

Variance Application: VAR 25-0662
LUHO Hearing Date: May 27, 2025
Case Reviewer: Chris Grandlienard, AICP



**Hillsborough
County Florida**

Development Services Department

Applicant: Joann Dennis **Zoning:** ASC-1
Address/Location: 3602 S 54th Street, Tampa; Folio 47158.0000

Request Summary:

The applicant is requesting setback variances to accommodate a single-family home and accessory dwelling on the subject property.

Requested Variances:


LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 50-foot front yard setback is required in the ASC-1 zoning district.	25 feet	25-foot front yard setback
6.01.01	A minimum 15-foot side yard setback is required in the ASC-1 zoning district.	7 feet	8-foot side yard setback
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 15-foot side yard setback is required in the ASC-1 district.	7 feet	8-foot side yard setback for the accessory dwelling
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 50-foot front yard setback is required in the ASC-1 zoning district.	25 feet	25-foot front yard setback for accessory dwelling for front yard functioning as a side yard

Findings:

The subject parcel has been certified as a legal nonconforming lot under application NCL 06-1323 for its 0.54-acre lot size within the ASC-1 zoning district.

The applicant has confirmed that the primary and accessory dwelling will be oriented to face towards 36th Avenue South.

Zoning Administrator Sign Off:

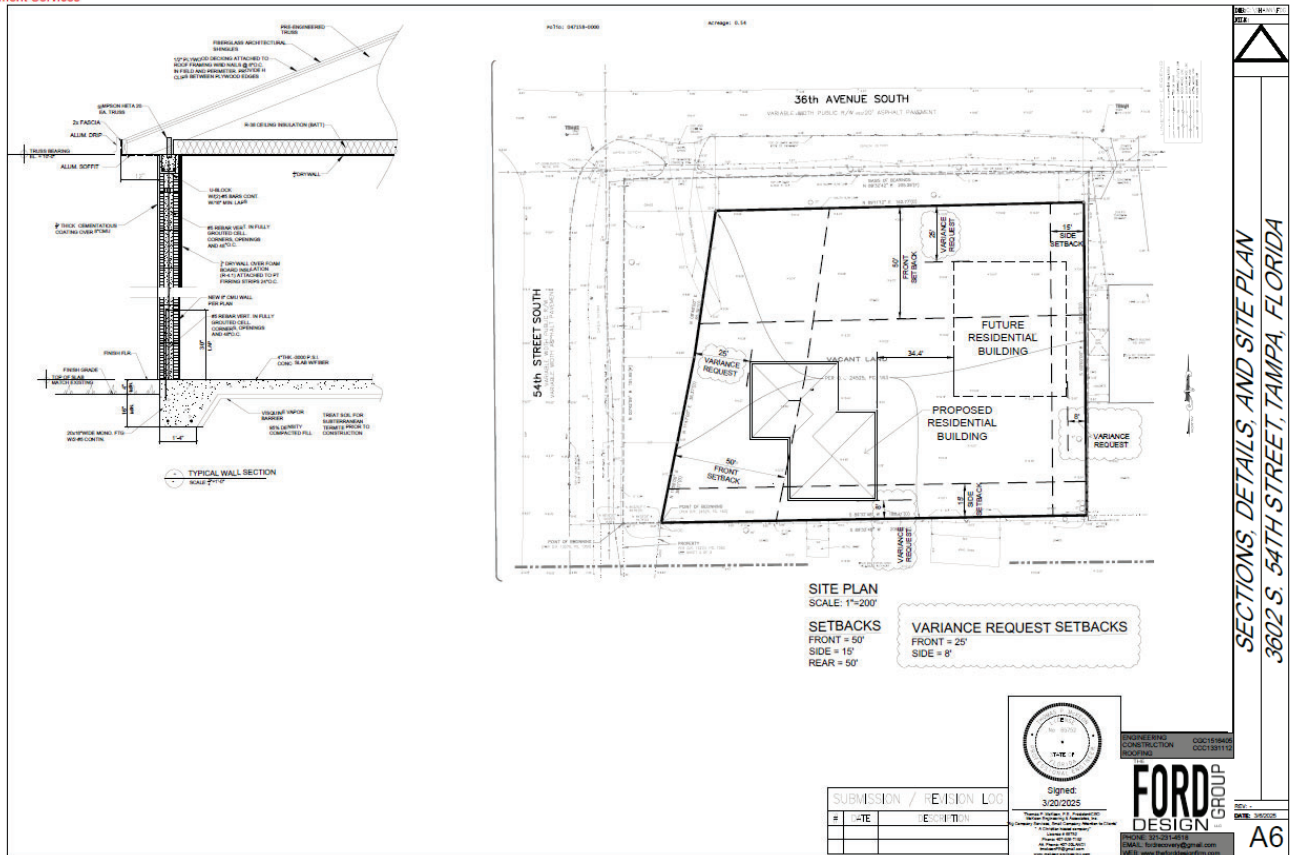

Colleen Marshall
Wed May 14 2025 16:03:16

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 on:
04/02/2025
Development Services





