



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0462	
LUHO HEARING DATE: July 31, 2023	CASE REVIEWER: Colleen Marshall, AICP, CFM

REQUEST: The applicant is requesting a variance to accommodate a parcel reconfiguration of property zoned RSB.

VARIANCE(S):

- 1) Per LDC Section 6.01.06.3, a minimum lot size of one-half acre of upland is required for the use of a septic system. The applicant requests:
 - a. A 0.16-acre reduction to the required upland area for folio 50641.0050 to allow 0.34 acre of upland; and,
 - b. A 0.12-acre reduction to the required upland area for folio 50641.0030 to allow 0.38 acre of upland.

FINDINGS:

- Building permit NMH09846 was issued in 2010 for a mobile home, approximately 860 square feet in size, to be placed on folio 50641.0050. The approved plan associated with the building permit indicated a 10-foot building setback to the northern property line. However, the mobile home was placed on the northern property line, with a small portion of the mobile home on the adjacent property to the north. Required inspections were approved. The permit inspection card and site plan are provided in the documentation in record. The owner is proposing to shift the property line to correct the error in measurement and provide the required 10-foot side yard setback from the mobile home to the northern property line.

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

A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive style. A faint, semi-transparent watermark of the signature is visible behind the main signature.

Colleen Marshall
Tue Jul 11 2023 11:26:46

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

Revised SITE PLAN

11217 and 11209 Inglewood Dr.

Gibsonton FL 33534

11217- Folio ID: 0506410050

Net land unit: 12,500 S.F. .29acr.

Size lot 125' East to West

100' South to North

Building coverage 760 sq. ft.

Zoning RSB

11209- Folio ID: 0506410030

Net land unit: 19,250 S.F. .45acr.

Size lot 125' East to West

154' North to South

Building coverage 1,248 sq. ft.

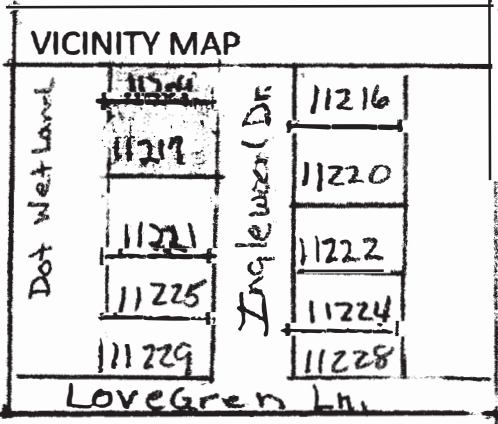
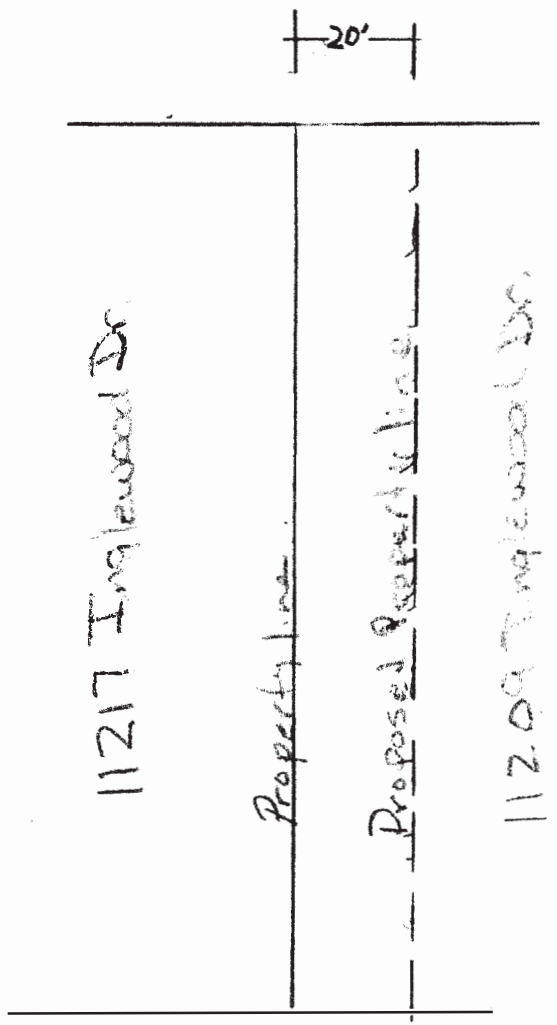
Zoning RSB

SITE PLAN JOB DISCRIBTION

Move property line 11217, 20 ft. north into lot 11209

Making 11217 from 12,500 s. f. to 15,000 s. f.

