

Variance Application: 24-0285
LUHO Hearing Date: February 26, 2024
Case Reviewer: Wayne Doyon



**Hillsborough
 County Florida**

Development Services Department

Applicant: Kukunuru Satish Kumar and Pendyala Sindhusa Krishna **Zoning:** PD
Location: 12525 Candleberry Cir., Tampa, FL 33635

Request Summary:

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on 01/02/2024, is to allow for the construction of a covered porch with a footer within the 30-foot Wetland Conservation Area Setback.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback.	13-foot encroachment for the construction of a covered porch with a footer.	17-foot setback

Findings:	None

Zoning Administrator Sign Off:

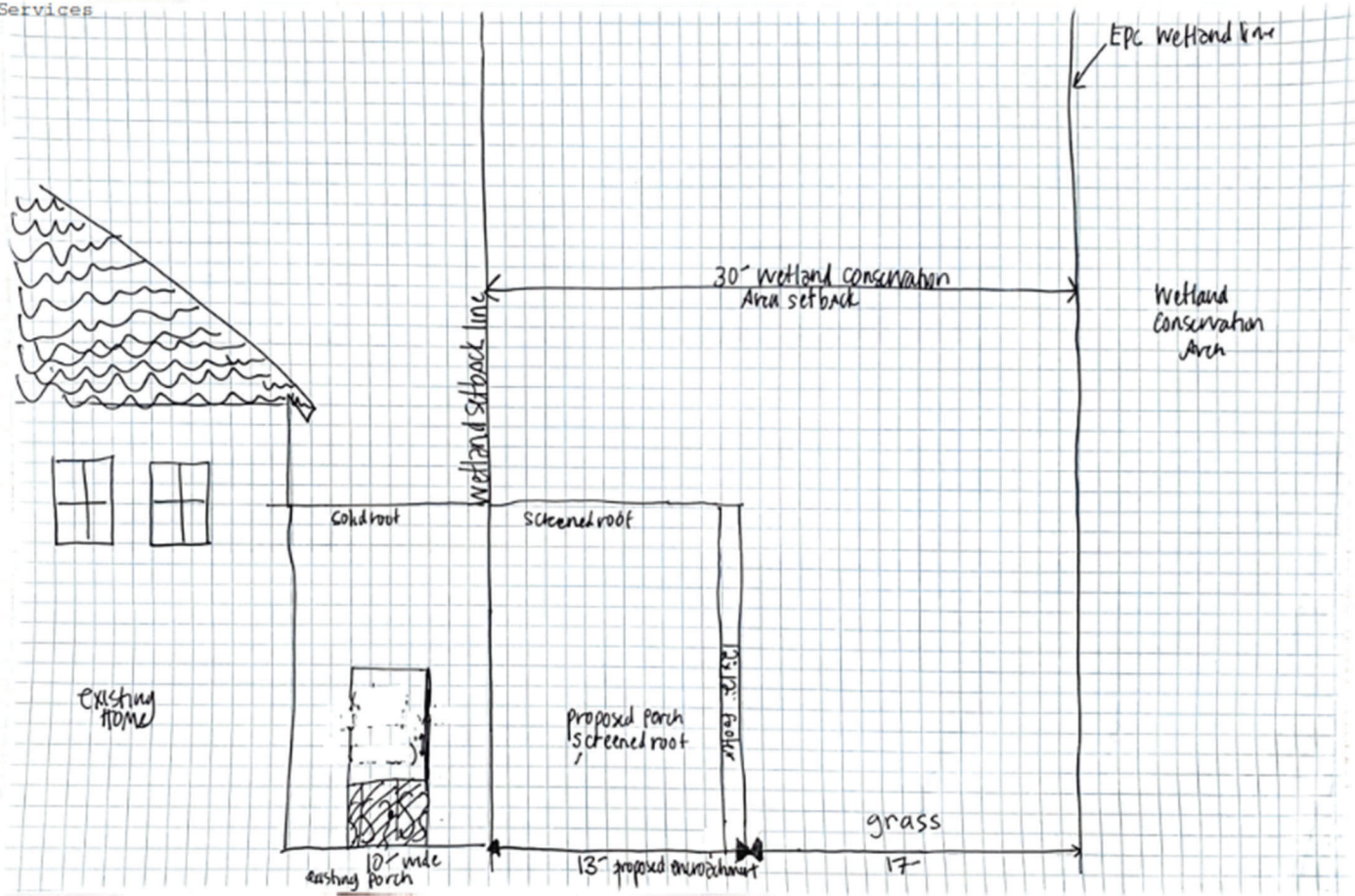
DISCLAIMER:

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

SURVEY/SITE PLAN

Received
01/02/2024
Wetland Cross Section
Development
Services



24-0285

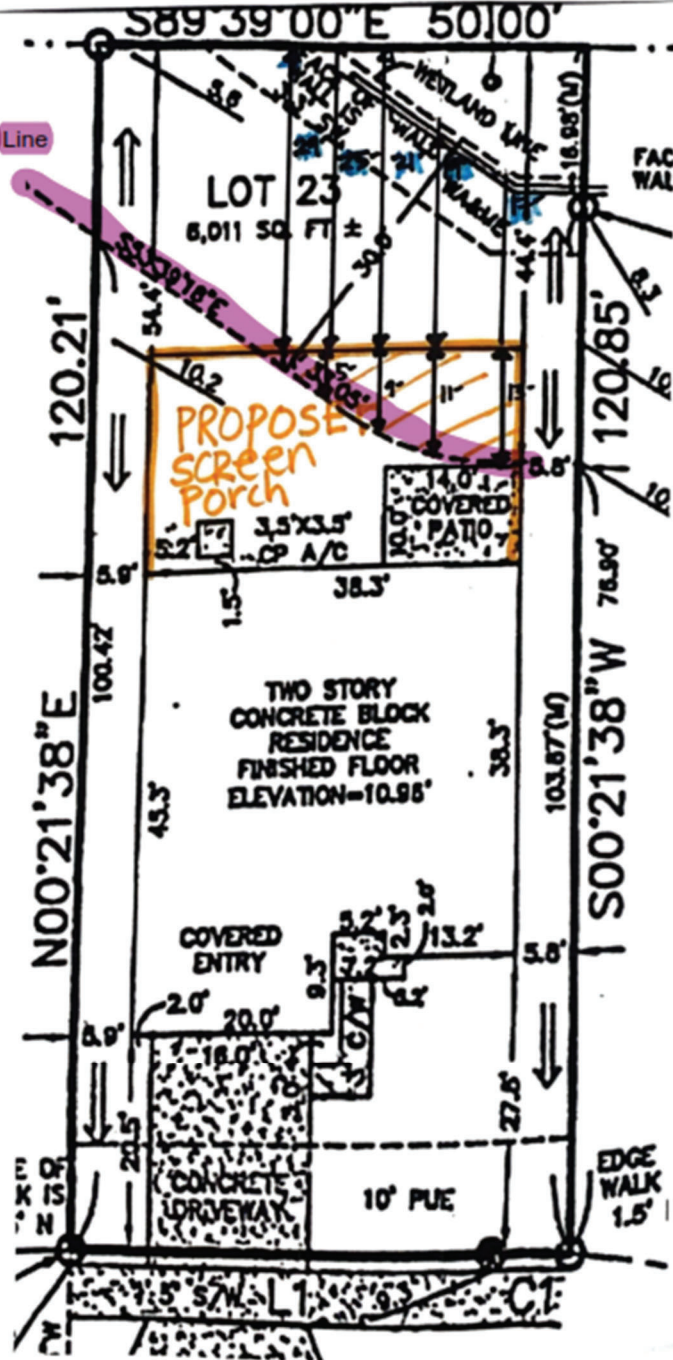
Wetland Site Plan

Received
01/02/2024
Development
Services

Notes:

- 1. This Variance seeks to reduce the wetland setback from 30-feet to 17-feet to allow construction of a screened porch
- 2. The area of encroachment is 210 square feet and, as less than 500 square feet a compensation planting plan is not required.

Wetland Setback Line



24-0285



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 24-0285	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 24-0285 Applicant's Name: Patricia Ortiz agent

Reviewing Planner's Name: Colleen Marshall Date: 01/29/2024

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 _____

Current Hearing Date (if applicable): 02/26/2024

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.

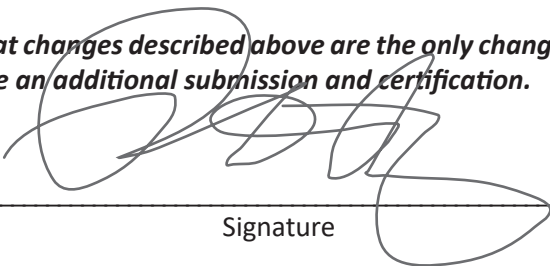
Email this form along with all submittal items indicated on the next page in pdf form to:

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.



Signature

1/29/2024

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. 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 24-0285

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: _____



Additional / Revised Information Sheet

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

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

*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.

January 29, 2024

Ms. Colleen Marshall
Executive Planner
Development Services Division
601 E. Kennedy Blvd
Tampa FL 33602

RE Variance Request (VAR 24-0285)

Dear Ms. Marshall:

Please accept the revised project narrative associated with VAR 24-0285, which seeks relief to the wetland setback regulation and removes the request to increase the allowed building coverage of the subject property, 12525 Candleberry Circle (tax folio number 004325.2266).

The revised narrative attached clarifies the proposed building coverage is 27.5% +/-.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to be 'Patricia Ortiz', written over a horizontal line.

Patricia Ortiz, agent of Kukunuru Staish Kumar and Pendyala Sindhusa Krishna

ORTIZ PLANNING SOLUTIONS

Patricia Ortiz, AIPC

813-817-8492

OrtizPlanningSolutions@gmail.com

Address: 12525 Candleberry Circle Tampa FL 33625

Folio Number: 004325-2266

FLU: R4

Zone: PD (15-1140)

Community Plan Area: Northeast Hillsborough/Town and Country

Overlay: NA

Special Designation:

Service Area: Urban

Request:

