



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 22-1083	
<b>LUHO HEARING DATE:</b> November 21, 2022	<b>CASE REVIEWER:</b> Tania C. Chapela

**REQUEST:**

The applicant is requesting setback variances to accommodate an existing single-family home with attached shed on property zoned RSC-2.

**VARIANCE(S):**

Per LDC Section 6.01.01, the required minimum side yard setback for property zoned RSC-2 is 10 feet. The applicant requests:

- 1) A 3-foot, 2-inch reduction to the required side yard setback to allow a side setback of 6 feet, 10 inches from the north property line for the dwelling.
- 2) A 2-foot, 4.5-inch reduction to the required side yard setback to allow a side setback of 7 feet, 7.5-inches from the south property line for the dwelling.
- 3) A 6-foot, 11.5-inch reduction to the required side yard setback to allow a side setback of 3 feet, ½ inch setback from the north property line for the attached shed.


**FINDINGS:**

- The RSC-2 district requires a minimum lot width of 100 feet. The subject parcel is 66 feet. wide and therefore nonconforming. However, it has been certified as a legal nonconforming lot per NCL 22-1309 which has been placed in the case record for this variance.
- The applicant’s variance request includes a side yard setback variance for a proposed two-story addition. The addition will be attached to the existing single-family home by a roofed breezeway and therefore is not classified an accessory structure under the LDC. Consequently, the addition is subject to principal building setbacks of the RSC-2 district. Based upon the revised site plan submitted by the applicant on October 20, the proposed addition will be set back 10 feet, ½ inch from north side property line. Additionally, the plan shows the eaves and gutters will encroach 2 feet into the required side setback, which is permitted by LDC Section 6.01.03.I.1. Therefore, staff finds that no variance is needed from the north side property line. Additionally, the submitted site plan shows the proposed addition will meet all other setback requirements.

- According to the site plan submitted by the applicant, the first floor of the proposed addition will be a four-car garage and the second floor will be unfinished storage space, with plans to convert the second floor into an accessory dwelling sometime in the future. Per LDC Section 6.11.02.C, a maximum of 900 square feet of living space is permitted in an accessory dwelling. However, staff finds the floor plan for the future accessory dwelling shown on the site plan exceeds 900 square feet of living space, and a variance cannot be requested to increase the amount of living space in this case. Therefore, revisions to the design of the future accessory dwelling will be required to comply with the 900-square-foot limit on living space, for example, converting part of the second floor to a covered patio which is not included in living space calculations.

**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
 t Wed Nov 9 2022 13:55:18
Attachments: Application Site Plan Petitioner's Written Statement Current Deed



TJB DESIGNS, LLC  
TAMPA, FLORIDA  
PH: 813.846.1511

THE PLAN OF THIS DEVELOPMENT HAS BEEN PREPARED BY THE ENGINEER SIGNING HEREON AND IS BASED ON THE INFORMATION PROVIDED TO HIM BY THE OWNER AND HIS REPRESENTATIVES. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM BY THE OWNER AND HIS REPRESENTATIVES. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM BY THE OWNER AND HIS REPRESENTATIVES. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM BY THE OWNER AND HIS REPRESENTATIVES.

- ### SITE PLAN LEGENDS
- WATER METER
  - FIRE HYDRANT
  - LIGHT POLE
  - FOUND CORNER AS NOTED
  - STORM MANHOLE
  - TREE TO REMOVE
  - PROPOSED ELEVATION
  - SPOT ELEVATION
  - SILT FENCE
  - TREE BARRICADE
  - DRAINAGE DIRECTION

### FLOOD WATERWAY NOTE

FLOOD ELEVATION REFERENCE DATUM: NAVD83 (NAVD83)  
FLOOD ZONE: V-1 (100 YEAR FLOOD)  
DESIGN FLOOD ELEVATION: 13.00'  
DESIGN FLOOD ELEVATION: 13.00'  
DESIGN FLOOD ELEVATION: 13.00'

