



LAND USE HEARING OFFICER VARIANCE REPORT (REVISED)

APPLICATION NUMBER: VAR 22-0532	
LUHO HEARING DATE: June 21, 2022	CASE REVIEWER: Chris Grandlienard

REQUEST: The applicant is requesting multiple variances to accommodate an existing single-family home, detached shed, detached carport and fence on property zoned RSC-6.

VARIANCES:

Single-Family Home

Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-6 district. The applicant requests a 0.10-foot reduction to the required front yard setback to allow a front setback of 24.9 feet from the southeast property line along Morninghigh Drive.

Detached Shed

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 shed is closer to the street, Morninghigh Drive, than a portion of the single-family home on the lot and therefore must meet principal side yard setback requirements. Per LDC Section 6.01.01, a minimum side yard setback of 7.5 feet is required in the RSC-6 district. The applicant requests a 5-foot, 11-inch reduction to the required side yard setback to allow a side setback of 1 foot, 7 inches from the southwest lot line.

Detached Carport

Per LDC Section 6.11.04.C.1, accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-6 district. Therefore, the required front setback for the subject carport is 50 feet. The applicant requests a 38.8-foot reduction to the required front setback to allow a setback of 11.2 feet from the southeast property line along Morninghigh Drive.

Fence

Per LDC Section 6.07.02.C.1.A, a maximum fence height of 4 feet is permitted within the required front yard in residential zoning districts, except under certain circumstances that do not apply to this case. The applicant requests a 1-foot increase to the maximum permitted height to allow a height of 5 feet for an existing aluminum and brick fence in the required front yard.

FINDINGS:

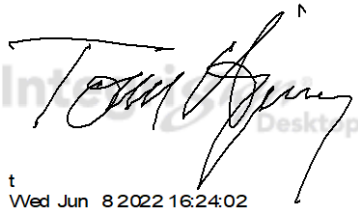
- According to the applicant, the carport is 9.5 feet in height and the shed is 7 feet in height.
- The applicant has been issued a notice of violation for the carport, shed and fence (CE21016899). Additionally, the applicant will be required to obtain building permits for the carport, shed and fence if the subject variances are approved.

- 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.

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



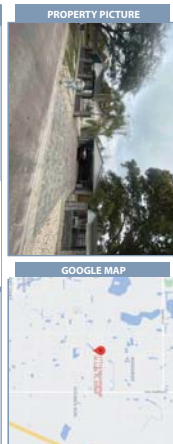
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Wed Jun 8 2022 16:24:02

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



PROPERTY ADDRESS: 17716 MORNINGHIGH DRIVE, LUTZ, FLORIDA 33549
SURVEY NUMBER: 3446-01



CLIENT ORDER NUMBER: [blank] DATE: 01/19/22
BUYER: SOKOL WILLIAM L.
SELLER: SOKOL WILLIAM L.
CERTIFIED TO: SOKOL WILLIAM L.

TRANSACTION: LOT 2, BLOCK 6 BARRINGTON SUBDIVISION UNIT B ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
FOLIO: 033863-2304

POINTS OF INTEREST: NONE VISIBLE

FLOOD INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN HILLSBOROUGH COUNTY UNINCORPORATED AREAS. COMMUNITY NUMBER 120112, DATED 08/28/2008.

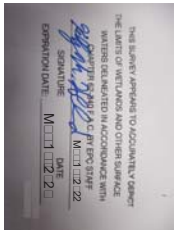
REMOVED TO SHOWN THE "OTHER SURFACE WATER LINE" AND AREA.
FRONT WALL HEIGHT - 2.2 WALL WITH 4.5 METAL FENCE, SIDE WALL HEIGHT - 3 WALL WITH 2.1 METAL FENCE, CARPORT - 7.5 SDES, 11' PEAK, ALL +/-

GENERAL SURVEYOR NOTES:
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground findings, utilities, and encroachments are not located on this survey map.
3. If there is a specific tank or detailed shown on this survey, the location is approximate as the location was shown to us by a third party.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions is approximate and should not be used for design or construction.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [blank].
9. All corners marked as set are at a minimum a 3/4" diameter, 18" iron stake with a cap stamped LB416.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is signed and sealed log of all survey, signature, large print in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.

