

**Variance Application:** VAR 26-0398

**LUHO Hearing Date:** March 9, 2026

**Case Reviewer:** Cierra James



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Andra McClellan **Zoning:** AR

**Address/Location:** 3607 My Way, Thonotosassa, FL 33592; Folio 60678.0000

**Request Summary:**

The applicant is seeking a variance to the front and rear yard setbacks to accommodate the proposed single-family structure.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 50-foot front yard setback is required in the AR zoning district.	20 feet	30-foot front yard setback
6.01.01	A minimum 50-foot rear yard setback is required in the AR zoning district.	30 feet	20-foot rear yard setback

**Findings:**

The lot is zoned AR which requires a minimum lot size of 5 acres and minimum lot width of 150 feet. The subject parcel is 1.09 acres and 380 feet in width and therefore is nonconforming. Per NCL 22-1601, the lot is certified as a legally nonconforming lot.

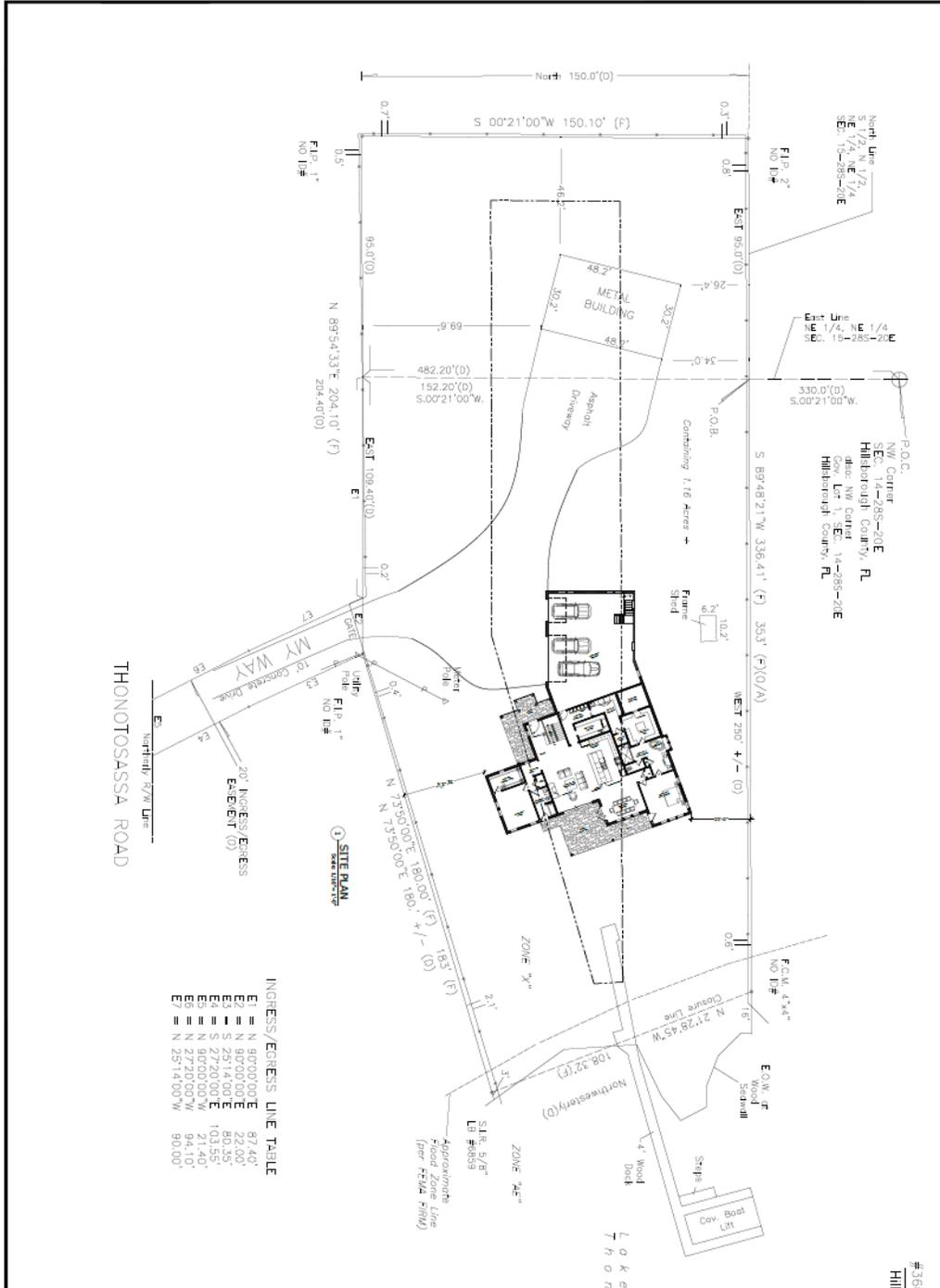
**Zoning Administrator Sign Off:**

Colleen Marshall  
Thu Feb 19 2026 12:43:09

**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



INGRESS/EGRESS LINE TABLE

E1	N	89°00'00"	87.40'
E2	N	80°00'00"	22.00'
E3	S	25°14'00"	80.35'
E4	S	27°20'00"	103.55'
E5	N	90°00'00"	21.40'
E6	N	27°20'00"	94.10'
E7	N	25°14'00"	90.00'