### PERVIOUS AREA CALCS

TOTAL LOT AREA	21,341	100%
BUILDING PAD (E)	2,872	
DRIVEWAY/WALKWAYS	3,310	
PERVIOUS AREA	15,159	70.9%
PERVIOUS AREA	15,159	70.9%

### ZONING SETBACK NOTES:

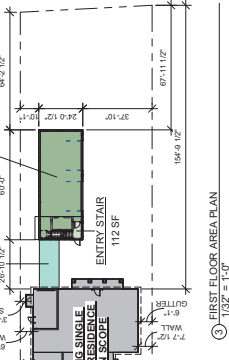
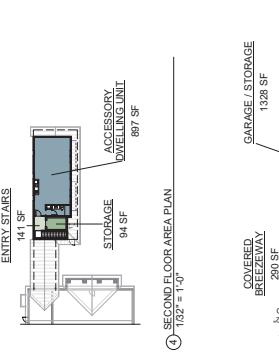
- EXISTING BUILDINGS SETBACKS ARE TO REMAIN UNDISTURBED.
- SETBACKS TO PROPOSED ADDITIONS ARE TO COMPLY WITH CURRENT ZONING.
- PROPOSED BUILDING SETBACKS ARE TO BE MEASURED FROM THE BUILDING FACE OF CHIMNEY AND NOT FROM THE OUTSIDE OF THE WALL FINISHES.

### BUILDING SETBACKS:

EXISTING BUILDING SETBACKS	REQUIRED	ACTUAL	VARIES
NORTH PROPERTY LINE	10'-0"	6'-0"	< 10'-0"
SOUTH PROPERTY LINE	10'-0"	5'-0"	< 10'-0"
WEST PROPERTY LINE	10'-0"	7'-0"	> 10'-0"
EAST PROPERTY LINE	10'-0"	6'-1"	< 10'-0"

### BUILDING HEIGHTS:

EXISTING BUILDING HEIGHTS	MAX ALLOWABLE HEIGHT	ACTUAL	VARIES
TOP OR ROOF @ EXISTING ROOF EAVE	35'-0"	9'-0"	< 35'-0"
TOP OR ROOF @ EXISTING ROOF EAVE	35'-0"	9'-0"	< 35'-0"
TOP OR PROPOSED BREZZEWAY ROOF	35'-0"	10'-0"	< 35'-0"
TOP OR PROPOSED BREZZEWAY EAVE	35'-0"	10'-0"	< 35'-0"
TOP OR PROPOSED ROOF EAVE	35'-0"	24'-0"	< 35'-0"

