



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0269

LUHO HEARING DATE: April 26, 2021

CASE REVIEWER: Colleen Marshall, AICP, CFM

REQUEST: The applicant is requesting variances to principal building setbacks, accessory structure setbacks and flag lot requirements to accommodate a proposed subdivision of property zoned ASC-1 that is located in the Urban Service Area.

VARIANCE(S):

Principal Building Setback on Proposed Eastern Lot

Per LDC Section 6.01.01, a minimum front yard setback of 50 feet is required in the ASC-1 district. Per LDC Section 6.01.03.F.9, required yards on flag lots and lots accessed by easements are oriented with respect to the roadway from which they are accessed, as if the lots abutted the roadway. In the subject case, the property is accessed from the west side via Sylvan Green Lane. Therefore, the required front yard for the proposed eastern lot is located along the proposed west lot line. The applicant requests a 20-foot reduction to the required front yard setback to allow a 30-foot front setback from the west property line for the existing home on the proposed eastern lot.

Principal Building Setback on Proposed Western Lot

Per LDC Section 6.01.01, a minimum rear yard setback of 50 feet is required in the ASC-1 district. Per LDC Section 6.01.03.F.9, required yards on flag lots and lots accessed by easements are oriented with respect to the roadway from which they are accessed, as if the lots abutted the roadway. In the subject case, the property is accessed from the west side via Sylvan Green Lane. Therefore, the required rear yard for the proposed western lot is located along the proposed east lot line. The applicant requests a 38-foot reduction to the required rear yard setback to allow a 12-foot rear setback from the east property line for the existing home on the proposed western lot.

Accessory Structure Setback on Proposed Eastern Lot

Per LDC Section 6.11.04.C.1, accessory structures shall be permitted in front yards at twice the depth of the required front yard or 50 feet, whichever is less. Per LDC Section 6.01.01, a minimum front yard setback of 50 feet is required in the ASC-1 district. The applicant requests a 30-foot reduction to the required front yard setback to allow a 20-foot front setback from the west property line for the existing accessory structure on the proposed eastern lot.

Flag Lot in Urban Service Area

Per LDC Section 6.02.01.B.4, a flag lot may be created to serve a single parcel provided the subdivision is located within the Rural Area and an agricultural zoning district. The applicant requests a variance to allow the creation of a new flag lot within the Urban Service Area.

FINDINGS/BACKGROUND:

- A Certified Parcel subdivision application for the subject property (PI 5220) was submitted on February 20, 2020 to create two lots. If the subject variances are approved, the applicant will then be able proceed with completing the proposed subdivision.

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

Tom Hiznay
Thu Apr 8 2021 12:14:40

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

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

STREET ADDRESS:
STONER ROAD
RIVERVIEW, FLORIDA 33569

AYUSO SURVEYING, INC. D/B/A ERROL A. AYUSO
PROFESSIONAL SURVEYORS & MAPPERS P.S.M. 15955
10170 11TH STREET NORTH UNIT# 105
ST. PETERSBURG, FLORIDA 33716
727-528-2399 OR 528-1899 FAX 727-528-2399
E-MAIL AYUSOSURVEYING@YAHOO.COM

FLOOD ZONE: "AE"(13)
COMMUNITY PANEL
No. 120112-0000H
DATED: 08-28-2008
OR MAY NOT BE SUBJECT TO FLOODING WITHIN
THE BOUNDARIES OF THIS PLAT MAY REPRESENT A
WILL OR WILL NOT FLOOD LAND REPRESENT A
WILL OR WILL NOT FLOOD LAND REPRESENT A
HEREON BY NO MEANS

TANNER SURVEY

BOUNDARY SURVEY

FOR THE BENEFIT OF:

CLAUDE W TANNER TRUSTEE
C/O WAYNE TANNER

REVISIONS

COMMENTS

DATES

FIELD CREW: EA, DM, KM, GL

SURVEY FIELD DATE: 03-15-2017

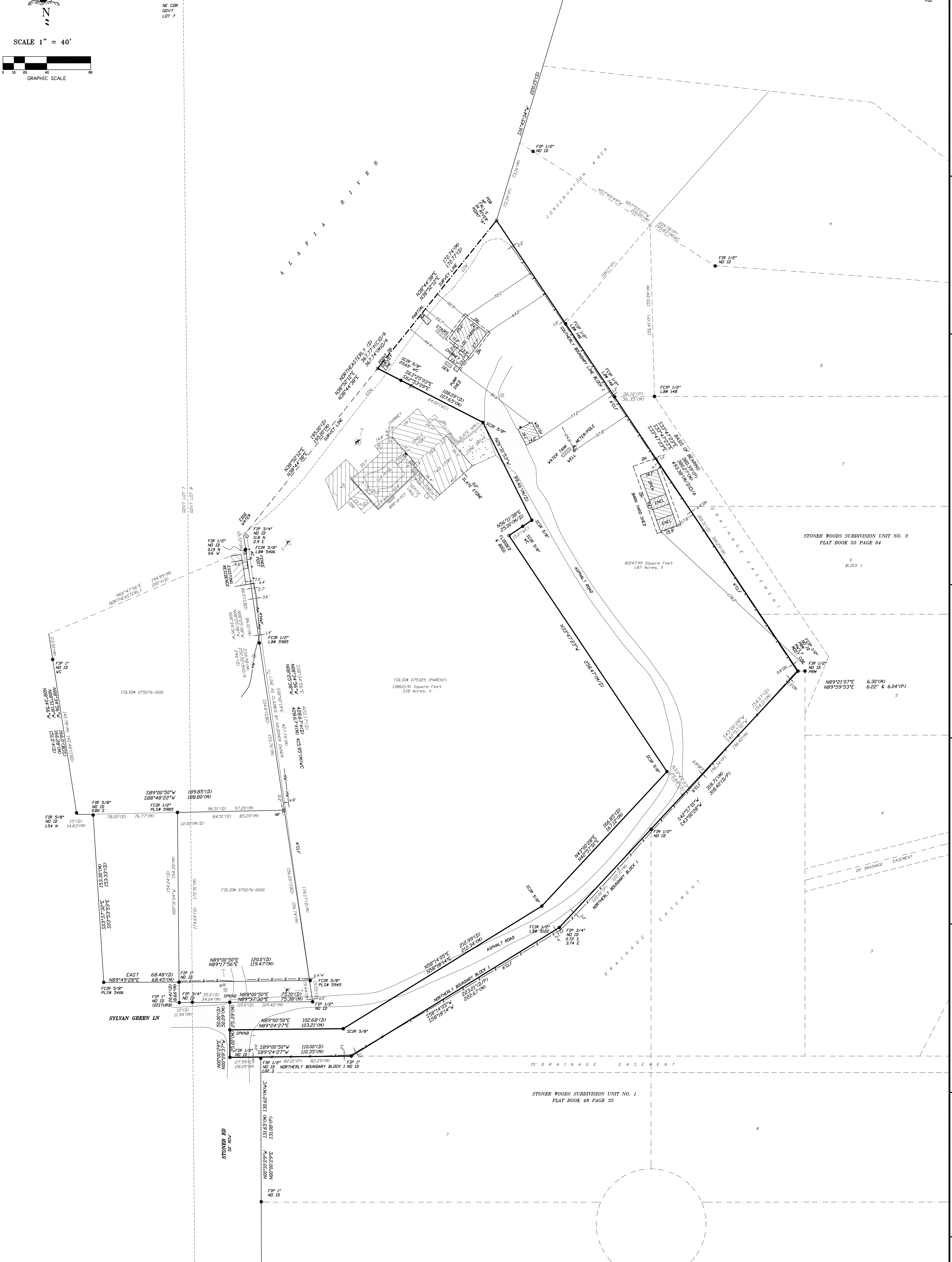
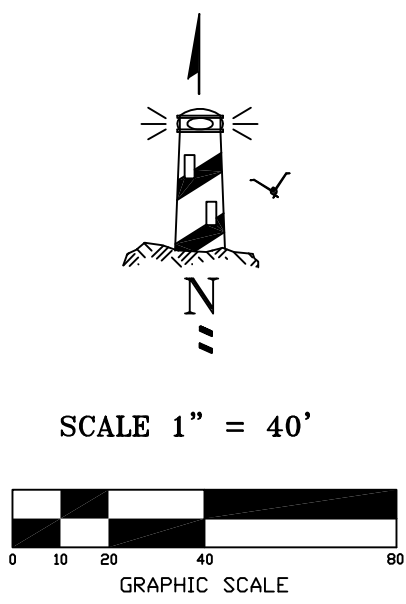
DRAWN BY: EAA