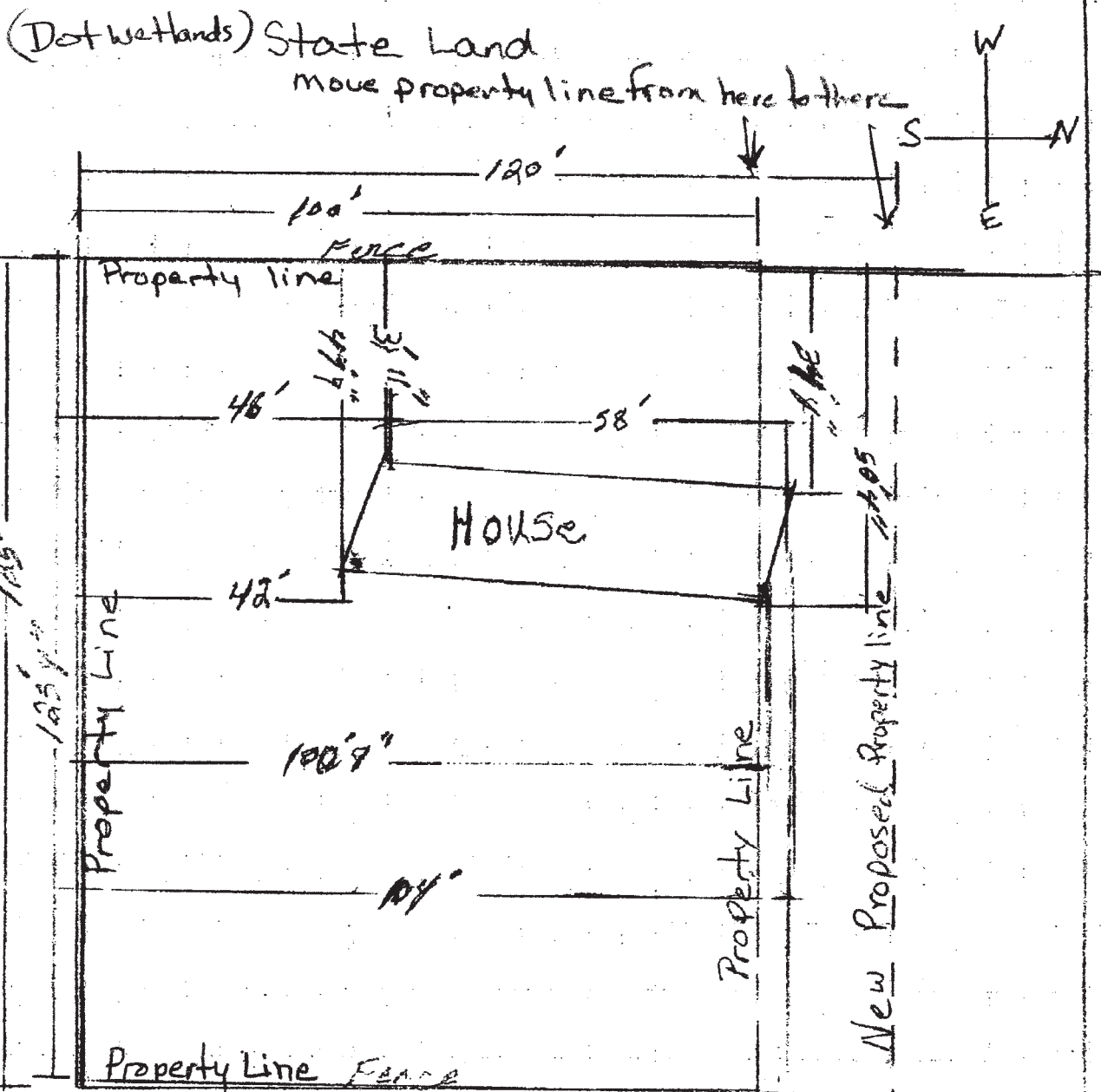
Making 11209 from 19,250 s. f. to 16,750 s. f.



