

Variance Application: VAR 25-1043**LUHO Hearing Date:** August 25, 2025**Case Reviewer:** Jared Follin**Hillsborough
County Florida****Development Services Department****Applicant:** Gregory Hoelzer**Zoning:**

RSC-3

Address/Location: 114 Locust Drive, Brandon; Folio: 74819.0402**Request Summary:**

The applicant is requesting a variance to allow an 8-foot-tall fence on a corner lot along both side yards and one of the front yards to provide additional privacy for a proposed pool.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.07.02.C.1.a	Fences over 4 feet in height shall not be located within the required front yards, except under certain circumstances which do not apply to this case.	4 feet	8-foot-tall fence in front yard
6.07.02.C.1.f	The maximum average height of any fence or wall shall be six feet, except under certain circumstances which do not apply in this case.	2 feet	8-foot-tall fence

Findings:

None.

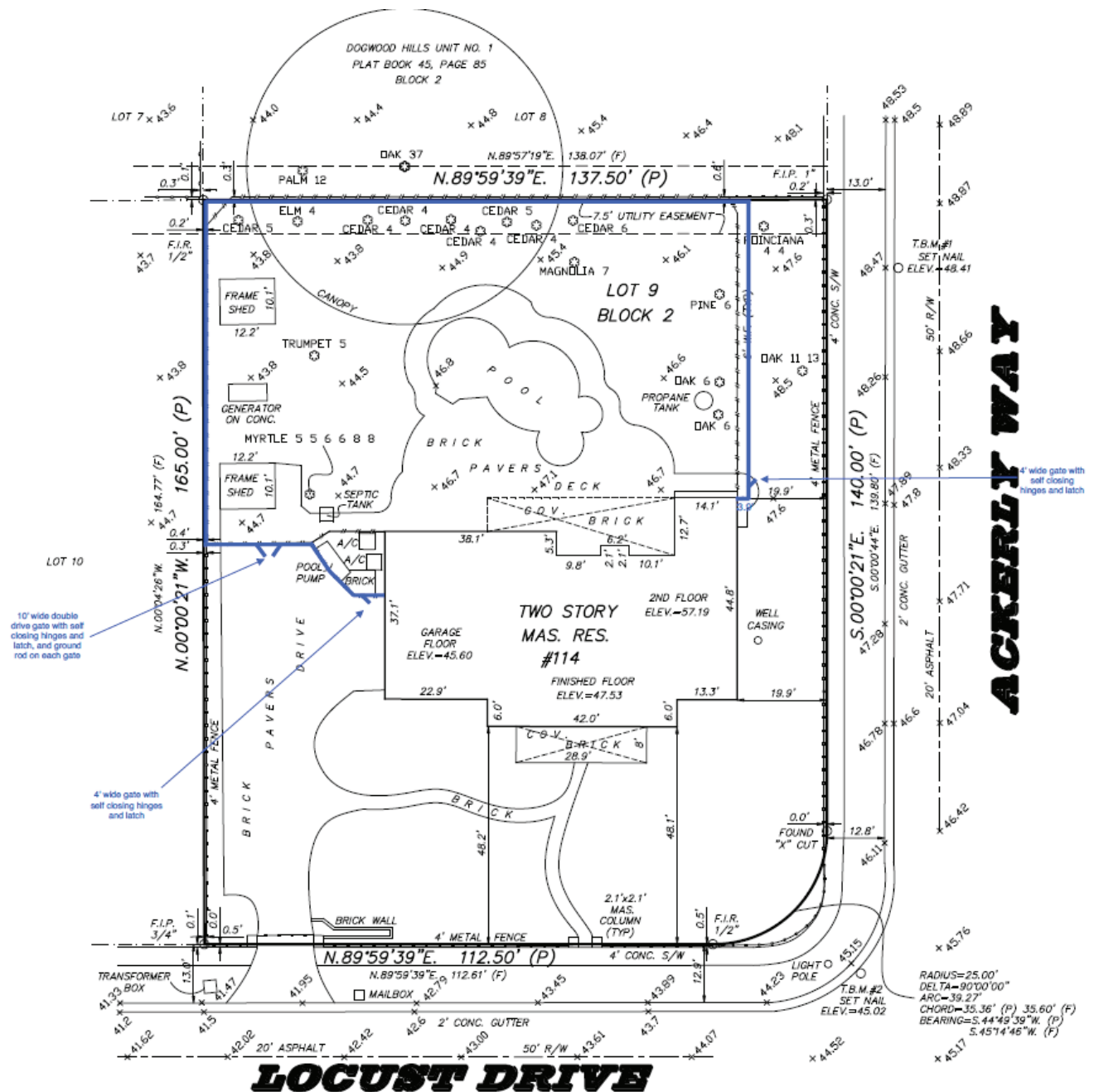
Zoning Administrator Sign Off:

Colleen Marshall
Colleen Marshall
Tue Aug 12 2025 12:41:13

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





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.

