



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0620	
LUHO HEARING DATE: May 23, 2022	CASE REVIEWER: Tania C. Chapela

REQUEST:

The applicant is requesting variances to accommodate two accessory structures on a legal nonconforming lot zoned AR that is subject to the building coverage and setback requirements of the AS-1 district.

VARIANCES:

Storage Shed with Carport

Per LDC Section 6.11.04.B, accessory structures greater than 15 feet in height must meet principal building setbacks. Per LDC Section 6.01.01, a minimum side yard setback of 15 feet and minimum rear yard setback of 50 feet are required in the AS-1 district. In the subject case, the storage shed with carport is greater than 15 feet in height and therefore subject to principal building setbacks. The applicant requests:

- A 9-foot reduction to the required side yard setback to allow a side setback of 6 feet from the north property line; and,
- A 44-foot reduction to the required rear yard setback to allow a rear setback of 6 feet from the east property line.

Rear Yard Coverage

Per LDC Section 6.11.04.C.3, accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than 3 feet to any lot line. In the subject case, there are two accessory structures in the rear yard, a storage shed with carport and a barn. The required rear yard has 8,150 square feet of area of which 1,630 square feet may be covered by accessory structures. The shed/carport and barn cover a total of 2,210 square feet of the required rear yard. The applicant requests a 7.5 percent increase in the permitted rear yard coverage to allow 27.5 percent coverage.

FINDINGS:

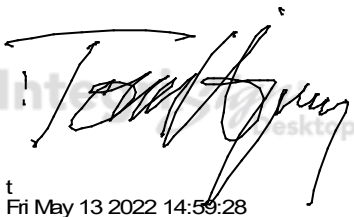
- The AR district requires a minimum lot size of 5 acres. The subject parcel is approximately 0.95-acre in size. However, it has been certified as a legal nonconforming lot that is subject to the building coverage and setback requirements of the AS-1 district per NCL 20-0780, which has been placed in the case record for this variance.

- According to the applicant's representative, the barn on the property houses the owner's horse on occasion and during such visits, the horse is confined to the barn since there is no corral on the property. Per the site plan submitted by the applicant, the barn has 450 square feet of area. The AR district permits private stables, however, a minimum of 14,520 square feet of confined area is required for the keeping of one horse. Therefore, staff has advised the applicant's representative that the barn may not be utilized for a horse stable.

DISCLAIMER:

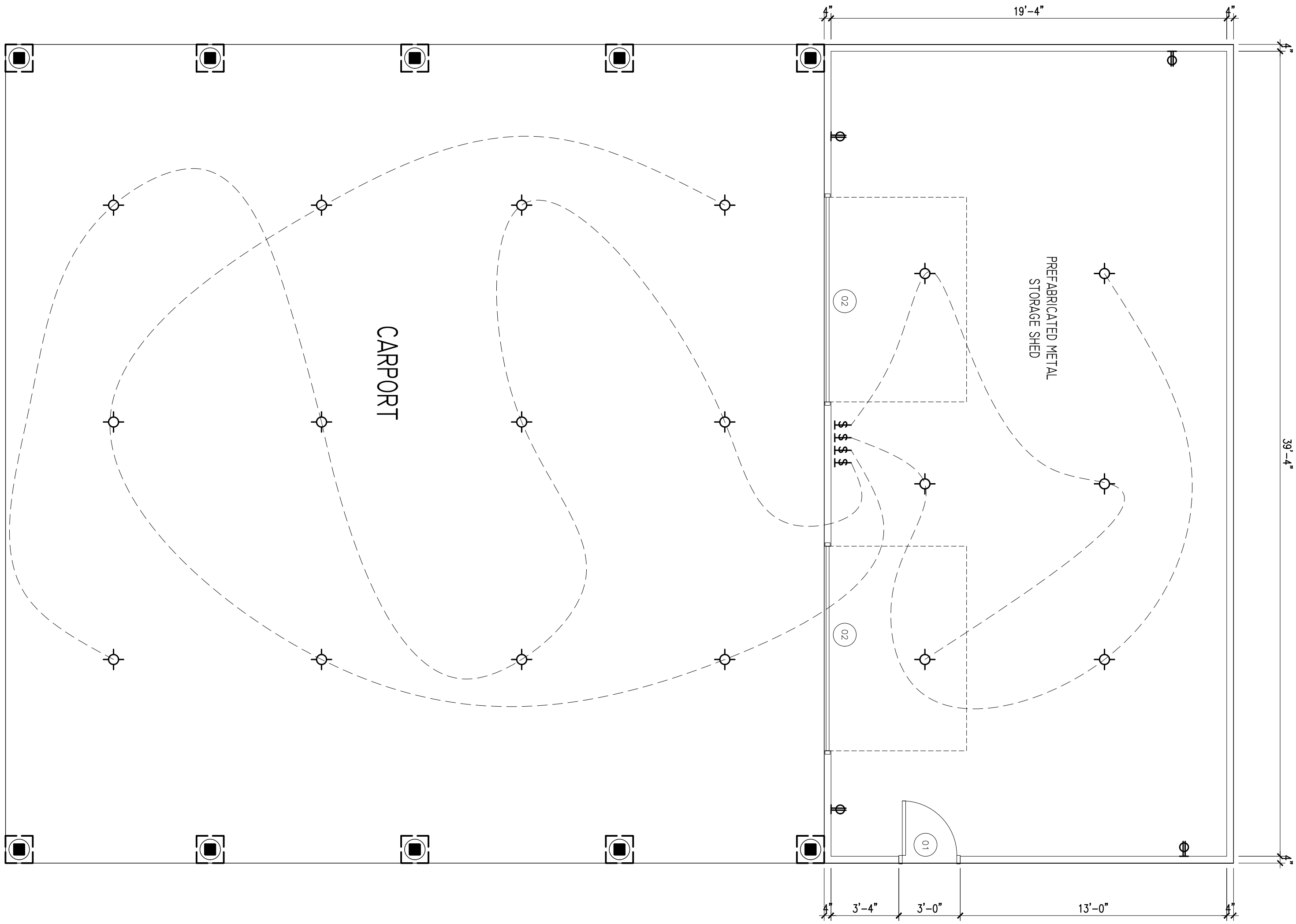
The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