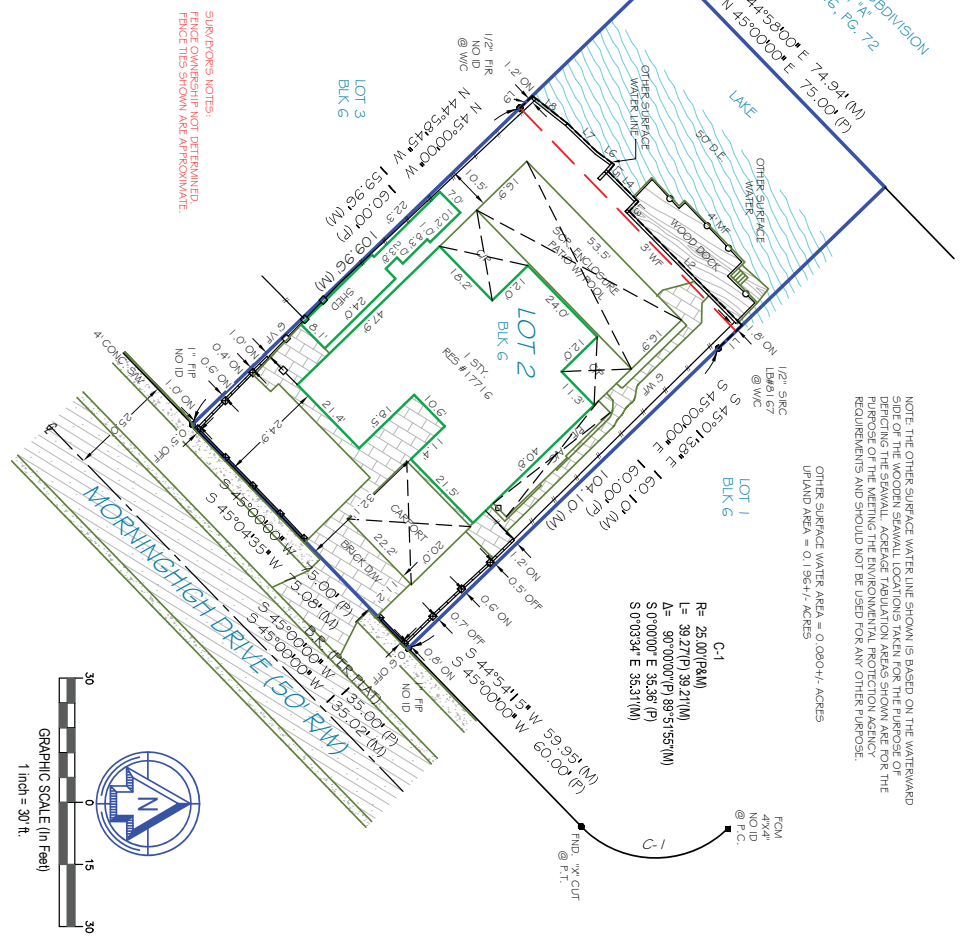
FIELD WORK DATE: 1/21/2022 REVISION DATES: (REV:1 5/19/2022)

3446
BOUNDARY SURVEY
HILLSBOROUGH COUNTY

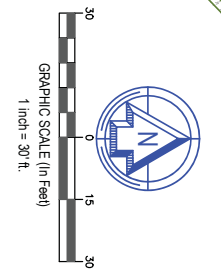
LEONARD S. SHOUN
STATE OF FLORIDA
LICENSE NO. 9125
6138
PROFESSIONAL SURVEYOR & MAPPER



State of Florida Professional Surveyor and Mapper
License No. 9125



11. Unless otherwise noted, an examination of the abstract of title, title commitment was NOT performed by the signing surveyor to determine subject parcel contained within the public records that are not shown hereon enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
15. FENCE LOCATIONS SHOWN ARE APPROXIMATE.
16. UNLESS OTHERWISE NOTED, THE MEAN/ORDINARY HIGH WATER LINE NOR RIPARIAN RIGHTS WERE DETERMINED.



