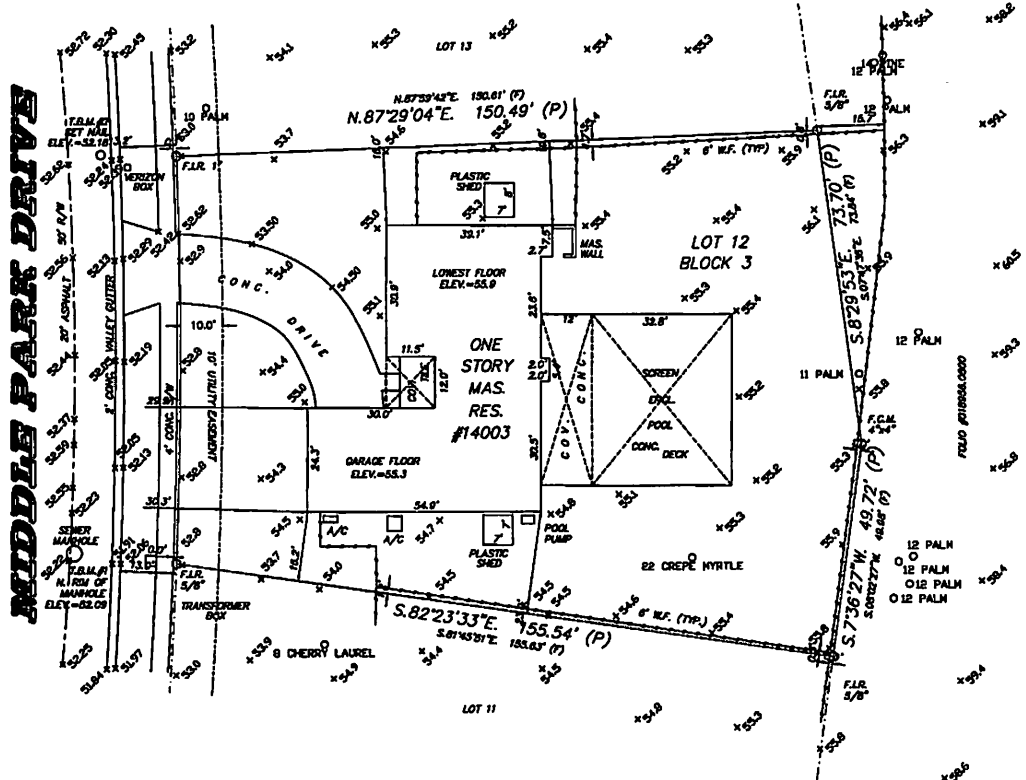
SECTION 5, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:
LOT 12, BLOCK 3, CARROLLWOOD VILLAGE PHASE TWO VILLAGE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 87, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



SCALE 1" = 20'
0' 10' 20' 30'

RADIUS=1225.00'
DELTA=4750.38"
ARC=23.00"
CHORD=94.88' (P) 85.08' (P)
BEARING=N.01733°E (P)
N.001733°E (P)




CERTIFIED TO:
ANDREW MADRICHNY
KRYSTEN MADRICHNY

NOTE: ALL TREES ARE MEASURED IN INCHES.
ELEVATIONS ARE BASED ON HILLSBOROUGH COUNTY BENCHMARK "M-814", ELEVATION 47.63 (NAVD83).
BEARINGS ARE BASED ON THE EAST R/W LINE OF MIDDLE PARK DRIVE AS, CHORD BEARING N.01733°E, PER PLAT.

Legend		
1	Temporary Benchmark	CONG. Concrete
2	Iron Pipe	ALD. 1/4 Part of
3	Iron Stake	CON. Concrete
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Surveyor's Notes:

- Property shown herein appears to be located in Flood Zone "X" per F.A.R.M. No. 13022C (2009) dated 2-28-09. This surveyor makes no guarantee as to the accuracy of the above information. Land F.A.R.M. report should be consulted for verification.
- No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Lines and shades were not located unless otherwise shown.
- This survey was completed without the benefit of an abstract of title. Therefore there may be other encumbrances, rights of way, easements, covenants, restrictions or other similar matters of public record, not shown herein.
- Unless otherwise noted, distances shown herein refer to plot and field measurements and are measured in U.S. feet.
- No use of this survey for purposes other than it was intended, without written verification, will be the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to warranty any rights of benefits to anyone other than those to whom this survey was originally verified.