ADMINISTRATOR'S SIGN-OFF



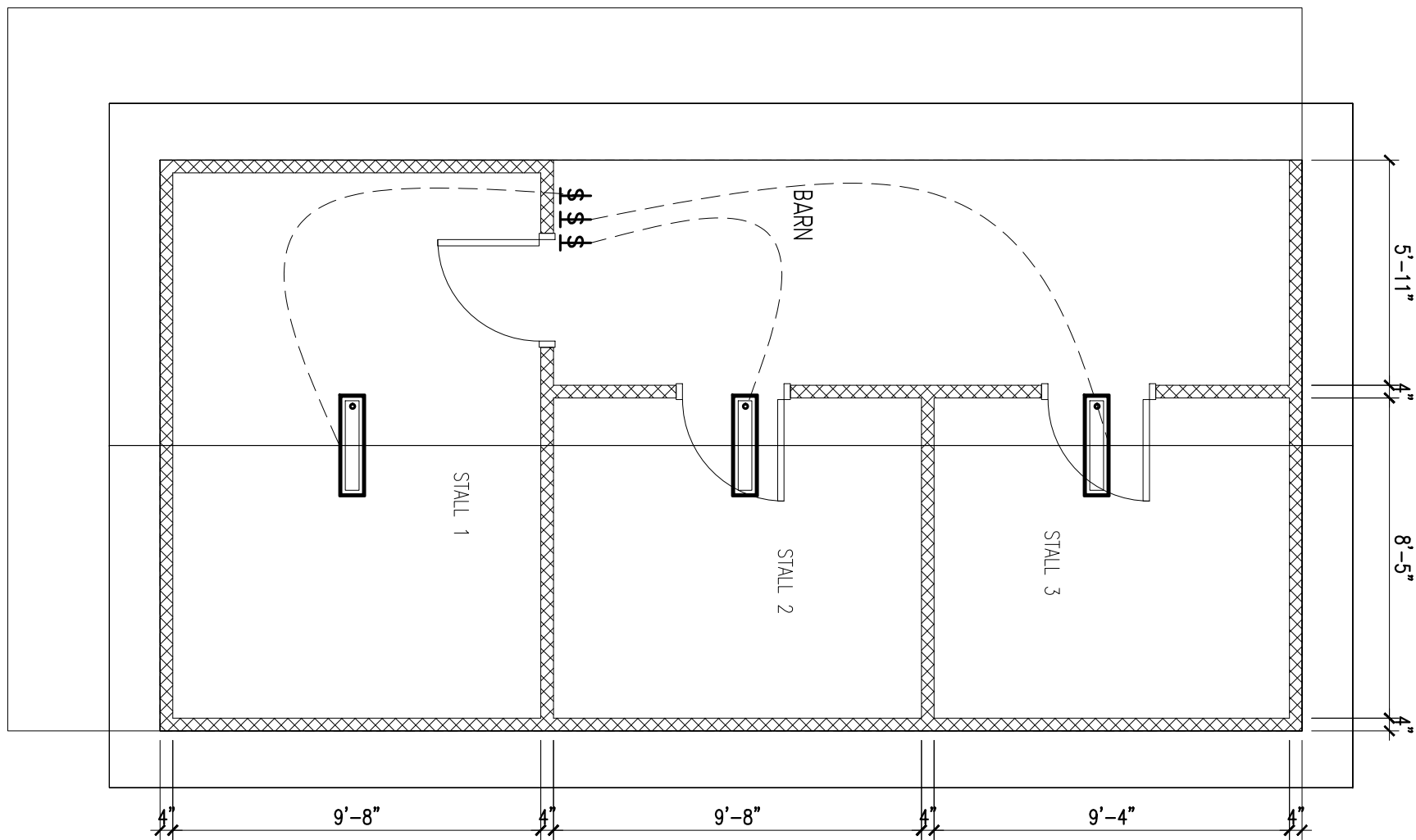
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Fri May 13 2022 14:59:28

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



CARPORT-STORAGE FLOOR PLAN & ELECTRICAL PLAN

1/4"=1'-0"



HORSE BARN FLOOR PLAN & ELECTRICAL PLAN

1/4"=1'-0"

ELECTRICAL KEY

- CEILING MOUNTED LED CAN LIGHT FIXTURE
- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH (DIMMERS AS SELECTED BY OWNER)
- THREE-WAY SWITCH
- WALL MOUNTED INCANDESCENT RECESSED LIGHT FIXTURE

- EXHAUST FAN
- SMOKE DETECTOR
- TELEPHONE
- FLUORESCENT LIGHT
- GARBAGE DISPOSAL
- FLOOD LIGHT
- CONDUIT AND WIRES, CONCEALED IN CEILING OR WALL
- CHIMES
- CARBON MONOXIDE DETECTOR
- WEATHERPROOF LIGHT

ELECTRICAL NOTES

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF FLORIDA STATE STATUE (i.e.: LITHIUM BATTERY OPERATED SMOKE ALARMS) 553.883
2. BATTERY -POWERED SMOKE ALARMS MUST BE POWERED BY A NONREMOVABLE, NONREPLACABLE BATTERY THAT POWERS THE ALARM FOR AT LEAST 10 YEARS.
3. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
4. ALL OUTLETS TO BE ON ARC FAULT CIRCUIT INTERRUPTER.
5. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTALS AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES.....42"
OUTLETS.....14"
TELEPHONE.....14"
TELEVISION.....14"
6. COORDINATE WITH OWNER FOR TYPE & LOCATION OF CAN LIGHT, FANS, DIMMERS, SWITCHES, RECEPTACLES, PHONE LINES, TV CABLE, ETC.
7. ELECTRICAL CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL COMPLETE ELECTRICAL SYSTEM AND RELATED COMPONENTS IN COMPLIANCE WITH NEC, AND ALL APPLICABLE LOCAL REGULATIONS.

LEGEND

- HORSE BARN WOOD WALL 2X4 STUDS @ 24" O.C. WITH 1/2" WOOD BOARD ON EXTERIOR SIDE
- PREFABRICATED METAL WALL
- COLUMN 6"x6" PT WOOD WITH METAL COLUMN BASE CONNECTED W/FOOTING, STUCCO COVERED.

DOORS SCHEDULE

DR	SIZE	MATERIAL	MFG.	NOTE
01	6'-0" x 8'-0"	WOOD (P)	MASONITE	EXTERIOR - W/ (2) 1/4" SIDE LITE
02	10'-0" x 10'-0"	WOOD	CLOSET	GARAGE DOOR

PROJECT: STORAGE-CARPORT
AND HORSE BARN

CONTENT: FLOOR AND ELECTRICAL PLANS

MARIO A. PARRA, FL
P.E. LIC. #41142
LAND O' LAKES, FL
34639
PH. (813) 927-8558
EMAIL:
pkparra@gmail.com