A0.1	<b>MCCLELLAN RESIDENCE</b> 3607 MY WAY THONOTOSASSA, FL 33592	REVISION SCHEDULE <table border="1"> <tr><th>REV. #</th><th>REV. DATE</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	REV. #	REV. DATE										
		REV. #	REV. DATE											
ARCHITECTURAL SITE PLAN SCALE: AS NOTED DATE: APRIL 29, 2024														



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

Office Use Only		
Application Number:	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 26-0398 Applicant's Name: Andrea McClellan

Reviewing Planner's Name: Cierra James Date: 01.29.2026

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): 03.09.2026

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?     Yes     No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?     Yes     No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:  
[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

**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.**

Signature

01.29.2026  
Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?**     Yes     No

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: AMcCullan  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: 01.29.2026



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1  **Cover Letter\*\*** If adding or removing land from the project site, the final list of folios must be included
- 2  **Revised Application Form\*\***
- 3  **Copy of Current Deed\*** Must be provided for any new folio(s) being added
- 4  **Affidavit to Authorize Agent\*** (If Applicable) Must be provided for any new folio(s) being added
- 5  **Sunbiz Form\*** (If Applicable) Must be provided for any new folio(s) being added
- 6  **Property Information Sheet\*\***
- 7  **Legal Description of the Subject Site\*\***
- 8  **Close Proximity Property Owners List\*\***
- 9  **Site Plan\*\*** All changes on the site plan must be listed in detail in the Cover Letter.
- 10  **Survey**
- 11  **Wet Zone Survey**
- 12  **General Development Plan**
- 13  **Project Description/Written Statement**
- 14  **Design Exception and Administrative Variance requests/approvals**
- 15  **Variance Criteria Response**
- 16  **Copy of Code Enforcement or Building Violation**
- 17  **Transportation Analysis**
- 18  **Sign-off form**
- 19  **Other Documents** (please describe):

---



---



---



---

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough  
County Florida**  
Development Services

Application No: \_\_\_\_\_

## Project Description (Variance Request)

- 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.

In February 2023, we excitedly acquired 3607 My Way, Thonotosassa, Florida 33592, this lot happens to be directly adjacent to our current home, 11306 Thonotosassa Rd and my husband's parents' home 11222 Thonotosassa Rd. Prior to October 2018 there was a beautiful home on this site that was unfortunately completely and totally demolished due to a devastating fire. Our vision is to build (or rebuild) our families 'forever home.' This lot has a somewhat unique shape and juxtaposition to Lake Thonotosassa, however, we feel as though our developer has a great plan to situate our home site to maximize the view while mirroring the other current home positions on the Lake. We respectfully request your consideration with regards to a variance that allows the proposed site plan to be approved. This plan very much mimics how the original house was placed on the lot, as well as similarly places the home on the lot with respects to the other homes on the Lake. We would request a North Property variance to allow the nearest corner of the home to be within 20 feet of the North property line. We would request a South Property variance to allow the nearest corner of the home to be within 30 feet of the South Property line. We would also like to request the rear of the home to face East toward the Lake while the front of the home faces West, this is exactly how every other home on My Way is positioned.

2

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

06.01.01, we would like to adjust the setback for the North Property Line to be within 20 feet, and the South Property Line to be within 30 feet. Please see attached proposed site plan. We would like our home to face My Way rather than Thonotosassa Road like all other homes on My Way.

### Additional Information

- Have you been cited by Hillsborough County Code Enforcement?  No  Yes  
If yes, you must submit a copy of the Citation with this Application.
- 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): \_\_\_\_\_
- 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.
- Please indicate the existing or proposed utilities for the subject property:  
 Public Water  Public Wastewater  Private Well  Septic Tank
- 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

## 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?

Our issue is not unique and has been experienced by every other lot owner on My Way. We have signed variances for our neighbors and are only asking for the same consideration for the rebuild on our lot. We are asking to rebuild in very much the same way as the original house laid on the lot prior to a devastating fire. Our neighbors are in favor of this site plan and have expressed such

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.

We are only asking for similar consideration that has already been granted to all the other homes on My Way. We would like to ensure the orientation of the back of the home faces the Lake to be in the exact same placement as every other home on the entire Lake. We would like our home to be

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 this variance is allowed, the other property owners in the area will only benefit from a home being built that is in similar property lines and orientation to the Lake. It will allow for the best and highest use of the property. We have approved similar variance requests for our neighbors and they have previously stated they are in favor of a variance for our lot as well.

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 purpose of the LDC is to establish standards, regulations and procedures for review and this variance request is in compliance with those requirements. The intent of the LDC is to foster a harmonious and orderly development of Hillsborough Co, the approval of this variance will do exactly that and allow for a fresh rebuild on a lot on the largest lake in the County which will mirror each and every other home on the Lake

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.

We are simply wanting to rebuild a home for our family and in a manner that is the everyone's best interest - the owner, the builder, the neighbors, and the County. There is nothing illegal or anything we did that resulted in the ask.

