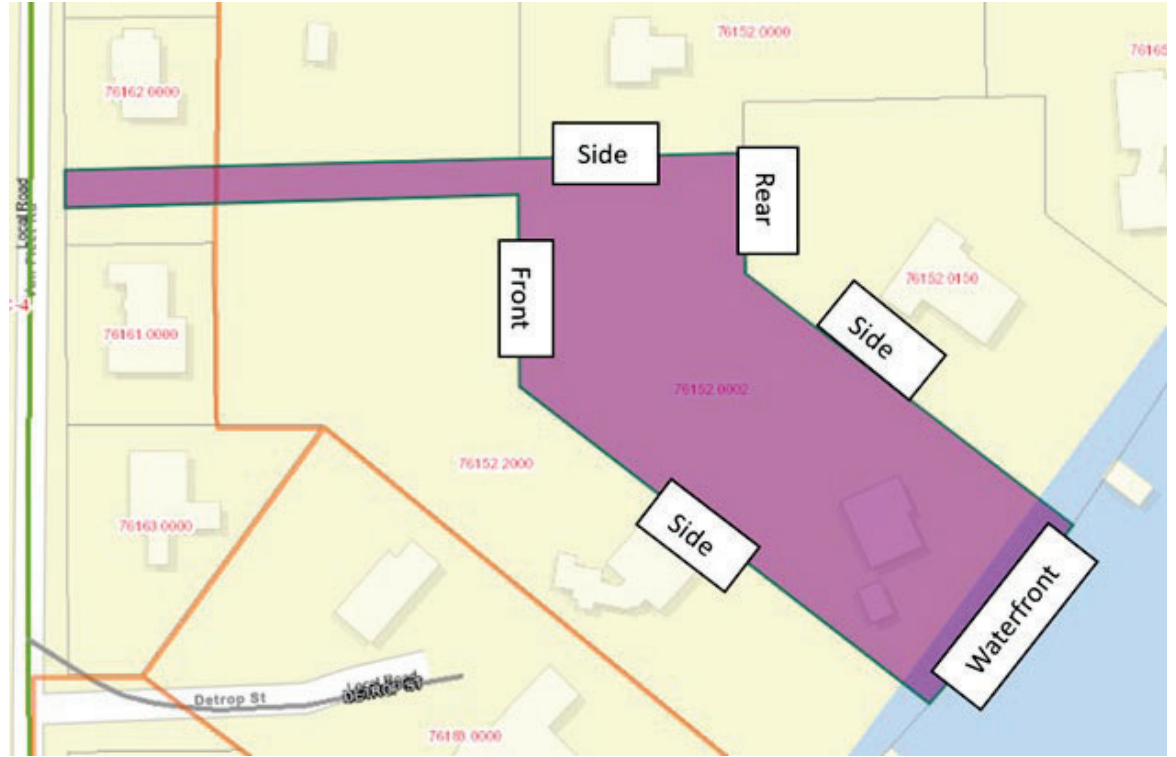




Findings:

The applicant intends to demolish the existing principal single-family dwelling and replace it with a new single-family dwelling as shown on the site plans.

Staff has determined the required yards to be as shown below:



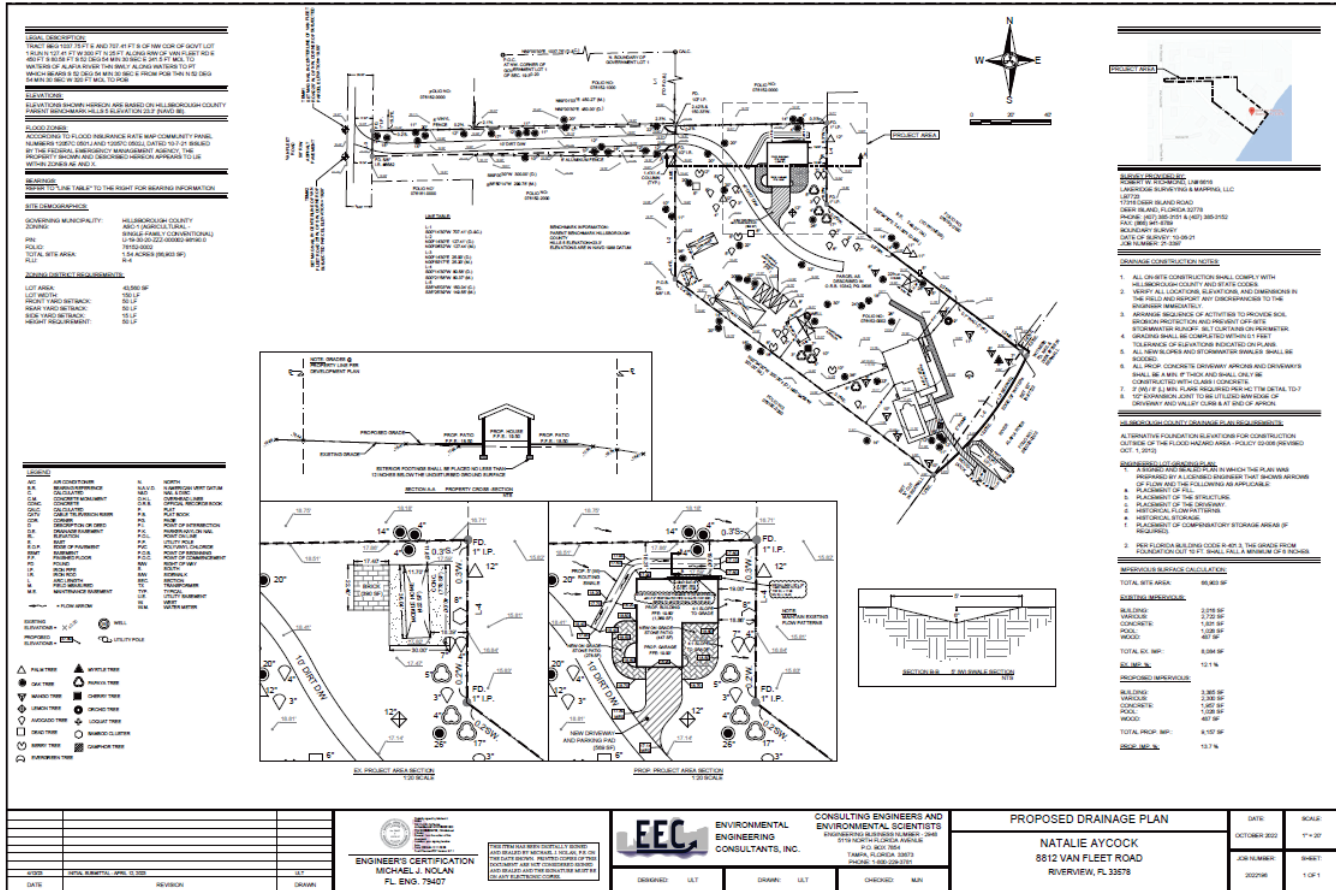
Zoning Administrator Sign Off:

*Colleen Marshall*  
 Colleen Marshall  
 Fri Apr 12 2024 10:33:18

**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



24-0370

SURVEY/SITE PLAN

Received April 3, 2024  
Development Services

Red =  
Proposed

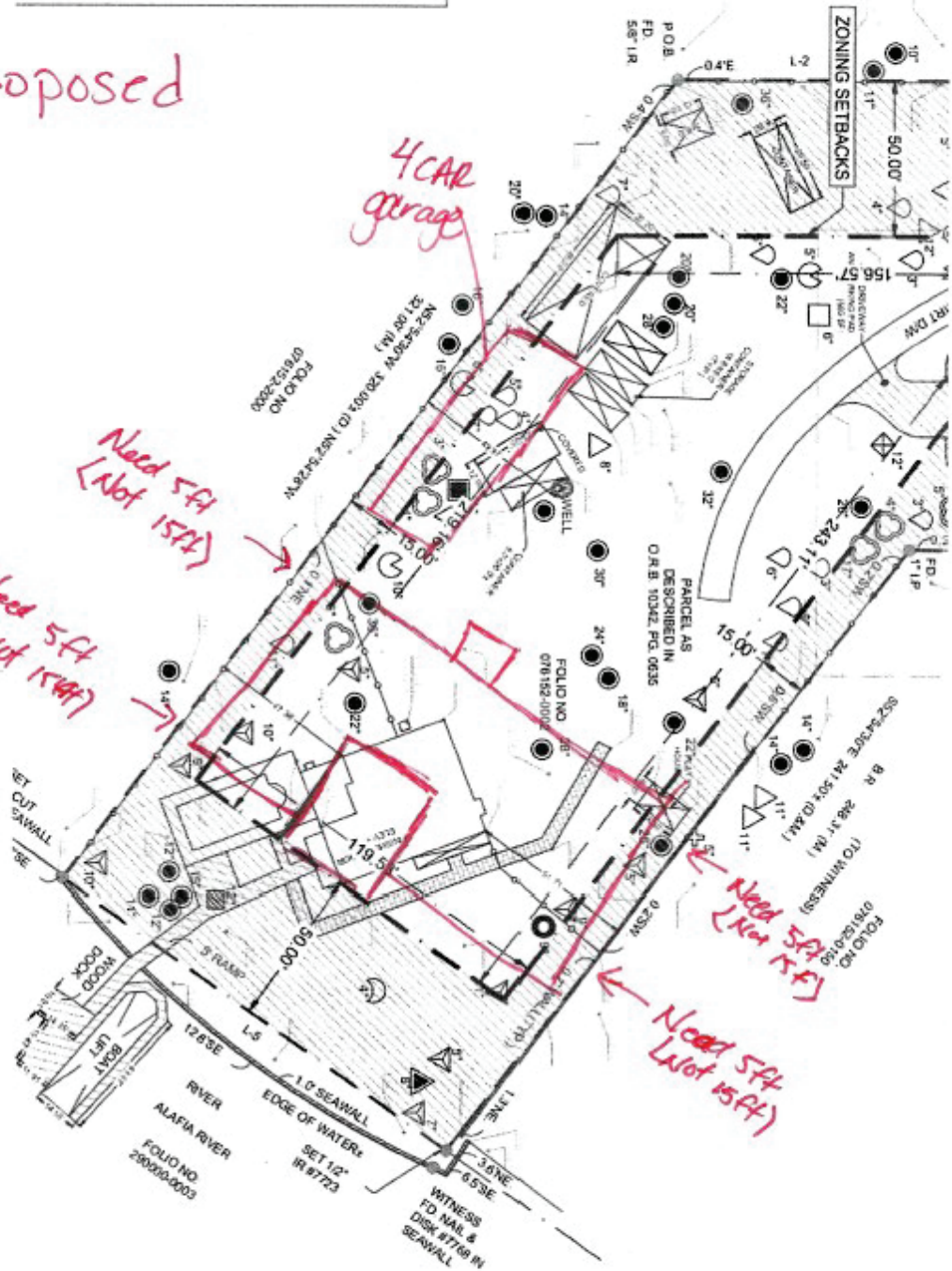
4 CAR  
garage

Need 5ft  
[Not 15ft]

Need 5ft  
[Not 15ft]

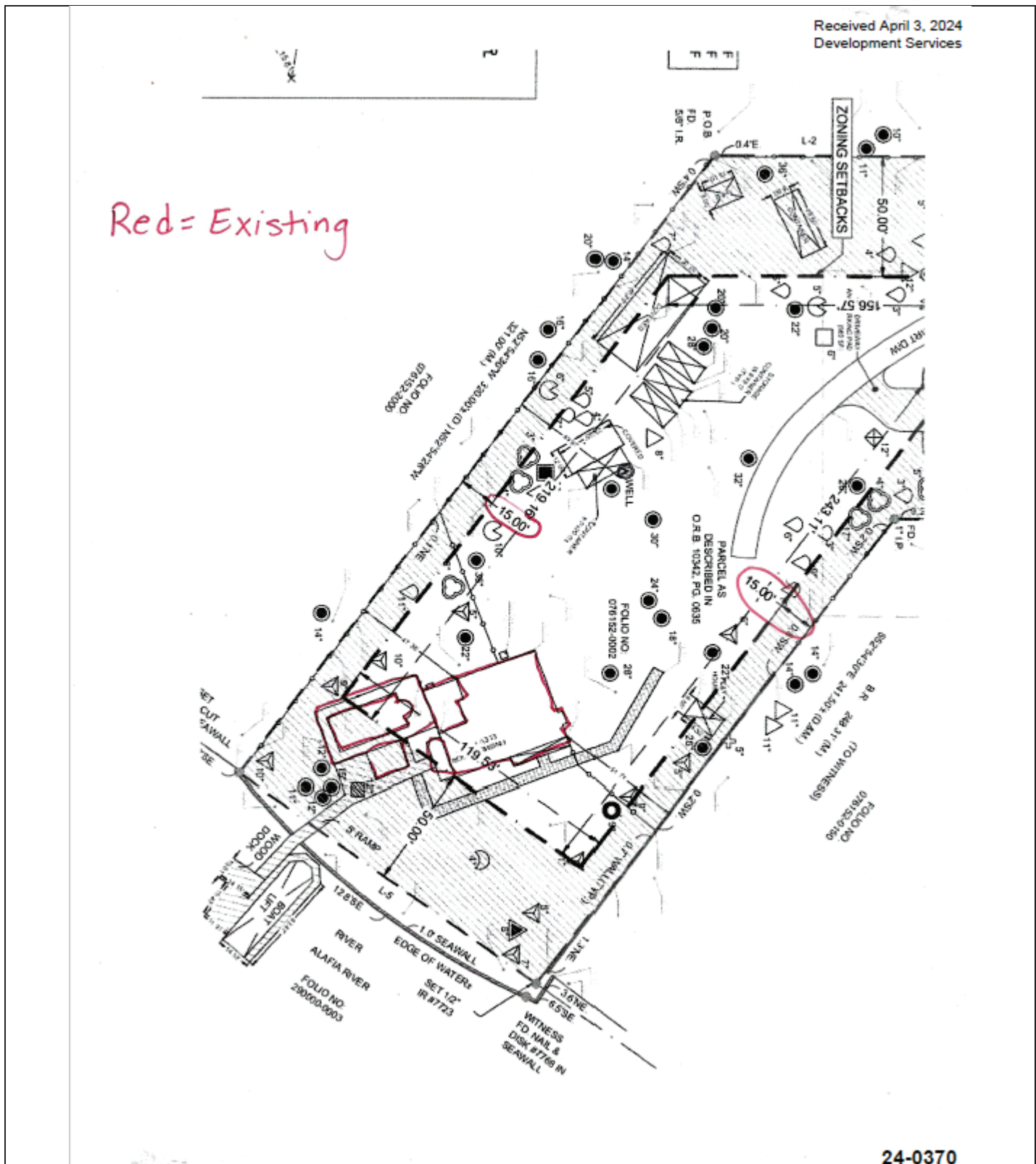
Need 5ft  
[Not 15ft]