CHECK BY: EAA

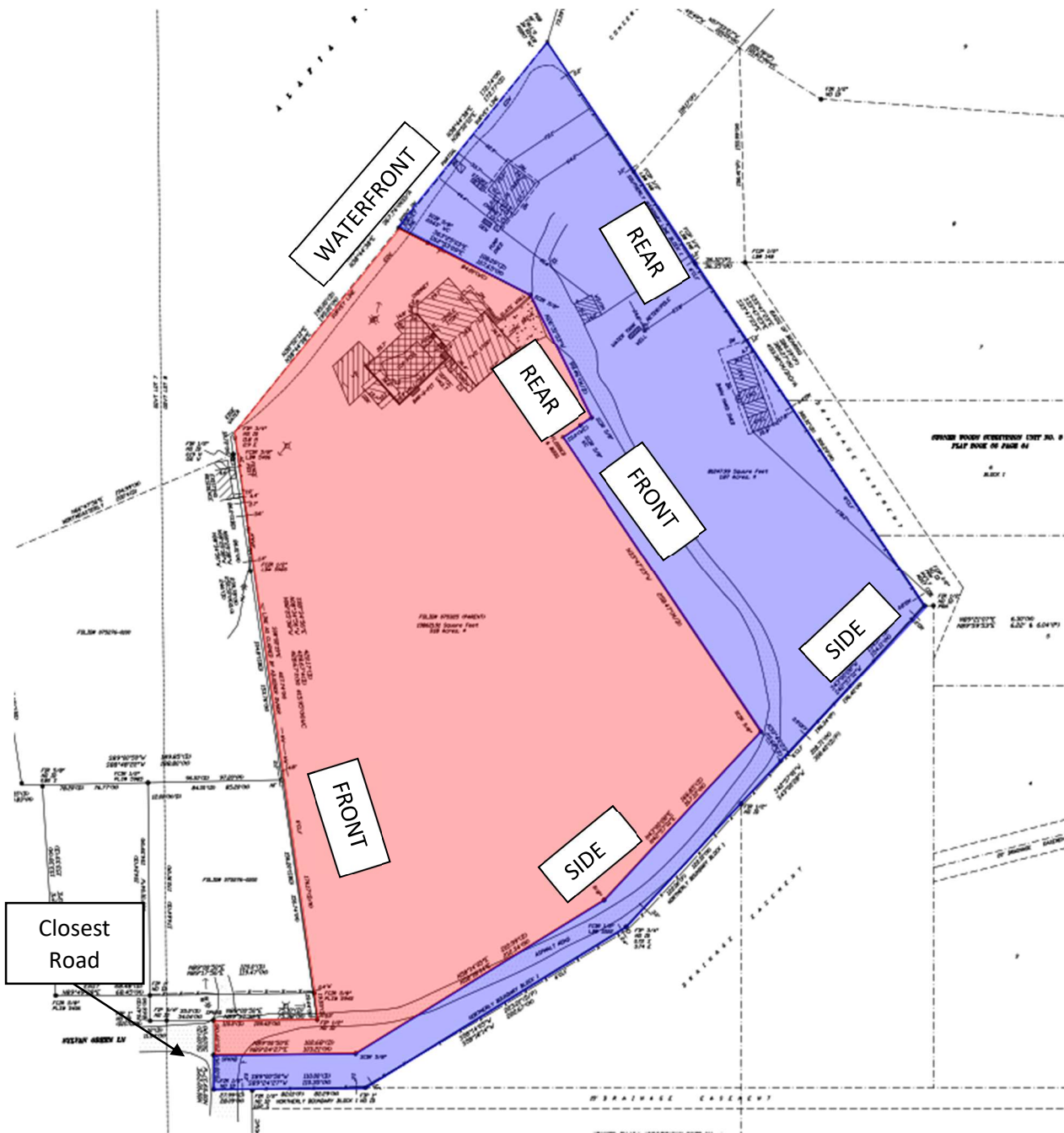
PROJECT NUMBER: 17007H02E

CERTIFICATION: I HEREBY CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECTION ON
14-1750 DEPT. OF AGRICULTURE AND NATURAL RESOURCES
ERROL A. AYUSO, P.

RECEIVED
1708/2008
AYUSO SURVEYING, INC.