11217 (Folio ID:0506410050) and 11209 (Folio ID: 0506410030) Inglewood Dr.

Gibsonton FL 33534

May 15, 2023



Inglewood Dr.

Scale



SITE PLAN

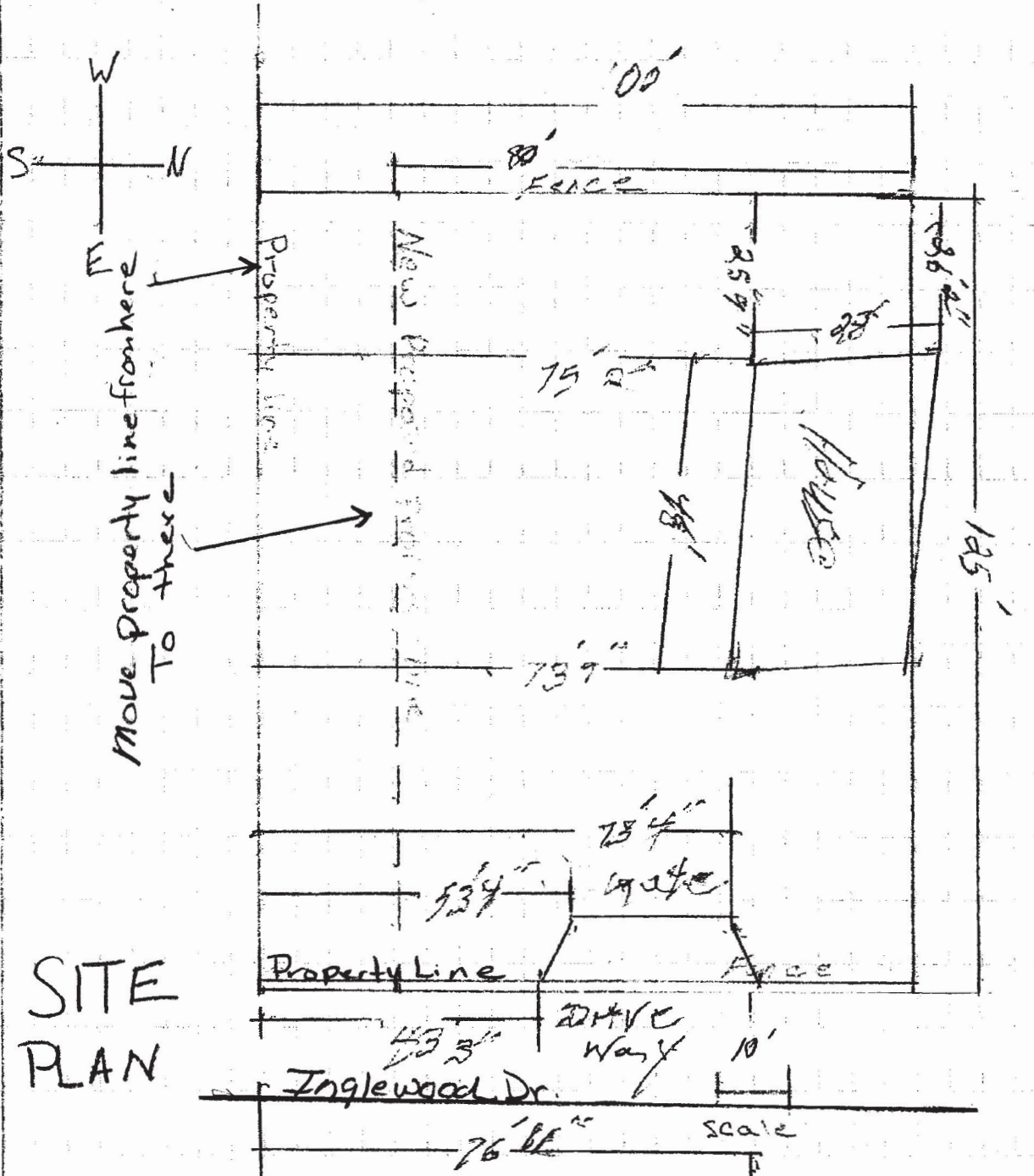
11217 Inglewood Dr.

