



## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 22-0680	
<b>LUHO HEARING DATE:</b> May 23, 2022	<b>CASE REVIEWER:</b> Tania C. Chapela

### REQUEST:

The applicant is requesting variances to accommodate a two-story building addition for an existing single-family home on property zoned RSC-6.

### VARIANCES:

Per LDC Section 6.01.01, the required minimum side yard setback in the RSC-6 district is 7.5 feet. The applicant requests a 4.5-foot reduction to the required side yard setback to allow a side setback of 3 feet from the south property line.

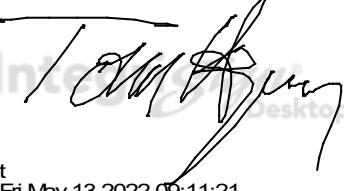
### FINDINGS:

Per LDC Section 6.01.01, the maximum building height in the RSC-6 district is 35 feet. In conversation with the applicant, she stated the proposed building height is 20 feet.

### 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

  
t  
Fri May 13 2022 09:11:21

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

ASPHALT  
CUL-DE-SAC

3.5' BRICK

CB

21.3'

ONE STORY MASONRY  
RESIDENCE #8712

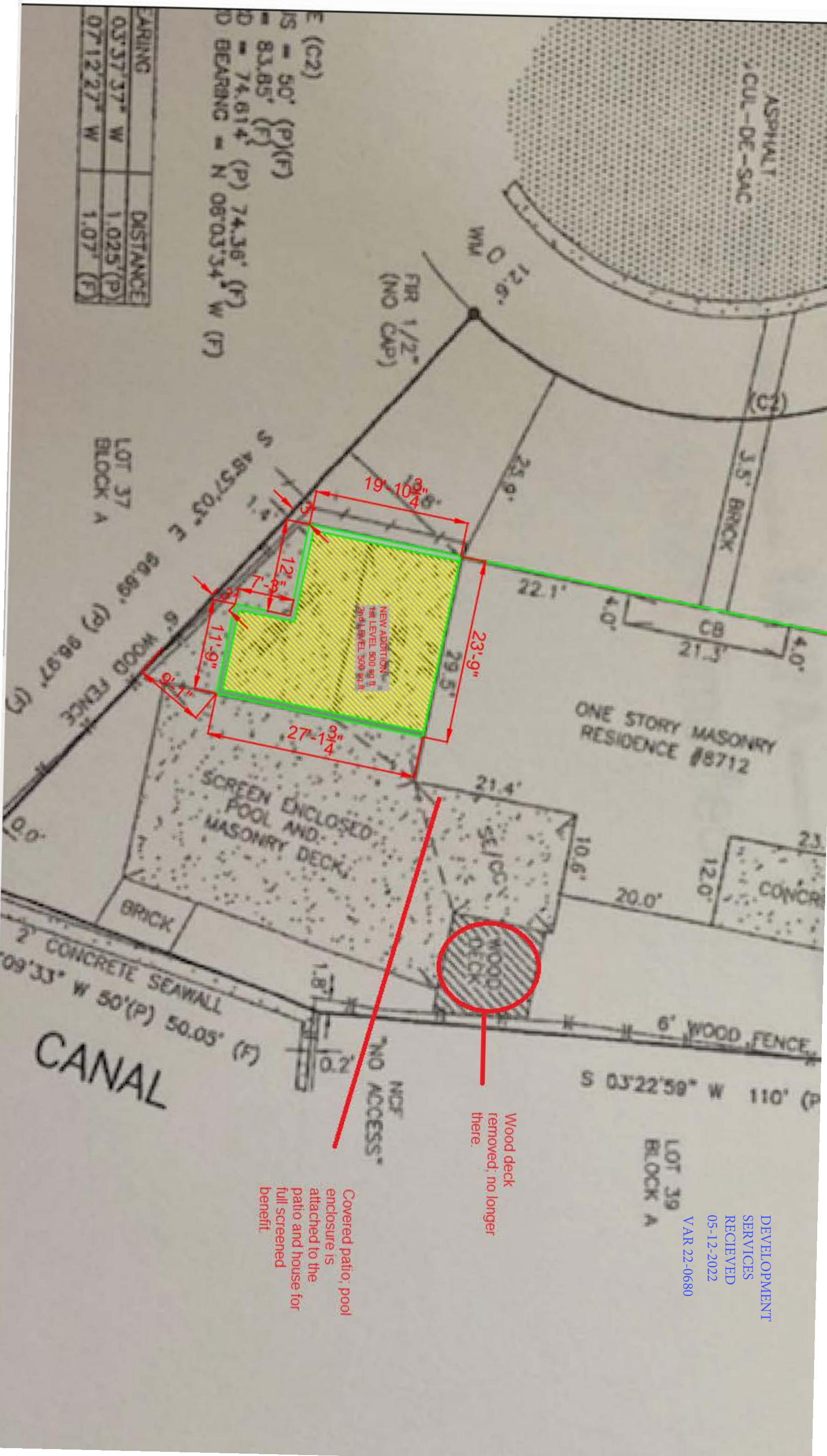
CONCRETE

LOT 39  
BLOCK A

DEVELOPMENT  
SERVICES  
RECEIVED  
05-12-2022  
VAR 22-0680

Wood deck  
removed, no longer  
there.

Covered patio, pool  
enclosure is  
attached to the  
patio and house for  
full screened  
benefit.



## **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.

Applicant would like to put a two-story addition on his home. The proposed addition would place the corners of this structure at 3' from the property line. We are requesting a 4.5' variance to the 7.5' zoning setback requirement to facilitate the construction of this addition resulting in a 3' distance from the property line at the corners of the proposed structure.

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

Section 6.07.02

## **ADDITIONAL INFORMATION**

1. Have you been cited by Hillsborough County Code Enforcement? No   X   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   X   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   X   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   X   Public Wastewater   X   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   X   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 **19<sup>th</sup> floor County Center**).

## **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?

Due to the irregular shape of the lot and where the rectangular existing home is situated, the proposed location of the addition is the only logical placement. Since it is only the corners of this addition that encroach, this represents the minimum variance that will afford relief and will represent the least modification possible of the zoning ordinance in issue.

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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 of the physical circumstances and conditions of the property currently, there is no possibility that this addition can be built in strict conformity with the current zoning ordinance, and the authorization of a 4.5' variance is therefore necessary to enable the reasonable use of the property and accommodate growing family.