PLANS COMPLY WITH THE
FLORIDA BUILDING CODE 7TH
EDITION (2020)-RESIDENTIAL

Date: 02/25/2021

Scale: AS NOTED

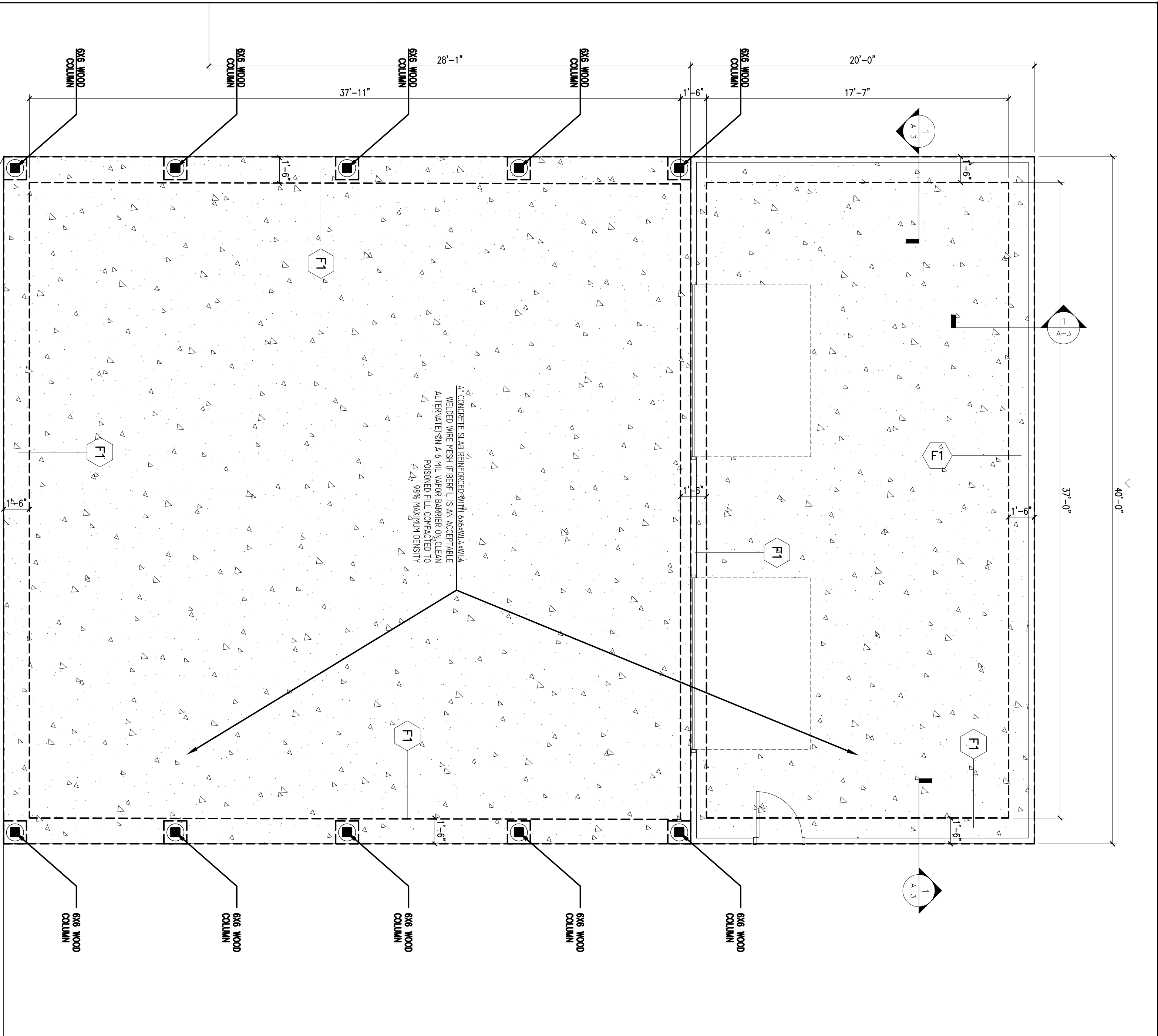
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Job: --

Sheet: A-2

2 of 5

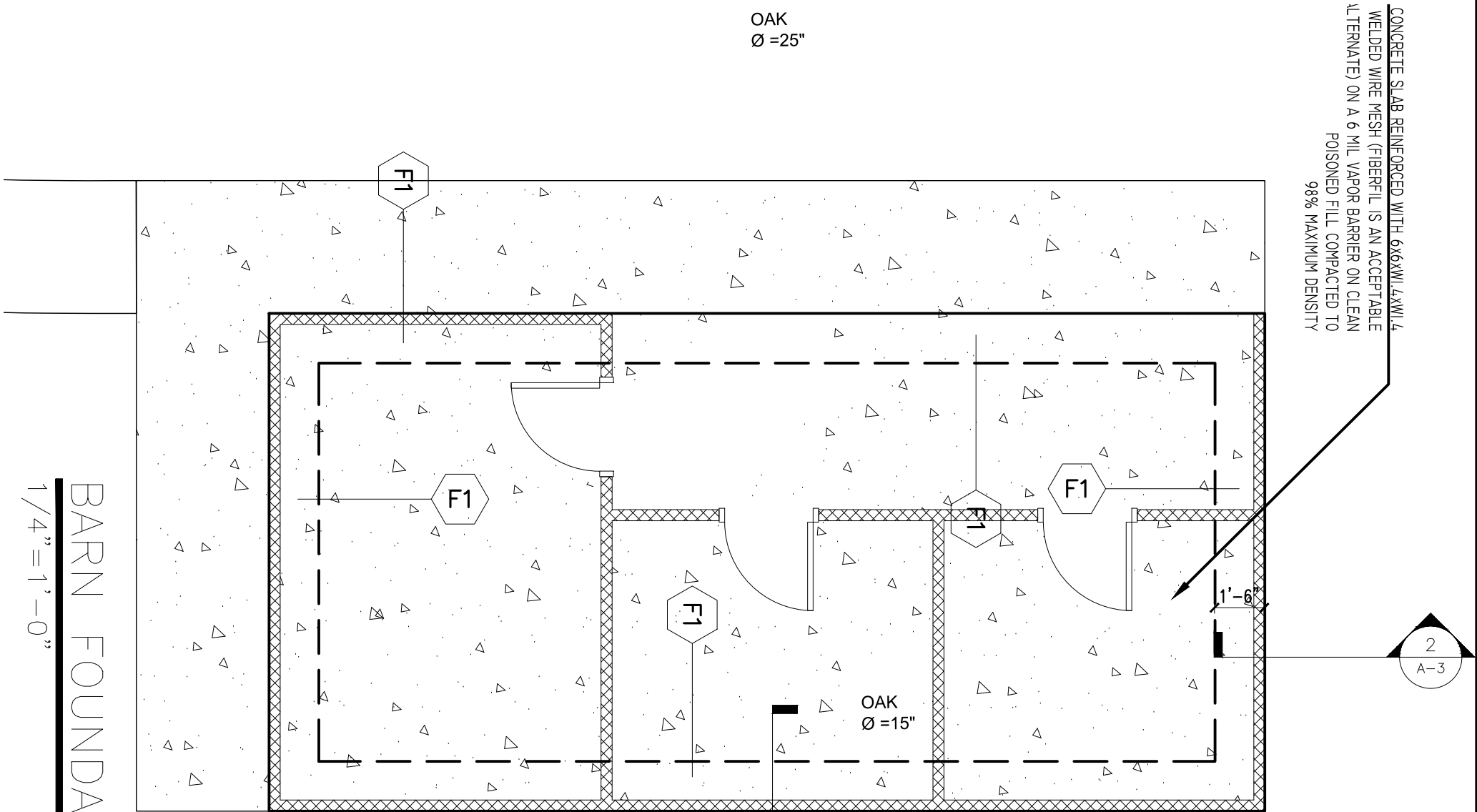
MARIO A. PARRA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 41142; THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MARIO A. PARRA, P.E. USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