February 23, 2023

(Pin) U263019 RR 00000000062.4

Folio Number
0500410050 UNX

(D.O.T wetlands) State land



SITE
PLAN

11209 Inglewood Dr.

February 23, 2023

PIN
U2630191RR0000000062.2
Folio Number
0506410030 U NX

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Project Description (Variance Request)

- 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.

Take 20ft from South Side of 11209 Ingewood Dr.
 (0506410030 UWX)
 Add 20ft to North Side 11217 Ingewood Dr,
 (0506410050 UWX).
 We own both Lots. Taxes paid receipts.
 Inclosed. Both Septics on opposite ends of
 Property. No Septic on Center Lot.

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

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
 If yes, you must submit a copy of the Citation with this Application. *Problem Caused by Hills Co, Inspector*
- 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): *We have sent several Application Request to County*
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank *(Existing Electric)*
- 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

Donald C. Wolfer
Patti J. Isaacs
11209 Inglewood Dr.
Gibsonton, Fl.33534

March 18, 2023

To whom it may concern:

The reason for this letter is to change the property lines on my land, so I can sell the properties individually.

Folio #0506410050 UNX To extend 20' north and to take away from

Folio #0506410030 UNX To shorten 20' south. Creating

Folio #0506410050 to become 15,000 sq. ft.

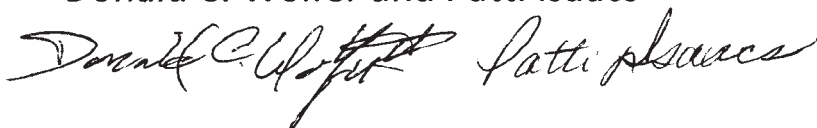
Folio#0506410030 to become 17,250 sq. ft.

The property was originally developed in the 70's. In 2010 the 52' manufacture home was traded out for a longer manufactured home. The owner of the property at the time was not present. The previous owner had to leave town to go back to work. In his absence they installed the home over the property line. He relied on the set-up crew and the inspector to make sure it was done correctly.

I have enclosed a picture to show previous owner had removed a tree at the south end of the property, to allow for set back of the home with in the property line. Unfortunately the inspector did not notice it was over the property line. I am also sending you a copy of the final inspection, a diagram of proposed changes and up to date receipt of paid taxes.

Thank you for your time.

Donald C. Wolfer and Patti Isaacs

Handwritten signatures of Donald C. Wolfer and Patti Isaacs in black ink.