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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.

Only the corners of the proposed construction will actually be closer to the property line. As such, the 4'5' variance will not be materially noticeable to my neighbors and therefore not interfere or injure the rights of others if allowed.

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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).

If authorized, the requested variance will not alter the essential character of the neighborhood, nor will it impair appropriate use of the adjacent property nor be detrimental to public welfare.

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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.

I seek to put an addition on my home to accommodate my growing family within current and existing building codes, and request the minimal variance to accomplish this.

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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.

Because of the physical conditions peculiar to this property (i.e., irregular lot size and placement of existing home), the hardship is due to those conditions and not the circumstances or conditions general created by the provisions of the zoning ordinance.

Therefore relief is requested to allow for the addition to the home.

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Prepared by:  
Stephanie M. Parker  
First American Title Insurance Company  
13901 Carrollwood Village Run  
Tampa, FL 33618

Return to:

First American Title Insurance Company  
Stephanie M. Parker  
13901 Carrollwood Village Run  
Tampa, FL 33618  
Incident to the issuance of a title insurance commitment.  
File Number: **131-85569**  
Consideration: \$305,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **19th day of August, 2014**, by **Thomas J. Cocking and Kathleen A. Cocking, husband and wife** whose post office address is **2008 SW 83rd Court, Gainesville, FL 32607** grantor, to **Jason Volm, a single man** whose post office address is **8712 Driftwood Drive, Tampa, FL 33615**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Hillsborough County, Florida**, to-wit:

Lot 38, Block "A", BAY CREST PARK, UNIT NO. 1, according to the Plat recorded in Plat Book 36, Page 26, as recorded in the Public Records of Hillsborough County, Florida.

Parcel Identification Number: **010407-0000**

**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 for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness Name  
Printed Name: Elisabeth Christenson

Thomas J. Cocking  
Thomas J. Cocking

Stephanie M. Parker  
Witness Name  
Printed Name: Stephanie M. Parker

Kathleen A. Cocking  
Kathleen A. Cocking

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 19th day of August, 2014, by **Thomas J. Cocking and Kathleen A. Cocking, husband and wife**, who ( ) are personally known to me or ( ☒ ) have produced drivers licenses as identification.



