

Variance Application: VAR 25-0906**LUHO Hearing Date:** July 28, 2025**Case Reviewer:** Jared Follin**Hillsborough
County Florida****Development Services Department****Applicant:** Jarrid Maccarone**Zoning:**

ASC-1

Address/Location: 11408 Memorial Highway, Tampa; Folio: 5472.0000**Request Summary:**

The applicant is requesting a variance to the required side yard setback for an existing single-family home.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01 11.03.03.D	A minimum 15-foot side yard setback is required in the ASC-1 zoning district; however, on a lot that has been certified legally nonconforming, pursuant to LDC Section 11.03.03.D, required building setbacks for the subject parcel are those of the RSC-4 district. A minimum 7.5-foot side yard setback is required in the RSC-4 zoning district.	5 feet	2.5-foot side yard setback

Findings:

Non-conforming lot determination, NCL 24-0884, certified the parcel as a legal nonconforming lot pursuant to the provisions of LDC Section 11.03.03. Per LDC Section 11.03.03.D, a lot that has been certified legally nonconforming and is proposed for development with a single-family dwelling shall be subject to the building coverage and setback requirements of the agricultural or single-family (RSC) district which has a minimum lot size that is nearest to, but not smaller than, the size of the nonconforming lot. Therefore, it was determined that the required building setbacks shall follow those of the RSC-4 district.

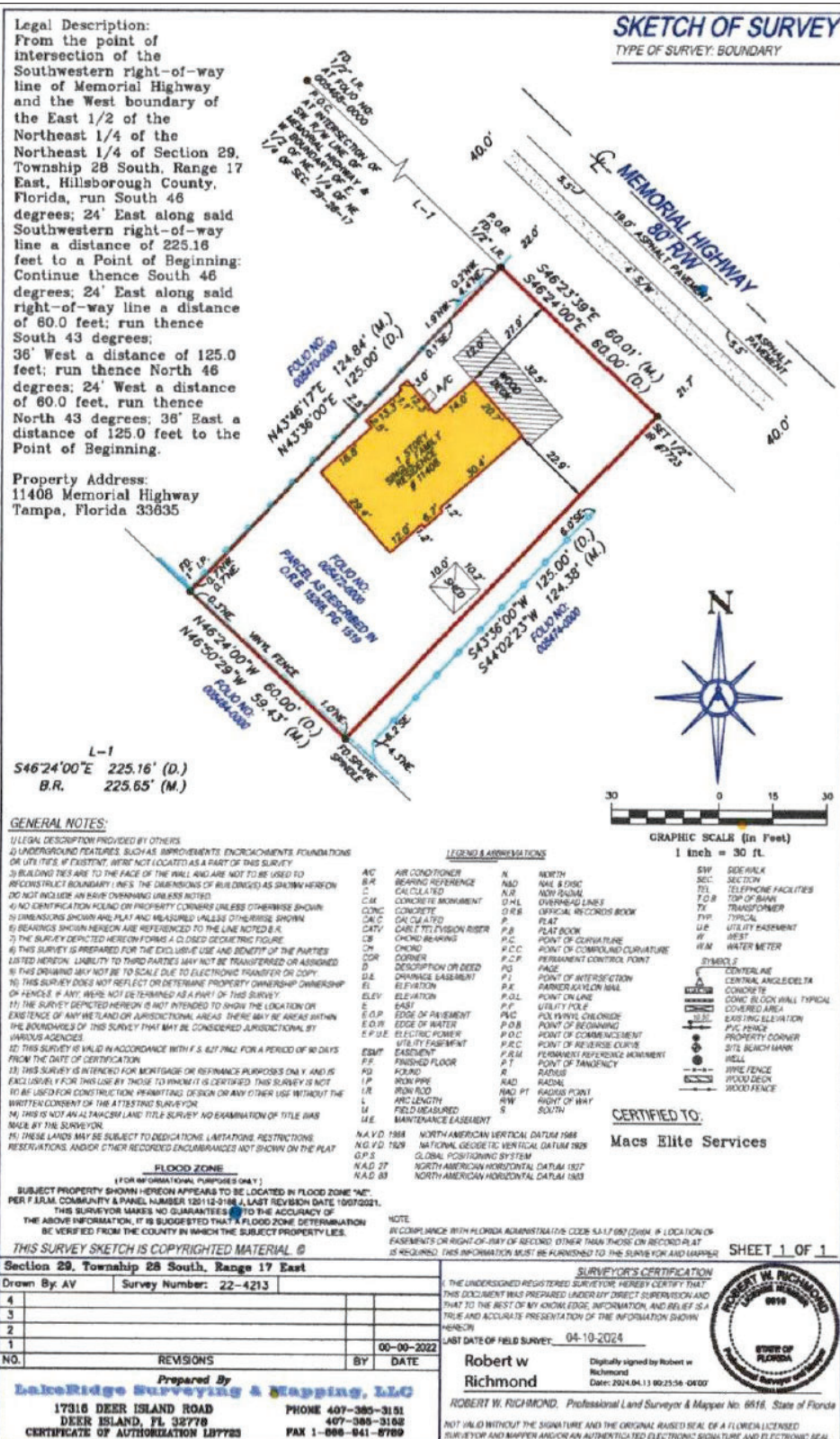
Zoning Administrator Sign Off:


Colleen Marshall
Tue Jul 15 2025 14:47:27

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.