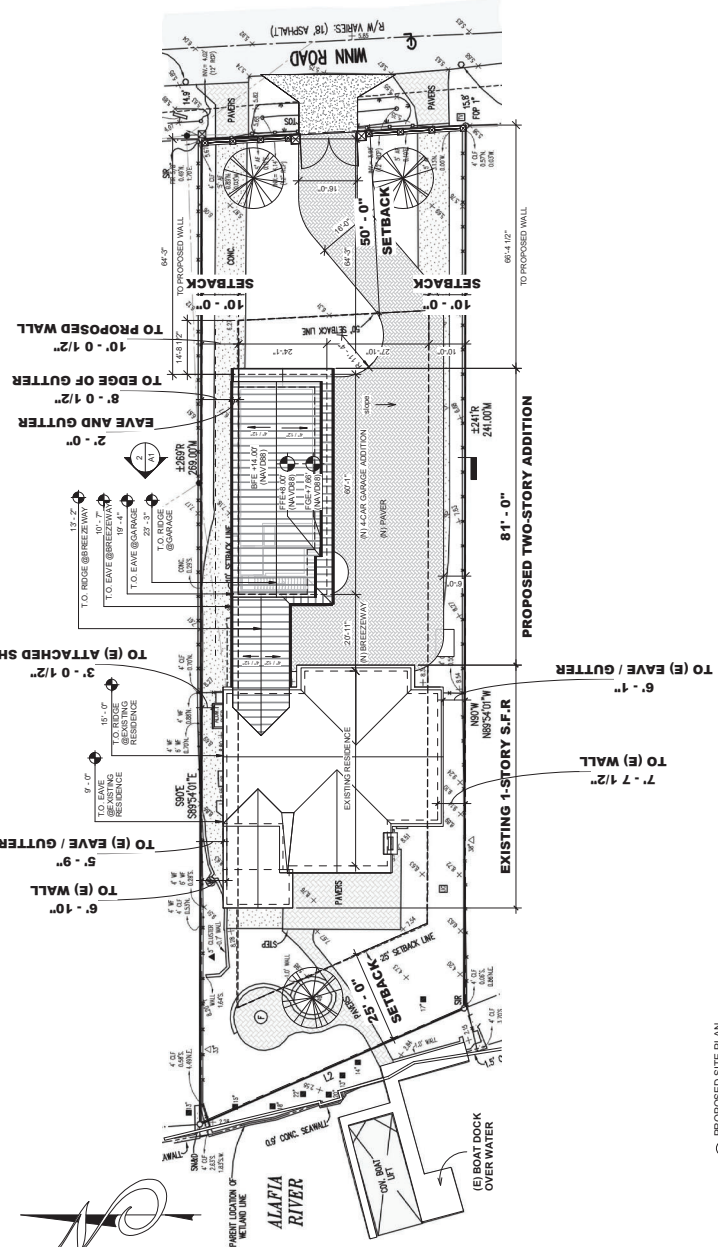
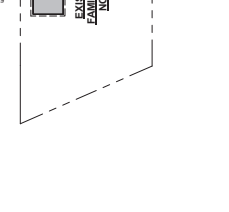


### AREA LEGEND

- Building Common Area
- Floor Area
- Major Vertical Penetration

### AREA TOTALS

NAME	AREA
FIRST FLOOR GARAGE	1328 SF
ENTRY STAIR	112 SF
COVERED BREZZEWAY	290 SF
ACCESSORY DWELLING UNIT	887 SF
ENTRY STAIRS	141 SF
STORAGE	298 SF



### 11204 WINN RD

OWNER INFORMATION:  
**SIGLER DAVID**  
**SIGLER BECKY**

PROJECT NO: 170701  
DRAWN BY: TJB  
CHECKED BY: TJB  
RELEASE DATE: 10/20/2022

REV # DATE DESCRIPTION  
1 10/20/2022 ISSUES REPORT  
2 10/20/2022 VARIANCE REVIEW

PLOTTED BY: TJB  
DATE PLOTTED: 10/20/2022

SHEET TITLE:  
**SITE PLAN FOR VARIANCE REVIEW**

SHEET ID:  
**A1**



**TJB DESIGNS, LLC**  
TAMPA, FLORIDA  
PH: 813.846.1511

THIS SET OF PLANS IS THE PROPERTY OF TJB DESIGNS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF PLANS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TJB DESIGNS, LLC. A PROFESSIONAL ENGINEER OR ARCHITECT MUST BE CONSULTED FOR ANY CHANGES TO THESE PLANS.