Stephanie M. Parker  
Notary Public  
Printed Name: Stephanie M. Parker  
My Commission Expires: 10/23/15



Received  
03/17/22  
Development Services

## 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: 8712 Driftwood Drive City/State/Zip: Tampa, FL 33615-4414 TWN-RN-SEC: \_\_\_\_\_  
Folio(s): 010407-0000 Zoning: RSC-6 Future Land Use: RSC-6 Property Size: 9,625 sf

### Property Owner Information

Name: Jason Volm Daytime Phone: 217-316-6545  
Address: 8712 Driftwood Drive City/State/Zip: Tampa, FL 33615-4414  
Email: jvolm10@gmail.com FAX Number: N/A

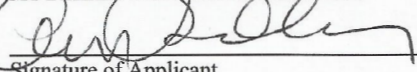
### Applicant Information

Name: Jason Volm Daytime Phone: 217-316-6545  
Address: 8712 Driftwood Drive City/State/Zip: Tampa, FL 33615-4414  
Email: jvolm10@gmail.com FAX Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: Amelia Robbins Daytime Phone: 813-716-5015  
Address: 115 112th Ave. NE, #318 City/State/Zip: St. Petersburg, FL 33716  
Email: arobbins.ossiconstruction@gmail.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.

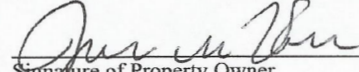


Signature of Applicant

Amelia Robbins

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

Jason Volm

Type or Print Name

### Office Use Only

Intake Staff Signature: Ana Lizardo

Intake Date: 03/17/22

Case Number: 22-0680

Public Hearing Date: 05/23/2022

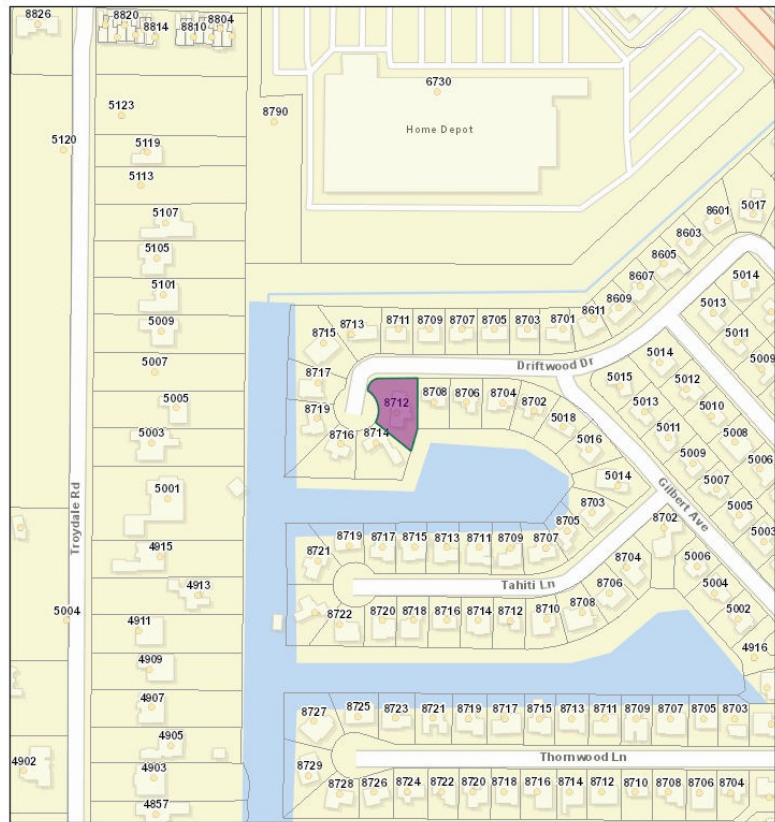
Receipt Number: 141422



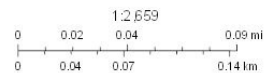
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0327H
FIRM Panel	12057C0327H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120327C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011712 Block: 5002
Future Landuse	R-4
Urban Service Area	USA
Water Interlocal	City of Tampa Water
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
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 10407.0000



March 17, 2022



PG, Hillsborough County - Public Works - Geomatics - Streets &amp; Addresses

Hillsborough County Florida

**Folio:** 10407.0000  
**PIN:** U-02-29-17-0EP-A00000-00038.0  
**JASON VOLM**  
**Mailing Address:**  
 8712 DRIFTWOOD DR  
 TAMPA, FL 33615-4414  
**Site Address:**  
 8712 DRIFTWOOD DR  
 TAMPA, FL 33615  
**SEC-TWN-RNG:** 02-29-17  
**Acreage:** 0.27156901  
**Market Value:** \$455,550.00  
**Landuse Code:** 0100 SINGLE FAMILY

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

22-0680

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