I am requesting a variance to reduce the required set back from 7'5 ft to 3'5 ft for an existing structure located on my property. This structure was present prior to my purchase of the property and has remained in its current position without any known issues or disruption to neighboring properties or surrounding area. The structure does not obstruct access, light, or views, and there have been no complaints or concerns raised regarding placement.

Requiring removal or relocation of the structure would impose significant hardship on me as the current property owner, both financially and practically, without offering any clear public or neighborhood benefit. Given these considerations, I respectfully request approval of this variance to allow the structure to remain as-is at a reduced set back of 3.5 ft.

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

Sec 6.01.01

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 Reclaimed 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 hardship associated with this variance request is unique and specific to my property because the existing structure was built prior to my ownership, and its placement was not under my control unlike similar properties in the area, I inherited this nonconforming lot condition through purchase. These circumstances are not shared by neighboring properties that were either built in accordance with current setbacks or have not had to contend with inherited structures of this nature. Therefore, the difficulty is specific and not common among similarly situated properties.

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.

Strict enforcement of the lateral setback requirements outlined in the LDC code would deprive me of reasonable use of a portion of my property that is already improved with a structure that existed prior to my ownership. Enforcing the full setback in this case does not serve the intended purpose of the LDC—such as ensuring light, air, or emergency access—but instead impose an unnecessary hardship that would reduce the functional value of my property. Granting the variance would restore a fair and equitable use of my land consistent with the rights of similarly zoned properties.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

Approval of this variance would not substantially interfere with or injure the rights of adjacent property owners or others in the area. This structure has been in place for an extended period of time without any complaints or negative impacts on neighboring properties. It does not block access, light, or views, nor does it encroach on any shared property lines or easements. Additionally, no changes are being proposed to the structure that would increase its footprint or height, meaning the current condition would remain unchanged.

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).

As it supports reasonable and responsible use of private property while preserving neighborhood character and protecting public interest. The variance seeks to maintain the existing structure that has functioned safely and compatibly within the community for years without adverse effect. By recognizing the unique circumstance of this property, the variance allows for continued reasonable use consistent with the ^{best} compromise the overall planning principles and community vision outlined in the Comprehensive Plan.

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 structure in question was already in place when I purchased the property, and I had no role in its original placement or construction and acted in good faith, relying on the existing conditions and unaware that the structure did not meet the requirements. The variance request is a responsible and lawful attempt to resolve the issue in a manner that preserves the use of my property while respecting community standards.

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.

Granting this variance will result in substantial justice by fairly balancing the public purpose of the LDC with individual hardships that would result from strict enforcement. The existing structure has not caused any known effects or surrounding area, and no changes are being proposed that would alter its current longstanding condition. Requiring removal or modification would impose significant personal and financial hardship, without delivering any corresponding public benefit. Denying the variance would result in a disproportionate burden on me as the property owner while providing no meaningful gain to the community.

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Prepared by
Andrea Rapoza, an employee of
Excel Title
10853 Boyette Road
Riverview, FL 33569

Consideration: 150,000.00
Return to: Grantee

File No.:21-1913

WARRANTY DEED

This Indenture made on **7th day of January, 2022, A.D.**, by **Melissa A. Haugh, a single woman** whose address is: **8501 Franklin Road, Plant City, FL 33565** hereinafter called the "grantor", to **Mac's Elite Services LLC, a Florida Limited Liability Company** whose address is: **11408 Memorial Highway, Tampa, FL 33635** hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Hillsborough County, Florida**, to-wit:

From the point of intersection of the Southwestern right-of-way line of Memorial Highway and the West boundary of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 28 South, Range 17 East, Hillsborough County, Florida, run South 46 degrees; 24' East along said Southwestern right-of-way line a distance of 225.16 feet to a Point of Beginning: Continue thence South 46 degrees; 24' East along said right-of-way line a distance of 60.0 feet; run thence South 43 degrees; 36' West a distance of 125.0 feet; run thence North 46 degrees; 24' West a distance of 60.0 feet, run thence North 43 degrees; 36' East a distance of 125.0 feet to the Point of Beginning.

