

Variance Application: VAR 26-0685

LUHO Hearing Date: May 11, 2026

Case Reviewer: Tania C. Chapela



Hillsborough County Florida

Development Services Department

Applicant: RU Project management Group, LLC **Zoning:** PD

Address/Location: 4104 Hollowtrail Dr., Tampa

Request Summary:

The applicant is requesting a variance to the required side yard setbacks for an existing covered patio on property zoned PD.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
5.03.07.B.2.i PD 76-0166	Any decrease in required yards within a PD to three or less single-family lots within the project shall be reviewed per LDC Sec. 11.04.00 Variances. A minimum 7.5-foot side yard setback is required in the PD zoning district.	0.2 feet	7.3-foot east side yard setback for the main house
5.03.07.B.2.i PD 76-0166	Any decrease in required yards within a PD to three or less single-family lots within the project shall be reviewed per LDC Sec. 11.04.00 Variances. A minimum 7.5-foot side yard setback is required in the PD zoning district.	0.3 feet	7.2-foot west side yard setback for the main house
6.01.03.I.4 PD 76-0166	Covered patios shall not intrude into the required side yards. A minimum 7.5-foot side yard setback is required in the PD zoning district.	2.1 feet	5.4-foot east side yard setback for a covered patio
6.01.03.I.5 PD 76-0166	Covered patios may intrude no more than 13 feet into the required rear yard. A minimum of 25-foot rear yard setback is required in the PD zoning district. Therefore a 12-foot rear yard setback is required for a covered patio.	8.7 feet	3.3-foot rear yard setback for a covered patio

Findings:	The property has an active code enforcement case (HC-CMP-23-0000730) for unpermitted expansion of a pool screen enclosure, including electrical work, with a 30-day compliance period. Vacating Petition V24-009 was approved to vacate and abandon a platted public utility easement on the subject property, with proper notice and recordation completed.
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Zoning Administrator Sign Off:



Colleen Marshall
Thu Apr 30 2026 15:31:34

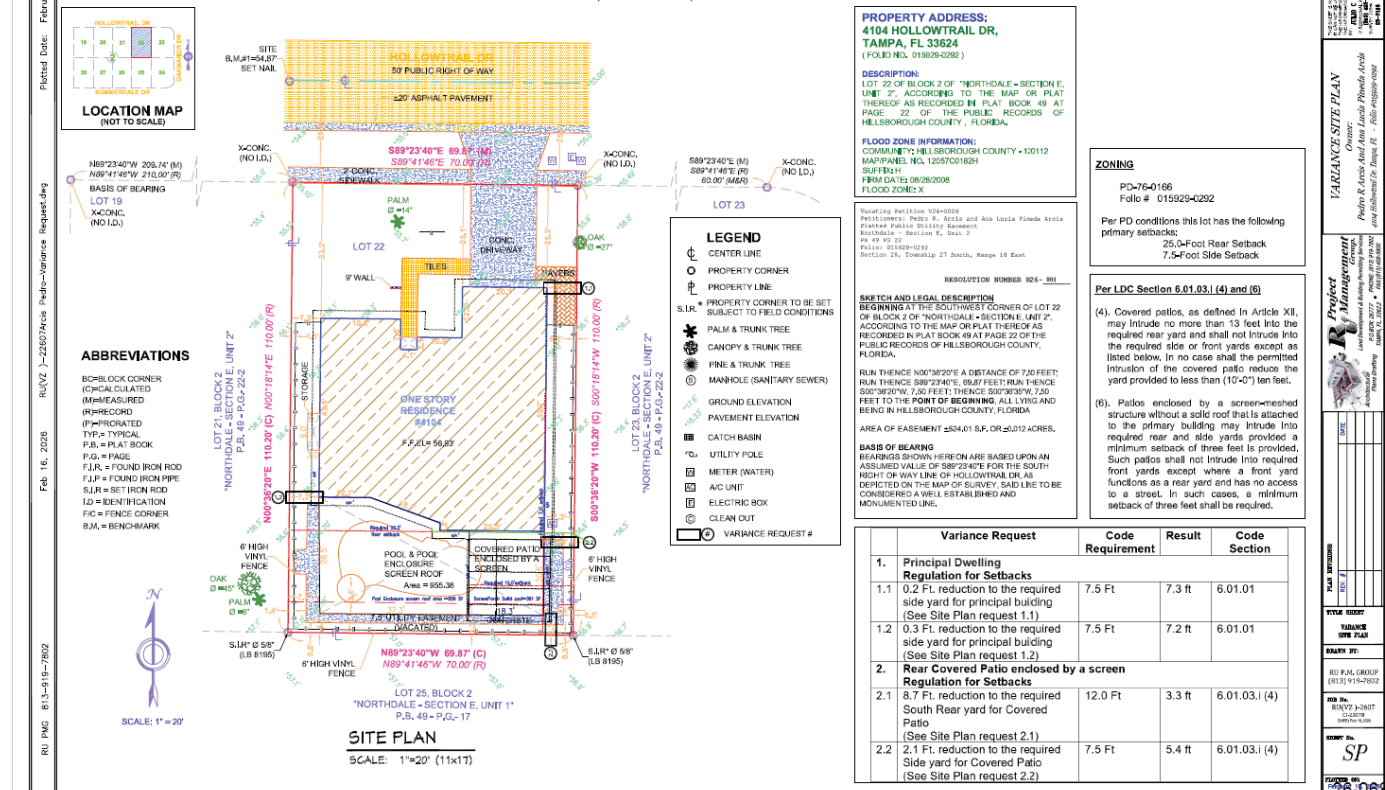
DISCLAIMER:

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

Received
03/16/2026
Development Services

SITE PLAN VARIANCE
SECTION 28, TOWNSHIP 27S, RANGE 18E, HILLSBOROUGH COUNTY



VARIANCE SITE PLAN

Project Management
Pietro & Arns And Ana Lariza Pineda Arns
10000 Bruce B. Downs Blvd., Suite 200
Tampa, FL 33613
Phone: 813-915-7822
Fax: 813-915-7822
www.piaandarns.com

PLAN SHEETS

TITLE SHEET	VARIANCE SITE PLAN
DATE: 02/15/2025	
BY: RUC/GM	
DATE: 02/15/2025	
BY: RUC/GM	
DATE: 02/15/2025	
BY: RUC/GM	
DATE: 02/15/2025	
BY: RUC/GM	
DATE: 02/15/2025	

26-0685

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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.

SEE ATTACHMENT

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

SEE ATTACHMENT

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): _____
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.
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 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 APPLICATION

February 17, 2026

“Variance for Rear Covered Patio enclosed by a screen and Lot Development Standards”

Location: 4104 Hollowtrail Dr. Tampa, FL 33624
Owners Pedro R Arcis And Ana Lucia Pineda Arcis
Size of property: 0.16 Acres +/-
Folio #: 015929-0292
Zoning District PD
Future Land Use R-4

VARIANCE REQUEST: To reduce the required yard setback of:

- **Principal Dwelling**
 - Side yard setback at East
 - Side yard setback at West

- **Rear Covered Patio enclosed by a screen**
 - Rear Yard Setback
 - Side yard setback at East