**Hillsborough County
Florida**

**BUILDING SERVICES DIVISION
RESIDENTIAL INSPECTION PLACARD**

Project Number: NMH09846

Job Address: 11217 INGLEWOOD DR HBCO

Subdivision: FLORIDA GARDEN LANDS

Permit Use: RES/MH/2BR/REPL/PRIVATE PROPERTY STR: 263019

Issued Date: 02/10/2010

Block/Lot: /

Folio/Parcel: 050641.0050

BUILDING	ELECTRIC	PLUMBING	MECH	MOBILE HM	LANDSCP
Footing Forms Date _____ Insp. _____	Underground Elec Date _____ Insp. _____	Plumb Rough-In Date _____ Insp. _____	Rough-In/HVAC Date _____ Insp. _____	Set-up Date _____ Insp. _____	Lot Grading Date _____ Insp. _____
Slab Date _____ Insp. _____	Elec Rough-In Date _____ Insp. _____	Sewer Date _____ Insp. _____	Solar Final Date _____ Insp. _____	Other Date _____ Insp. _____	Tree Barr Date _____ Insp. _____
Stem Wall Date _____ Insp. _____	Other Date _____ Insp. _____	Water Date _____ Insp. _____	Other Date _____ Insp. _____	Other Date _____ Insp. _____	Root Prune Date _____ Insp. _____
Beam/Lintel/Col Date _____ Insp. _____	Other Date _____ Insp. _____	Tub Set Date _____ Insp. _____	Other Date _____ Insp. _____	Other Date _____ Insp. _____	LAL Final Date _____ Insp. _____
Sheathing/Nail Date _____ Insp. _____	Other Date _____ Insp. _____	2nd Rough-In Date _____ Insp. _____	Mech Final Date _____ Insp. _____	Other Date _____ Insp. _____	Wtr/WasteWtr Date _____ Insp. _____
Framing Date _____ Insp. _____	Other Date _____ Insp. _____	Lawn Irrig Date _____ Insp. _____	GAS Gas Rough-In Date _____ Insp. _____	POOL Steel/Main Drain Date _____ Insp. _____	POOL Bond Date _____ Insp. _____
Alum Track Date _____ Insp. _____	Elec Final Date _____ Insp. _____	Backflow Date _____ Insp. _____	2nd Rough-In Date _____ Insp. _____	Piping Date _____ Insp. _____	Barrier Date _____ Insp. _____
Exting Dry In Date _____ Insp. _____	SLDG (CONV) Date _____ Insp. _____	Roof Drains Date _____ Insp. _____	Gas Final Date _____ Insp. _____	Other Date _____ Insp. _____	Other Date _____ Insp. _____
Roof Final Date _____ Insp. _____	Other Date _____ Insp. _____	Plumb final Date _____ Insp. _____	Draps Date _____ Insp. _____	Final Date _____ Insp. _____	Other Date _____ Insp. _____
			Deac Date _____ Insp. _____		
			Appl: Date _____ Insp. _____	POOL ENC Footing Date _____ Insp. _____	ROOF In Progress Date _____ Insp. _____

**Nancy C. Millan
Hillsborough County Tax Collector**

Transaction # 17140871	
Cashier:	DT
Paid By:	
WOLFER DONALD C	
Posted Date:	02/24/2023 11:06AM
Received Via:	In:Person
Num. Items:	2
Total Tendered:	\$2,920.00
Receipt #:	22-907-000918
Batch:	4327097
Location:	Southshore
Drawer:	907
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# A0506410050 Bill Yr: 2022 Regular Due: 03/31/2023	02/24/2023	\$1,709.06	\$1,709.06
Real Estate	Acc# A0506410030 Bill Yr: 2022 Regular Due: 03/31/2023	02/24/2023	\$1,210.94	\$1,210.94
Total:			\$2,920.00	\$2,920.00
Payment				Paid
PIN Debit	Visa CC#XXXX-6437 Confirmation number: U5750011582 AID: A0000000980840 TDS: emv Application Label: US DEBIT PIN Statement: 1 Auth Code: 190361			\$2,920.00
Balance:				\$0.00
Convenience Fee:				\$1.70
Total Charged:				\$2,921.70



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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?

Due to the manufactured home being set over property line, we are unable to sell lot w/ home as is. This is a unique problem. Unless this is a common practice with final inspections.

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.

Does Not Apply to our Issue.

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.

Does not effect anyone whatsoever.

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).

Existing does Not Effect others.

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.

We have Request County to Come do a Visual Assessment of this Issue. We don't know (as citizen) Codes (LDC)

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.

Right a wrong that was Created by final inspection. See inclosed County Documents; final inspection sign off.