# 11204 WINN RD

11204 WINN RD.  
RIVERVIEW, FL 33589

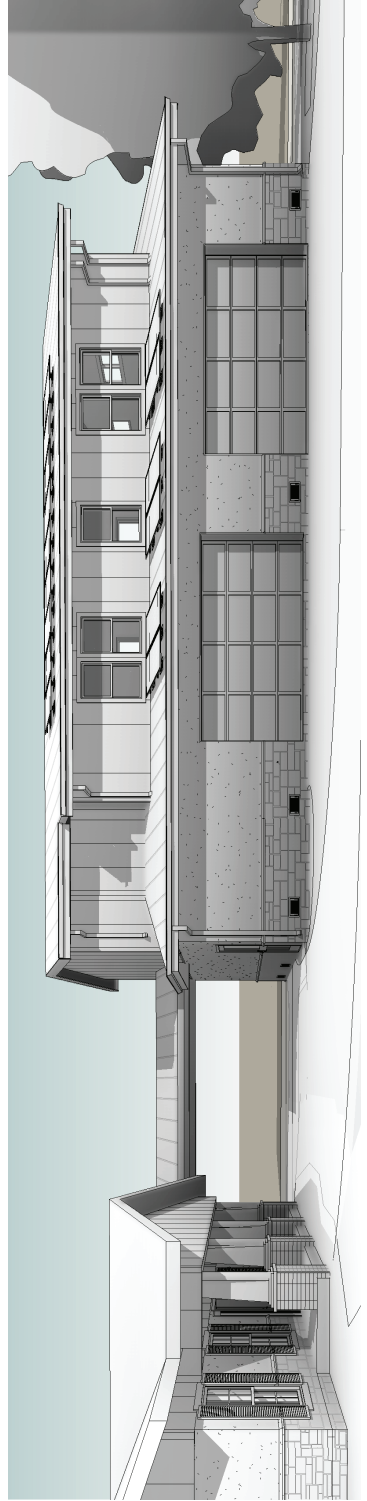
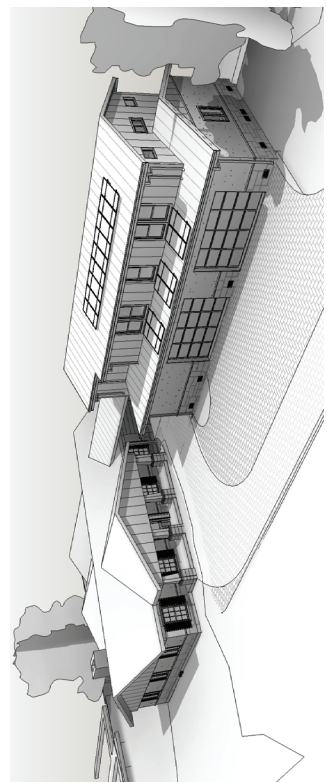
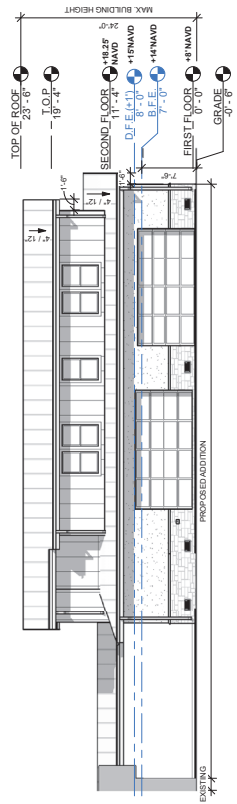
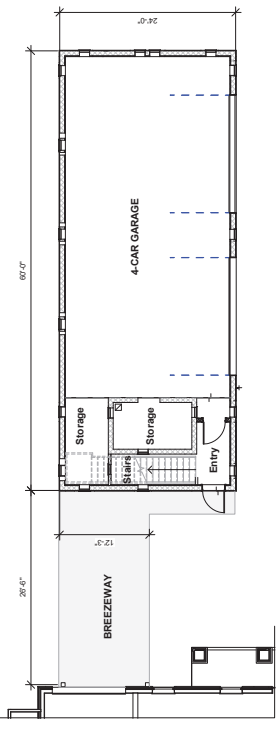
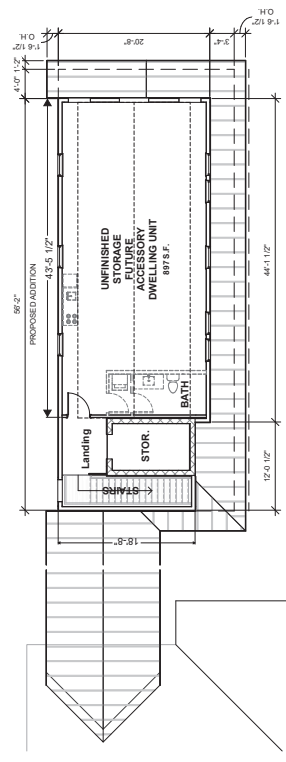
OWNER INFORMATION:  
**SIGLER DAVID**  
**SIGLER BECKY**