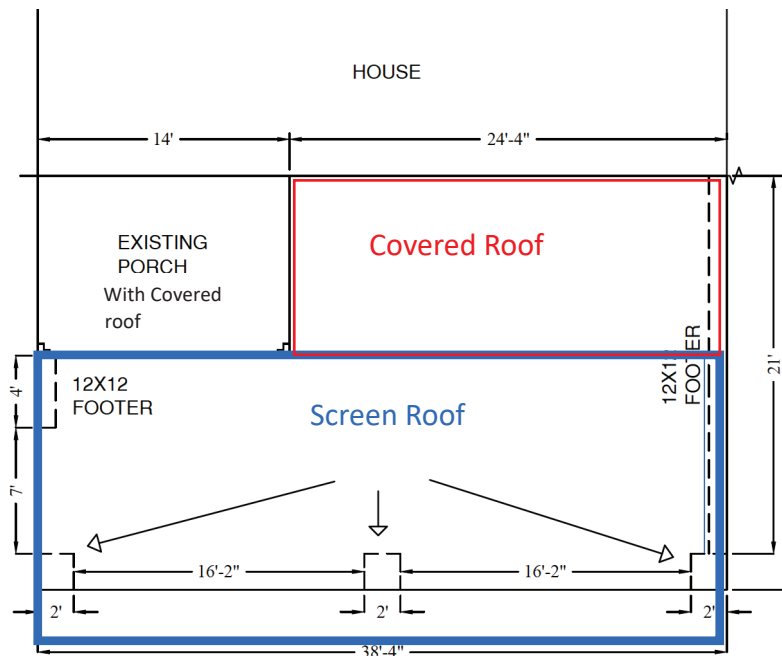
Variance from Hillsborough County Land Development Code Section 4.01.07 Environmentally Sensitive Areas- Wetland and Natural Water Bodies Part B. Setback subpart 4.

To reduce the required 30-foot-wide wetland buffer to 17 feet, to allow for the construction of a covered porch to be constructed in the back yard. The estimated total area of encroachment into the wetland setback is 210+/- square feet.

Project Description:

The property owner intends to construct the porch in the back yard, affixed to the rear of the home. As proposed, the planned patio will be attached to the rear/northern side of the home run the length of the home; it measures 38.4-feet x 23-feet. The roofing of the proposed porch will be a combination of a solid material and screening. The solid roofing will extend from rear of the home, extending outward for a distance of 10-feet resulting in a continuation of the existing covered porch area; the remaining roof area will be comprised of screen material. The patio encroaches 13 feet into the required 30-foot wetland setback. The proposed location is the most suitable considering the development pattern of the area and the available space on the property.

Graphic 1. Roof detail of proposed addition



Planned Development 15-1140 allows for development of 35 single family lots which are most similar to the RSC-9 zoning district regarding width, setback, height and lot coverage. The Planned Development as

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approved allows for a lot coverage ratio of 40%, or in this instance 2404 square feet; the addition proposed will not increase the lot coverage, as the definition of Lot Coverage, below, certain areas of a home are not included in the lot coverage calculation. Approval will result in a lot coverage of 27.5%+/-.

Lot Coverage: That portion of the area of a lot expressed as a percentage, occupied by all buildings or structures which include but are not limited to arcades, stairways, elevator shafts, and balconies that are roofed and that extend more than three feet above ground level. Terraces, patios, atriums, balconies, breezeways, covered patios, entryways, and any accessory structure are not included in the lot coverage

Project Narrative

The site is located within the planned community of Haven Estates. Access is from Candleberry Circle in the, a local roadway north and west of N. River Road and Memorial way; and within .8 miles from the Double Branch Road/Hillsborough Avenue intersection.

The subject property is a rectangular shape, and 0.14+/- acres in size. It is zoned Planned Development and designated as Residential 4 on the Future Land Use map. The home is setback a varying distance of between 20.5 feet and 27.5 feet, however, the first 10 feet of the front yard as measured from the Candleberry Circle right of way is a public utility easement, which reduces the usable front yard area to a varying distance of between 10.5 feet and 17.5 feet. The subject property is consistent with home placement on Candleberry Circle, matching the aesthetic of the Planned Development.

The wetland setback line bisects the property in a manner that creates an irregular shape and reduces the buildable area of the back yard. The useable area of the backyard is located on the left/northwest side of the lot, closest to the house and is estimated to be about 558 square feet. It is much smaller than the adjacent and nearby properties; yet the area of wetland and wetland setback appear to be greater.

The on-site area of wetland and wetland setback extends across the northern portion of the rear yard in a curvy-linear fashion and encompasses an area estimated at 1875+/- square feet; and significantly reduces the buildable area of the property. A strict compliance with the wetland setback buffer will prevent the porch from placement within the most functional location, which is in the rear of the yard in line with the home. The screened addition is not appropriate for location in the front yard, because this area is not appropriate for residential recreation activity i.e. grilling, hanging laundry, and/or gatherings nor would it be an appropriate considering the neighborhood aesthetic.

A back porch is a typical amenity associated with single family homes in planned developments and very common of the neighborhood. The need for the porch is so the owners can give their child a safe place to play. Snakes often come into the back yard, making it a dangerous and hazardous place to play. The front yard is small, and cars travel too fast for kids to play safely in that part of the yard and/or on the street. Further, allowing the porch in the rear yard provides a place for gathering and typical residential activity which is most appropriate when located out of immediate view of other homes.