Need 5ft  
[Not 15ft]



24-0370

SURVEY/SITE PLAN



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**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

**Office Use Only**

Application Number: VAR-24-0370

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-24-0370 Applicant's Name: Carmen Mathews

Reviewing Planner's Name: Jared Follin Date: 04/11/2024

**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): 04/22/2024

### 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.***

Cynthia Mercer  
Signature

04/11/2024  
Date



**Hillsborough  
County Florida**  
Development Services

## 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.

I am requesting a variance of 10 feet from the required rear set back of 15feet resulting in a rear of 5 ft , the reason for this request is for me to be able to add a four car garage to my property and utilize the maximum space I can so that this doe not interfere with my patch into the driveway

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

6.11.04.C.1 & 6.11.04.C.2

### 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 Re-claimed 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?

My property is currently very constricting and the current rear setbacks of 50ft prevent me to place and build where it is necessary in order to not disrupt my driveway and current residence I have now. My property is very constricted and with out these setbacks corrected I lose out on the space that is necessary to build anything in either ares of my 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.

If not approved this will deprive me of my rights being able to utilize the given property line and build the container home in a location on my property that does not interfere with my driveway and residence , the current setbacks make my already very constricted are even more constricted that I cannot build in these areas

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 approved this variance will not interfere with nor injure the rights of others whose property would be affected , my neighbors have no objection are were willing to allow some of their property in order to allow the variance I am requesting now. although I know this is not allowed I am simply stating that there will be no negative effect for my neighbors in either side.

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 Variance I am requesting respects the rights of property owners and it also the interests of the citizens of Hillsborough County , It will address the issue and will be effective and less time consuming to all with me addressing and answering all of these questions for the variance. This could potentially raise property value and add value to my property as well.

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 variance does impose an illegal act nor a self-imposed hardship, the property lines simply do not allow me to build where proposed due to the current rear setback of 50ft , as I stated the property is oddly shaped and without this variance I cannot build without it interfering with my current driveway and residence as is extremely constricted as you can see in the attchment.

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.

If this variance is justified it will allow me to build where I have the area and also save me from having to redo my driveway and give me the room I need and not interfere with anything I have on my property now, as you can see the property is oddly shaped not allowing me much space with no variance .

