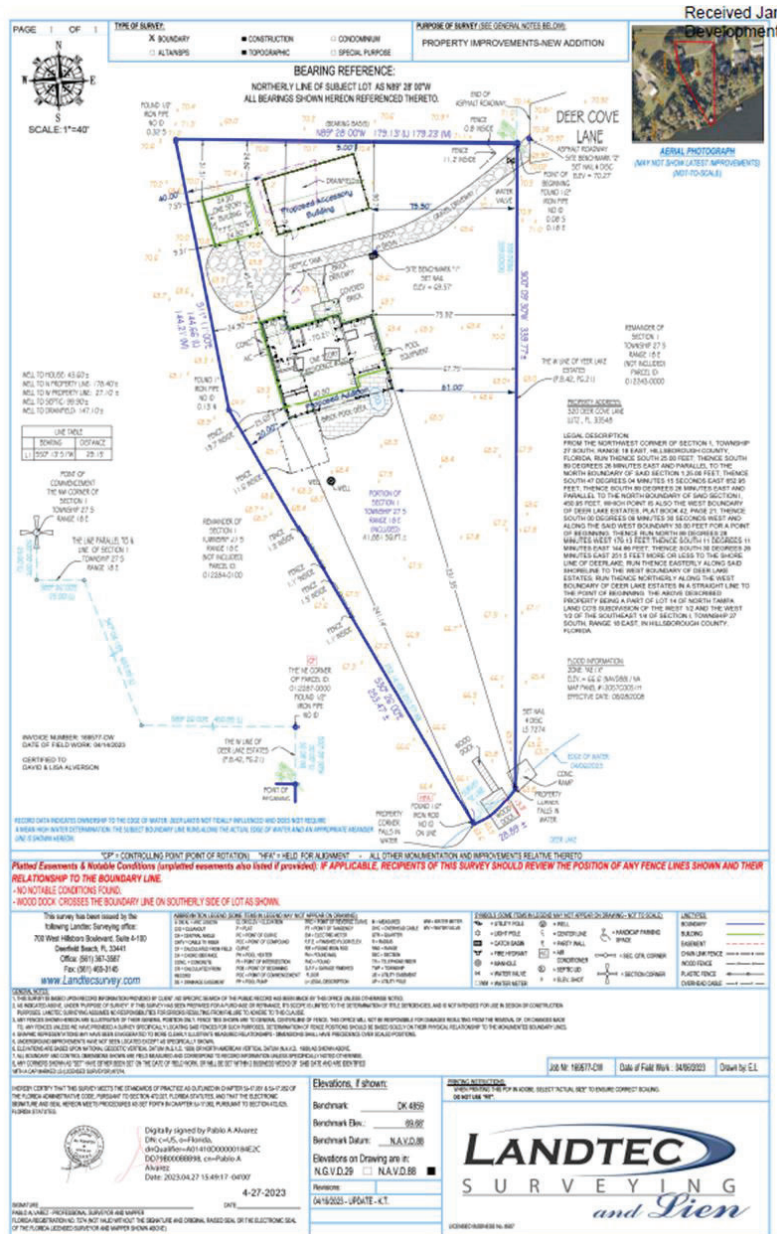


DISCLAIMER:

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





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 24-0162	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 24-0162 Applicant's Name: Nicholas Terranova

Reviewing Planner's Name: Tania Chapela Date: 01/04/2024

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): 01/22/2024

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**

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.

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

1-4-24

Date



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):

Project Description Attachment.

*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.

January 4, 2024

Hillsborough County Development Services

RE: VAR 24-0162 revisions

Dear Sir/Madam,

As requested, the following revisions have been made to VAR 24-0162:

1. The survey has been updated to show the proposed additions and their distances to property lines.
2. The variance request regarding the encroachment by the existing house into the rear yard setback has been removed. (It would be superseded by the request regarding the proposed addition.)
3. The rear yard setback variance request for the addition has been increased from 27 feet to 30 feet.
4. The maximum height variance request for the existing garage has been changed to request a variance of the rear yard setback.
5. The maximum height variance request for the proposed accessory building has been changed to request a variance of the rear yard setback and the side yard setback.

