



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0853 (REHEARING)

LUHO HEARING DATE: November 15, 2021

CASE REVIEWER: Chris Grandlienard

BACKGROUND: This variance application was heard at the August 23, 2021 Land Use Hearing Officer meeting. The hearing officer denied the variance on September 14, 2021. The applicant then sought reconsideration of the matter as provided by LDC Section 10.02.03.I, and the hearing officer granted the request for a rehearing on the application.

REQUEST: The applicant is requesting a setback variance for an existing detached garage on a single-family lot zoned RSC-6 (MH)

VARIANCE:

Per LDC Sec. 6.11.04.C.2, accessory structures that are 15 feet or less in height may occupy required side yards provided they are no closer to the street than any part of the principal building on the same lot and any lot abutting said required side yard, and the structure is set back a minimum of 3 feet from the side lot line, including architectural features such as eaves and gutters. In the subject case, the garage is closer to the street, Alavista Drive, than a portion of the single-family home on the lot and therefore must meet the required side yard setback. Per LDC Section 6.01.01, a minimum side yard setback of 7.5 feet is required in the RSC-6(MH) district. The applicant requests a 5.2-foot reduction to the required side yard setback to allow a setback of 2.3 feet from the west lot line.

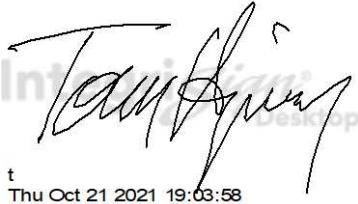
FINDINGS:

- The applicant states the garage is 12 feet in height.
- Per LDC Section 6.01.01, a minimum lot size of 7,000 square feet and minimum lot width of 70 feet is required in the RSC-6(MH) district. Additionally, per LDC Section 6.01.06, a minimum lot size of one-half acre of upland is required for use of a septic system. The subject property is served by a septic system and 0.26 acre in size, approximately. Therefore, it is nonconforming. However, it has been certified as a legal nonconforming lot per NCL 21-1023 in the case record.
- The survey submitted by the applicant shows additional existing site nonconformities which the applicant has elected to not address through the subject variance request. These include encroachments into a required 30-foot conservation area setback at the rear of the property unless it is determined by Natural Resources staff that the setback is obviated by a seawall constructed with approval of appropriate regulatory agencies, per LDC Section 4.01.07.B.

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.

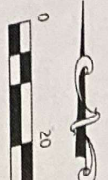
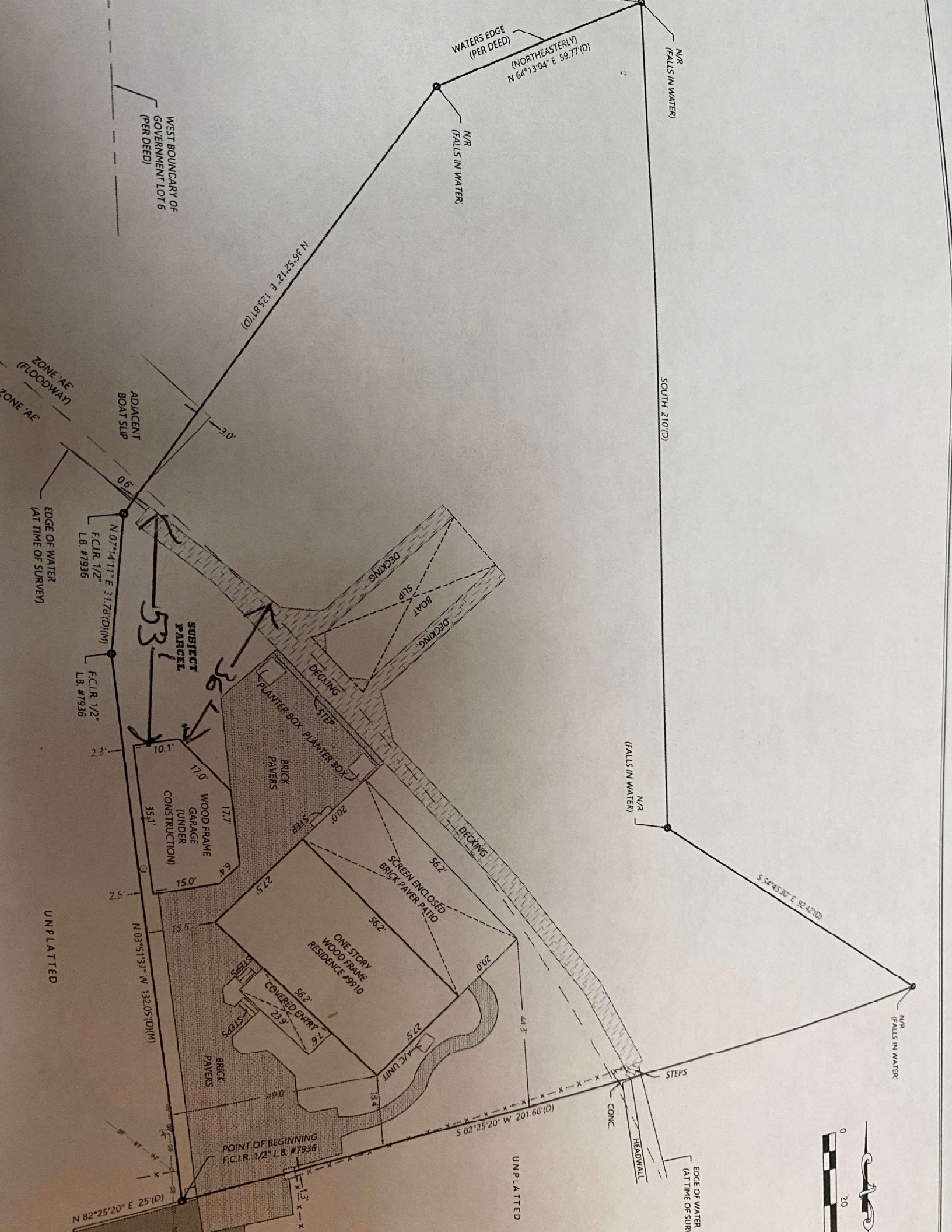
ADMINISTRATOR'S SIGN-OFF



