

**Variance Application: VAR 25-0563****LUHO Hearing Date:** August 25, 2025**Case Reviewer:** James E. Baker, AICP**Hillsborough  
County Florida****Development Services Department****Applicant:** Manuel A. Aliaga**Zoning:**

RSC-6

**Location:** 102 Goldenwood Ave, Brandon, FL 33511; Folio: 72950.0000**Request Summary:**

Property is on a corner lot with 2 front yards and 2 side yards. The applicant is requesting variances to the side yard setbacks on the north and east sides for the property for an accessory dwelling located at 102 Goldenwood in Brandon, FL.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E. 6.01.01	An accessory dwelling shall meet principal building setbacks. A 7.5-foot side yard setback is required in the RSC-6 district.	11 inches	6-foot 7-inch side yard setback for an accessory dwelling (north)
6.11.02.E. 6.01.01	An accessory dwelling shall meet principal building setbacks. A 7.5-foot side yard setback is required in the RSC-6 district.	3 feet 6 inches	4-foot side yard setback for an accessory dwelling (east)

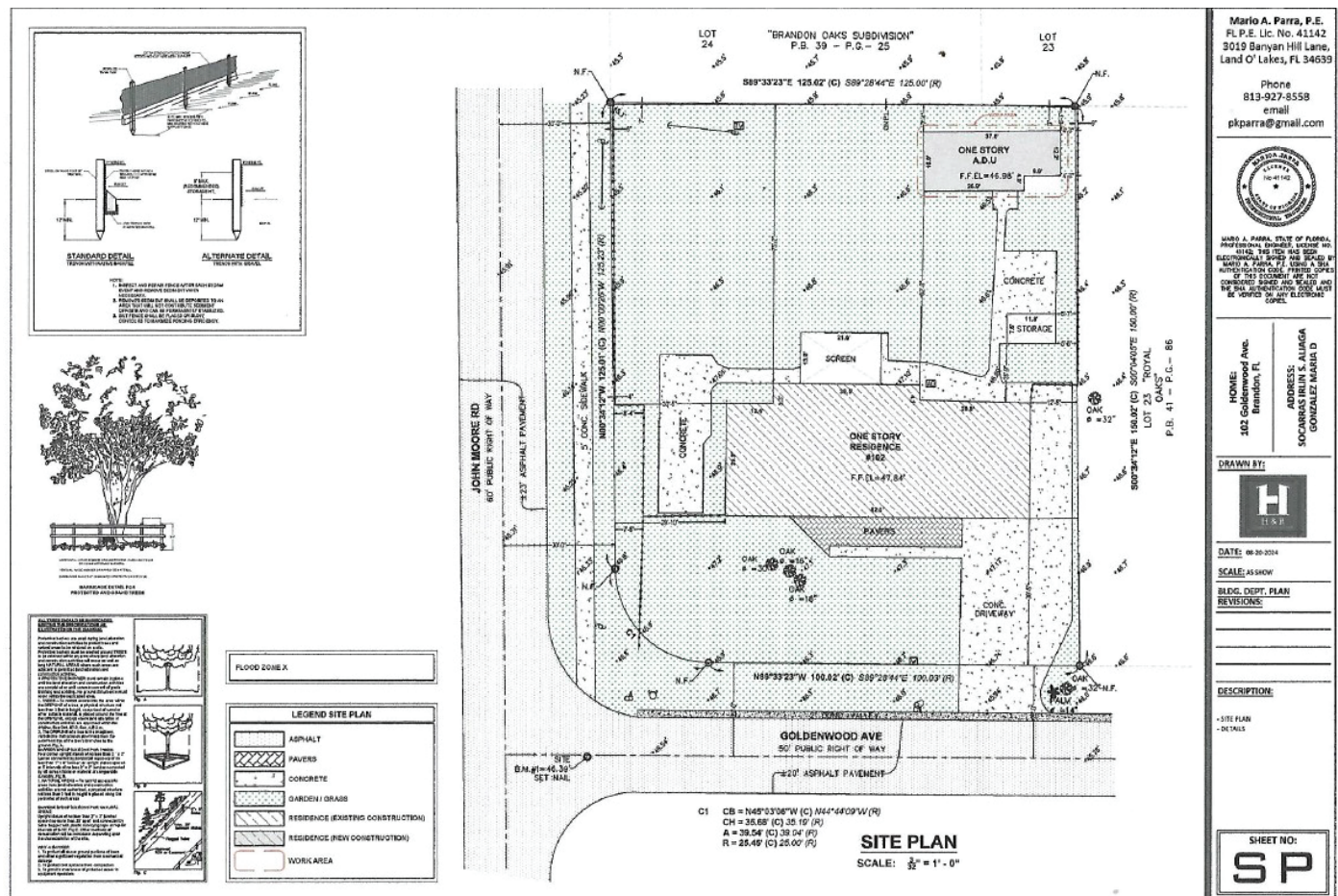
**Findings:**

None.