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

25-0662
RCVD
5-13-25

Office Use Only

Application Number: VAR 25-0662

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.**

VAR 25-0662

Joann Dennis

Application Number: _____ Applicant's Name: _____

05/12/2025

Reviewing Planner's Name: _____ Date: _____

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 _____
- 05/27/2025

Current Hearing Date (if applicable): _____

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.

DocuSigned by:

Joann Dennis
F30CF66040F344B...

05/12/2025

Signature

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

RCVD
5-13-25

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

VAR 25-0662

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.

DocuSigned by:
Joann Dennis
F30CF66040F344B...

Signature: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

25-0662
RCVD
5-13-25

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input checked="" type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input checked="" type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <div style="border: 1px solid black; height: 70px; width: 100%;"></div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

Application No: _____

RCVD

Project Description (Variance Request)

5-13-25

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.

My name is Joann Dennis and I own 3602 S 54th St. My mother Eunice Flores lives right next door at 5405 36th Ave S. I purchased this land to stay close to my mother who is now 75 and hope to build on my property for myself and father (75).

Request:

1. Accessory Dwelling Unit- I intend to have my house and ADU for my father's use on the same lot of land. So, both parents will be close to me while still enjoying their privacy in their later years. Hopefully preventing the need of a nursing home.

~~2. C-Shaped driveway- having this particular driveway will make getting in and out of the property especially easier for my senior father. Not having to worry about reversing the long driveway.~~

3. Setback changes-this is a corner non-conforming lot, the current setbacks from the street side is 50ft each which I'm requesting 25ft. From the neighbors the set back is 15ft which I am requesting 8ft.

Since my father will be downsizing I'm hoping with this variance being granted we can both live comfortable on this shared land and have enough space for our growing family.

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

Sec. 6.11.02. - Accessory Dwelling Standards

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



**Hillsborough
County Florida**
Development Services

Application No: _____

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?

Property is a corner non-conforming lot current setbacks would make future land use extremely difficult.

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 intend to build in the future a house for our growing family and an ADU for my senior father so we can live together on the same lot while still having privacy and effectively use the land in the most efficient way.

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.

It's a corner lot so two of the sides face the street so no interference there and the neighbor to the right is my mother and the neighbor behind the lot has no issues with my request. He is a friend of the family.

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).

From my understanding ADU are permitted in Hillsborough county. Having both parents next to me as they age gives me as their future caregiver peace of mind. The other request just helps with the flow and efficiency of the property. Allowing my dad enough space for his personal items and future planned use for our family. For example gardening, chickens, play area for kids, possible pool.

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.

I do not believe that anything that I'm requesting violates or intends to violate any laws. Just would like the opportunity to have my parents grow old next to me and to live comfortably. (they are divorced)

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.

I believe that Hillsborough County values families and shared community so therefore I think that my request aligns with this vision. Also, by reducing or eliminating the need of a nursing home and being an expense to the state or county by being a caregiver to them both myself.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Prepared by and return to:

Frank Charles Miranda, P.A.
703 West Swann Avenue
Tampa, FL 33606
813-254-2637
File Number: 16-122
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **November, 2016** between **Alfredo R. Chea, a single man** whose post office address is **4902 N. MacDill Ave., Apt. 310, Tampa, FL 33614**, grantor, and **Joann Dennis, a single woman** whose post office address is **406 Powder View Dr., Ruskin, FL 33570**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

Commence at the Southwest corner of Tract 4 to SOUTH TAMPA SUBDIVISION, in the Southeast 1/4 of Section 34, Township 29 South, Range 19 East, thence North along the West boundary of said Tract 4, a distance of 475.00 feet; thence North 89 degrees 32 minutes 03 seconds East parallel with the South boundary of said Tract 4, a distance of 26.79 feet for a Point of Beginning; thence North 11 degrees 58 minutes 00 seconds East, a distance of 36.11 feet; thence North 11 degrees 47 minutes 00 seconds East, a distance of 38.37 feet; thence North 08 degrees 48 minutes 00 seconds East, a distance of 65.36 feet; thence North 89 degrees 11 minutes 12 seconds East, a distance of 162.77 feet to a point 215.00 feet East of the West boundary of said Tract 4; thence South 00 degrees 00 minutes 00 seconds East parallel with the West boundary of said Tract 4, a distance of 138.30 feet to a point 475.00 feet North of the South boundary of said Tract 4; thence South 89 degrees 32 minutes 03 seconds West parallel with the South boundary of said Tract 4, a distance of 188.21 feet to the Point of Beginning, all lying and being in Hillsborough County, Florida.