The proposed porch design is 38.4-feet x 23-feet extending off the back of the home. The location of the wetland setback, its curve-linear shape and the location of the home prevent a practical porch from being built in compliance with the required 30-foot wetland setback.

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The minor increase building area will allow a reasonably sized outdoor living area, and ensure residential recreation is conducted in the rear yard where it is most appropriate. This minor increase in home area is in harmony with the development pattern of the area, as evidenced by screen enclosures on both adjoining properties and the most minimal increase necessary to ensure a reasonable sized area for safe, comfortable family recreation. Allowing the covered patio as proposed will benefit the community by ensuring private, residential activity is conducted out of sight.

Variance Criteria Wetland Setback Encroachment

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 subject property is identified as Planned Development on the Hillsborough County GIS system, located in the Urban Service Area, designated as Residential-4 on the Future Land Use Map and zoned Planned Development. These designations demonstrate that the property is developed as intended with a conventional style single family home.

Porches on the back of homes are a popular addition associated with homes in residential development. The neighborhood is a typical PD with single family homes that have paved driveways, sidewalks and small front patios. Locating the porch in the back yard of the home is fitting with the aesthetic of the neighborhood. The front and side yards do not allow enough room for a covered, enclosed porch.

The proposed location of the porch, if approved, will allow for a squared building envelope, which will result in minimal impact on the area of wetland and surrounding properties by keeping activities associated with residential use closest to the home and most distant from abutting homes and the wetland.

The practical difficulties associated with the site, as outlined below, create a hardship in regard to porch location.

- The subject property has significantly less usable land than the abutting and nearby properties. It is encumbered by a significant amount of wetland which is configured in an irregular, curve-linear pattern.

Lot 23 (subject lot)	Assessed Units Land: +/- 6013 Square Feet Wetland/Wetland Setback: +/- 1875 Square Feet Total Usable land: +/- 4138 Square Feet
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Lot 22	Assessed Units Land: +/- 6010 Square Feet Wetland/Wetland Setback: +/-200 Square Feet Total Useable Land: +/- 5810
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Lot 24	Assessed Land Units: +/-11392 Wetland/Wetland Setback: +/- 6211
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Total Useable Land: +/- 5181

Lot 25

Assessed Land Units: +/- 11881

Wetland/Wetland Setback: +/- 4400

Total Useable Land: +/- 7481

- The area of wetland and the associated required wetland setback encompass approximately just under one third of the lot and between one half and two thirds of the rear yard. The property is rectangular in shape, it is .14 acres in size, however .04 acres are undevelopable. Approximately 1875 of the 6013 square feet of the property is wetland and wetland setback.
- The home placement is consistent with the building placement of adjacent and nearby lots on Candleberry Circle. The front and side building setbacks are too small to allow for a porch structure to be built in these locations.
- The area of upland in the back yard is of irregular shape and located in the northwest corner of the lot. Placing a porch in this small area of upland would result in a considerably small porch in shape and placement. This size porch would not be useful because it would not give the needed space for children to play safely and for typical family activities occur.
- The closest public park to the subject home is Glenncliff Park. The straight-line distance is .3 miles; however, the most reasonable route is 2.8 miles by car or on foot. The direct route is impassible by foot because it is a heavily wooded area. There is a second public park, Upper Tampa Bay Park which has a straight-line distance of 1.1 miles and reasonable route of 1.2 miles. It is about a 30-minute walk to this park.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other proper1es in the same district and area under the terms of the LDC.

Strict compliance with the 30-foot-wide wetland setback will deprive the property owner of the reasonable development of residential property. Screened porches are common residential amenities and most appropriately located in rear yards proximate to the home. It is the most appropriate addition that will give the owners child a safe place to play.

3. Explain how the variance if allowed, will not substan1ally interfere with or injure the rights of others whose property would be affected by the allowance of the variance.

The location of the porch, as proposed, is in line with the home, and an appropriate distance from abutting and nearby homes. As a result, the porch is most compatible and consistent with the Planned Development. Additionally, the proposed location and design will confine most of the residential activity away from the environmentally sensitive areas and away from adjacent properties.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan

This variance is in harmony with the intent of the Comprehensive Plan and the LDC. It seeks the most minimal relaxation of regulation to allow a porch, which is a typical amenity associated residential development. The request is reasonable and appropriate considering the configuration, placement of the home, amount and location of wetland and development pattern of the area. The purpose of the porch addition is to provide a safe area for play while minimizing any threat to health and welfare.

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 action sought to be relieved through the variance process did not result from any illegal act or actions and is not self-imposed.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefit intended to be secured by the LDC and the individual hardship that will be suffered by a failure to grant a variance.

The variance is the most minimal variance necessary to allow construction of the porch in the most appropriate location considering the site constraints and the development patterns of the area. Approval will result in substantial justice because, in this instance the most appropriate location of the porch is as proposed.

The property owner is inclined to make a considerable financial investment in the property by developing a back porch, which will increase the property value of the subject property, and surrounding properties while providing a safe location for family activities. In determining the porch location, the developer considered the integrity of the wetland and wetland conservation; site constraints including the location of the wetland setback and the configuration of the existing home and the lot configuration of the abutting and nearby properties.