PLOTTED BY: TJB  
PROJECT NO.: 170701  
DRAWN BY: TJB  
CHECKED BY: TJB  
RELEASE DATE: 10/20/22

REV #	DATE DESCRIPTION
1	ISSUES REPORT
2	VARIANCE REVIEW

SHEET TITLE:  
**FLOOR PLANS & ELEVATIONS**

A2



⑤ Top Front View  
1/2" = 1'-0"

## 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 Variance is to allow  
 for a 2 story addition  
 on this subject property.  
 The owner has acted in good faith  
 by submitting for a building permit.  
 when these issues arose.  
 The owner by good faith  
 has submitted revised site plans  
 and building plans, which are  
 pending this request. We meet  
 all setbacks and all other  
 Florida building code criteria.

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

## 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): A Building permit application.
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 19<sup>th</sup> floor County Center).

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# 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 hardship unique & singular to the owner are that 2 story additions are almost always allowed w/out a variance.

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 LDC allows for homeowners to utilize their property w/ allowable additions and 2nd story additions which are commonly enjoyed by homeowners in Hills County.

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.

The allowable variance will not interfere or injure anyone as a 2nd story addition on the owners own property is standard.

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).

Sections 1.02 of the LDC. Spirit is to allow homeowners in Hills County the same reasonable use to allow for a 2nd floor or other enhancements to their property.

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 owner has acted in good faith by submitting for a permit. When these issues arose.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefit intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Allowing the variance will greatly benefit the LDC by allowing for a citizen of Hillsborough County to enjoy the family and best of Hills County.

07/02/2014

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Prepared by:  
Bay Surety Corporation  
Bay Surety Corporation  
3637 4th Street N., Suite 101  
St. Petersburg, Florida 33704

File Number: 03-0862

INSTR # 2004021109

O BK 13481 PG 0820

Pg 0820: (1pg)

RECORDED 01/16/2004 04:05:46 PM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 1,890.00  
DEPUTY CLERK S Sanders

### General Warranty Deed

Made this January 13, 2004 A.D. By James F. Wysong and Sylvia D. Wysong, husband and wife, whose address is: 11204 Winn Road, Riverview, Florida 33569, hereinafter called the grantor, to David M. Sigler and Becky A. Sigler, husband and wife, whose post office address is: 1306 Orangewalk Drive, Brandon, Florida 33511, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

From the Northeast corner of GOVERNMENT Lot 2 of Section 16, Township 30 South, Range 20 East, run West 1690 feet along the North boundary of said GOVERNMENT Lot 2, thence South 3 degrees East, 522.3 feet, for a point of beginning, continue thence South 3 degrees East 72 feet, thence North 90 degrees West 241 feet more or less to water of Alafia River, thence Northerly 78 feet more or less along waters of said river to a point lying North 90 degrees West from the point of beginning, thence South 90 degrees East 269 feet more or less to a point of beginning.

Parcel ID Number: 75125-0000

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

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, 2003.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Margaret A. Ohnmacht*  
Witness Printed Name: MARGARET A. OHNMACHT

*James F. Wysong* (Seal)  
James F. Wysong  
Address: 11204 Winn Road, Riverview, Florida 33569

*Burni Longwell*  
Witness Printed Name: Burni Longwell

*Sylvia D. Wysong* (Seal)  
Sylvia D. Wysong  
Address: 11204 Winn Road, Riverview, Florida 33569

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 13th day of January, 2004, by James F. Wysong and Sylvia D. Wysong, husband and wife, who is/are personally known to me or who has produced ~~drivers license as identification~~



*Margaret A. Ohnmacht*  
Notary Public  
Print Name: Margaret A. Ohnmacht  
My Commission Expires: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF May 20 2004  
Hillsborough County, State of Florida  
Clerk of the Circuit Court and Comptroller  
By: *Sarah Beagrie*  
Print: Sarah Beagrie As Deputy Clerk