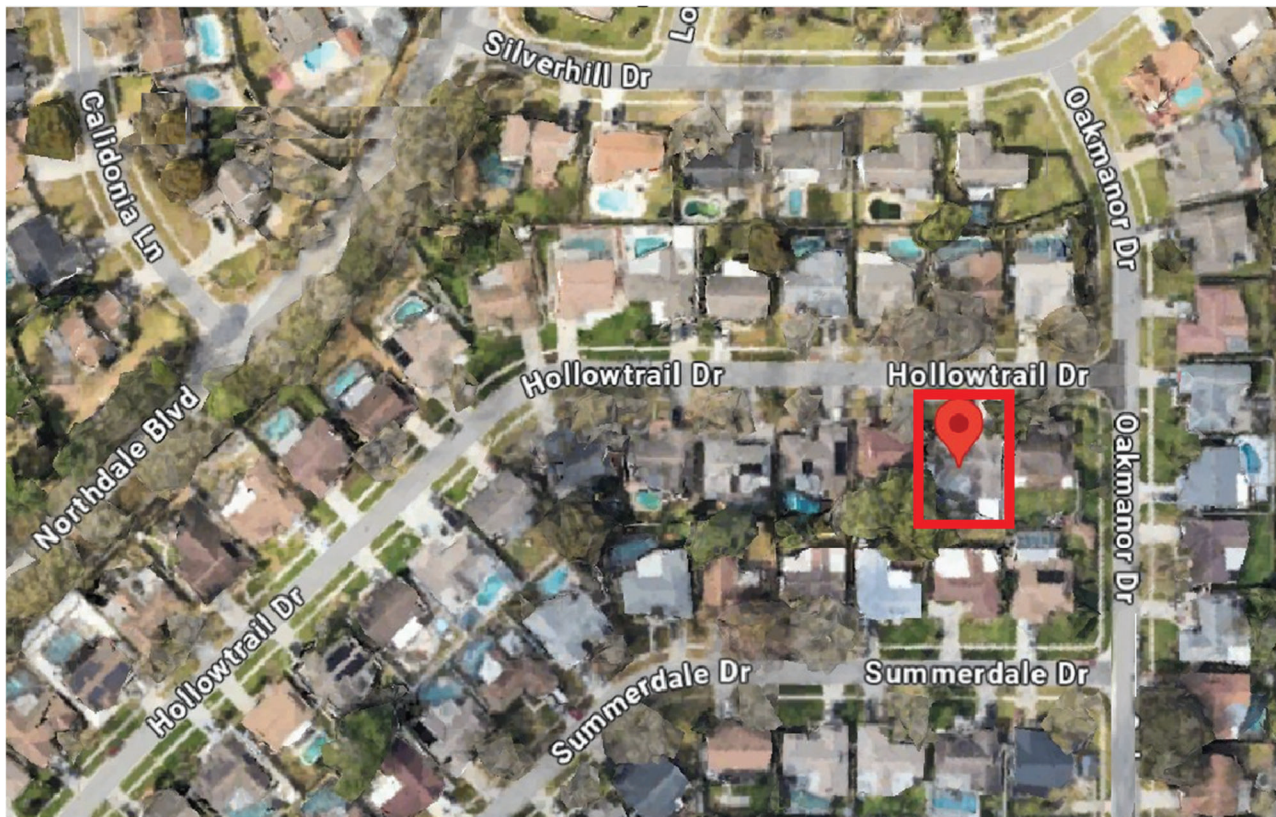
CODE SECTION

- Sec. 6.01.01. Schedule of District Area, Height, Bulk, and Placement Regulations**
- Sec. 6.01.03-4. Covered patios**

NARRATIVE

The regular shaped lot (subject property) is located within the PD zoning district and is identified by folio number 015929-0292. Platted subdivision of **Northdale Section E Unit2**. More generally the site is located at 4104 Hollowtrail Dr. Tampa, FL within the area generally known as Northdale Area West of Dale Mabry according with property appraiser public record information.

The site is located South of Hollowtrail Dr. North of Summerdale, East of Northdale Blvd, and West of Oakmanor Dr.



This Principal dwelling was built in 1979.

The current owners purchased this property on the 13th day of March, 2014 and occupied the property by Pedro R. Arcis, and Ana lucia Pineda Arcis, husband and wife (owner), since they got it.

Owners bought the property with the existing pool and the pool enclosure. See picture From Hillsborough County Property Appraiser Dated Dec2013-Feb2014

4104 Hollowtrail Dr - Aerial Dec2013-Feb 2014 HC PA



Zooming in you can appreciate the existing pool and screen

Owner re-screened the existing rear Pool enclosure (irregular shape) with screened roof, and added a covered patio with solid roof and walls enclosed by a screen, both attached to the principal dwelling without permit.

On 2023 around March 2nd, Owners received a residential building code compliance case, record **HC-CMP-23-0000130** which description is: "Pool enclosure does not appear to have been permitted."

On 2023 March 28th, Mr and Mrs Arcis applied for building permit record **HC-BLD-23-0045994** Plans reviewer marked as corrections required. (One of the 2 issues was in reference with the Land Development Code Section 6.01.03.i(4) that is one of the requests on this variance.

The following step were:

- The first step was ordering a survey to verify the location of the current buildings and structures. Updating Topographic Survey (Survey Received on November 2023)
- The current survey depicts Pool enclosed and Covered Patio were enclosing the rear 7.5 U.E
- The second step then, was Apply for a vacated Utility Easement
 - Pre-Application process stated December 2023 (which is request before has the approval to submit the petition to vacate)
 - Petition to vacate application started on April 13, 2024 (**V24-0009**), Owners received from the planner of the vacate petition the request final payment on December 2nd, 2025 to go to the - **BOOC for January 2026** –
 - **On January 26, 2026 owners received the approved resolution number R26-001 letter for Vacating Petition V24-009** (See attached resolution)
- The third step, the current Variance application

This Variance has been requested from (2) two Code Sections:

<p>Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations</p> <p>1. Principal Dwelling</p> <p>1.1 Reduce required Side yard-East setback for the principal dwelling</p> <p>1.2 Reduce required Side yard-West setback for the principal dwelling</p>
<p>Sec. 6.01.03-4. Covered patios</p> <p>2. Covered Patio enclosed by a screen (attached to Principal Dwelling)</p> <p>2.1 Reduce required Rear yard setback for the attached</p> <p>2.2 Reduce required Side yard-East setback for the attached Covered Patio enclosed by a screen</p>