**Zoning Administrator Sign Off:**Colleen Marshall  
Tue Aug 12 2025 15:55:53**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.

CURRENTLY THE PROJECT HAS A SEPARATE CONSTRUCTION (A.D.U.) FFROM THE MAIN HOUSE THAT INVADES THE NORTH AND EAST SETBACKS.  
REQUIRED SETBACKS ACCORDING TO ZONING:  
NORTH 10' CURRENTLY BETWEEN 6.6' AND 7.3'.  
EASTE 7.5' CURRENTLY 4'.

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

HCCCD 105-1

## Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☐ No ☒ Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): \_\_\_\_\_
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
☐ Public Water ` ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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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?

BECAUSE THE NEW PROJECT IS AN EXTENSION OF THE EXISTING SHACK WHEN WE BOUGHT THE PROPERTY ON 12/2020.

\*\*\* SEE THE ATTACHEMENTS OF THE SHACK PICTURES.

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.

BECAUSE WE ARE NOT AFFECTING THE NORTH AND EAST NEIGHBORS PROPERTY DISTANCES.

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.

BECAUSE THE NEW CONSTRUCTION IS AN EXTENSION OF THE EXISTING SHACK INTO THE OUR BACKYARD TERRITORY WITHIN THE LIMIT SEPARATION OF NORTH PROPERTY OF 7.5' AND THE EAST SIDE OF 5'.

\*\*\* SEE THE ATTACHEMENTS OF THE SHACK PICTURES.

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).

RSC-6 - Residential, Single-Family Conventional

The purpose of this district is to provide the opportunity for 7,000 square foot or larger lot single-family conventional development in a suburban living environment in conformance with the provisions of the Comprehensive Plan. So, we need to expand the dwelling area for the growing family members

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.

BECAUSE WE TRIED TO DO THE RIGHT PROCEDURES SUCH AS FILL OUT ALL OF THE REQUIRED FORMS AND THE CORRESPONDING FEES TO COMPLIANCE WITH THE HILLSBOROUGH COUNTY RULES OF CONSTRUCTION.

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.

WE ALREADY SPENT A LOT EFFORTS AND MONEY TO DO THIS SHACK AN EXTENSION FOR LIVING/ACCOMMODATION OF THE GROWING FAMILY MEMBERS. IN CONSEQUENCE, IF IT IS NOT APPROVAL THEN IT WOULD BE A HARDSHIP FOR OUR FAMILY ECONOMY AND THE LIVING WILL.

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Prepared by and Return to:  
Brenda Dorsey, an employee of  
Leading Edge Title of Brandon, LLC  
2020 West Brandon Blvd., Suite 145  
Brandon, FL 33511

File Number: BRD20-6142

## Warranty Deed

Space Above This Line for Recording Data

**This Warranty Deed**, made on this the 19th day November, 2020 A.D. by and between **Marysol Martinez, a married person joined by their spouse, and Samuel Martinez**, whose post office address is 10522 White Peacock Pl, Riverview, FL 33578, hereinafter called the "grantor", to **Irlin S. Aliaga Socarras, an unmarried woman and Maria D. Gonzalez, an unmarried woman, as joint tenants with full rights of survivorship**, whose post office address is, 102 Goldenwood Avenue, Brandon, FL 33511, 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 Three Hundred Twenty Thousand Dollars and No Cents, (\$320,000.00) 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:

**Lot 24, Royal Oaks, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 86, of the Public Records of Hillsborough County, Florida.**

**Parcel Identification Number: U-35-29-20-2KR-000000-00024.0**

**Subject** to covenants, conditions, restrictions and easements of record.


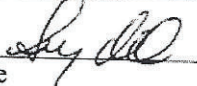
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

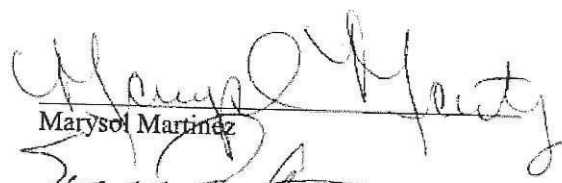
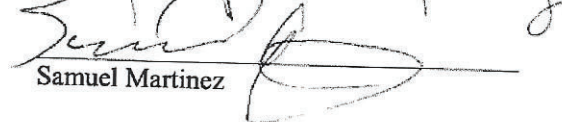
**To Have and to Hold**, the same in fee simple forever.