3 (A)

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# 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 22-1083 Applicant's Name: Todd Scime

Reviewing Planner's Name: Tonya Chapella Date: 10/20/22

Application Type:

- Planned Development (PD)
- Variance (VAR)
- Special Use (SU)
- Minor Modification/Personal Appearance (PRS)
- Development of Regional Impact (DRI)
- Conditional Use (CU)
- Standard Rezoning (RZ)
- Major Modification (MM)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): 11/21/22

### 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.*

Todd Scime  
Signature

10/20/22  
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: \_\_\_\_\_

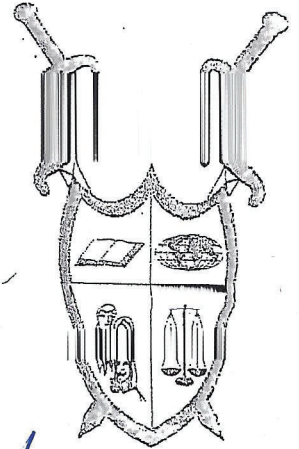
*Jodel Scime*

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# SCIME



From: Todd Scime

11/20/22

To: Tom Hinzway  
Tonya Chapla

Ref: VAR 22-1083

Project Address: 1/204 WINN RD.

Tom Attached are the following Documents

- 1) Scime cover Narrative
- 2) Dimensions & calculations of property lines, measurements setbacks by Architect.
- 3) Elevations, & floor plans & site plans
- 4) NON CONFORMING NOT APPROVAL
- 5) Copy of our Notice (approved by council)
- 6) if you need anything call Todd Scime

"See-Me now or See-Me Later or Just See-Me"  
Governmental Liaison

(813) 357-4414 22-1083

This Indenture, Made this 14th day of October

A. D. 19 82 , between

FRANCES MARIE FAIRCHILD

CODES 12400868

TIME 02 2PP 105 0105 30N083

OFF. REC. 4227 PD 812

RECORDED 039767 8 CA 9.45

of the County of Hillsborough and State of Florida

part y... of the first part and FRANCES MARIE GROOMS AND REUBEN W. GROOMS

✓ 11204 Winn Rd Riverview Fla. 33569

of the County of Hillsborough and State of Florida

parties of the second part,

Witnesseth, That the said part y... of the first part, for and in consideration of the sum of Ten and no/100----- DOLLARS in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents do remise, release and quit-claim unto the said parties of the second part, and their heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to-wit:

From the Northeast corner of Government Lot 2 of Section 16, Township 30 South, Range 20 East run West 1690 feet along the North boundary of said Government Lot 2, thence South 3 degrees East, 522.3 feet, for a point of beginning, thence continue South 3 degrees East 72 feet, thence North 90 degrees West 241 feet more or less to waters of Alafia River, thence Northerly 78 feet more or less along waters of said river to a point lying North 90 degrees West from the point of beginning, thence South 90 degrees East 269 feet more or less to a point of beginning

JAMES F. TAYLOR, JR. CLERK CIRCUIT COURT RECORDING DEPT. HILLSBOROUGH CO. TAMPA, FL 33601

INT TAX SURTAX DOC STP .45 REC FEE 7.00 ACC NUM TOT DUE 7.45 REC CLK

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 00.45

Prepared by: Frances Marie Grooms 11204 Winn Rd. Riverview, Fl 33569

To Have and to Hold the Same, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said part y... of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part their heirs and assigns, forever.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Frances Marie Fairchild [Seal]

Michael J. Gremmler

NOTARY PUBLIC, State of Florida My Commission Expires Mar. 29, 1986 10/21/82

This instrument prepared by: Frances Grooms

State of Florida,  
County of Hillsborough

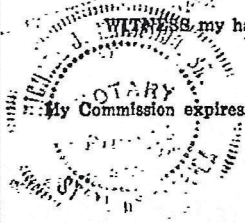
OFF. REC. 4227 PG 813

I Herby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments. FRANCES MARIE FAIRCHILD ALSO KNOWN AS FRANCES MARIE GROOMS

to me well known to be the person I described in and who executed the foregoing instrument, and I acknowledged before me that SHE executed the same freely and voluntarily for the purposes therein expressed.