As designed, the porch will encroach into the wetland setback but there will be no encroachments into the wetland itself. Furthermore, the porch location will result in additional wetland protection on the northwest portion of the lot as the irregular shaped upland area will not be disturbed and is not anticipated to be used for high impact activity, but instead as open space which will result in increased wetland protection in this portion of the lot.

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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?

See Attached

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.

See Attached

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.

See Attached

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*).

See Attached

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.

See Attached

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.

See Attached

Address: 12525 Candleberry Circle Tampa FL 33625

Folio Number: 004325-2266

FLU: R4

Zone: PD (15-1140)

Community Plan Area: Northeast Hillsborough/Town and Country

Overlay: NA

Special Designation:

Service Area: Urban

Request:

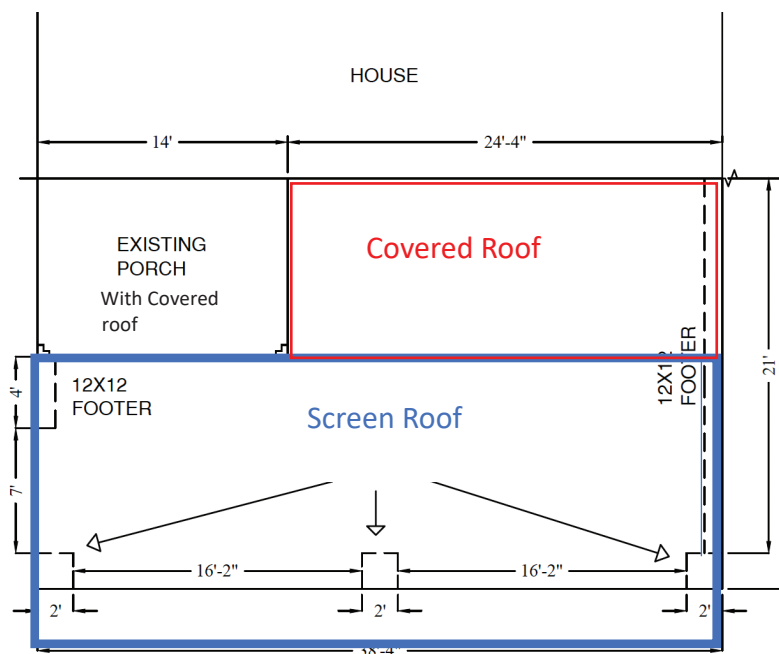
Variance from Hillsborough County Land Development Code Section 4.01.07 Environmentally Sensitive Areas- Wetland and Natural Water Bodies Part B. Setback subpart 4. To reduce the required 30-foot-wide wetland buffer to 17 feet, to allow for the construction of a covered porch to be constructed in the back yard. The estimated total area of encroachment into the wetland setback is 210+/- square feet.

Variance from Condition of Approval 2. of PD 15-1140 to increase the maximum building coverage from 40% to 48.55% (conditions of approval attached)

Project Description:

The property owner intends to construct the porch in the back yard, affixed to the rear of the home. As proposed, the planned patio will be attached to the rear/northern side of the home run the length of the home; it measures 38.4-feet x 23-feet. The roofing of the proposed porch will be a combination of a solid material and screening. The solid roofing will extend from rear of the home, extending outward for a distance of 10-feet resulting in a continuation of the existing covered porch area; the remaining roof area will be comprised of screen material. The patio encroaches 13 feet into the required 30-foot wetland setback. The proposed location is the most suitable considering the development pattern of the area and the available space on the property.

Graphic 1. Roof detail of proposed addition



Planned Development 15-1140 allows for development of 35 single family lots which mirror the RSC-9 zoning district in regard to width, setback, height and lot coverage. The Planned Development as approved allows for a lot coverage ratio of 40%, or in this instance 2404 square feet; the addition proposed will increase the lot coverage to 44% to 2500 square feet.

Project Narrative

The site is located within the planned community of Haven Estates. Access is from Candleberry Circle in the, a local roadway north and west of N. River Road and Memorial way; and within .8 miles from the Double Branch Road/Hillsborough Avenue intersection.

The subject property is a rectangular shape, and 0.14+/- acres in size. It is zoned Planned Development and designated as Residential 4 on the Future Land Use map. The home is setback a varying distance of between 20.5 feet and 27.5 feet, however, the first 10 feet of the front yard as measured from the Candleberry Circle right of way is a public utility easement, which reduces the usable front yard area to a varying distance of between 10.5 feet and 17.5 feet. The subject property is consistent with home placement on Candleberry Circle, matching the aesthetic of the Planned Development.

The wetland setback line bisects the property in a manner that creates an irregular shape and reduces the buildable area of the back yard. The useable area of the backyard is located on the left/northwest side of the lot, closest to the house and is estimated to be about 558 square feet. It is much smaller than the adjacent and nearby properties; yet the area of wetland and wetland setback appear to be greater.

The on-site area of wetland and wetland setback extends across the northern portion of the rear yard in a curvy-linear fashion and encompasses an area estimated at 1875+/- square feet; and significantly reduces the buildable area of the property. A strict compliance with the wetland setback buffer will prevent the porch from placement within the most functional location, which is in the rear of the yard in line with the home. The screened addition is not appropriate for location in the front yard, because this area is not appropriate for residential recreation activity i.e. grilling, hanging laundry, and/or gatherings nor would it be an appropriate considering the neighborhood aesthetic.