PERFORMED BY:
LB# 8167
10051 Laccature Drive
New Port Richey, FL 34654
office: 727.271.0119
bayareasureying@gmail.com

Bay Area Surveying and Mapping, Inc

SURVEYOR'S LEGEND

	Survey Point
	Boundary Line
	Easement
	Water Feature
	Fence
	Structure
	Utility
	Other

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

May 20, 2022

SENT VIA EMAIL

William L. Sokol
bill@thundertec.com
 17716 Morninghigh Drive
 Lutz, FL 33549

SUBJECT: EPC REVIEW #74716 / WETLAND AND OTHER SURFACE WATER SURVEY FOR THE WILLIAM L. SOKOL PROPERTY LOCATED AT 17716 MORNINGHIGH DRIVE, LUTZ / UNINCORPORATED HILLSBOROUGH COUNTY / SURVEY RECEIVED ON MAY 19, 2022 / FOLIO # 0338632304 / STR S18-T27S-R19E / SURVEY EXPIRES MAY 19, 2027

Dear Mr. Sokol:

Please allow this letter to document that Wetlands Division staff of the Environmental Protection Commission (EPC) has issued a formal determination as to the existence of any wetlands and other surface waters upon lands within Hillsborough County for the above referenced property, as reflected on a certified survey. The extent of wetlands and other surface waters was established using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11, Wetlands, Rules of the EPC of Hillsborough County. **The survey shall remain valid for a period of five (5) years from the initial date of approval (expires May 19, 2027).**

Please be advised, due to the current State assumption of the federal Section 404 Clean Water Act program, all wetland and other surface water boundary delineations accepted by the EPC will be subject to future State review prior to being accepted by the Florida Department of Environmental Protection or the Southwest Florida Water Management District. EPC lines may not be accepted by the State and will be subject to future modification by the State agencies. The delineation of the boundary will be based on the same wetland or other surface water methodology adopted in Section 62-340, Florida Administrative Code, however, the lines must be field verified by the State prior to being accepted under the 404 program.

Please be advised that an approval on the survey does not constitute approval for any other aspect of the EPC's review process. Any activity interfering with the integrity of wetlands and

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 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

other surface waters, such as clearing, excavating, draining or filling, without prior written authorization from the Executive Director of EPC or a designated authorized agent, pursuant to Section 1-11.07, Rules of the EPC, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats, as per the LDC. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

NOTICE OF RIGHTS

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC) any person whose interests are protected by Chapter 84-446, Laws of Florida and who is adversely affected or otherwise aggrieved by this action has the right to appeal this agency action/decision. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via electronic mail at legalclerk@epchc.org or via facsimile at (813) 627-2602, within twenty (20) days of receipt of this notice.** Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, and telephone number of the Appellant; the name, address, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a REQUEST FOR EXTENSION OF TIME TO FILE A NOTICE OF APPEAL. The Request for Extension of Time must include a statement when and how the Appellant received

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notice of the agency decision and a statement why good cause exists for the extension. The Request must be sent to and received by the EPC Legal Department at the address, e-mail, or fax noted above within twenty (20) calendar days of receipt of this notice.

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

This Order is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, a Notice of Appeal or files a Request for Extension of Time to file a Notice of Appeal for a formal hearing. Pursuant to Section 1-2.31(e), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after receipt of this Order shall constitute a WAIVER of one's right to have an appeal heard, and this unappealed Order shall automatically become a final and enforceable Order of the Commission.

It is recommended that the Applicant publish at their own expense the following notice of this agency action in a newspaper of general circulation in Hillsborough County, Florida for a minimum of one (1) day so as to provide constructive notice to potentially aggrieved parties. It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired:

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
NOTICE OF AGENCY ACTION

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of a Wetland or Other Surface Water Survey Approval Letter and jurisdictional determination (Wetland Survey Approval Letter) pursuant to Chapter 84-446, Laws of Florida, as amended and Chapter 1-11, Rules of the EPC and issued on May 20, 2022. The Wetland Survey Approval Letter addresses a wetland or other surface water determination on property located at 17716 Morninghigh Drive on folio # 0338632304. The agency action document / permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, Florida 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV of Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via electronic mail at legalclerk@epchc.org or via facsimile at (813) 627-2602, within 20 days of the date of this publication. Failure to file a notice of

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appeal within that time shall constitute a WAIVER of one's right to file an appeal.

Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation before the EPC. Pursuant to Section 1-2.35, Rules of the EPC, the EPC will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, and the Administrative Procedure Act, Chapter 120, part II, Florida Statutes, 1961 by filing an appeal under rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of the final administrative decision becoming an order of the EPC.

Copies of EPC rules referenced in this Order may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org> or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

Thank you for your time in submitting this survey. If you have any questions or need further assistance, feel free to call Kelly M. Holland at 813-627-2600, ext. 1222.

Sincerely,



Kelly M. Holland
Environmental Scientist III
Wetlands Division
Environmental Protection Commission
of Hillsborough County



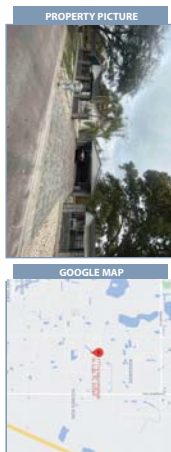
Abbie O'Hern Weeks, C.W.E.
Environmental Scientist III
Wetlands Division
Environmental Protection Commission
of Hillsborough County

kmh /aow

ec: SWFWMD - ERPAgencyCoordination@swfwmd.state.fl.us



PROPERTY ADDRESS: 17716 MORNINGHIGH DRIVE, LUTZ, FLORIDA 33549
SURVEY NUMBER: 3446-01



CLIENT ORDER NUMBER: [blank] DATE: 01/19/22
BUYER: SOKOL WILLIAM L
SELLER: SOKOL WILLIAM L
CERTIFIED TO: SOKOL WILLIAM L

TRANSACTION: LOT 2, BLOCK 6 BARRINGTON SUBDIVISION UNIT B ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
FOLIO: 033863.2304

POINTS OF INTEREST: NONE VISIBLE

LEGAL DESCRIPTION: LOT 2, BLOCK 6 BARRINGTON SUBDIVISION UNIT B ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
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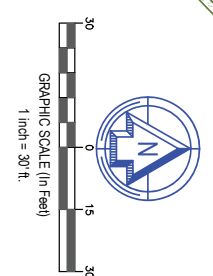
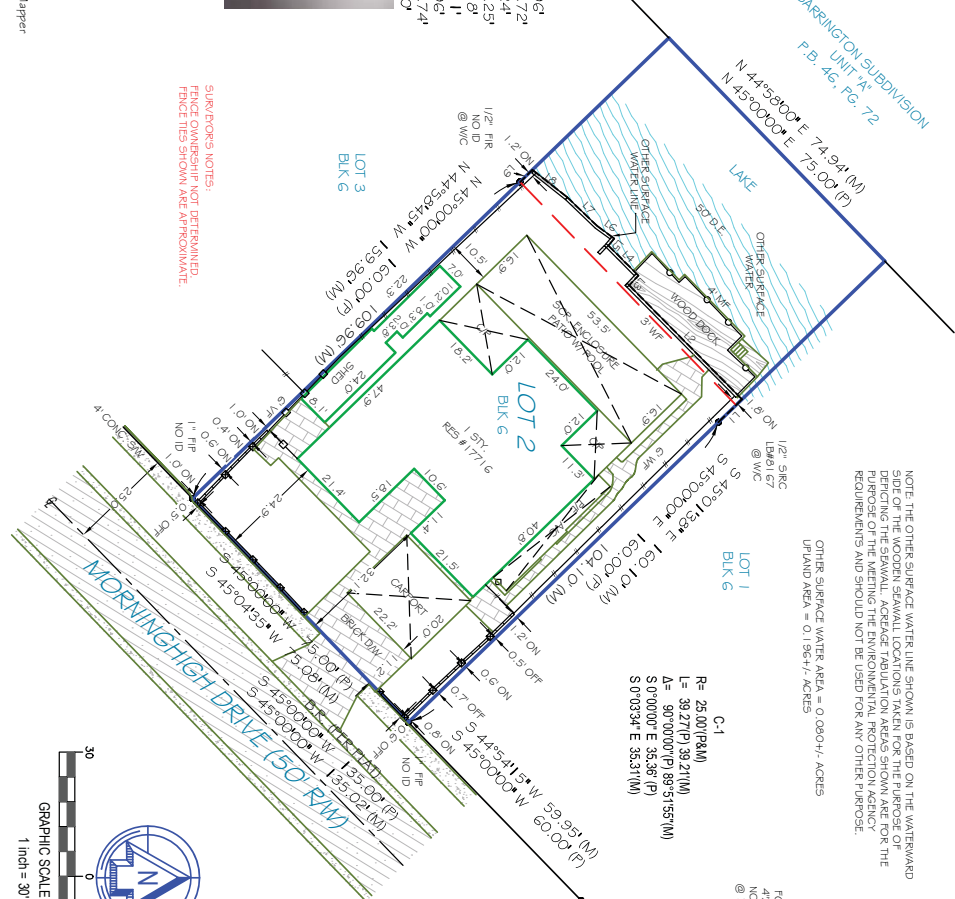
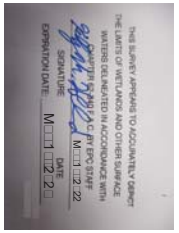
REMOVED TO SHOW THE "OTHER SURFACE WATER LINE" AND AREA.
FRONT WALL HEIGHT - 2.2 WALL WITH 4.5 METAL FENCE, SIDE WALL HEIGHT - 3 WALL WITH 2.1 METAL FENCE, CARPORT - 7.5 SDES, 11' PEAK, ALL +/-