And I Further Certify, That the said FRANCES MARIE FAIRCHILD known to me to be the wife of the said REUBEN W. GROOMS on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 27 day of OCTOBER A. D. 19 82



NOTARY PUBLIC, State of Florida  
My Commission Expires Mar. 25, 1986, 19

Michael J. Raymond  
Notary Public

Form P.E.-3 Franklin Printing Co., Tampa, Fla.

# Quit Claim Deed

No. \_\_\_\_\_ Fee \$ \_\_\_\_\_

Return to \_\_\_\_\_

FROM \_\_\_\_\_

TO \_\_\_\_\_

Dated \_\_\_\_\_, 19 \_\_\_\_\_

Filed for Record in the office of the Clerk of the Circuit Court of the County of \_\_\_\_\_

State of Florida, on the \_\_\_\_\_

day of \_\_\_\_\_, 19 \_\_\_\_\_

and Recorded in Book No. \_\_\_\_\_ and the Record verified.

Clerk of the Circuit Court

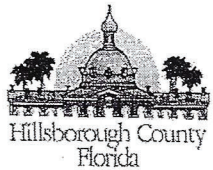
By \_\_\_\_\_ D. C.

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From: Todd Scime  
TO: Dan



# 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: 11204 110204 Winn Rd City/State/Zip: Riverview, FL TWN-RN-SEC: 16/30/20  
Folio(s): 075125-0000 Zoning: RSC-2 Future Land Use: RSC-2 Property Size: 14,400 sq ft +/-

### Property Owner Information

Name: DAVE SIGLER, BECKY SIGLER Daytime Phone: (813) 363-9065  
Address: 11024 WINN RD City/State/Zip: \_\_\_\_\_  
Email: Daves @ Southshore contractors FAX Number: N/A

### Applicant Information

Name: TODD SCIME Daytime Phone: (813) 357-4170  
Address: POBOX 191 City/State/Zip: GIBSONTON FL  
Email: SCIMES2000@aol.com FAX Number: N/A

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

Name: TODD SCIME Daytime Phone: 813-357-4170  
Address: POBOX 191 City / State/Zip: GIBSONTON FL 33534  
Email: SCIMES2000@aol.com FAX Number: N/A

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: Todd Scime  
Type or Print Name: TODD SCIME

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: (David Sigler) (Becky Sigler)  
Type or Print Name: (David Sigler) (Becky Sigler)

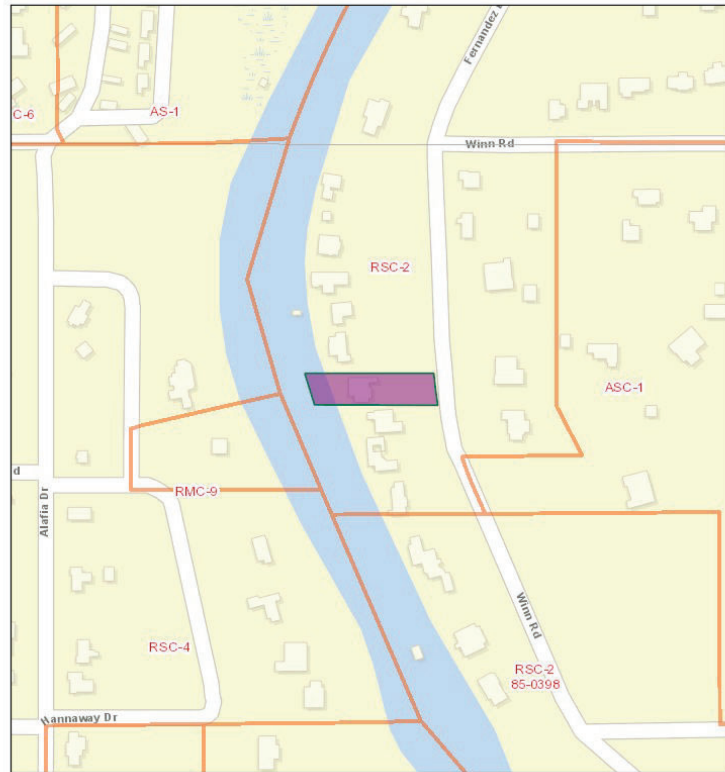
Intake Staff Signature: Clare Odell Office Use Only Intake Date: 6/15/2022  
Case Number: 22-1083 Public Hearing Date: 8/22/2022  
Receipt Number: 170323