Please, let me know if you have any questions.

Warm Regards,



Nick Terranova

817-937-7398

Revised 1/4/24

320 Deer Cove Ln, Lutz FL 33548

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.

History:

- a. The house on this property was built in 1947.
- b. The lot was subdivided prior to the adoption of the Comprehensive Plan of July 26, 1989.
- c. The lot is an unusual shape.
- d. The existing buildings have been on this parcel through the past several owners.
- e. The zoning department has determined that the east side of the lot is the front of the lot. However, the front of the house faces the north side of the lot.
- f. We were not aware of the nonconformities when we purchased this house on May 25, 2023.

As the new owners, we are attempting to bring the nonconformities on this property into compliance. Towards this end we are asking for the following:

1. Variance of 42.45 feet from the required rear yard setback of 50 feet resulting in a rear yard setback of 7.55 feet for the existing Garage.

We would like to make two additions to the property that would require variances:

2. Extend the rear of the house 6 feet to the south. The house currently encroaches into the rear yard setback by 24.31 feet. However, due to the irregular shape of the lot, this will cause an additional 2.69 (approximate) feet encroachment into the rear setback. To accommodate this, we are asking for a variance of 30 feet from the required rear yard setback of 50 feet resulting in a rear yard of 20 feet. (We believe that the addition will only encroach by an additional 4 feet but are asking for 6 feet to accommodate any variations in the actual construction.)
3. Addition of a 30'x50'x19' accessory building, to be used as a personal hobby shop, on the east side of the existing garage. To accommodate this, we are asking for a variance of 10 feet from the required rear yard setback of 50 feet resulting in a rear yard setback of 40 feet and a variance of 10 feet from the required side yard setback of 15 feet resulting in a side yard setback of 5 feet.

The attached drawing provides a visual representation of these requests.

320 Deer Cove Survey with changes for Variance.pdf – shows the proposed changes

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

11.03.03, "lots, tracts or parcels existing prior to July 26, 1989, shall be deemed pre-existing and may be certified as legally nonconforming by the Administrator."

6.01.03.F.10.c "In the case of an atypical lot configuration, the lot shall be a corner lot, cul-de-sac lot, lot with an unusual number of sides or some other configuration which makes it impossible to place a house or structure on the site which would be typically found in the development or the area."



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?

See Variance Criteria Response Attachment.

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.

See Variance Criteria Response Attachment.

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.

See Variance Criteria Response Attachment.

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*).

See Variance Criteria Response Attachment.

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.

See Variance Criteria Response Attachment.

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.

See Variance Criteria Response Attachment.

320 Deer Cove Ln, Lutz FL 33548
Variance Criteria Response

1. That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.

Our request is to consider our unique property layout as an exception to the standard setback and height rules. The unique shape of this property, the current layout of the structures on it, and our interest in the preservation of the green space, the existing trees, and the character of the property make these variances the best possible scenario to achieve a functional and aesthetically pleasing layout without affecting the surrounding properties.

2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.

The literal requirement of the LDC would require us to build in other areas of the property which are less functional and less aesthetically pleasing.

3. That 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 proposed variances will not affect any sight lines, block any views or injure the rights of any of the surrounding properties. The neighbor that shares the property lines along which these variances are being requested has submitted a letter in support of these requests.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.

Our request is in harmony with and serves the general intent and purpose of the LDC's preservation of natural resources and designs that will not negatively impact the public. The variance will allow us to build in a manner that is practical and aesthetically pleasing while minimizing impact to green space, trees, and the environment.

5. That 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 have committed no illegal acts or actions. The existing nonconformities existed when we purchased the property and we are respectfully asking to have them "grandfathered-in". We are also asking for small variances that will allow us to build in areas on our property which have the least impact possible while also being functional and aesthetically pleasing.