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Attachments: Application, Site Plan, Petitioner's Written Statement, Current Deed





Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR21-0853 Applicant's Name: Wesley Harrell

Reviewing Planner's Name: Christopher Granlienard Date: 08/13/2021

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): 08/23/2021

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large Small

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to: Development Services Department Community Development Division P.O. Box 1110 Tampa, FL 33601-1110

Hand Deliver to: County Center Development Services Department 19th Floor 601 E. Kennedy Blvd., Tampa

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.

Handwritten signature of Wesley Harrell

Signature

Handwritten date 8/13/21

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
Transmittal Completed

In-Take Completed by:

Application Number: HC-BLD-21-00085

VARIANCE REQUEST

Requesting a 5.2-foot reduction to the 7.5-foot required side yard setback to allow a setback of 2.3 feet from the west lot line for a detached garage.

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.

~~Request for variance of a replacement garage, less than 3 feet from sideyard setback. Replacement garage has been moved forward, away from the rear yard setback, out of floodway (no rise certificate has been submitted.) However, the replacement garage is sitting the exact same distance from the property line as the previous structure was. We used part of the existing slab from the old structure for the new garage. The old garage had been there for many years and was placed there due to lot size and shape (there is really nowhere else to put it)~~

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

6.01.01

ADDITIONAL INFORMATION

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- Do you have any other applications filed with Hillsborough County that are related to the subject property?
No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application(s): _____
- 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).
- 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 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 19th floor County Center).

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 odd shape and size of the 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.

I have owned this property since 2003 and have had and needed a garage. When I started this project, I was only going to replace part of the garage that had been there for well over 30 years. But as the work progressed, I realized that the structure was not built good enough for my standards.

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 garage is in the exact same place from the sideyard but moved forward, which greatly increased the neighbors' view of the water (they are thrilled). The view for any other neighbors in front of the property is the exact same.

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 old garage was partially in the floodway towards the river. By moving the garage forward, we moved it out of the floodway and greatly improved the view of the water for our neighbors, while also maintaining the exact distance from the property line, moving it no closer to our neighbors. We have no

- neighbors on the other side as it is the Atafia River and inlet.
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 garage was already there. I am re-building it out of the floodway and to code, and have nowhere else to build due to the odd shape and size of my lot.

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.

The benefit is a 30 year old structure is being rebuilt up to code and out of the floodway. It also increases the value of my property, and my neighbors, by creating a better view of the water. The hardships would be having already torn down the old garage, therefore I would not have one, and the money spent on the new structure would be lost. If the new structure sidewall is moved within the 3' variance, the garage opening would be too narrow to fit a car inside due to the NW corner of my home.