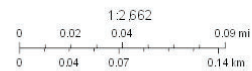
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-2
Description	Residential - Single-Family Conventional
Flood Zone:AE	FLOODWAY
FIRM Panel	0393H
FIRM Panel	12057C0393H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120393D
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013412 Block: 1000
Census Data	Tract: 013412 Block: 1002
Future Landuse	R-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 75125.0000



June 15, 2022



Hillsborough County Florida

**Folio: 75125.0000**  
**PIN: U-16-30-20-ZZZ-000002-92020.0**  
**DAVID M AND BECKY A SIGLER**  
**Mailing Address:**  
 11204 WINN RD  
 RIVERVIEW, FL 33569-4671  
**Site Address:**  
 11204 WINN RD  
 RIVERVIEW, FL 33569  
**SEC-TWN-RNG: 16-30-20**  
**Acreage: 0.485807**  
**Market Value: \$389,766.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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

# VARIANCE APPLICATION SUBMITTAL CHECKLIST

The checklist below includes items and information that must accompany all variance requests. The applicant must fill out the checklist by placing a check mark in each box indicating the information has been provided and sign below certifying that the application is complete. Failure to submit accurate data may require the application to be continued to a later public hearing date.

*Incomplete applications will not be accepted.*

*Owner to pay*

*Narrative*

- Application Fee - Check made payable to Hillsborough County Board of County Commissioners. *Owner*
- Completed Variance Application with Affidavit to Authorize Agent, if applicable. ✓
- Completed Variance Request and Additional Information Sheet. ✓
- Adjacent Property Owners List. The list must be obtained from the Property Appraisers Office located on the 15<sup>th</sup> floor of the County Center Bldg (601 E. Kennedy Boulevard). **Do not retype the list.** *Sur map ✓*

o If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within **500 feet** of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within **300 feet** of the subject property.

*o*

- Completed Variance Criteria Response Form. *Todd*
- Recorded Deed for the Subject Property. This can be obtained from the Clerk of the Circuit Court Recording Library located at 419 Pierce Street. *Todd old*

*o*  
*on site plan*  
*off site plan*

- Legal Description of Subject Property. This information can be found on your deed or on the property survey. *Todd Site plan*
- Property Survey. The survey (Occupational Survey) must have been done within the last two years and must be to scale. At least one copy must be 8 1/2 X 11 inches in size. At a minimum, the survey must include the following information: *Site plan*

- 1) North arrow and Folio number, property owner's name, and address of subject site;
- 2) Dimensions of the property;
- 3) All road frontage, driveways, and easements;
- 4) All existing and proposed buildings and structures on the property, the square footage of these structures, and the distance from said structures, fences to all property lines;
- 5) Location of any on-site wetlands;
- 6) Height of all existing and proposed structures;
- 7) Information relevant to the specific variance requested.

*None*  
*None*

*None*  
*None*

- Copy of any citations issued by Code Enforcement for the subject property, if applicable. *None*
- Wetland Setback Variance Memorandum – Attachment A - This memo must be complete for all requests for a variance to the wetland setback. *None*

If property owner is a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit. This can be obtained at <http://sunbiz.org/>

Applicant Signature: \_\_\_\_\_

*(D) David Scime*

I certify that I have completed the application and have included all material checked above.

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