REQUEST

	Variance Request	Code Requirement	Result	Code Section
1.	Principal Dwelling Regulation for Setbacks			
1.1	0.2 Ft. reduction to the required side yard for principal building (See Site Plan request 1.1)	7.5 Ft	7.3 ft	6.01.01
1.2	0.3 Ft. reduction to the required side yard for principal building (See Site Plan request 1.2)	7.5 Ft	7.2 ft	6.01.01
2.	Rear Covered Patio enclosed by a screen Regulation for Setbacks			
2.1	8.7 Ft. reduction to the required South Rear yard for Covered Patio (See Site Plan request 2.1)	12.0 Ft	3.3 ft	6.01.03.i (4)
2.2	2.1 Ft. reduction to the required Side yard for Covered Patio (See Site Plan request 2.2)	7.5 Ft	5.4 ft	6.01.03.i (4)



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 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 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 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 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 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 ATTACHMENT

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?**

Plan Development (PD) zoning district. Platted this property in 1978 most common lot dimensions are 70' wide x 110'

Lot 22 of block 2 (Subject of this request variance) is located at the rear boundary of the "NORTHDALÉ SECTION E UNIT 2" subdivision which 7.5-foot Utility Easement was **approved with a resolution number R26-001 letter for Vacating Petition V24-009**

- 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 Covered Patio Standards of the LDC is allowable use in the area.

The pool, pool equipment, together with the required lot setback by the LDC, occupies around 91% of the backyard, leaving a limited area available to the homeowners to create a covered space to protect them from the sun and rain. A space situated outside the heated living area.

- 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.**

Approval of the requested variance will not substantially interfere with or injure the rights of others in this area.

- 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 requested variance "setback reduction".

Covered patio located attached to the rear of principal dwelling is in harmony with and serves the general intent and purpose of the Land development code, and the Comprehensive Plan.

The PD approved zoning provides the opportunity for Covered Patios in a manner that is equitable and respectful of the property rights of others.

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 existing structures (principal dwelling was built around 1979, and the pool and pool enclosure before February 2006, according with the public records). Current owners re-screened the existing pool enclosure and covered the patio without the required building permit. If the variances are approved the applicant will continuing with the building permit record **HC-BLD-23-0045994** process to finish it, and bring to code all on the property that was added without building permit

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.

Allowing the variance will result in substantial justice. The proposed yard setback reductions are the better solution to allow the structures remain in place.
The addition requirements will not be jeopardized with the variance approval.
Impacts associated with the request are minimal considering the character of the site and the general area.

Approval of the variance requests

Will allow the owners to bring to LDC setback requirements for the principal dwelling as well for the attached Covered Patio enclosed by a screen (attached to Principal Dwelling

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Prepared by:
Kelli Larsen
Boss, Arrighi & Hoag, P.L.
9800 4th Street North, Suite 402
Saint Petersburg, Florida 33702

File Number: 13-204

Purchase Price: \$193,500.00

General Warranty Deed

Made this March 13, 2014 A.D. By **Sa Kim Gazelle widow and surviving spouse of Arthur R. Gazelle, Deceased**, whose post office address is: 215 W. Grand Central Ave., #222, Tampa, FL 33606, hereinafter called the grantor, to **Pedro R. Arcis, and Ana lucia Pineda Arcis, husband and wife**, whose post office address is: 4430 Leto Lakes Blvd. #204, Tampa, FL 33614, 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:

Lot 22, Block 2, NORTHDALE - SECTION E, UNIT 2, according to the map or plat thereof as recorded in Plat Book 49, Page 22, Public Records of Hillsborough County, Florida.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAYS PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$232,000.00 FOR A PERIOD OF 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2014 and all subsequent years.

Parcel ID Number: **015929-0292**

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, 2013.

Prepared by:
Kelli Larsen
Boss, Arrighi & Hoag, P.L.
9800 4th Street North, Suite 402
Saint Petersburg, Florida 33702

File Number: 13-204

Purchase Price: \$193,500.00

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:

X Cathy J. Brey
X Witness Printed Name Cathy J. Brey

X La Kim Gazelle (Seal)
Sa Kim Gazelle

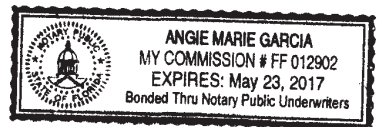
X Ivelisse Torres
X Witness Printed Name Ivelisse Torres

_____ (Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Sa Kim Gazelle widow and surviving spouse of Arthur R. Gazelle, Deceased, who is/are personally known to me or who has/have produced _____ as identification.