GENERAL SURVEYOR NOTES:
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8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [blank].
9. All corners marked as set are at a minimum a 3/4" diameter, 18" iron stake with a cap stamped LB416
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is signed and sealed log of all survey, signature, large print in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.

FIELD WORK DATE: 1/21/2022 REVISION DATES: (REV:1 5/19/2022)

3446
BOUNDARY SURVEY
HILLSBOROUGH COUNTY

State of Florida Professional Surveyor and Mapper
License No. 9150



SIGNATURE AND SEALED LOG OF ALL SURVEY, SIGNATURE, LARGE PRINT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
 11. Unless otherwise noted, an examination of the abstract of title, title commitment was NOT performed by the signing surveyor to determine subject parcels contained within the public records that are not shown hereon (highlighted or reduced for clarity). The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
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 16. UNLESS OTHERWISE NOTED, THE MEAN/ORDINARY HIGH WATER LINE NOR RIPARIAN RIGHTS WERE DETERMINED.

PERFORMED BY:
 LB# 8167
 10051 Laccantare Drive
 New Port Richey, FL 34654
 office: 727.271.0119
 bayareasurveying@gmail.com

Bay Area Surveying and Mapping, Inc

SURVEYOR'S LEGEND

	Survey Boundary
	Easement
	Right of Way
	Fence
	Utility
	Water
	Spot Elevation
	Iron Nail
	Iron Stake
	Wood Stake
	Concrete Stake
	Survey Point
	Control Point
	Monument
	Boundary Line
	Easement Line
	Right of Way Line
	Fence Line
	Utility Line
	Water Line
	Spot Elevation
	Iron Nail
	Iron Stake
	Wood Stake
	Concrete Stake
	Survey Point
	Control Point
	Monument



Additional / Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR-22-0532 Applicant's Name: William Sokol

Reviewing Planner's Name: _____ Date: _____

Application Type:

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

Current Hearing Date (if applicable): 4/25/22

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the next 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 next 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.

[Signature]
Signature

4/13/22
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: [Handwritten Signature]
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

VARIANCE REQUEST

1. Project Narrative: In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. *Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet*). If additional space is needed, please attach extra pages to this application.