A back porch is a typical amenity associated with single family homes in planned developments and very common of the neighborhood. The need for the porch is so the owners can give their child a safe place to play. Snakes often come into the back yard, making it a dangerous and hazardous place to play. The front yard is small, and cars travel too fast for kids to play safely in that part of the yard and/or on the street. Further, allowing the porch in the rear yard provides a place for gathering and typical residential activity which is most appropriate when located out of immediate view of other homes.

The proposed porch design is 38.4-feet x 23-feet extending off the back of the home. The location of the wetland setback, its curve-linear shape and the location of the home prevent a practical porch from being built in compliance with the required 30-foot wetland setback.

The 40% building coverage maximum is intended to maintain sufficient area for aquifer recharge, and to maintain the suburban character. Considering the home abuts an area intended to remain, perpetually, in a natural state, the need for aquifer recharge on the subject property is lessened. The minor increase building

area will allow a reasonably sized outdoor living area, and ensure residential recreation is conducted in the rear yard where it is most appropriate. This minor increase in building coverage is in harmony with the development pattern of the area, as evidenced by screen enclosures on both adjoining properties and the most minimal increase necessary to ensure a reasonable sized area for safe, comfortable family recreation. Allowing this increase will benefit the community by ensuring private, residential activity is conducted out of sight.

Variance Criteria Wetland Setback Encroachment

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 subject property is identified as Planned Development on the Hillsborough County GIS system, located in the Urban Service Area, designated as Residential-4 on the Future Land Use Map and zoned Planned Development. These designations demonstrate that the property is developed as intended with a conventional style single family home.

Porches on the back of homes are a popular addition associated with homes in residential development. The neighborhood is a typical PD with single family homes that have paved driveways, sidewalks and small front patios. Locating the porch in the back yard of the home is fitting with the aesthetic of the neighborhood. The front and side yards do not allow enough room for a covered, enclosed porch.

The proposed location of the porch, if approved, will allow for a squared building envelope, which will result in minimal impact on the area of wetland and surrounding properties by keeping activities associated with residential use closest to the home and most distant from the abutting homes.

The practical difficulties associated with the site, as outlined below, create a hardship in regard to porch location.

- The subject property has significantly less usable land than the abutting and nearby properties. It is encumbered by a significant amount of wetland which is configured in an irregular, curve-linear pattern.

Lot 23 (subject lot)	Assessed Units Land: +/- 6013 Square Feet Wetland/Wetland Setback: +/- 1875 Square Feet Total Usable land: +/- 4138 Square Feet
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Lot 22	Assessed Units Land: +/- 6010 Square Feet Wetland/Wetland Setback: +/-200 Square Feet Total Useable Land: +/- 5810
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Lot 24	Assessed Land Units: +/-11392 Wetland/Wetland Setback: +/- 6211
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Patricia Ortiz, AIPC

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Total Useable Land: +/- 5181

Lot 25

Assessed Land Units: +/- 11881

Wetland/Wetland Setback: +/- 4400

Total Useable Land: +/- 7481

- The area of wetland and the associated required wetland setback encompass approximately just under one third of the lot and between one half and two thirds of the rear yard. The property is rectangular in shape, it is .14 acres in size, however .04 acres are undevelopable. Approximately 1875 of the 6013 square feet of the property is wetland and wetland setback.
- The home placement is consistent with the building placement of adjacent and nearby lots on Candleberry Circle. The front and side building setbacks are too small to allow for a porch structure to be built in these locations.
- The area of upland in the back yard is of irregular shape and located in the northwest corner of the lot. Placing a porch in this small area of upland would result in a considerably small porch in shape and placement. This size porch would not be useful because it would not give the needed space for children to play safely and for typical family activities occur.
- The closest public park to the subject home is Glenncliff Park. The straight-line distance is .3 miles; however, the most reasonable route is 2.8 miles by car or on foot. The direct route is impassible by foot because it is a heavily wooded area. There is a second public park, Upper Tampa Bay Park which has a straight-line distance of 1.1 miles and reasonable route of 1.2 miles. It is about a 30-minute walk to this park.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other proper1es in the same district and area under the terms of the LDC.

Strict compliance with the 30-foot-wide wetland setback will deprive the property owner of the reasonable development of residential property. Screened porches are common residential amenities and most appropriately located in rear yards proximate to the home. It is the most appropriate addition that will give the owners child a safe place to play.

3. Explain how the variance if allowed, will not substan1ally interfere with or injure the rights of others whose property would be affected by the allowance of the variance.

The location of the porch, as proposed, is in line with the home, and an appropriate distance from abutting and nearby homes. As a result, the porch is most compatible and consistent with the Planned Development.

Additionally, the proposed location and design will confine most of the residential activity away from the environmentally sensitive areas and away from adjacent properties.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan

This variance is in harmony with the intent of the Comprehensive Plan and the LDC. It seeks the most minimal relaxation of regulation to allow a porch, which is a typical amenity associated residential development. The request is reasonable and appropriate considering the configuration, placement of the home, amount and location of wetland and development pattern of the area. The purpose of the porch addition is to provide a safe area for play while minimizing any threat to health and welfare.