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Prepared by and return to:
Patrick M. O'Connor, Esq.
O'Connor Law Firm
2240 Belleair Road, Suite 115
Clearwater, FL 33764
727-539-6800
File Number: 5990.0100
Will Call No.:

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 1st day of May, 2017 between Steve Welch a/k/a Stephen T. Welch, as Personal Representative of the Estate of Peter Kelly, deceased whose post office address is 1109 SE 14th Avenue, Deerfield Beach, FL 33441, grantor, and Donald C. Wolfer and Patti J. Wolfer a/k/a Patti J. Isaacs, husband and wife whose post office address is 11209 Inglewood Drive, Gibsonton, FL 33534, 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

The North 254.0 feet of the South 612.0 feet of the West 125.0 feet of Lot 62 of REVISED MAP OF FLORIDA GARDENLANDS, according to the plat recorded in Plat Book 6, Page 42, Public Records of Hillsborough County, Florida.

TOGETHER WITH 2010 Mobile Home Title Number 104008894, Identification Number JACFL29702.

Parcel Identification Number: 050641-0020; 050641-0030 and 050641-0050

Steve Welch a/k/a Stephen T. Welch, as Personal Representative of the Estate of Peter Kelly, deceased, is not claiming any personal representative liens with regard to the real property and releases any lien rights in the subject property pursuant to Fla. Stat. 733.608

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 has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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:

Martha D. Bolton
Witness Name: Martha D. Bolton
Robert T. Rowman
Witness Name: Robert T. Rowman

The Estate of Peter Kelly, deceased

By: Steve Welch a/k/a Stephen T. Welch PR
Steve Welch a/k/a Stephen T. Welch, as Personal Representative

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 1st day of May, 2017 by Steve Welch a/k/a Stephen T. Welch, as Personal Representative of the Estate of Peter Kelly, deceased. He is personally known or has produced a FL driver's license as identification.

[Notary Seal]

Karen L. Urchiko
Notary Public

Printed Name: Karen L. Urchiko
My Commission Expires: 1/5/2021



04-28-23



Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0462 Intake Date: 04/28/2023
 Hearing(s) and type: Date: 06/26/2023 Type: LUHO Receipt Number: 263716
 Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 11217 Inglewood Dr. City/State/Zip: Gibsonton Fl, 33534
 TWN-RN-SEC: 30-19-26 Folio(s): 0506410050 WNX Zoning: RSB Future Land Use: Home Property Size: .74 Acres
0506410030 WNX

Property Owner Information

Name: Donald C Wolfer II & Patti J. Isaacs Daytime Phone 813-786-0213
 Address: 11209 Inglewood Dr. City/State/Zip: Gibsonton, Fl. 33534
 Email: Dwolfer28@gmail.com Fax Number _____

Applicant Information

Name: Donald C. Wolfer & Patti J. Isaacs Daytime Phone 813-786-0213
 Address: 11209 Inglewood Dr City/State/Zip: Gibsonton, Fl. 33534
 Email: Dwolfer28@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.

Donald C. Wolfer II
 Signature of the Applicant

Donald C. Wolfer II
 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.

Patti J. Isaacs
 Signature of the Owner(s) - (All parties on the deed must sign)