DAVID L. SMITH
SURVEYING AND MAPPING, INC.
1408 W. LINDEN AVE. Tampa, FL 33612
Phone (813) 833-1800 Fax (813) 833-0448

Certificate of Authorization "L.B. #8982"

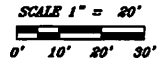
SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented herein meets the requirements of Florida Administrative Code Section 61B.02, of the Florida Statutes. I have the signature and the original sealed and of the Florida Board of Survey and Mapping. This drawing, plat or map is for informational purposes only and is not valid.

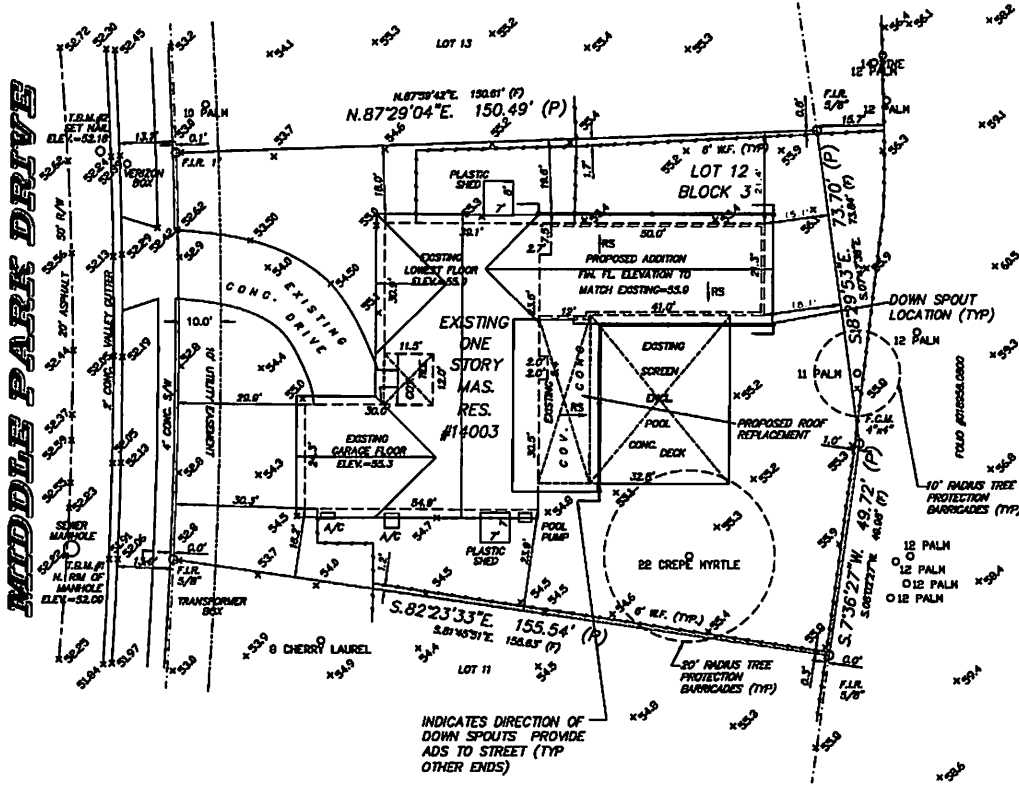
DATE: 07/23/20
JOB: 2003-044

SITE PLAN

SECTION 5, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA



RADIUS=1225.00'
DELTA=42°28'35"
ARC=82.00'
CHORD=84.88' (P) 85.08' (T)
BEARING=N.017'33"E (P)
N.0017'33"E (T)



CALL 48 HOURS BEFORE YOU DIG!
IT'S THE LAW!
1-800-432-4770

Legend	
1. Temporary Benchmark	CONC. Concrete
2. A.S.D. 1/4 Part of	CONC. Concrete
3. Power/Utility Pole	CONC. Concrete
4. Unfinished Gravel & Imperv	CONC. Concrete
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100. Unfinished Gravel	CONC. Concrete

ADDRESS:
14003 MIDDLE PARK DRIVE
TAMPA, FLORIDA 33624

LEGAL DESCRIPTION:
LOT 12, BLOCK 3, CARROLLWOOD VILLAGE PHASE TWO VILLAGE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 67, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOTE: ALL TREES ARE MEASURED IN INCHES.
ELEVATIONS ARE BASED ON HILLSBOROUGH COUNTY BENCHMARK "M-514", ELEVATION 42.63 (NA1088).
BEARINGS ARE BASED ON THE EAST R/W LINE OF MIDDLE PARK DRIVE AS CHORD BEARING "N.017'33"E", PER PLAT.