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 action sought to be relieved through the variance process did not result from any illegal act or actions and is not self-imposed.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefit intended to be secured by the LDC and the individual hardship that will be suffered by a failure to grant a variance.

The variance is the most minimal variance necessary to allow construction of the porch in the most appropriate location considering the site constraints and the development patterns of the area. Approval will result in substantial justice because, in this instance the most appropriate location of the porch is as proposed.

The property owner is inclined to make a considerable financial investment in the property by developing a back porch, which will increase the property value of the subject property, and surrounding properties while providing a safe location for family activities. In determining the porch location, the developer considered the integrity of the wetland and wetland conservation; site constraints including the location of the wetland setback and the configuration of the existing home and the lot configuration of the abutting and nearby properties.

As designed, the porch will encroach into the wetland setback but there will be no encroachments into the wetland itself. Furthermore, the porch location will result in additional wetland protection on the northwest portion of the lot as the irregular shaped upland area will not be disturbed and is not anticipated to be used for high impact activity, but instead as open space which will result in increased wetland protection in this portion of the lot.

Variance Criteria Increase Building Coverage

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.

Lot 23 of Haven Estates is of the smallest of the 4 lots of Haven Estates which are encumbered with wetland and/or wetland setback, however the total usable land area of the subject lot is the most minimal; this creates a hardship and a practical difficulty which is most reasonably remedied with the minor increase of building area. The location of the wetland setback and the intrusion of wetland creatures, particularly snakes, significantly reduce enjoyment of the backyard.

Lot 23 (subject lot)	Assessed Units Land: +/- 6013 Square Feet Wetland/Wetland Setback: +/- 1875 Square Feet Total Usable land: +/- 4138 Square Feet
Lot 22	Assessed Units Land: +/- 6010 Square Feet Wetland/Wetland Setback: +/-200 Square Feet Total Useable Land: +/- 5810
Lot 24	Assessed Land Units: +/-11392 Wetland/Wetland Setback: +/- 6211 Total Useable Land: +/- 5181
Lot 25	Assessed Land Units: +/- 11881 Wetland/Wetland Setback: +/- 4400 Total Useable Land: +/- 7481

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC

The literal requirements of the LDC deprive this property owner ability to enjoy the privacy and security associated with a back yard and limit their ability to conduct typical and usual activities associated with single family home ownership- specifically: allowing the children to play in the back of the home, family gatherings, use of hot tub and privacy to hang laundry and storage.

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

Allowing the variance will not interfere with or injure the rights of others; instead allowing the variance will provide for area for private outdoor recreation associated with single family development which is most appropriate when located in the back yard and not visible from off-site locations.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan

This variance is in harmony with the intent of the Comprehensive Plan and the LDC. It seeks the most minimal relaxation of regulation to allow a porch, which is a typical amenity associated residential development. The request is reasonable and appropriate considering the configuration, placement of the home, amount and location of wetland and development pattern of the area. The purpose of the porch addition is to provide a safe area for play and family recreation, while minimizing any threat to health and welfare.

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 action sought to be relieved through the variance process did not result from any illegal act or actions and is not self-imposed.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefit intended to be secured by the LDC and the individual hardship that will be suffered by a failure to grant a variance.

The variance is the most minimal variance necessary to allow construction of a porch sized to accommodate reasonable recreation, and located in the most appropriate location considering the site constraints and the development patterns of the area. Approval will result in substantial justice because, in this instance the most appropriate size of the porch is as proposed.

The property owner is inclined to make a considerable financial investment in the property by developing a back porch, which will increase the property value of the subject property, and surrounding properties while providing a safe location for family activities. In determining the porch location and size the developer considered the integrity of the wetland and wetland conservation; site constraints including the location of the wetland setback and the configuration of the existing home and the lot configuration of the abutting and nearby properties.

As designed, the porch will encroach into the wetland setback but there will be no encroachments into the wetland itself. Furthermore, the porch location will result in additional wetland protection on the northwest portion of the lot as the irregular shaped upland area will likely not be disturbed and is not anticipated to be used for high impact activity, but instead as open space which will result in increased wetland protection in this portion of the lot.

Prepared by:
Hillsborough Title, Inc.
Morgan Launikitis
3410 Henderson Blvd., #100
Tampa, FL 33609
File No.: STI21-89907
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this March 22, 2021. A.D. by Adam Keith Hruby and Rose Mary Hruby, husband and wife, whose address is: 967 B Mountain Laurel Circle SE, Albuquerque, NM 87116 hereinafter called the grantor, to Satish Kumar Kukunuru and Sindhusa Krishna Priyanka Pendyala, husband and wife, whose post office address is: 12525 Candleberry Circle, Tampa, FL 33635, hereinafter called the grantee.

(Whenever used herein the term "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)

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, viz:

Lot 23, Haven Estates, according to the map or plat thereof, as recorded in Plat Book 131, Page(s) 74 through 77, inclusive, of the Public Records of Hillsborough County, Florida.

Parcel ID No.: 004325-2266

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 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 the current year.