07/02/2014

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Wesley Harrell				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9910 Alavista Drive				Company NAIC Number:	
City Gibsonton		State Florida		ZIP Code 33534	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #49991.0110					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27°51'19.48"N</u> Long. <u>82°21'47.68"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Hillsborough County Unincorporated Areas 120112			B2. County Name Hillsborough		B3. State Florida
B4. Map/Panel Number 12057C 0501	B5. Suffix H	B6. FIRM Index Date 09-27-2013	B7. FIRM Panel Effective/ Revised Date 08-28-2008	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9910 Alavista Drive			Policy Number:
City Gibsonton	State Florida	ZIP Code 33534	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SWFWMD MB: 18112 B Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

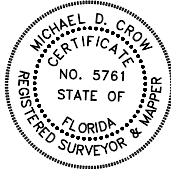

Check the measurement used.

- | | | | |
|---|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | 8.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) _____ | 6.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | 5.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | 6.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including
structural support _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Michael D. Crow	License Number 5761	 <p style="font-size: 1.2em; margin: 0;">MICHAEL D CROW:A014 10C000001 783737999 A00004B1D 2021.05.06 11:38:12 -04'00'</p>		
Title President				
Company Name Michael D. Crow & Associates, Inc.				
Address 2004 Thonotosassa Road Suite #102				
City Plant City	State Florida		ZIP Code 33563	
Signature	 <p style="font-size: 0.8em; margin: 0;">MICHAEL D CROW:A01410C000001783 737999A00004B1D 2021.05.06 11:37:52 -04'00'</p>	Date	Telephone (813) 754-0505	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2(e): Air Conditioner Unit Pad on the right side of the house.

(UNLESS ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE WITH DATE AND DIGITAL SEAL OR ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL THIS DOCUMENT HAS NOT BEEN AUTHORIZED AND IS FOR INFORMATIONAL PURPOSES ONLY).

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9910 Alavista Drive			Policy Number:
City Gibsonton	State Florida	ZIP Code 33534	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9910 Alavista Drive	Policy Number:		
City Gibsonton	State Florida	ZIP Code 33534	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9910 Alavista Drive			Policy Number:
City Gibsonton	State Florida	ZIP Code 33534	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front (4/13/2021)

Clear Photo One



Photo Two

Photo Two Caption Left (4/13/2021)

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9910 Alavista Drive			Policy Number:
City Gibsonton	State Florida	ZIP Code 33534	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption rear (4/13/2021)

Clear Photo Three



Photo Four

Photo Four Caption Right (4/13/2021)

Clear Photo Four

Prepared By:)
Deena Dunham)

After Recording Return To:)

Wesley Harrell- PO Box 110688, Nashville, TN 37222)

TAX PARCEL ID #: 49991-0110


QUIT CLAIM DEED

BE IT KNOWN BY ALL, that, Robert Mayo ("Grantor"), whose address is 10218 Elbow Bend Rd, Riverview, FL, 33569, TO Wesley Harrell ("Grantee") whose address is 9910 Alavista Drive, Gibsonton, FL, 33534, all right, title, interest and claim to the following real estate property located at in the City/Township of Gibsonton, located in the County of and State of and ZIP code of Hillsborough, FL 33534, to-wit:

Property having Lot No. _____, with the Section No. _____, and property beginning at _____ 9910 Alavista Drive, Gibsonton, FL 33534- (See attached for legal description)

FOR A VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of .

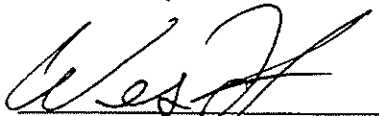
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have. claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



(Grantor's Signature)

Robert Mayo


(Grantor's Printed Name)


(Grantee's Signature)

Wesley Harrell

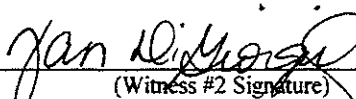
(Grantee's Printed Name)

Signed in our presence:


(Witness #1 Signature)

Ashley Smith

(FIRST WITNESS NAME TYPED)


(Witness #2 Signature)

Jan DiGiorgio

(SECOND WITNESS NAME TYPED)

Grantee's Address:

9910 Alavista Drive

Gibsonton, FL 33534

Grantor's Address:

10218 Elbow Bend Rd

Riverview, FL 33569

Riverview, FL

Mail Subsequent Tax Bills To:

Wesley Harrell- PO Box 110688, Nashville, TN 37222

STATE OF Florida)
COUNTY OF Hillsborough)

SS.