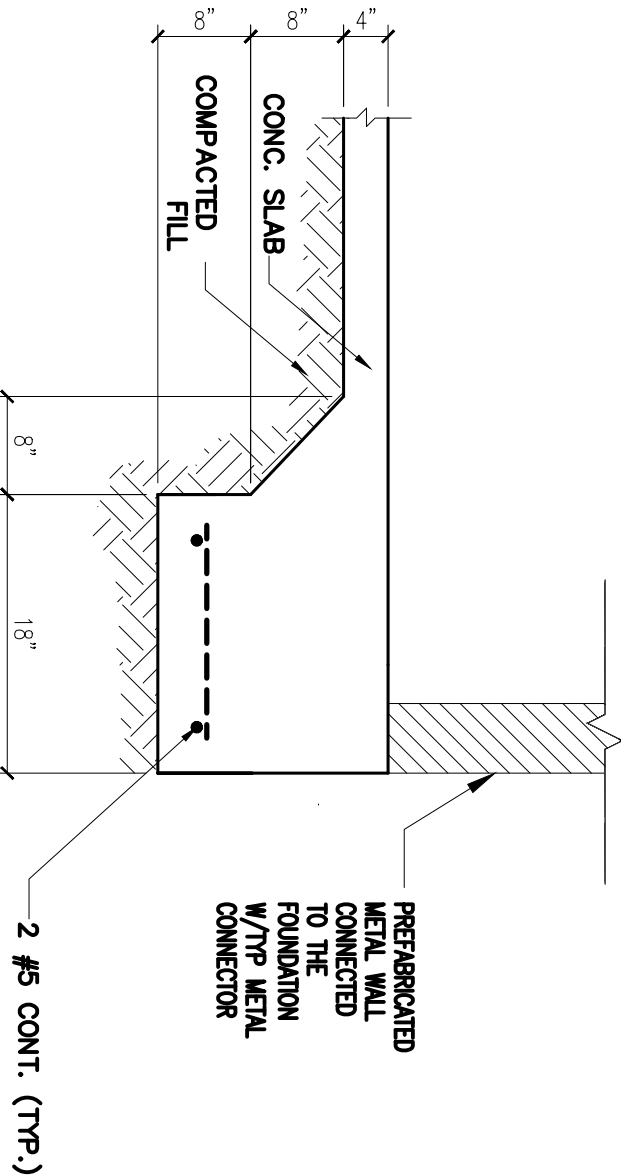
CARPORT STORAGE FOUNDATION PLAN
1/4"=1'-0"

FOOTING SCHEDULE					REMARKS
MARK	SIZE	WIDTH	DEPTH	TOP BOTTOM	
F1	LENGTH	18"	12"	---	(2) # 5
	CONT.				

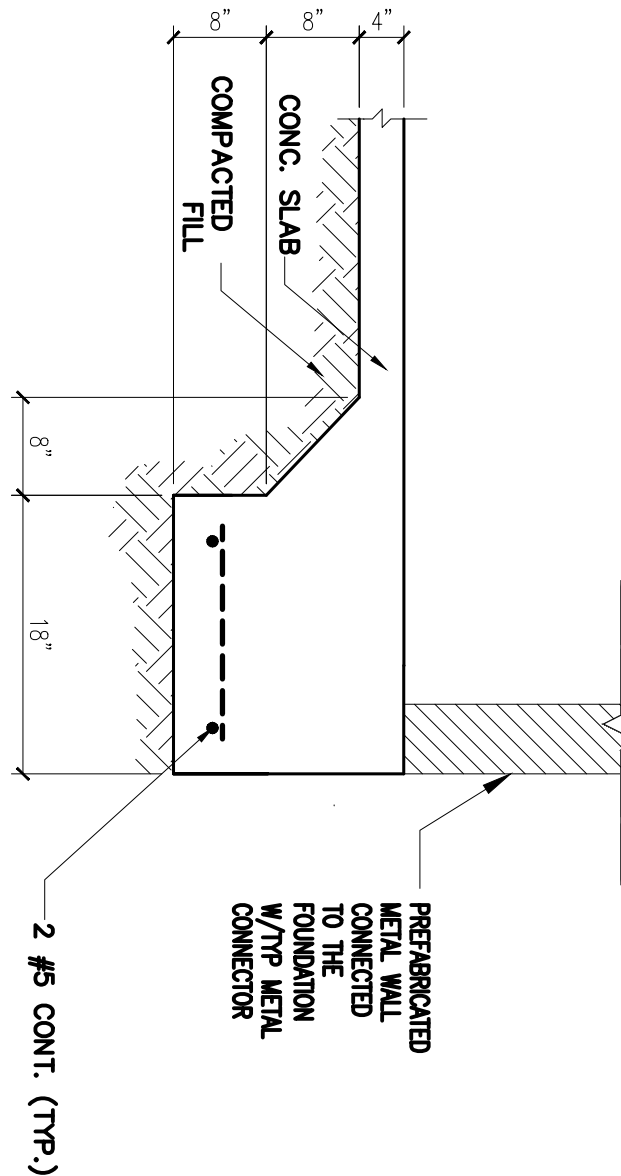
FOOTING SCHEDULE



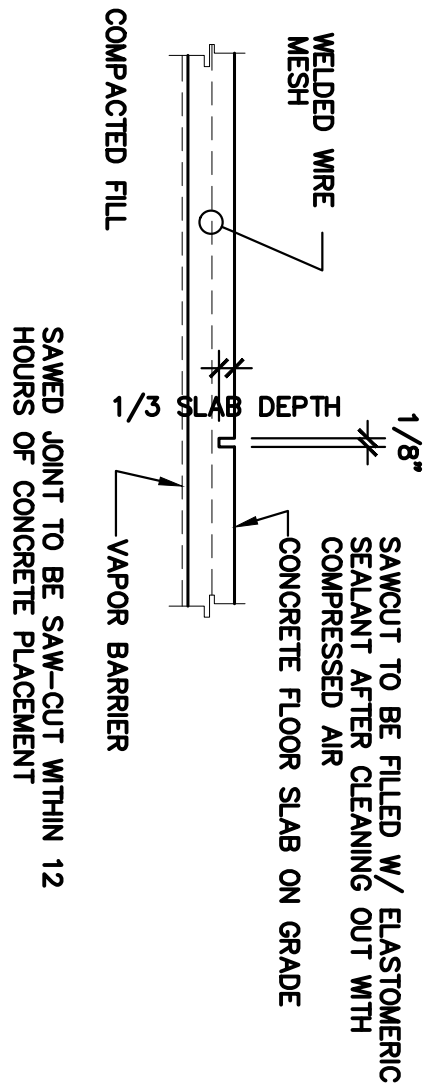
BARN FOUNDATION PLAN
1/4"=1'-0"



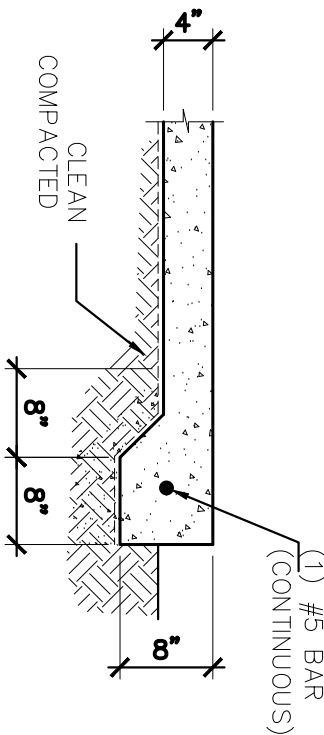
SECTION 1
3/4"=1'-0"



SECTION 2
3/4"=1'-0"



CONTROL JOINT. TYPICAL CONCRETE
SLAB SAW-CUT DETAIL / SCALE 3/4"=1'-0"



CONT. SLAB EDGE
SCALE: 3/4"=1'-0"