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 variance must be approved in order to maintain uniformity among all home placement and properly line variances that have already been approved and implemented.

Prepared by and return to:  
Jennifer Chelius  
Old Tampa Bay Title, LLC  
1560 West Cleveland Street  
Tampa, FL 33606  
(813) 402-2266  
File No 2023-5388

Parcel Identification No 060678-0000

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 28th day of February, 2023 between John Ferris and Valerie Ferris, husband and wife, whose post office address is P.O. Box 1108, Mango, FL 33550, of the County of , State of Florida, Grantors, to Daniel M. McClellan and Andrea L. McClellan, husband and wife, whose post office address is 11306 Thonotosassa Road, Thonotosassa, FL 33592, 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 East 95 feet of the North 150 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 28 South, Range 20 East, Hillsborough County, Florida, also lot described as follows:  
Commencing at the Northwest corner of Section 14, Township 28 South, Range 20 East, Hillsborough County, Florida, run thence South 0 degrees 21 minutes West along the West boundary of said Section 14, 330 feet for Point of Beginning; run thence South 0 degrees 21 minutes West, 152.2 feet; thence East 109.4 feet; thence North 73 degrees 50 minutes East, 180 feet more or less to the waters of Lake Thonotosassa; thence Northwesterly along the waters of said lake to a point 250 feet more or less East of Point of Beginning; thence West 250 feet more or less to Point of Beginning; being a part of Government Lot 1, Section 14, Township 28 South, Range 20 East, Hillsborough County, Florida.  
Together with a 20 foot easement for ingress and egress described as follows: Commencing at the Northwest corner of Government Lot 1, Section 14, Township 28 South, Range 20 East, Hillsborough County, Florida, run thence South 0 degrees 21 minutes West, 482.2 feet; thence East, 87.4 feet for Point of Beginning; run thence East, 22 feet; thence South 25 degrees 14 minutes East, 80.35 feet; thence South 27 degrees 20 minutes East, 103.55 feet to the North right-of-way line of Plant City Thonotosassa Road; thence West along said right-of-way 21.4 feet; thence North 27 degrees 20 minutes West 94.1 feet; thence North 25 degrees 14 minutes West, 90.0 feet to Point of Beginning.

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

**Subject to taxes** for 2023 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:

[Signature]  
WITNESS  
PRINT NAME: Craig Copeland

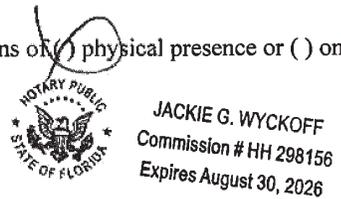
[Signature]  
WITNESS  
PRINT NAME: Jackie G Wyckoff

[Signature]  
John Ferris  
[Signature]  
Valerie Ferris

STATE OF FLORIDA  
COUNTY OF H. Alsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24<sup>th</sup> day of February, 2023, by John Ferris and Valerie Ferris.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name: Jackie G Wyckoff



Personally Known: \_\_\_\_\_ OR Produced Identification: [Signature]  
Type of Identification  
Produced: [Signature]



**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0398 Intake Date: 01/06/2026  
Hearing(s) and type: Date: 03/09/2026 Type: LUHO Receipt Number: 546565  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: 3607 My Way City/State/Zip: Thonotosassa, Fl. 33592  
TWN-RN-SEC: 28-20-14 Folio(s): 060678.0000 Zoning: AR Future Land Use: R-1 Property Size: 1.09 (47,480 sq ft)

### Property Owner Information

Name: Daniel and Andrea McClellan Daytime Phone: 813-293-1756  
Address: 11306 Thonotosassa Road City/State/Zip: Thonotosassa, Fl. 33592  
Email: daniel@mbproducts.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Andrea McClellan Daytime Phone: 813-727-5673  
Address: 11306 Thonotosassa Road City/State/Zip: Thonotosassa, Fl. 33592  
Email: andrea@mbproducts.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 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

**Andrea McClellan**

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)

**Daniel and Andrea McClellan**

Type or print name



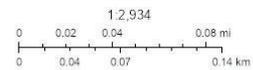
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Flood Zone:AE	BFE = 38.1 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0245H
FIRM Panel	12057C0245H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120245D
County Wide Planning Area	Thonotosassa
Community Base Planning Area	Thonotosassa
Census Data	Tract: 010304 Block: 3020
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 2
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 60678.0000



January 6, 2026



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satelligence, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

**Folio: 60678.0000**  
**PIN: U-14-28-20-ZZZ-000002-03710.0**

**Daniel M And Andrea L McClellan**

**Mailing Address:**

11306 Thonotosassa Rd  
 null

Thonotosassa, FL 33592-3030

**Site Address:**

3607 My Way  
 Thonotosassa, FL 33592

**SEC-TWN-RNG: 14-28-20**

**Acreage: 1.09**

**Market Value: \$363,999.00**

**Landuse Code: 0000 VACANT RESIDENT**

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



# Submission 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: Andrea McClellan Phone: 813-727-5673

Representative's Email: andrea@mbproducts.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input type="checkbox"/>	<input checked="" 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fastrack Approval (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)