

Variance Application: VAR 26-0596

LUHO Hearing Date: May 11, 2026

Case Reviewer: James E Baker, AICP



**Hillsborough
County Florida**

Development Services Department

Applicant: Luisa I Alonso

Zoning:

RSC-9

Location: 6917 N Cameron Ave, Tampa, FL 33614


Request Summary:

The applicant is requesting a rear yard setback variance to allow an addition to the existing home, consisting of two new bedrooms and two bathrooms.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 20-foot rear yard setback is required in the RSC-9 district.	13 feet 3 inches	6-foot 9-inch rear yard setback

Findings:	None
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Zoning Administrator Sign Off:	 Colleen Marshall Wed Apr 29 2026 15:37:13
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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.



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.

The subject property is zoned RSC-9, which requires a minimum rear yard setback of 20'-0". The proposed residential addition encroaches into the required rear yard setback; therefore, a variance is required.

This application requests a variance of 13'-3" from the required rear yard setback of 20'-0", resulting in a proposed rear yard setback of 6'-9". The variance is requested to allow an addition consisting of two (2) new bedrooms and two (2) bathrooms.

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

Sec. 6.01.01

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): HC-BLD-25-0076546
- 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 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?

Please see attached

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.

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.

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*).

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.

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.

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 hardship is unique and singular to the subject property due to the established location of the existing one-story residence. The existing structure defines the buildable envelope of the site, and any rearward expansion intersects the required 20'-0" rear yard setback. The proposed addition follows the alignment of the existing structure and is intended to bring the property into full zoning compliance through the variance process. The proposed construction does not encroach into the existing 5-foot utility easement, which will remain entirely unobstructed. These conditions are specific to the subject property and are not shared in common with other properties that may have different development patterns.

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.

Strict application of the rear yard setback requirement would deprive the property owner of the ability to improve and regularize the residence in a manner commonly enjoyed by other properties in the RSC-9 zoning district. Without the requested variance, the property cannot reasonably accommodate the addition of two (2) bedrooms and two (2) bathrooms consistent with surrounding homes. Granting the variance allows the property to achieve compliance with zoning standards through an approved process while maintaining all other applicable development requirements.

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 requested variance will not substantially interfere with or injure the rights of neighboring property owners. The encroachment is limited to the rear yard setback and does not affect side yards or any recorded utility easements. The 5-foot utility easement will remain fully accessible and unobstructed. The addition is residential in nature, consistent in scale with the existing structure, and will not adversely impact light, air, privacy, drainage, or utility access for surrounding properties.

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 variance is in harmony with and serves the general intent and purpose of the Land Development Code and the Comprehensive Plan by facilitating orderly development, encouraging compliance with zoning regulations, and supporting reinvestment in existing residential neighborhoods. Approval of the variance allows the property to be improved through a lawful and transparent process while maintaining neighborhood compatibility, protecting utility infrastructure, and avoiding piecemeal or nonconforming conditions.

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 situation sought to be relieved by the variance does not result from an illegal act or a self-imposed hardship. The variance request is part of an effort to address existing conditions through the proper zoning review process and to ensure that the property complies with applicable Land Development Code requirements moving forward. The proposed improvements are designed to meet all applicable standards except for the rear yard setback, for which relief is requested.

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.

Granting the variance will result in substantial justice by balancing the public objectives of the Land Development Code with the reasonable use of private property. Approval promotes compliance, improves the functionality of the residence, and protects public interests by maintaining required setbacks where feasible and keeping the 5-foot utility easement unobstructed. Denial of the variance would perpetuate a noncompliant condition without advancing a corresponding public benefit, whereas approval achieves fairness, consistency, and regulatory compliance.