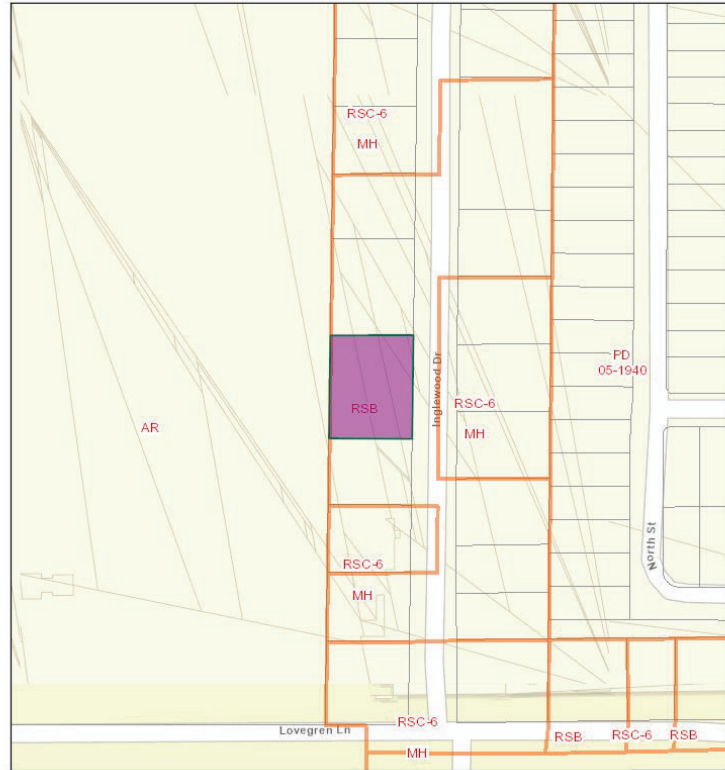
Patti J. Isaacs
 Type or print name



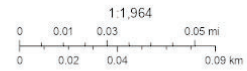
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSB
Description	Residential - Show Business
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0503H
FIRM Panel	12057C0503H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120503C
County Wide Planning Area	Gibsonton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonton
Census Data	Tract: 013804 Block: 1030
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 50641.0030



May 2, 2023



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

Hillsborough County Florida

Folio: 50641.0030
PIN: U-26-30-19-1RR-000000-00062.2
Donald C And Patti J Wolfer
Mailing Address:
 11209 Inglewood Dr
 null
 Gibsonton, FL 33534-5347
Site Address:
 11209 Inglewood Dr
 Gibsonton, FL 33534
SEC-TWN-RNG: 26-30-19
Acreage: 0.44579801
Market Value: \$159,006.00
Landuse Code: 0200 Mobile Homes

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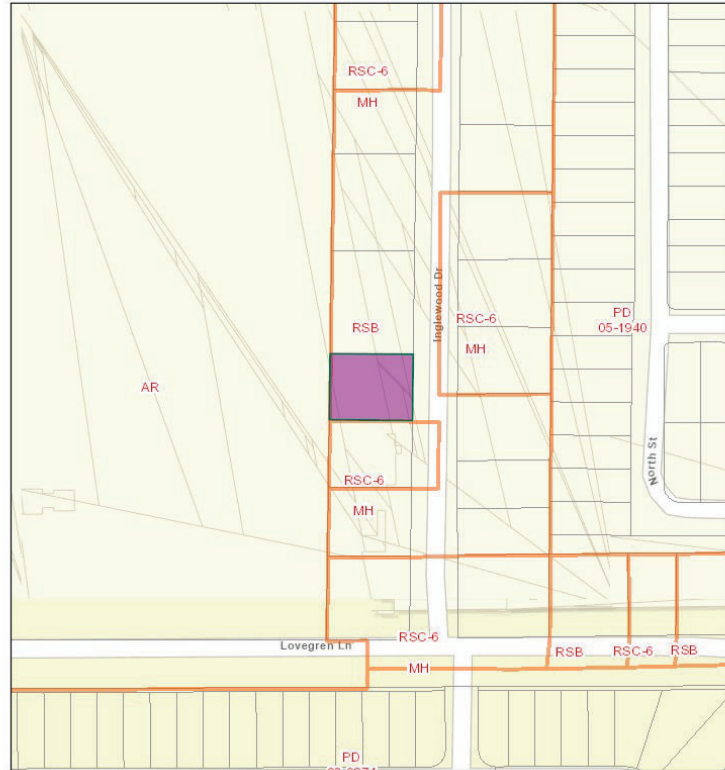
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



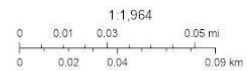
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Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120503C
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Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 50641.0050



May 2, 2023



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

Hillsborough County Florida

Folio: 50641.0050
PIN: U-26-30-19-1RR-000000-00062.4
Donald C And Patti J Wolfer
Mailing Address:
 11217 Inglewood Dr
 null
 Gibsonton, FL 33534-5347
Site Address:
 11217 Inglewood Dr
 Gibsonton, FL 33534
SEC-TWN-RNG: 26-30-19
Acreage: 0.28569201
Market Value: \$110,880.00
Landuse Code: 0200 Mobile Homes

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