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ANGEL SANTANA

9721 VAN ST TAMPA 33615

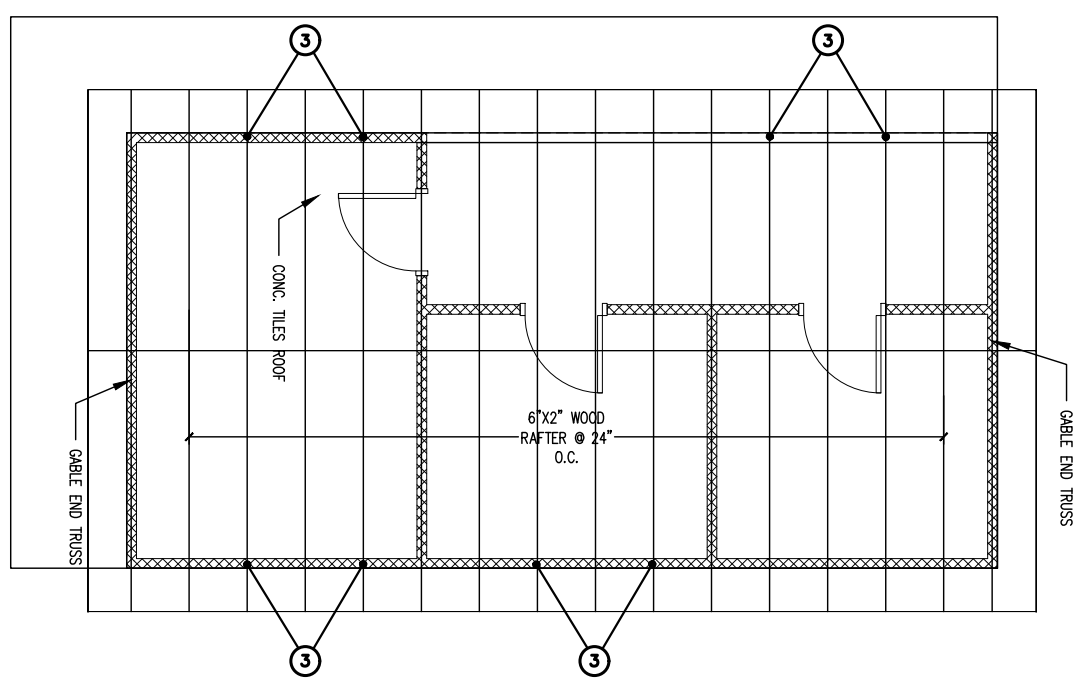
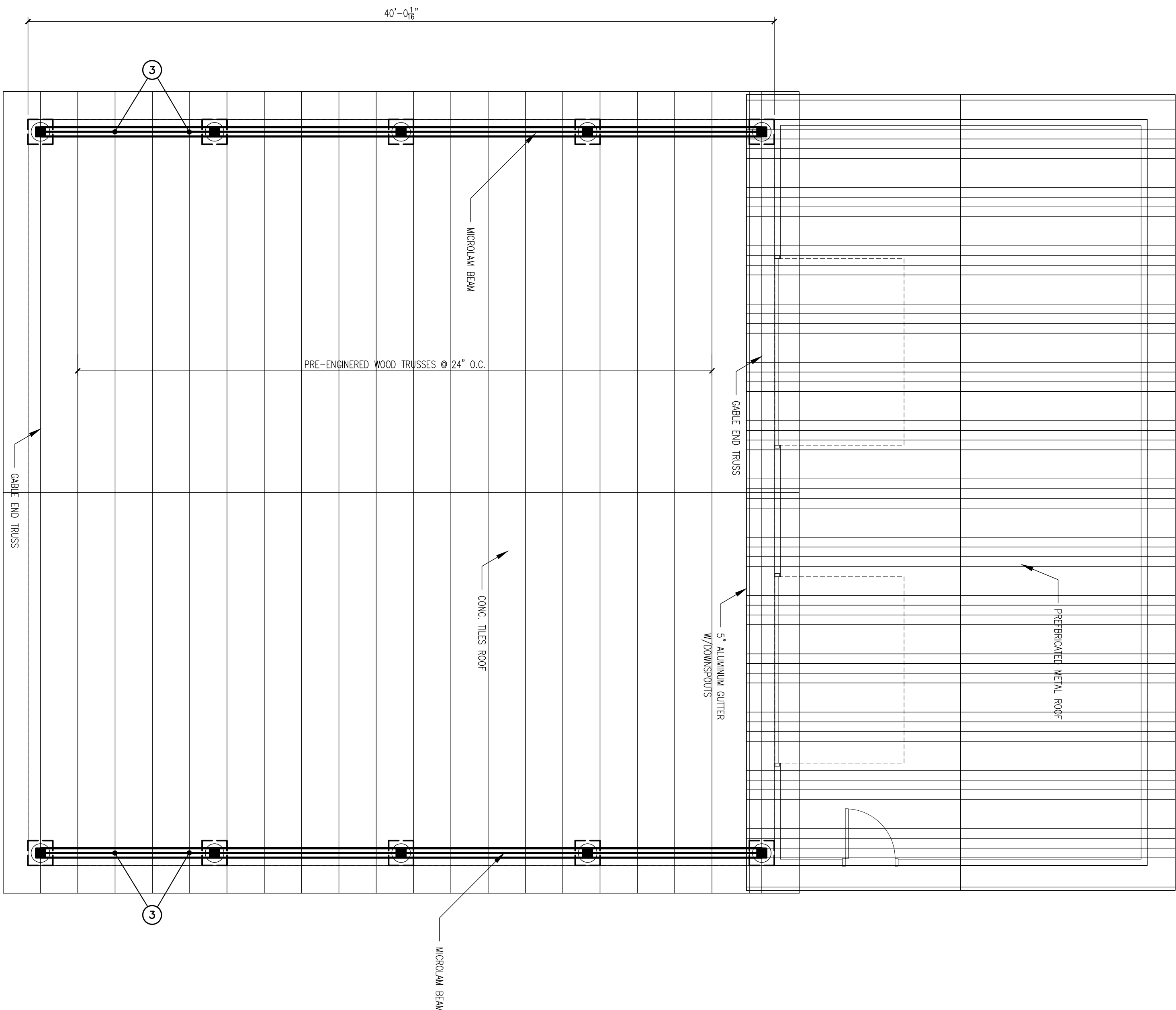
PROJECT: STORAGE-CARPORT AND HORSE BARN

CONTENT: FOUNDATION PLAN & DETAILS

MARIO A. PARRA, FL P.E. LIC. #41142
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EMAIL: pkparra@gmail.com