The foregoing Quit Claim Deed was acknowledged before me on January 8, 2019 by Robert Mayo who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

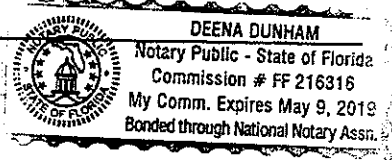
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Deena Dunham
(Signature of Notary)

Deena Dunham
(Printed Notary Name) ,

My Commission expires: _____





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: 9910 Alavista Dr. City/State/Zip: Gibsonton, FL 33534 TOWN-RN-SEC: 30-19-24
Folio(s): 499910110 Zoning: R-SC6 Future Land Use: R4 Property Size: 0.26 acres

Property Owner Information

Name: Wesley Harrell Daytime Phone: (937) 750-5500
Address: 9910 Alavista Dr. City/State/Zip: Gibsonton, FL 33534
Email: Wesman@tampabay-rr.com FAX Number: _____

Applicant Information

Name: Wesley Harrell Daytime Phone: (937) 750-5500
Address: 9910 Alavista Dr. City/State/Zip: Gibsonton, FL 33534
Email: Wesman@tampabay-rr.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 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

Type or Print Name

Wesley Harrell

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

Type or Print Name

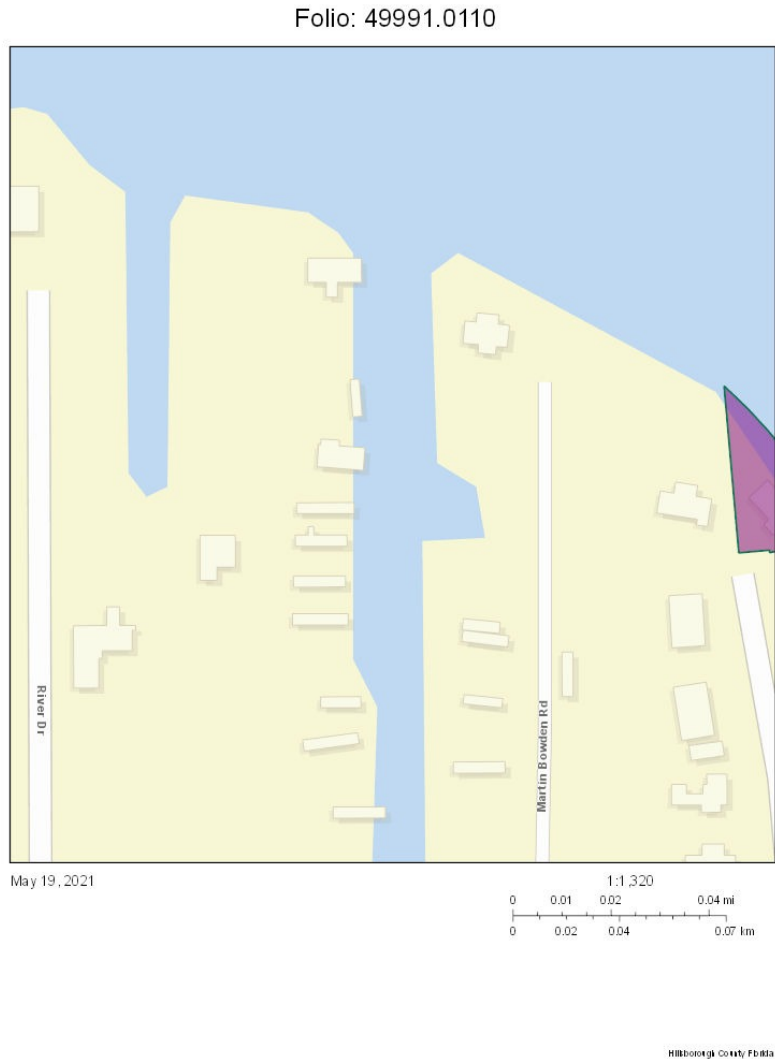
Wesley Harrell

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 05/19/2021
Case Number: VAR 21-0853 Public Hearing Date: 07/26/2021
Receipt Number: 44675



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:AE	BFE = 10.0 ft
Flood Zone:AE	FLOODWAY BFE = 10.0 ft
FIRM Panel	0501H
FIRM Panel	12057C0501H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120501C
County Wide Planning Area	Gibsonton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonton
Census Data	Tract: 013802 Block: 1001
Census Data	Tract: 013802 Block: 1019
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 49991.0110
PIN: U-24-30-19-ZZZ-000001-71400.0
WESLEY HARRELL
Mailing Address:
 PO BOX 20457
 DAYTON, OH 45420-0457
Site Address:
 9910 ALAVISTA DR
 GIBSONTON, FL 33534
SEC-TWN-RNG: 24-30-19
Acreage: 0.26133201
Market Value: \$258,619.00
Landuse Code: 0200 MOBILE HOMES

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