**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, 2020.

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

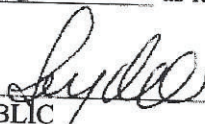
Signed, sealed and delivered in the presence of these witnesses:

  
Witness Signature  
Print Name: Cathy M. Tippet  
  
Witness Signature  
Print Name: Leydi Cutino

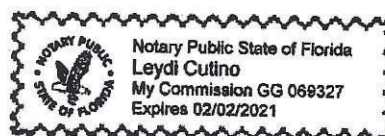
  
Marysol Martinez  
  
Samuel Martinez

State of Florida  
County of Hillsborough

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ☒ physical presence or ☐ via online notarization on this 19th day of November, 2020, by Marysol Martinez and Samuel Martinez, ☐ who are personally known to me or ☒ who has produced SC as identification.

  
NOTARY PUBLIC  
**Leydi Cutino**

Notary Print Name  
My Commission Expires: \_\_\_\_\_



03/03/2025

Development Services



**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-0563Intake Date: 03/03/2025Hearing(s) and type: Date: 05/27/2025Type: LUHOReceipt Number: 455658

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: Alejandra Prado

### Property Information

Address: 102 Goldenwood ave City/State/Zip: Brandon FL 33511TWN-RN-SEC: 29-35-20 Folio(s): 072950-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.430 acres

### Property Owner Information

Name: Irlin S. Aliaga Socarras & Maria D. Gonzalez (deceased @ 03/10/2024) Daytime Phone: 813-498-8707Address: 102 Goldenwood ave City/State/Zip: Brandon FL 33511Email: irlinaliaga@gmail.com

Fax Number: \_\_\_\_\_

### Applicant Information

Name: MANUEL A. ALIAGA Daytime Phone: 239-822-9627Address: 102 Goldenwood ave City/State/Zip: Brandon FL 33511Email: manuelaliaga1@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.

Signature of the Applicant

MANUEL A. ALIAGA

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)

Irlin S. Aliaga Socarras

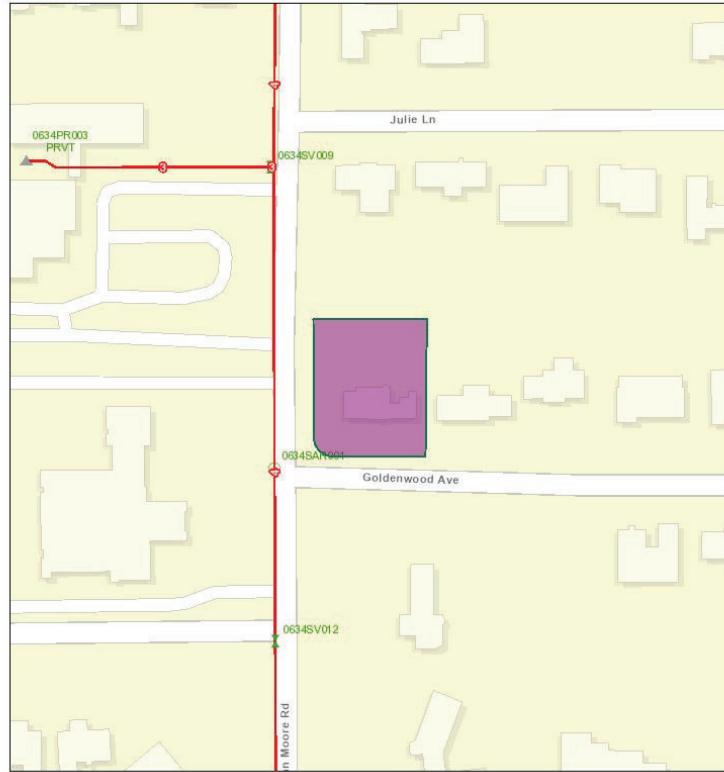
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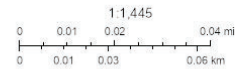
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0391H
FIRM Panel	12057C0391H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013313 Block: 1002
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 72950.0000



March 3, 2025



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Hillsborough County Florida

**Folio:** 72950.0000  
**PIN:** U-35-29-20-2KR-000000-00024.0  
**Irln S Aliaga Socarras Et Al**  
**Mailing Address:**  
 102 Goldenwood Ave  
 null  
 Brandon, FL 33511-6402  
**Site Address:**  
 102 Goldenwood Ave  
 Brandon, FL 33511  
**SEC-TWN-RNG:** 35-29-20  
**Acreage:** 0.43  
**Market Value:** \$355,300.00  
**Landuse Code:** 0100 SINGLE FAMILY

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