STATE OF FLORIDA
PROFESSIONAL ENGINEER
MARIO A. PARRA
No 41142
LICENSE

22-0620



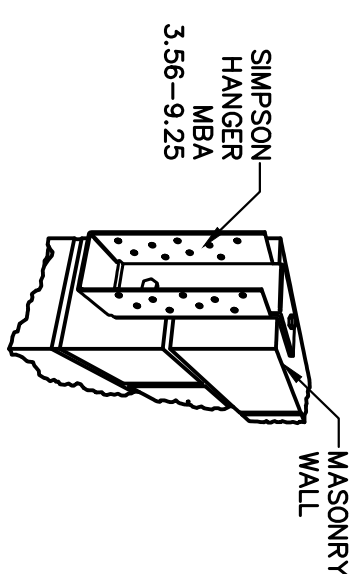
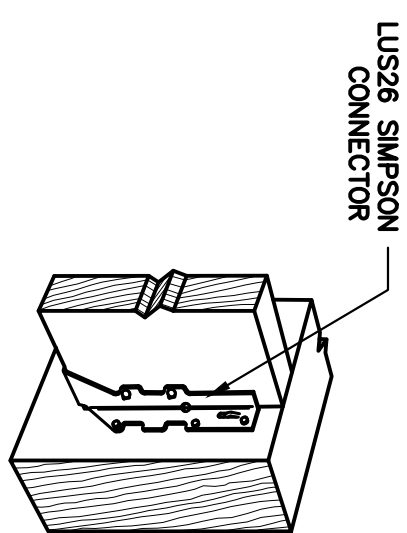
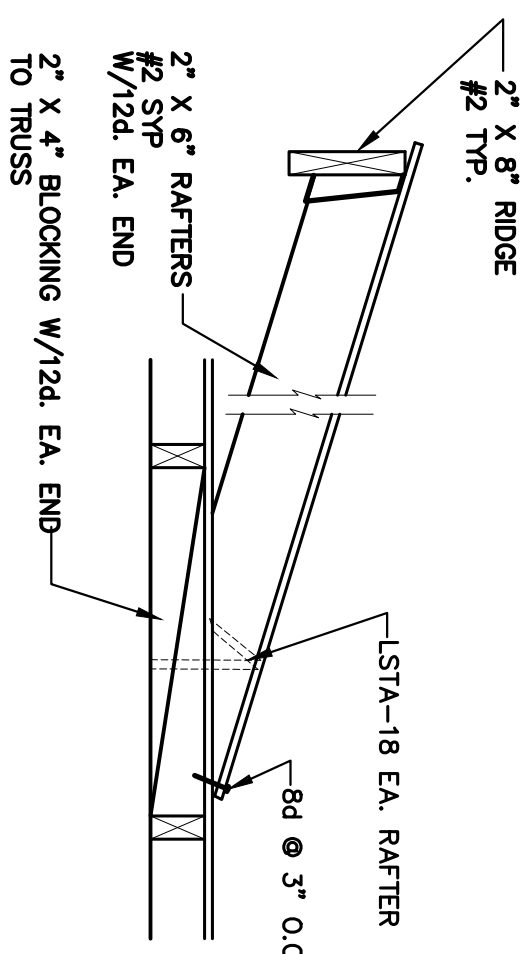
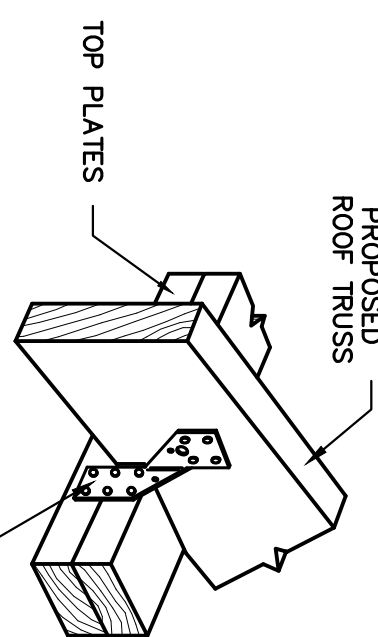
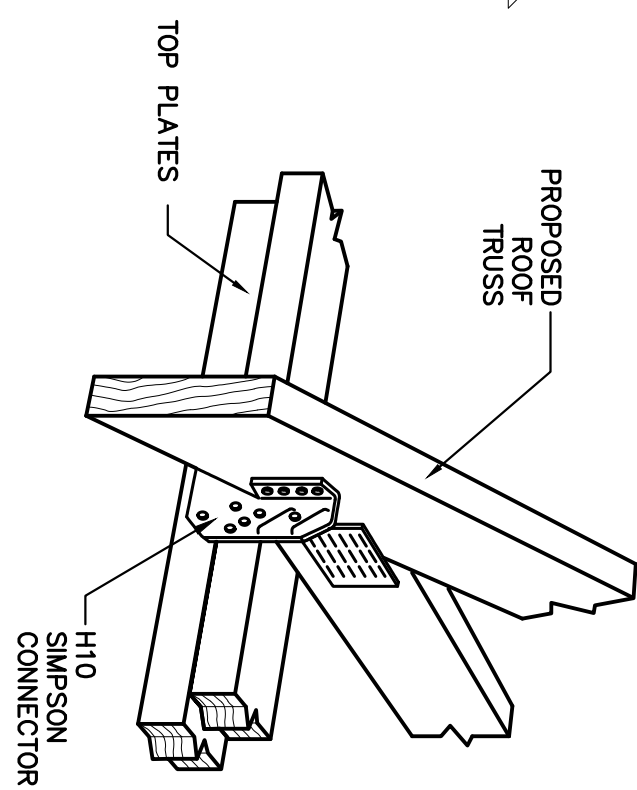
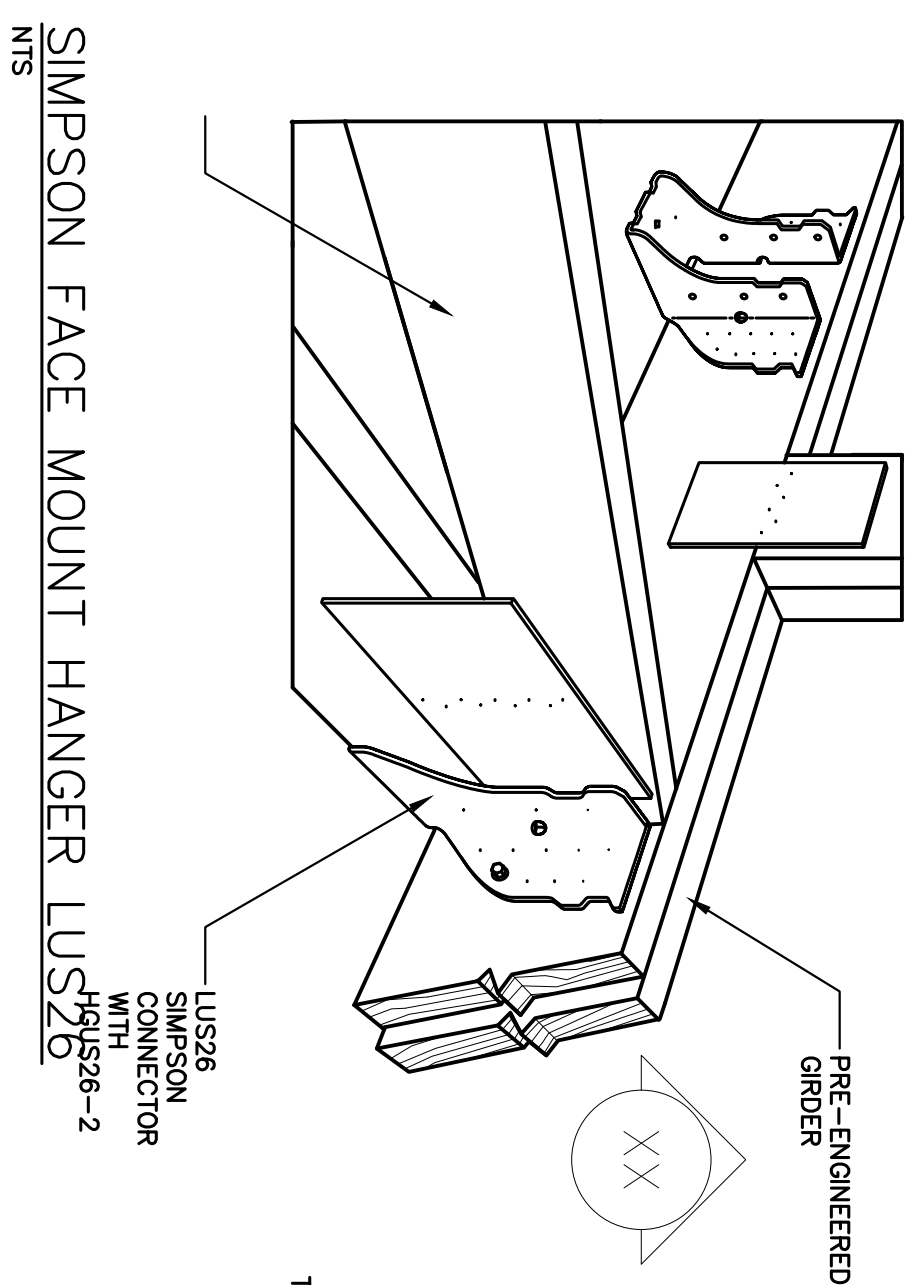
HORSE BARN ROOF FRAMING PLAN
1/4"=1'-0"