1) Shed Located on West side of property line requires a 3 foot (36 inches) setback from property line. The shed is located 1 foot (12 inches) from property line. I am requesting a variance for the 2 foot (24 inches) of the setback. The reason for the location of the shed at this location is because my lot and its layout prevents me from putting the shed in any other location. And the location I have placed the shed is the least intrusive upon the neighbors. Additionally, my closest neighbor has agreed to my variance request. (Please see attached letter from neighbor on West side of property, it only affects her)

2) Carport located in driveway does not meet setback rules. Before I purchased the carport, I did call Hillsborough County, and was told I needed 1/3 of my property, which would be 10 feet setback. So, I shortened my carport to provide 11 feet. So, I am requesting a variance for the carport setback. The total driveway (per survey) is 31.3 feet. I am requesting that the 11.2-foot setback I currently have be accepted by Hillsborough County. Which I in good faith followed the advice I was given when I called the county before I set up the carport.

3) Front yard fence. The Hillsborough County code states front yard fences can only be 4 foot in height. I built the fence, because I have 2 large dogs and wanted to safely contain them, so they would not bother my neighbors' or their cats. As I was building the fence to the 4-foot (48 inches) requirement, my dogs were just jumping right over the fence. So I did go an additional 1 foot (12 inches) . The fence is now 5 foot (60 inches). I am requesting a variance for the additional 1 foot (12 inches).

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

Setback- 6.11.04.C

Fence- 6.07.02

Shed- 6.01.00

ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? 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? Yes . If yes, please indicate the nature of the application and the case numbers assigned to the application(s): I did apply For a permit, but its on hold until the variance is approved or denied.
3. Is this a request for a wetland setback variance? No



Additional / Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR-22-0532 Applicant's Name: William Sokol

Reviewing Planner's Name: _____ Date: _____

Application Type:

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

Current Hearing Date (if applicable): 4/25/22

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the next 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 next 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.

[Signature]
Signature

4/13/22
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

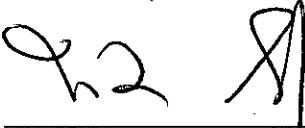
Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:  _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

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?

Due to the retention pond located in the rear of the property (Northwest corner, see survey) along with my pool, there is no other location on the property for my shed. Other neighbors have sheds but are not under the same confinements with their property lot layout. The setbacks from the other property lines prohibit the shed from being placed in any other location. So, I placed the shed in the best place to conform with the neighbors. And my neighbor closest to the shed has agreed to my variance.

The front fence is only 12 inches too high. Because I have large dogs, the extra height is ample to confine my dogs and prevent them from jumping the fence and escaping into the neighborhood. Other neighbors, may not have 2 large dogs, therefore not having the same safety issues.

Carport has over 11 feet of setback and is aesthetically pleasing. The driveway is the only place I could put a carport. The minimum carport size I need is 20 feet to keep my car out of the Florida sun. Other neighbors have carports or larger garage extensions. Addition of a 0.10 foot reduction for setback to allow 24.9 foot setback.

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.

My other neighbors have sheds, as I have stated above. This is the only location to put a shed on my property. I have lived in the house since 1985 and have accumulated quite a bit of stuff. The shed has been in place since 2011, and never received any complaints. I feel like I should be able to have a shed as well.

Carport is there to keep the Florida sun off my vehicles, other neighbors have carports or larger structures. I feel like I should be entitled to also have a carport to protect my vehicles and off the dogs shade in the summer.

The front fence is only 12 inches too high; it is not obtrusive and is aesthetically pleasing. I get many compliments on how beautiful it looks. The fence was built to help contain my 2 large dogs. I feel like its quality-of-life feature to keep dogs on my property and unable to escape. The 4-foot restriction would allow them to just jump over the fence, and create a nuisance.

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 shed is only 24 inches short of the setback requirement, it only affects one neighbor, and she is fine with it, and has been for over 10 years. I spoke with her BEFORE I purchased it. (Please see attached letter). I have been advised the setback I should request is 7.5 Feet not 3 feet.

The carport does have a 11-foot setback its not effecting anyone, it looks beautiful and I had pavers set around it. The variance would not have any effect on anyone in the neighborhood.