X Angie M. Garcia
Notary Public
Print Name: Angie M. Garcia
My Commission Expires: MAY 23, 2017



Received
03/16/2026

Development Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0685

Hearing(s) and type: Date: 05/11/2026

Date: _____

Type: LUHO

Type: _____

Intake Date: 3/16/2026

Receipt Number: 577975

Intake Staff Signature: Charles Phillips

Property Information

Address: 4104 Hollowtrail Dr City/State/Zip: Tampa, FL 33624

TWN-RN-SEC: 27-18-28 Folio(s): 015929-0292 Zoning: PD Future Land Use: R-4 Property Size: 0.16

Property Owner Information

Name: Pedro R Arcis And Ana Lucia Pineda Arcis Daytime Phone: (813) 647-1897

Address: 4104 Hollowtrail Dr City/State/Zip: Tampa, FL 33624

Email: pedrorarci@gmail.com Fax Number: _____

Applicant Information

Name: RU Project Management Group, LLC Daytime Phone: (813) 919-7802

Address: 1502 W Busch Blvd. Suite D City/State/Zip: Tampa, FL 33612

Email: ruth@rupmg.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Same as Applicant Information 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.

Ruth Londono
Signature of the Applicant

Ruth Londono
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.

Pedro Arcis & Ana Arcis
Signature of the Owner(s) - (All parties on the deed must sign)

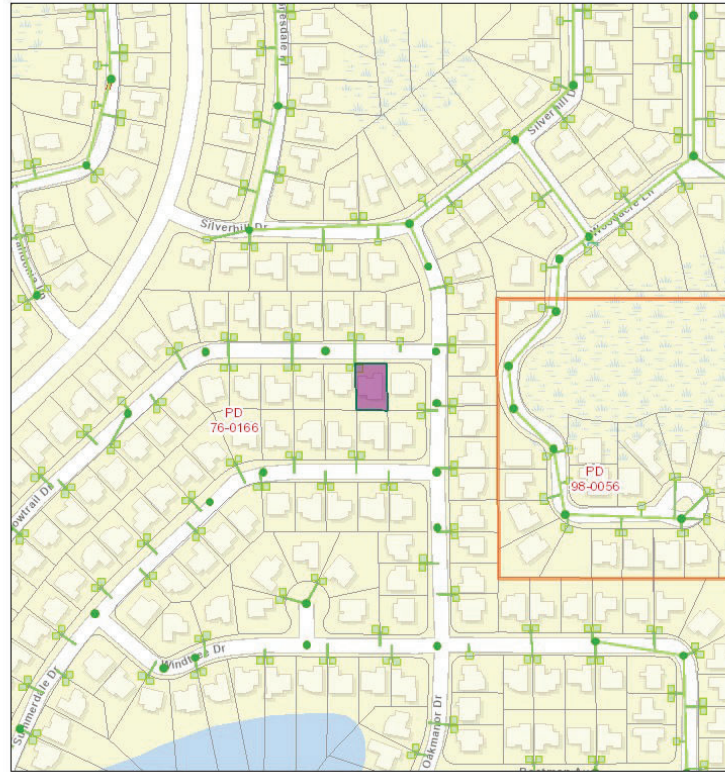
Pedro Arcis & Ana Arcis
Type or print name



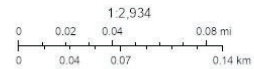
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	76-0166
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0182H
FIRM Panel	12057C0182H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	95-0154 DENIED, 17-1330
Personal Appearances	10-0933,10-0140,06-0900, 02-1371,96-0050,90-0115, 87-0043,87-0031,14-0724, 15-0157,16-0293
Census Data	Tract: 011524 Block: 3012
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 15929.0292



March 16, 2026



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Hillsborough County Florida

Folio: 15929.0292
PIN: U-28-27-18-0P0-000002-00022.0
Pedro R Arcis And Ana Lucia Pineda Arcis
Mailing Address:
 4104 Hollowtrail Dr
 null
 Tampa, Fl 33624-1225
Site Address:
 4104 Hollowtrail Dr
 Tampa, Fl 33624
SEC-TWN-RNG: 28-27-18
Acreage: 0.17
Market Value: \$340,544.00
Landuse Code: 0100 SINGLE FAMILY

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