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**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

**Office Use Only**

Application Number: VAR-24-0370

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-24-0370 Applicant's Name: Carmen Mathews

Reviewing Planner's Name: Jared Follin Date: 03/12/2024

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): 03/25/2024

### 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:**  
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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.***

Cynthia Mercer  
Signature

03/12/2024  
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 VAR-24-0370

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: Cynthia Mercer  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: 03/12/2024



# 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.

PREPARED BY:  
LISA M. CARTER  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
AND WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
FLORIDA  
COUNTY OF HILLSBOROUGH  
LOAN NO.: 9802521881



### MORTGAGE RELEASE, SATISFACTION, AND DISCHARGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS, the Mortgagee of that certain Mortgage described below, does hereby release, discharge and reconvey, to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage bearing the date MARCH 07, 2013, executed by CARL L MATHEWS AND CARMEN MATHEWS, HUSBAND AND WIFE, Mortgagor, and recorded in Public Records in the Office of the Clerk of the Circuit Court for HILLSBOROUGH County, State of FLORIDA on MARCH 15, 2013 in Book 21745 at Page 880 as Clerk's File No. 2013104054.

#### AS DESCRIBED IN SAID MORTGAGE

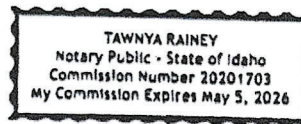
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 25, 2020. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS

  
LISA M. CARTER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 25, 2020, before me, TAWNYA RAINEY, personally appeared LISA M. CARTER known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC



DTP365589A05AA0.001509.03.03.0000000

POD: 20200812  
CF8050115IM - LR - FL



MIN: 100032413512464160

MERS PHONE: 1-888-679-6377



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

**Office Use Only**

Application Number: VAR-24-0370

Received Date:

Received By:

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Application Number: VAR-24-0370 Applicant's Name: Carmen Mathews

Reviewing Planner's Name: Jared Follin Date: 03/12/2024

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): 03/25/2024

### Important Project Size Change Information

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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.

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***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.***

Cynthia Mercer  
Signature

03/12/2024  
Date



**Hillsborough  
County Florida**  
Development Services

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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 VAR-24-0370

Includes sensitive and/or protected information.

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

Does not include sensitive and/or protected information.

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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: Cynthia Mercer  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: 03/12/2024





# Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2	<input checked="" type="checkbox"/> <b>Revised Application Form**</b>
3	<input checked="" type="checkbox"/> <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4	<input checked="" type="checkbox"/> <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6	<input checked="" type="checkbox"/> <b>Property Information Sheet**</b>
7	<input checked="" type="checkbox"/> <b>Legal Description of the Subject Site**</b>
8	<input checked="" type="checkbox"/> <b>Close Proximity Property Owners List**</b>
9	<input checked="" type="checkbox"/> <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10	<input checked="" type="checkbox"/> <b>Survey</b>
11	<input checked="" type="checkbox"/> <b>Wet Zone Survey</b>
12	<input type="checkbox"/> <b>General Development Plan</b>
13	<input type="checkbox"/> <b>Project Description/Written Statement</b>
14	<input type="checkbox"/> <b>Design Exception and Administrative Variance requests/approvals</b>
15	<input checked="" type="checkbox"/> <b>Variance Criteria Response</b>
16	<input type="checkbox"/> <b>Copy of Code Enforcement or Building Violation</b>
17	<input type="checkbox"/> <b>Transportation Analysis</b>
18	<input type="checkbox"/> <b>Sign-off form</b>
19	<input type="checkbox"/> <b>Other Documents</b> (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

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\*\*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

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

### Property Information

Address: 8812 Van Fleet Road City/State/Zip: Riverview, FL 33578  
TWN-RN-SEC: ~~FF~~ Folio(s): 076152-0002 Zoning: ASC-1 Future Land Use: R4 Property Size: 1.64314997  
30-20-19

### Property Owner Information

Name: Carmen Mathews Daytime Phone 813-601-2011  
Address: 8812 Van Fleet Road City/State/Zip: Riverview, FL 33578  
Email: caemengmathews58@gmail.com Fax Number N/A  
natalie.mathews@gmail.com

### Applicant Information

Name: Carmen Mathews Daytime Phone 813-601-2011  
Address: 8812 Van Fleet Road City/State/Zip: Riverview, FL 33578  
Email: caemengmathews58@gmail.com Fax Number \_\_\_\_\_  
natalie.mathews@gmail.com

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

Name: Victor Lopez Daytime Phone 813-481-2369  
Address: 11717 Winn Road City/State/Zip: Riverview, FL 33569  
Email: vlopez01@aol.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.

Carmen Mathews  
Signature of the Applicant

Carmen Mathews  
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.

Carmen Mathews  
Signature of the Owner(s) - (All parties on the deed must sign)

Carmen Mathews  
Type or print name