Parcel Identification Number: 047158-0000

Vacant Land

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, 2015**.

In Witness Whereof, grantor has hereunto set grantor's hand and Seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Joann S. Williams

Alfredo R. Chea

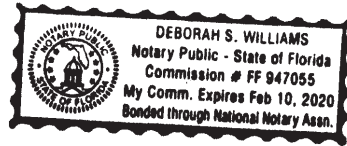
(Seal)

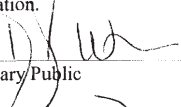
Witness Name: Melody Calderon

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 15th day of November, 2016 by Alfredo R. Chea, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name:

Deborah S. Williams

My Commission Expires:

Feb. 10, 2020

04/02/2025

Development Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0662

Intake Date: 04/02/2025

Hearing(s) and type: Date: 05/27/2025

Type: LUHO

Receipt Number: 465674

Date: _____

Type: _____

Intake Staff Signature: Alejandra Prado

Property Information

3602 S 54th St Tampa/FL/33619
Address: _____ City/State/Zip: _____
34-29-19 47158.0000 ASC-1 R-6 .54
TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Joann Dennis 8133173290
Name: _____ Daytime Phone _____
5405 36th Ave S Tampa/FL/33619
Address: _____ City/State/Zip: _____
joannnd22@yahoo.com
Email: _____ Fax Number _____

Applicant Information

Joann Dennis 8133173290
Name: _____ Daytime Phone _____
5405 36th Ave S Tampa/FL/33619
Address: _____ City/State/Zip: _____
joannnd22@yahoo.com
Email: _____ 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.

DocuSigned by:

Joann Dennis

Signature of the Applicant

Joann Dennis

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.

DocuSigned by:

Joann Dennis

Signature of the Owner(s) – (All parties on the deed must sign)

Joann Dennis

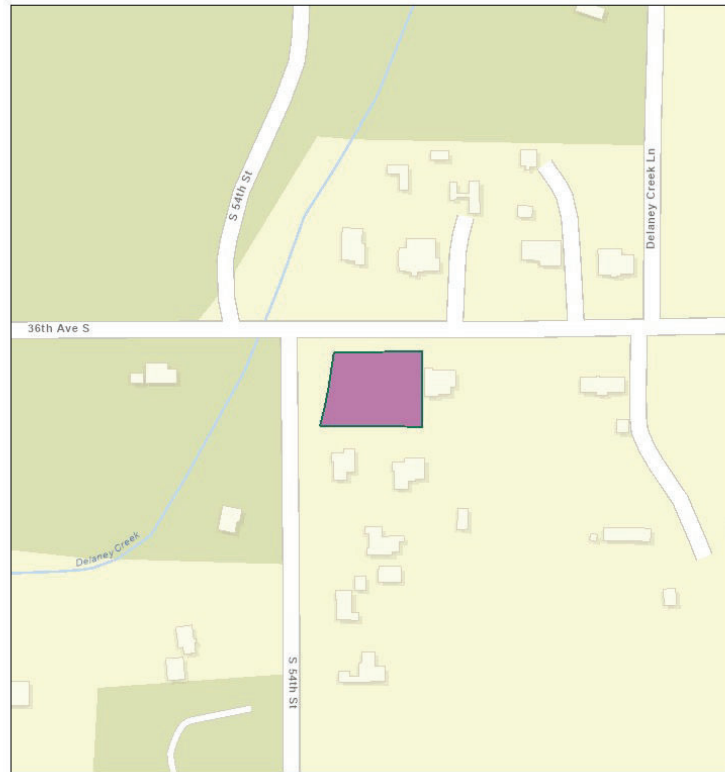
Type or print name



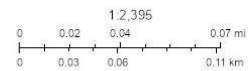
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0367H
FIRM Panel	12057C0367H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120367E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Census Data	Tract: 013602 Block: 1019
Future Landuse	R-6
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	170' AMSL
Competitive Sites	NO
Redevelopment Area	Palm River Redevelopment Area

Folio: 47158.0000



March 31, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc., METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 47158.0000
PIN: U-34-29-19-663-000001-62600.0

Mailing Address:
8047 Canterbury Lake Blvd
null
Tampa, FL 33619-6679

Site Address:
3602 S 54th St
Tampa, FL 33619
SEC-TWN-RNG: 34-29-19
Acreage: 0.54

Market Value: \$63,592.00
Landuse Code: 0000 VACANT RESIDENT

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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