Prepared by:
Hillsborough Title, Inc.
Morgan Launikitis
3410 Henderson Blvd., #100
Tampa, FL 33609
incidental to the issuance of a title insurance policy
File No.: STI21-89907

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Jordan Barela
Witness Printed Name: Jordan Barela

Adam Keith Hruby
Adam Keith Hruby

Rosemary Hruby
Rose Mary Hruby

Adrianna Holloway
Witness Printed Name: Adrianna Holloway

Address:
967 B Mountain Laurel Circle SE
Albuquerque, NM 87116

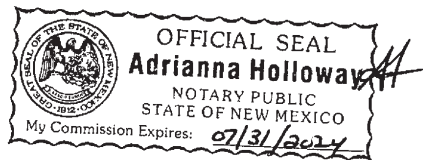
State of New Mexico
County of Bernalillo

The foregoing instrument was executed and acknowledged before me this 19 of March, 2021, by means of Physical Presence or Online Notarization, by Adam Keith Hruby and Rose Mary Hruby, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.

Adrianna Holloway
Notary Public

My Commission Expires: 07/31/2024

(SEAL)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0285

Intake Date: 01/02/2024

Hearing(s) and type: Date: 02/26/2024

Type: LUHO

Receipt Number: 331121

Date: _____

Type: _____

Intake Staff Signature: Clare Odell

Property Information

Address: 12525 Candleberry Cir City/State/Zip: Tampa FL 33635

TWN-RN-SEC: 20-28-17 Folio(s): 004325.2266 PD 15-1140 Zoning: _____ Future Land Use: R-4 Property Size: 0.154 acres

Property Owner Information

Name: Kukunuru Satish Kumar and Pendyala Sindhusa Krishna Daytime Phone 813-817-8492

Address: 12525 Candleberry Cir City/State/Zip: Tampa FL 33635

Email: OrtizPlanningSolutions@gmail.com Fax Number na

Applicant Information

Name: Kukunuru Satish Kumar and Pendyala Sindhusa Krishna Daytime Phone 813-817-8492

Address: 12525 Candleberry Cir City/State/Zip: Tampa FL 33635

Email: OrtizPlanningSolutions@gmail.com Fax Number Na

Applicant's Representative (if different than above)

Name: Patricia Ortiz, AICP of Ortiz Planning Solutions Daytime Phone 813-817-8492

Address: 2810 N Central Ave City/State/Zip: Tampa FL 33602

Email: OrtizPlanningSolutions@gmail.com Fax Number NA

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.

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.

K. Satish Kumar

Signature of the Applicant

Sindhu

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

SATISH KUMAR KUKUNURU

Type or print name

SINDHUSHA PENDYALA

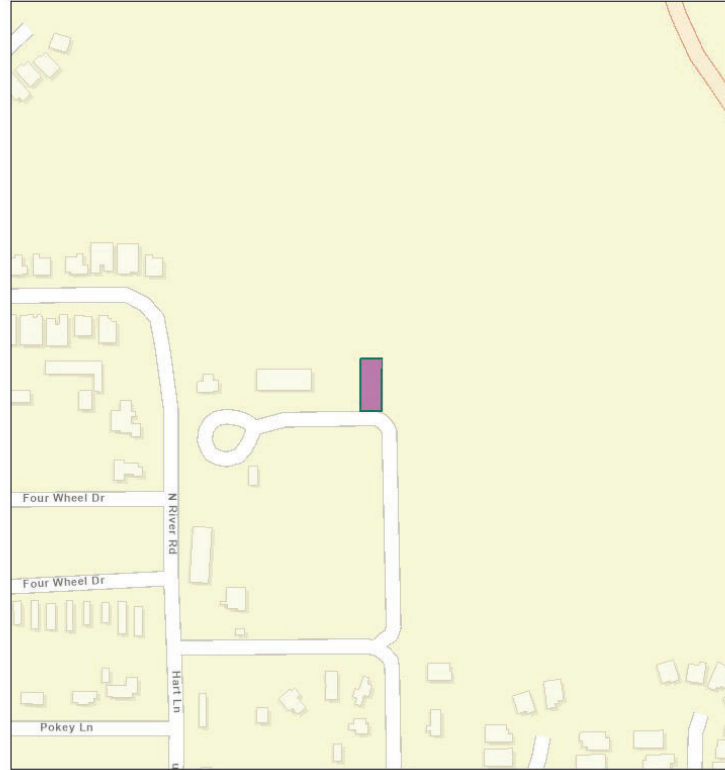
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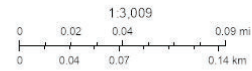
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	15-1140
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0167H
FIRM Panel	12057C0167H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120167C
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Town and Country
Community Base Planning Area	Northwest Hillsborough
Planned Development	PD
Re-zoning	15-1140
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011606 Block: 2000
Future Landuse	R-4
Future Landuse	R-4
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: 4325.2266



January 2, 2024



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Hillsborough County Florida

Folio: 4325.2266
PIN: U-20-28-17-BOX-000000-00023.0
Satish Kumar Kukunuru Et Al
Mailing Address:
 12525 Candleberry Cir
 null
 Tampa, FL 33635-9109
Site Address:
 12525 Candleberry Cir
 Tampa, FL 33635
SEC-TWN-RNG: 20-28-17
Acreage: 0.138349
Market Value: \$462,982.00
Landuse Code: 0100 Single Family

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