Parcel Identification Number: **U-29-28-17-ZZZ-000000-39-250.0**

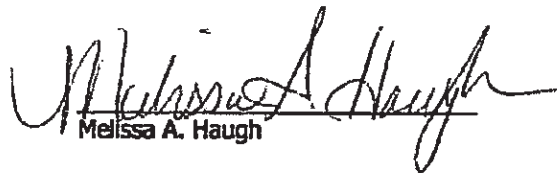
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Melissa A. Haugh

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Kyle Porter

State of FL

County of Hillsborough


Witness Signature

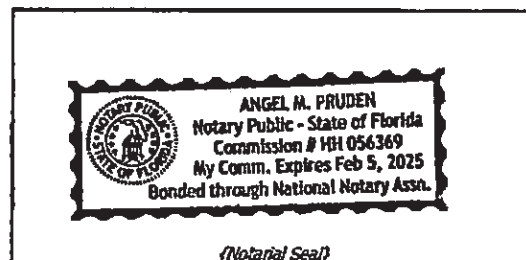
Print Name: Angel M. Pruden

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 7th day of **January, 2022**, Melissa A. Haugh, who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

Angel M. Pruden
(Printed Name)

My Commission expires: 02/05/2025





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 25-0906

Intake Date: 06/02/2025

Hearing(s) and type: Date: 07/28/2025

Type: LUHO

Receipt Number: 486433

Date: _____

Type: _____

Intake Staff Signature: Koshia Rivas

Property Information

Address: 11408 Memorial Hwy City/State/Zip: Tampa, FL 33635

TWN-RN-SEC: 29.28.17 Folio(s): 005470 ⁰⁰⁰⁰ Zoning: ASC-1 Future Land Use: 0100 Property Size: 0.17
005472.0000 2-4

Property Owner Information

Name: Mac's Elite Services LLC Daytime Phone 813-770-7615

Address: 11408 Memorial Hwy City/State/Zip: Tampa, FL 33685

Email: Smacc324@yahoo.com Fax Number N/A

Applicant Information

Name: Jarrid Maccarone Daytime Phone 813-770-7615

Address: 11408 Memorial Hwy City/State/Zip: Tampa, FL 33635

Email: Smacc324@yahoo.com Fax Number N/A

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.

Signature of the Applicant

Jarrid Maccarone
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.

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

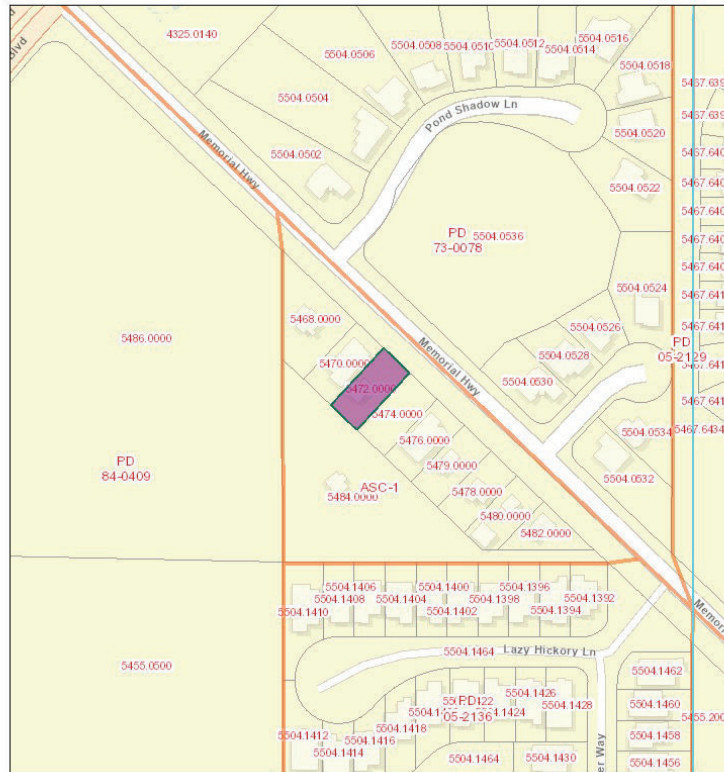
Jarrid Maccarone
Type or print name



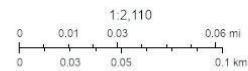
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0188H
FIRM Panel	12057C0188H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Town and Country
Community Base Planning Area	Northwest Hillsborough
Census Data	Tract: 011606 Block: 1013
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 5472.0000



June 2, 2025



Edits: Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDEP & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satefy.com, GeoBrowsers, Inc, METRIXUSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 5472.0000
PIN: U-29-28-17-ZZZ-000000-39250.0
Macs Elite Services Llc
Mailing Address:
 11408 Memorial Hwy
 null
 Tampa, FL 33635
Site Address:
 11408 Memorial Hwy
 Tampa, FL 33635
SEC-TWN-RNG: 29-28-17
Acreage: 0.17
Market Value: \$152,094.00
Landuse Code: 0100 SINGLE FAMILY

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