The front fence is 12 inches too high, from the naked eye you cannot even tell. It has no negative impact at all to anyone in the neighborhood. (Please see attached letter from neighbors)

Dec. 9, 00
1. 357.69

REC-4 734 00108

WARRANTY DEED
INDIVID TO INDIVID

This Warranty Deed Made the 8th day of January A. D. 1986 by

SANDRA L. WELCH AND ANDREW W. WELCH, wife and husband

hereinafter called the grantor, to

WILLIAM L. SOKOL

whose postoffice address is 17716 Morninghigh Drive, Lutz, Florida 33549

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties in 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, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

NUMBER	2
PAGES	2
RECORDING	9.00
CLERK	359.50
REC.	
REL.	
D.P.	
S.I.	
N/A	
TAX	
INCL.	
ESP.	
TOY	
AMOUNT	368.50
REMARKS	

Lot 2, Block 6, BARRINGTON SUBDIVISION UNIT B, according to the map or plat thereof as recorded in Plat Book 47, Page 69, Public Records of Hillsborough County, Florida.

RCPT 12006749 CODE 0006 OFR 0104
JAN 31, 1986. NO. OF PAGES 0002
REFERENCE NO. 12004501
TRAN TOTAL 368.50 CHECK

***instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness herein mentioned; as provided by Title 38, Chapter 37, Section 1801, et. seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

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, 1985, any easements, restrictions, or reservations of record, AND SUBJECT TO that certain Mortgage executed to Stockton, Whatley, Davin & Company, dated August 30, 1978, recorded September 1, 1978 in Official Record Book 3412, Page 1943, Public Records of Hillsborough County, Florida, in the original amount of \$48,900.00, which Mortgage Grantee hereby expressly assumes and agrees to pay. Grantee also hereby assumes and agrees to pay all the obligations of Leon Mitchell Gradick and/or wife, Rita M. Gradick under the terms of the ***

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:

Lydia Esparta
William L. Sokol

SEE REVERSE FOR SIGNATURE OF SANDRA L. WELCH.

Andrew W. Welch
Andrew W. Welch

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Andrew W. Welch

to me known to be the person g described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

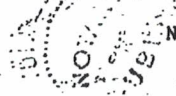
WITNESS my hand and official seal in the County and State last aforesaid this 13th day of

January, A. D. 19 86

Lydia Esparta
Notary Public, State of Florida

This Instrument prepared by My commission expires:

Address



Notary seal: Notary Public, Georgia, State at Large
My Commission Expires Oct. 19, 1989

SPACE BELOW FOR RECORDERS USE

prepared by and return to:

PAULA ZOMBEROS
BENCHMARK TITLE AGENCY, INC.
3816 W. Linebaugh Ave. #102
Tampa, Florida 33624
(813) 961-2250

RICHARD L. AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

signed, sealed, and delivered in our presence:

Paula M. Cresto
Paula M. Cresto

Sandra L. Welch
Sandra L. Welch

State of Florida

County of Hillsborough

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Sandra L. Welch, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of January, 1986.

Paula M. Cresto
Notary Public, state of Florida

018962

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 9, 1989
ISSUED THRU GENERAL LKS. UND.



JAN 31 10 20 AM '86

To

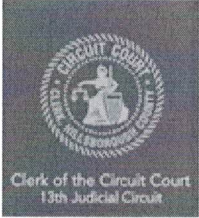
Warranty Deed

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF January, 2022



Cindy Stuart, Clerk of the Circuit Court
Hillsborough County, Florida
BY Cindy Stuart
Deputy Clerk



Cindy Stuart
Clerk of the Circuit Court
419 Pierce St. Rm 140
TAMPA, FL 33602
(813) 276-8100

Customer Information

Name	Address	Address2	City	State	Zip
WILLIAM SOKOL				FL	

Payment Summary

Transaction #: 5469884 Receipt #: 5310736 Location: TAMPA Q Code: Walk In Return Code: Over the Counter Agent Ref Num:	Cashier: ACardozo Receipt Date: 1/14/2022 1:10:57 PM Total Fees: \$4.00 Total Payments: \$4.00 Amount Due: \$0.00
---	--

Payment

Type	Check #	Amount
Credit		\$4.00

Transaction Items

Description	Quantity	Unit Price	Amount
Deed - ORI			
BK/PG: 4734/106 Instrument No: 18962 Date: 1/31/1986 12:00:00 AM			
CERTIFICATION	1		\$2.00
Misc. @ 1st Page=\$1.00 Additional = \$1.00 each	2		\$2.00