6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.

We do not believe that any public benefits will be infringed upon if these variances are granted. Our request will not injure any other property or infringe on their rights to quiet enjoyment.

Prepared by and Return To:

Zachary Taylor
Majesty Title Services, a division of LandCastle Title
Group, LLC
4006 S MacDill Ave
Tampa, FL 33611

Order No.: MD012304006

APN/Parcel ID(s):

U-01-27-18-OGR-000000-00015.
0

WARRANTY DEED

THIS WARRANTY DEED dated May 23, 2023, by David C. Alverson, Jr. and Lisa N. Alverson, husband and wife, hereinafter called the grantor, to **Nicholas A. Terranova, an unmarried man and Cindy L. Yowell**, as Trustee of The Cindy L. Yowell Revocable Trust Agreement of 2016 dated 6/8/2016, whose post office address is 5408 Reflections Blvd, Lutz, FL 33558, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

From the Northwest corner of Section 1, Township 27 South, Range 18 East, Hillsborough County, Florida, run thence South 25.00 feet; thence South 89 degrees 26 minutes East and parallel to the North boundary of said Section 1, 25.00 feet; thence South 47 degrees 04 minutes 15 seconds East 652.95 feet; thence South 89 degrees 26 minutes East and parallel to the North boundary of said Section 1, 450.95 feet, which point is also the West boundary of Deer Lake Estates, Plat Book 42, Page 21; thence South 00 degrees 09 minutes 30 seconds West and along the said West boundary 30.00 feet for a Point of Beginning. Thence run North 89 degrees 28 minutes West 179.13 feet; thence South 11 degrees 11 minutes East 144.66 feet; thence South 30 degrees 26 minutes East 251.5 feet more or less to the shore line of Deerlake; run thence Easterly along said shoreline to the West boundary of Deer Lake Estates; run thence Northerly along the West boundary of Deer Lake Estates in a straight line to the Point of Beginning.

The above described property being a part of Lot 14 of North Tampa Land Co's Subdivision of the West 1/2 and the West 1/2 of the Southeast 1/4 of Section 1, Township 27 South, Range 18 East, in Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

WARRANTY DEED
(continued)

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 December 31, 2022.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed, and Delivered in the presence of:

[Signature]
Witness Signature
Loretta Kostre
Print Name

[Signature]
Witness Signature
Cindy Spoo
Print Name

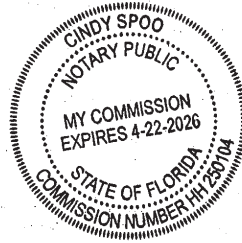
[Signature]
David C. Alverson, Jr.
[Signature]
Lisa N. Alverson

Address: 320 Deer Cove Lane
Lutz, FL 33548

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of May, 2023, by David C. Alverson, Jr. and Lisa N. Alverson, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4/22/26





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0162 Intake Date: 11/15/2023
Hearing(s) and type: Date: 01/22/2024 Type: LUHO Receipt Number: 320690
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 320 Deer Cove Ln City/State/Zip: Lutz, FL 33548
TWN-RN-SEC: 27-18-01 Folio(s): 012284-0000 Zoning: ASC-1 Future Land Use: R-1 Property Size: 1.0142 acre

Property Owner Information

Name: Terranova Nicholas A, Yowell Cindy L Trustee Daytime Phone 817-937-7398
Address: 320 Deer Cove Ln City/State/Zip: Lutz, FL 33548
Email: islandnic@yahoo.com Fax Number _____

Applicant Information

Name: Nicholas Terranova Daytime Phone 817-937-7398
Address: 320 Deer Cove Ln City/State/Zip: Lutz, FL 33548
Email: islandnic@yahoo.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

Nicholas A Terranova

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)

Nicholas Terranova, Cindy Yowell Trustee

Type or print name