HEADER SCHEDULE

OPENING	HEADER
UP TO 3'-0"	2'-2" x 6"
3'-0" TO 5'-0"	2'-2" x 8"
5'-0" TO 8'-0"	2'-2" x 10"
8'-0" TO 12'-0"	2'-2" x 12"

HEADER SCHEDULE

SIMPSON CONNECTOR TABLE				
ITEM NO.	CAT. NO.	NO. OF FASTENERS/FT	LOAD	REMARKS
①	HE1A20	12-100 H-H/2	180 #	SEE DETAIL
②	2HE1A20	12-100 H-H/2 EACH	1450 # EACH	SEE DETAIL
③	H10A	8-80 x 1 1/2"	905 #	SEE DETAIL
④	H2.5	5-80	600 #	SEE DETAIL
⑤	H10A 2	9-10-0 x 1 1/2"	1245 #	
⑥	M7S18	14-100 x 1 1/2"	1000 #	
⑦	M8HA 3.56-11.25	18-100 EACH	1885 #	4350 #
⑧	SP1 OR SP2	6-100 x 1 1/2"	565 # - 890 #	SEE DETAIL
⑨	GRIDER & CONNECTORS TO BE SELECTED BY TRUSS DESIGNER			
⑩	LU210	8-100	650 # EACH	1200 #



SIMPSON FACE MOUNT HANGER LUS26 ^{HQS26-2}
NTS

H10 SIMPSON CONNECTOR

H2.5 SIMPSON CONNECTOR

VALLEY CONVENTIONAL FRAMING

LUS26 SIMPSON
CONNECTOR
NTS

MBA 3.12-11.25 SIMPSON
HANGER
NTS

PROJECT:	STORAGE-CARPORT AND HORSE BARN
CONTENT:	ROOF PLAN DETAILS.

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OWNER: **ANGEL SANTANA**

ADDRESS: **9721 VAN AVE,
TAMPA FL.33615**

PLANS COMPLY WITH THE
FLORIDA BUILDING CODE 7TH
EDITION (2020)- RESIDENTIAL

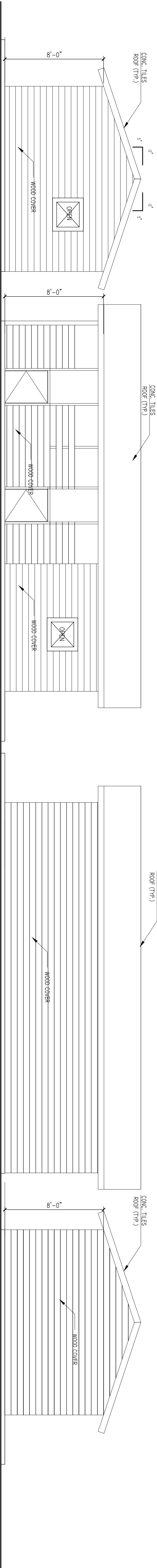
Date: 02/25/2022

Scale: AS NOTED

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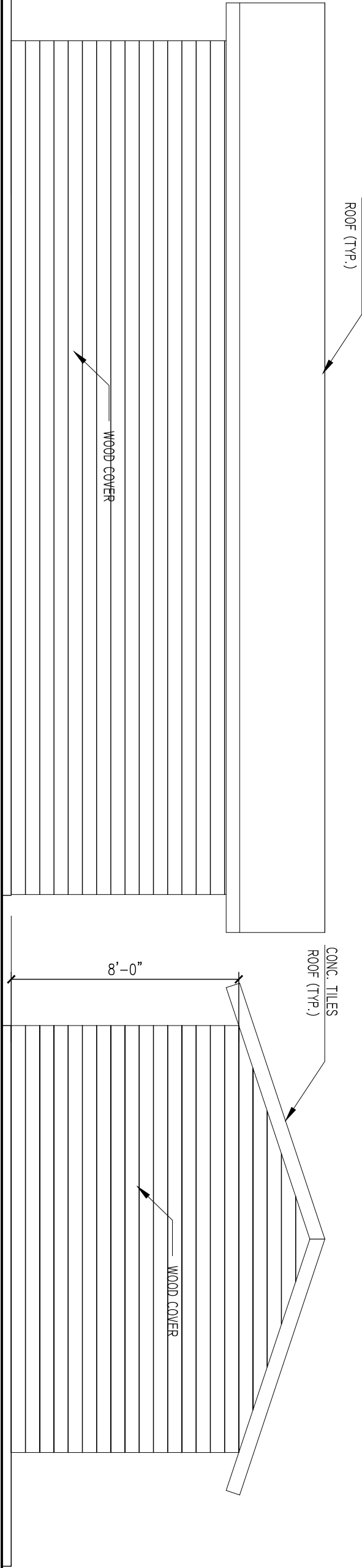
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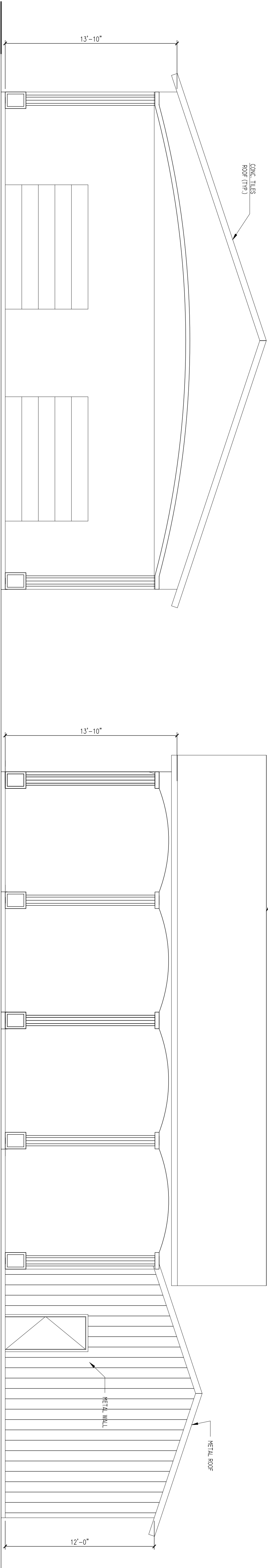
HORSE BARN WEST ELEVATION -
1/4" = 1'-0"

HORSE BARN NORTH ELEVATION
1/4" = 1'-0"