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: 17716 Morninghigh Dr. City/State/Zip: Lutz FL 33549 TWN-RN-SEC: _____
Folio(s): 033863-2304 Zoning: Residential-RSC-6 Residential approx. 80' x 110'
Future Land Use: _____

Property Owner Information

Name: William L. Sokol Daytime Phone: 813-309-0808
Address: 17716 Morninghigh Dr. City/State/Zip: Lutz, FL 33549
Email: Bill@Thundertec.com FAX Number: _____

Applicant Information

Name: William L. Sokol Daytime Phone: 813-309-0808
Address: 17716 Morninghigh Dr. City/State/Zip: Lutz, FL 33549
Email: Bill@thundertec.com FAX Number: _____

Applicant's Representative (if different than above)

Name: William L. Sokol Daytime Phone: 813-309-0808
Address: 17716 Morninghigh Dr. City/State/Zip: Lutz, FL 33549
Email: Bill@thundertec.com 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]
Signature of Applicant

Type or Print Name

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

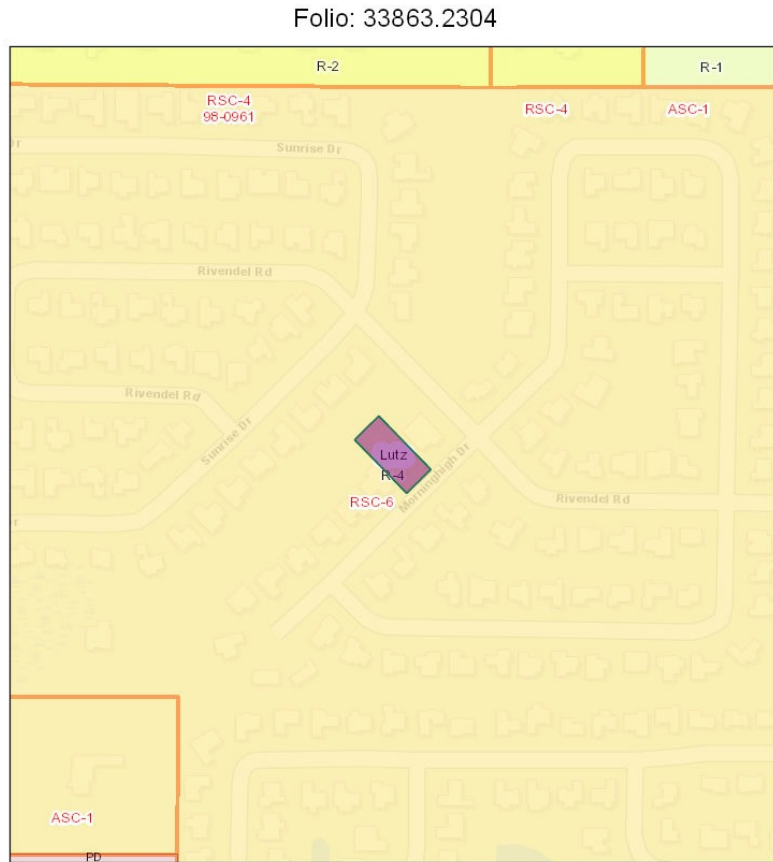
Type or Print Name

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 21 22
Case Number: 220002 Public Hearing Date: 42 22
Receipt Number: 128884



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0064H
FIRM Panel	12057C0064H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011006 Block: 3007
Future Landuse	R-4
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



February 10, 2022

1:2,656
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

RS

Hillsborough County Florida

Folio: 33863.2304
PIN: U-18-27-19-1B5-000006-00002.0
WILLIAM L SOKOL
Mailing Address:
 17716 MORNINGHIGH DR
 LUTZ, FL 33549-5536
Site Address:
 17716 MORNINGHIGH DR
 LUTZ, FL 33549
SEC-TWN-RNG: 18-27-19
Acreage: 0.27205801
Market Value: \$288,342.00
Landuse Code: 0100 SINGLE FAMILY

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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.

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