LEGEND	
RS	ROOF SLOPE
---	DOWN SPOUT W/ DIRECTION OF STORMWATER
---	GUTTER W/ DIRECTION OF STORMWATER

OWNERS:
JUSTIN MADHOSINCH
JUSTIN MADHOSINCH
Date: 11/14/2020
Page Number: 1 OF 1

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.

This is a request for a variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet. The parcel is currently located within the PD/R-1 zoning district and the primary setbacks are 25ft from the rear and 7.5ft for the sides.

Behind the rear of the property is 150ft undeveloped property (folio 018956-0800) owned by CARROLLWOOD VILLAGE PHASE II HOMEOWNERS' ASSOC INC. On 8/11/20 a variance was applied for and granted by CARROLLWOOD VILLAGE PHASE II HOMEOWNERS' ASSOC INC for the same variance (Request to be closer than 25 to rear lot line) with three neighbors to my side and front in acknowledgement and approval. This shows we have support of neighboring property owners on all four sides of the property.

The project has been filed with Hillsborough County Building permit office (Application: HC-BLD-21-0021868) and consist of building on an addition to the current structure. This will add 1122 sq ft of additional heated/cooled space (additional 2 bedrooms and 1 bath) that is handicap accessible and feature handicap accessible doorways and bathroom entrances to help with family current and future requirements.

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

PD 74-0004

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): Building Permit Application: HC-BLD-21-0021868
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 _____ Septic Tank _____
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 19th floor County Center).

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?

The proposed project features handicap accessible improvements that are not common to current market. It would be impractical or unaffordable to relocate to a similar property in similar area for this large family. Relocation would cause great emotional distress for family with strong roots in current community.

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 proposed project features handicap accessible improvements that are not common to current market. The need for greater handicap accessible living arrangements put current family at disadvantage compared to other properties in same district under same terms of LDC because it is impractical and unaffordable to retrofit existing structure and supply of similar structures is limited resulting in unequal (and unaffordable) market supply resulting in increased living expenses for similar benefits.

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.

If variance is allowed there will be no infringement of neighbors to side and the land to the rear is undeveloped with no plans (or practically develop) by the current owner. CARROLLWOOD VILLAGE PHASE II HOMEOWNERS' ASSOC INC. Current owner has already agreed to allow for this improvement. Proposed project is to be in same likeness to existing structure so there is reasonable expectation there will be no injury to rights of any adjacent property owner.

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*).

Section 1.02.03 of the LDC references perseverance of "public health, safety, comfort and welfare". This variance will allow for project that adds handicap accessibility to the current structure. Current owners and future owners will enjoy all four of these components of the intent and is respectful of other property owners. This variance will positively impact citizens of Hillsborough County.

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.

The project contains no illegal actions. Applicant has been transparent in all actions, has properly notified adjacent owners, sought variances from rear owner, and followed all procedures.

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 variance adds handicap accessible living space to Hillsborough County. This is a benefit to current and future owners and contributes to the improving public health and welfare of citizens of Hillsborough County. Failure to grant variance could result in an unaffordable housing situation. This is disadvantageous compared to owners who do not need or desire handicap accessible features.

FREDDIE MAC LOAN # 728733

Prepared By and Return To:

Name: **KIM LINSKY**

WATSON TITLE INSURANCE AGENCY, INC.
1901 W. CYPRESS CREEK ROAD 3RD FLOOR
FT. LAUDERDALE, FL 33309

WTI 2010-01113

Folio Number: 18959.3109

Return to:

AMAN LAW FIRM
4809 Ehrlich Road #105
Tampa, FL 33624-2673

Special Warranty Deed

THIS INDENTURE, made this 14 day of October, 2010, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, Hereinafter called the Grantor, whose address is 8200 JONES BRANCH, MCLEAN, VA 22102. and **ADRIAN MADHOSINGH AND KRISTEN MADHOSINGH, HUSBAND AND WIFE**, hereinafter called the Grantee whose address is 14003 MIDDLE PARK DRIVE, TAMPA, FL 33624.

[Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations]

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **HILLSBOROUGH** County, Florida, viz:

LOT 12, BLOCK 3, CARROLLWOOD VILLAGE, PHASE TWO VILLAGES ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 14003 MIDDLE PARK DRIVE TAMPA, FL 33624

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for year 2010 and all subsequent years.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

The undersigned Agent further sates that the below-described Limited Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

FEDERAL HOME LOAN MORTGAGE CORPORATION
BY: LAW OFFICES OF MARSHALL C. WATSON P.A
It's Attorney-in-Fact, pursuant to Limited Power of Attorney.

BY: *Kim Randazzo*
KIMBERLY RANDAZZO, as Authorized Signatory, pursuant to Corporate Resolution.

[Signature]
WITNESS
Elizabeth T. Avilés
(Printed Signature)

WITNESS: *[Signature]*
(Printed Signature) *Kim Randazzo*

STATE OF *Florida*
COUNTY OF *Broward*

SS:

The foregoing instrument was acknowledged before me this *14* of *Oct.*, 2010 by **KIMBERLY RANDAZZO** as Authorized Signatory, for the **LAW OFFICES OF MARSHALL C. WATSON P.A., AS ATTORNEY-IN-FACT FOR THE FEDERAL HOME LOAN MORTGAGE CORPORATION**, who executed same on behalf of the last said corporation and who is personally known to me and who did take oath.

(SEAL)

 ELIZABETH T. AVILES
MY COMMISSION # DD 839329
EXPIRES: November 17, 2012
Revised Two Budget Notary Services

[Signature]
NOTARY PUBLIC (SIGNATURE)
Elizabeth T. Avilés
PRINT NAME

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)
THIS IS TO CERTIFY THAT THE FOREGOING
AND CORRECT COPY OF THE DOCUMENT
MY OFFICE. WITNESS MY HAND AND
THIS *15* DAY OF *October* 20*10*
Cindy Stuart, Clerk of the **22-0066**
Hillsborough County, Florida
BY *[Signature]*
Deputy Clerk



Received
10/14/2021
Development Services

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: 14003 Middle Park Drive City/State/Zip: Tampa, FL 33624 TWN-RN-SEC: _____
Folio(s): 018959-3108 Zoning: PD Future Land Use: R-4 Property Size: 0.39 Acre

Property Owner Information

Name: Adrian Madhosingh Daytime Phone: 352-284-2300
Address: 14003 Middle Park Drive City/State/Zip: Tampa, FL 33624
Email: amadho@gmail.com FAX Number: _____

Applicant Information

Name: Adrian Madhosingh Daytime Phone: 352-284-2300
Address: 14003 Middle Park Drive City/State/Zip: Tampa, FL 33624
Email: amadho@gmail.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
Adrian Madhosingh
Type or Print Name
Kristen Madhosingh
Kristen Madhosingh

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
Adrian Madhosingh
Type or Print Name
Kristen Madhosingh
Kristen Madhosingh

Intake Staff Signature: ANA LIZARDO Office Use Only Intake Date: 10/14/21
Case Number: 22-0066 Public Hearing Date: 12/13/2021
Receipt Number: _____



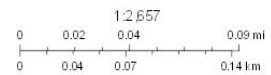
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
INFL	i
Zoning	PD
Description	Planned Development
RZ	74-0004
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Major Modifications	04-0813,95-0348,96-0326, 98-0588 WD
Personal Appearances	09-0842,05-0051,04-0775 WD,91-0040 DENIED,90-0030,89-0089,88-0034, 17-0720, 21-0357
Census Data	Tract: 011407 Block: 2008
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 18959.3108



October 18, 2021



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 18959.3108
PIN: U-05-28-18-OVS-000003-00012.0
ADRIAN AND KRISTEN MADHOSINGH
Mailing Address:
 14003 MIDDLE PARK DR
 TAMPA, FL 33624-3410
Site Address:
 14003 MIDDLE PARK DR
 TAMPA, FL 33618
SEC-TWN-RNG: 05-28-18
Acreage: 0.39127299
Market Value: \$333,293.00
Landuse Code: 0100 SINGLE FAMILY

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