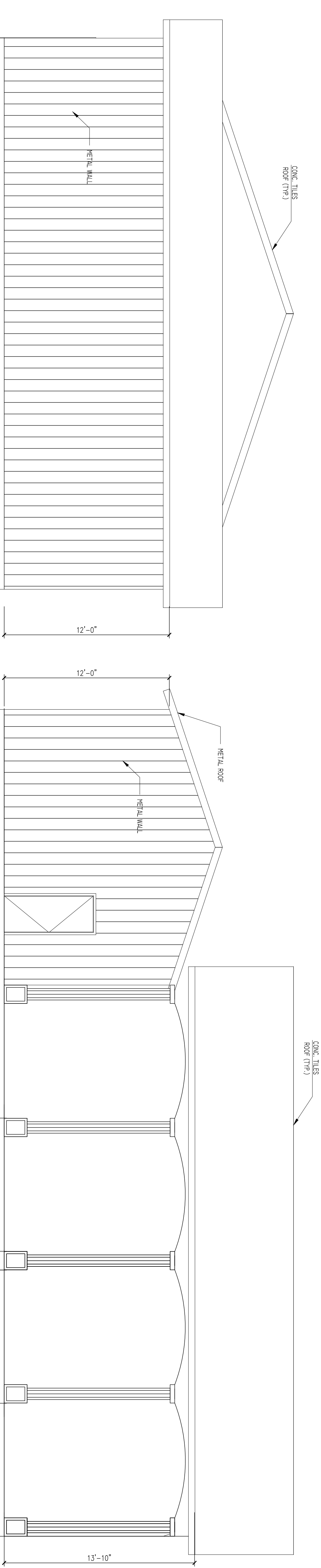
HORSE BARN SOUTH ELEVATION
1/4" = 1'-0"

HORSE BARN EAST ELEVATION
1/4" = 1'-0"



CARPOT-STORAGE WEST ELEVATION
1/4" = 1'-0"

CARPOT-STORAGE SOUTH ELEVATION
1/4" = 1'-0"



CARPOT-STORAGE EAST ELEVATION
1/4" = 1'-0"

CARPOT-STORAGE NORTH ELEVATION
1/4" = 1'-0"

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P.E. LIC. #41142
LAND O' LAKES, FL
34639
PH. (813) 927-8558
EMAIL:
pkparra@gmail.com

PROJECT: **STORAGE-CARPOT
AND HORSE BARN**
CONTENT: **BUILDING ELEVATIONS**

REV	DATE

OWNER: **ANGEL SANTANA**
ADDRESS: **9721 VAN AVE,
TAMPA FL.33615**

PLANS COMPLY WITH THE
FLORIDA BUILDING CODE 7TH
EDITION (2020)- RESIDENTIAL

Date: 02/25/2021

Scale: AS NOTED

Drawn: D.O

Job: --

Sheet: **A-5**

5 of 5



Additional / Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

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

Application Number: VAR-22-0620 Applicant's Name: Debra Rodriguez

Reviewing Planner's Name: TANIA CHAPELA Date: 4/25/2022

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): 5/23/2022

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@hcf.gov

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@hcf.gov.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

[Signature]
Signature

4/25/2022
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

I hereby confirm that the material submitted with application

VAR-22-0620

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

*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.

VARIANCE REQUEST

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

I am completing the application for a variance for both exceeding the 20% coverage of the required yard and for not meeting the primary setbacks since the accessory structure is over 15 Ft tall.

The accessory structure is a carport garage to storage an RV and a detached metal storage.

Also there is small barn for my pony.

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

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): HC-BLD 21-0010300
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 (Attachment A).
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 and/or septic 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 (form may be obtained from 19th floor County Center).



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

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Reviewing Planner's Name: TANIA CHAPELA Date: 4/25/2022

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VAR-22-0620

☐ 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: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1 <input type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input checked="" type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

*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.

Application Number: _____

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?
Base on the zoning of the property is AR. Most have something similar or alike of what i have in my property.

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.
Currently there is a barn, carport and metal 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 allowance of the variance.
None of our neighbors have complaint or inform us that it bother them. We have no injury in the property.

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).
Is in harmony base on the area zoning: AR-Agricultural Rural. Only a metal storage, carport and barn

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.
Most of the neighbor or parcel in our are have similar structure.

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.
This variance is needed to comply with Hillsborough height of the structure.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

All Real Estate Title Solutions, Inc.
1430 W. Busch Blvd, Suite D
Tampa, FL 33612

Property Appraisers Parcel Identification (Folio) Numbers: **004489.0000**

\$140,000.00

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **26th** day of **July, 2019** by **Alfonso Hebra and Maria Santos, Husband and Wife**, herein called the grantors, to **Angel Santana, a Married Man**, whose post office address is **9803 Long Meadow Dr. Tampa, FL 33615**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

The North 163 feet of the South 889 feet of the East 258 feet of the West 758 feet of the North 7/8 of the West 1/2 of the Northwest 1/4 of Section 24 Township 28 South, Range 17 East, all lying and being in Hillsborough County, Florida.

ALSO DESCRIBED AS:

The North 326 feet of the South 1052 feet of the East 258 feet of the West 758 feet of the North 7/8 of the West 1/2 of the Northwest 1/4 of Section 24 Township 28 South, Range 17 East, Less the North 163 feet thereof, all lying and being in Hillsborough County, Florida.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2018.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Alfonso Hebra

4531 W Hanna Ave, Tampa, FL 33614

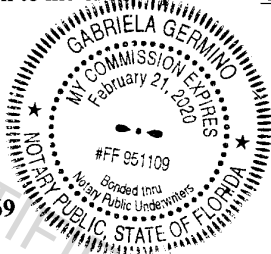
Maria Santos

4531 W Hanna Ave, Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this **26th** day of **July, 2019** by **Alfonso Hebra and Maria Santos** who are personally known to me or have produced _____ as identification.

SEAL



Notary Public

Printed Notary Name

File No.: **A19469**

22-0620



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

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

Application Number: VAR-22-0620 Applicant's Name: Debra Rodriguez

Reviewing Planner's Name: TANIA CHAPELA Date: 4/25/2022

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): 5/23/2022

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@hcf.gov.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@hcf.gov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

[Signature]
Signature

4/25/2022
Date



VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 9721 Van ST City/State/Zip: Tampa/FL/33615 TWN-RN-SEC: 24-28-17
Folio(s): 004489-0000 Zoning: AR Future Land Use: _____ Property Size: 0.95 Acres
(41,382 sq ft)

Property Owner Information

Name: Angel Santana Daytime Phone: 813-448-4589
Address: 9721 Van ST City/State/Zip: Tampa / FL / 33615
Email: santanafoam@yahoo.com FAX Number: _____

Applicant Information

Name: Angel Santana Daytime Phone: 813-448-4589
Address: 9721 Van ST City/State/Zip: Tampa / FL / 33615
Email: santanafoam@yahoo.com FAX Number: _____

Applicant's Representative (if different than above)

Name: MELVA RODRIGUEZ Daytime Phone: 813-243-8725
Address: 8013 Benjamin Rd City / State/Zip: TAMPA, FL 33634
Email: magnifygroup@yahoo.com FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Type or Print Name

Office Use Only

Intake Staff Signature: _____ Intake Date: _____

Case Number: _____ Public Hearing Date: _____

Receipt Number: _____