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Received
02-27-2026

Development Services



Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0596 Intake Date: 02/27/2026
Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 573057
Date: _____ Type: _____ Intake Staff Signature: Julia Boatright

Property Information

Address: 6917 N Cameron Ave City/State/Zip: Tampa, FL 33614
TWN-RN-SEC: 28-18-28 Folio(s): 026284-0000 Zoning: RSC-9 Future Land Use: R-9 Property Size: 0.14

Property Owner Information

Name: Boris Luis Inguanzo Trustee of BLI Revocable Trust Daytime Phone 813-857-1727
Address: 6917 N Cameron Ave City/State/Zip: Tampa, FL 33614
Email: inguanzo041180@gmail.com Fax Number N / A

Applicant Information

Name: Luisa I Alonso Daytime Phone 813-735-8398
Address: 1024 W Hillsborough Ave City/State/Zip: Tampa, FL 33603
Email: laalassociates@yahoo.com Fax Number N / A

Applicant's Representative (if different than above)

Name: Jorge L Camerota Daytime Phone 813-735-8398
Address: 1024 W Hillsborough Ave City/State/Zip: Tampa, FL 33603
Email: laalassociates@yahoo.com Fax Number N / A

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]
Signature of the Applicant
Luisa I Alonso
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]
Signature of the Owner(s) - (All parties on the deed must sign)
Boris Luis Inguanzo Trustee of BLI Revocable Trust
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0596 Intake Date: 02/27/2026
Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 573057
Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Applicant/Representative: Luisa I Alonso Phone: 813-735-8398

Representative's Email: laalassociates@yahoo.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 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Legal Description</u> for the subject site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<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

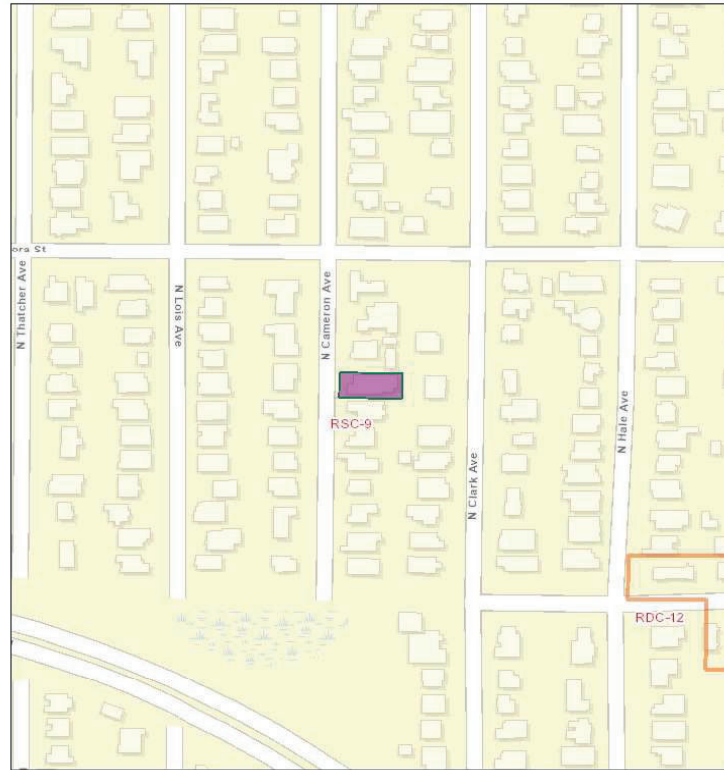
- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)



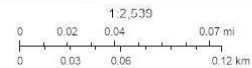
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011804 Block: 2021
Future Landuse	R-9
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	90' AMSL
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 26284.0000



February 26, 2025



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Hillsborough County Florida

Folio: 26284.0000
PIN: U-28-28-18-16J-N00000-00615.0
 Boris Luis Inguanzo /Life Estate
Mailing Address:
 6917 N Cameron Ave
 null
 Tampa, Fl 33614-3841
Site Address:
 6917 N Cameron Ave
 Tampa, Fl 33614
SEC-TWN-RNG: 28-28-18
Acreage: 0.14
Market Value: \$92,852.00
Landuse Code: 0100 SINGLE FAMILY

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