Variance of 8' tall fence is requested in rear of home. Fence will be enclosing a new resort-style pool that is currently being installed on the property. Pool to have elevated rock/boulder features, waterfall features, and additional fence height is required for the fence to provide privacy. Multiple neighboring properties are multi-level homes or are at a higher ground elevation and pose privacy concerns. Fence will also provide a needed measure of security to keep unwarranted guests from accessing the pool area, and to prevent any avoidable instances of liability of injury to unwarranted guests. Fence to be constructed of full steel corrugated panels on steel posts, channels, and rails. Only enclosing rear yard portion of property and not any sides or front of the residence. Starting from the Northeast corner of the home, the fence will extend east for 4' towards the street/sidewalk, staying 16' away from sidewalk. There will be a single walk through gate with self-closing lockable hardware along the east fence line. The fence will run 16' inside of the east property line, along the inside of the north property line and the west property line, and will terminate into the house at the northwest rear corner of the house. There will be a double gate on the west side of the house with self closing hinges, lockable latch, and ground rods securing it in place.

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

Sec. 6.07.02

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

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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?

The pool being installed currently at the residence will have multiple elevated features that would put the user beyond the height of the fence once while use. The proposed 8' height variance for the fence project is to ensure the privacy for the Reeves family and neighboring parties. There are multiple adjacent houses that are on higher ground elevation and are multi-level homes that would allow them to easily see over a 6' tall privacy fence. So the 8' tall fence is to ensure the

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 8' high fence will be beneficial for the safety and privacy of this property and its neighbors as it has neighboring lots that are of slightly higher elevation and also multi-level homes that are easily able to see over the fence at 6' high.

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 fence will only be enclosing the property's rear yard and will not disrupt any view of roadways, public walkways, other homes views, facilities etc.
The 8' tall fence is to provide privacy to homeowner and neighbors.

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).

This variance, if approved, would allow complete enclosure of the new pool project being completed in the backyard of the property, and give the homeowners and neighbors more privacy that may otherwise be impeded.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The variance in request is only for a matter of privacy for the owners and neighbors. The pool construction work is permitted and this is not a result of any illegal act.

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 variance would provide privacy to the homeowners and the neighboring parties, and also provide safety for the community by preventing unwanted and unwarranted access to the new resort-style pool being installed.

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Prepared By: Debbie Kogut
Brokers Title of Tampa, LLC
3644 Madaca Lane
Tampa, FL 33618
incidental to the issuance of a title insurance policy.
File Number: 01-4046
Parcel ID #: 074819-0402

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated May 18, 2007 by Jamlik Omari Johnson, a single man, whose post office address is 841 PUTNAM AVE, BROOKLYN, NY 11221 hereinafter called the GRANTOR, to Allen Reeves III and Touria Cook-Reeves his wife, whose post office address is 612 HIDDEN LAKE DRIVE, BRANDON, FL 33511 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all 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 \$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 FL, viz:

Lot 9, in Block 2, of DOGWOOD HILLS SUBDIVISION UNIT 2, according to the map or plat thereof, as recorded in Plat Book 47, on Page 50, of the Public Records of Hillsborough County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2007 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.


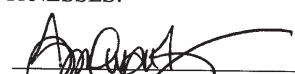
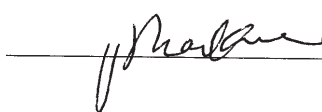
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

	
_____	_____
- Witness	- Seller
	

- Witness	- Seller

STATE OF ~~FLORIDA~~ Massachusetts
COUNTY OF Suffolk

THE FOREGOING INSTRUMENT was acknowledged before me this 5-17, 2007 by Jamlik Omari Johnson who is/are personally known to me or who has/have produced Drivers License as identification.

(SEAL)

Notary Public
Print Name:
My Commission Expires:



CHESTERFIELD COPPIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 2, 2009

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1043 Intake Date: 07/01/2025
Hearing(s) and type: Date: 08/25/2025 Type: LUHO Receipt Number: 495965
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 114 Locust Dr, Brandon City/State/Zip: Brandon, FL, 33511
TWN-RN-SEC: 14-30-20 Folio(s): 74819.0402 Zoning: RSC-3 Future Land Use: P-4 Property Size: 0.53 acre

Property Owner Information

Name: Allen Reeves and Torria Cook-Reeves Daytime Phone: 813 245 4570
Address: 114 Locust Dr, City/State/Zip: Brandon FL, 33511
Email: tr82967@yahoo.com Fax Number: _____

Applicant Information

Name: Gregory Hoelzer Daytime Phone: (813) 848 7086
Address: 3104 Fairlea Ln City/State/Zip: Valrico FL, 33596
Email: personal pride fence 2017@gmail.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.

Gregory Hoelzer
Signature of the Applicant

Gregory Hoelzer
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.

Allen Nathaniel Reeves
Signature of the Owner(s) - (All parties on the deed must sign)

Allen Nathaniel Reeves III
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

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

Applicant/Representative: Gregory Hoelzer Phone: 8138487086

Representative's Email: personalpridefence2017@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 ☐ Project Description/Written Statement of the Variance Request
- 2 ☐ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☐ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)



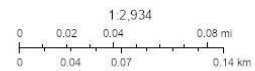
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0506H
FIRM Panel	12057C0506H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0507H
FIRM Panel	12057C0507H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120506C
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013407 Block: 4011
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 74819.0402



July 1, 2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 74819.0402
PIN: U-14-30-20-2QI-000002-00009.0
Allen Reeves Iii And Touria Cook-Reeves
Mailing Address:
 114 Locust Dr
 null
 Brandon, FL 33511-8019
Site Address:
 114 Locust Dr
 Brandon, FL 33511
SEC-TWN-RNG: 14-30-20
Acreage: 0.53
Market Value: \$652,034.00
Landuse Code: 0100 SINGLE FAMILY

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.