LEGAL DESCRIPTION:		LEGENDS & SYMBOLS		SURVEYORS NOTES:	
A PART OF GOVT. LOT 8 IN THE SE 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF GOVT. LOT 8, ALSO BEING THE NORTHEAST CORNER OF BLOCK 1, STONER WOODS SUBDIVISION UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 64, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK 1, S88°30'10"W, A DISTANCE OF 978.96 FEET; THENCE S16°43'34"W, A DISTANCE OF 220.15 FEET TO POINT "A"; SAID POINT "A" BEING ON THE SOUTHEASTERN LINE OF SAID BLOCK 1, AND THE POINT OF BEGINNING; THENCE S33°47'22"E, A DISTANCE OF 493.30 FEET ALONG SAID SOUTHEASTERN LINE TO THE NORTHWESTERLY MOST CORNER OF LOT 8, BLOCK 1, STONER WOODS SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 35, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8, BLOCK 1, S43°00'28"W, A DISTANCE OF 318.40 FEET; THENCE S58°14'05"W, A DISTANCE OF 223.21 FEET; THENCE S89°00'50"W, A DISTANCE OF 110.00 FEET; THENCE N00°00'29"E, A DISTANCE OF 25.00 FEET; THENCE N89°00'50"E, A DISTANCE OF 102.68 FEET; THENCE N81°14'05"E, A DISTANCE OF 212.99 FEET; THENCE N43°00'28"W, A DISTANCE OF 166.85 FEET; THENCE N33°47'22"E, A DISTANCE OF 288.47 FEET; THENCE N56°11'38"E, A DISTANCE OF 25.00 FEET; THENCE N26°31'53"W, A DISTANCE OF 99.46 FEET; THENCE N63°25'03"W, A DISTANCE OF 108.09 FEET MORE OR LESS TO A POINT ON A SURVEY LINE; THENCE ALONG SAID SURVEY LINE N08°45'12"E, A DISTANCE OF 173.77 FEET TO THE POINT OF BEGINNING AND SAID POINT "A". SAID PARCEL CONTAINING 81317.33 SQUARE FEET OR 1.87 ACRES MORE OR LESS.		AC = AIR CONDITIONER ADS = ADVANCED DRAINAGE SYSTEMS AL = ALUMINUM ASPH = ASPHALT BM = BENCH MARK BR = BRICK BWF = BARB WIRE FENCE C = CALCULATE CA = COVERED AREA CATV = CABLE TV BOX CB = CATCH BASIN CC = CONC CURB CCR = CERTIFIED CORNER RECORD CE = COVERED ENTRANCE CL = CHAIN LINK FENCE CMP = CORRUGATED METAL PIPE CO = CLEAN OUT COL = COLUMN COR = CORNER CONC = CONCRETE CP = CONCRETE POLE CS = CONC STEPS CSW = CONCRETE SIDE WALK CW = CONCRETE WALL (D) = DEED DE = DRAINAGE EASEMENT DEUE = DRAINAGE & UTILITY EASEMENT DISC = DISK ENCL = ENCLOSURE EOW = EDGE OF WATER EP = EDGE OF PAVEMENT ERCP = ELLIPTICAL REINFORCE CONCRETE PIPE FN = FOUND NAIL FND = FOUND NAIL AND DISC FCIR = FOUND CAP IRON ROD FCM = FOUND CONCRETE MONUMENT FDH = FOUND DRILL HOLE FIR = FOUND IRON ROD (FLD) = FIELD FPKN = FOUND PK NAIL FPKND = FOUND PK NAIL & DISC FOP = FOUND IRON PIPE FPIP = FOUND PINCH IRON PIPE FPC = FLORIDA POWER CORP. PAD FRRS = FOUND RAIL ROAD SPIKE F(X) = FOUND "X" CUT GC = GRANITE CURB GEN = GENERATOR HC = HANDICAP HWF = HOG WIRE FENCE HHW = HOT WATER HEATER HCE = HILLSBOROUGH COUNTY ENGINEERING DEPARTMENT ID = IDENTIFICATION LP = LIGHT POLE LLFE = LOWEST LIVING FLOOR ELEVATION MTL = METAL (M) = MEASURED MH = MANHOLE COVER MES = MITERED END SECTION O/A = OVERALL ODK = OUTDOOR KITCHEN OH = OVERHANG OHP = OVER HEAD POWER OR. BK. = OFFICIAL RECORD BOOK O/S = OFFSET (P) = PLAT PEL = POINT OF BEGINNING PC = POINT OF CURVATURE PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PC = PAGE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POL = POINT ON LINE PP = POWER POLE PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MARKER PT = POINT OF TANGENT (RCP) = REINFORCED CONCRETE PIPE ROW = RIGHT-OF-WAY (REC) = RECORD RWV = RECLAIMED WATER VALVE RT = RECLAIMED WATER METER SA = SANITARY SBO = SURVEY BY OTHERS SCIR 5/8" = SET CAP IRON ROD WITH CAP NO. #7101 SCM = SET CONCRETE MONUMENT WITH DISC NO. #7101 SCR = SCHEDULED SEC. TWP. RING = SECTION TOWNSHIP RANGE SH = SHED SPKND = SET PK NAIL AND DISC NO. #7101 STDP = STRADDLE POINTS ST = STORM TOB = TOP OF BANK TOE = EDGE OF WATER UE = UTILITY EASEMENT UGP = UNDERGROUND POWER VF = VINYL FENCE VG = VALLEY GUTTER W = WOOD WC = WITNESS CORNER WD = WOOD DECK WF = WOOD FENCE WS = WOOD STEPS WV = WATER VALVE WW = WING WALL		1.) SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON. 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. 3.) NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON. 4.) NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATION OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON. 5.) THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 6.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT OR MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 7.) UNITS OF MEASUREMENT ARE IN FEET OR DECIMAL OF A FOOT UNLESS OTHERWISE INDICATED. 8.) VERTICAL INFORMATION DEPICTED ON THIS SURVEY ARE BASED ON NAVD 88 DATUM.	

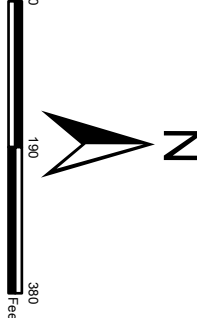


**Immediate Aerial
Zoning Map**

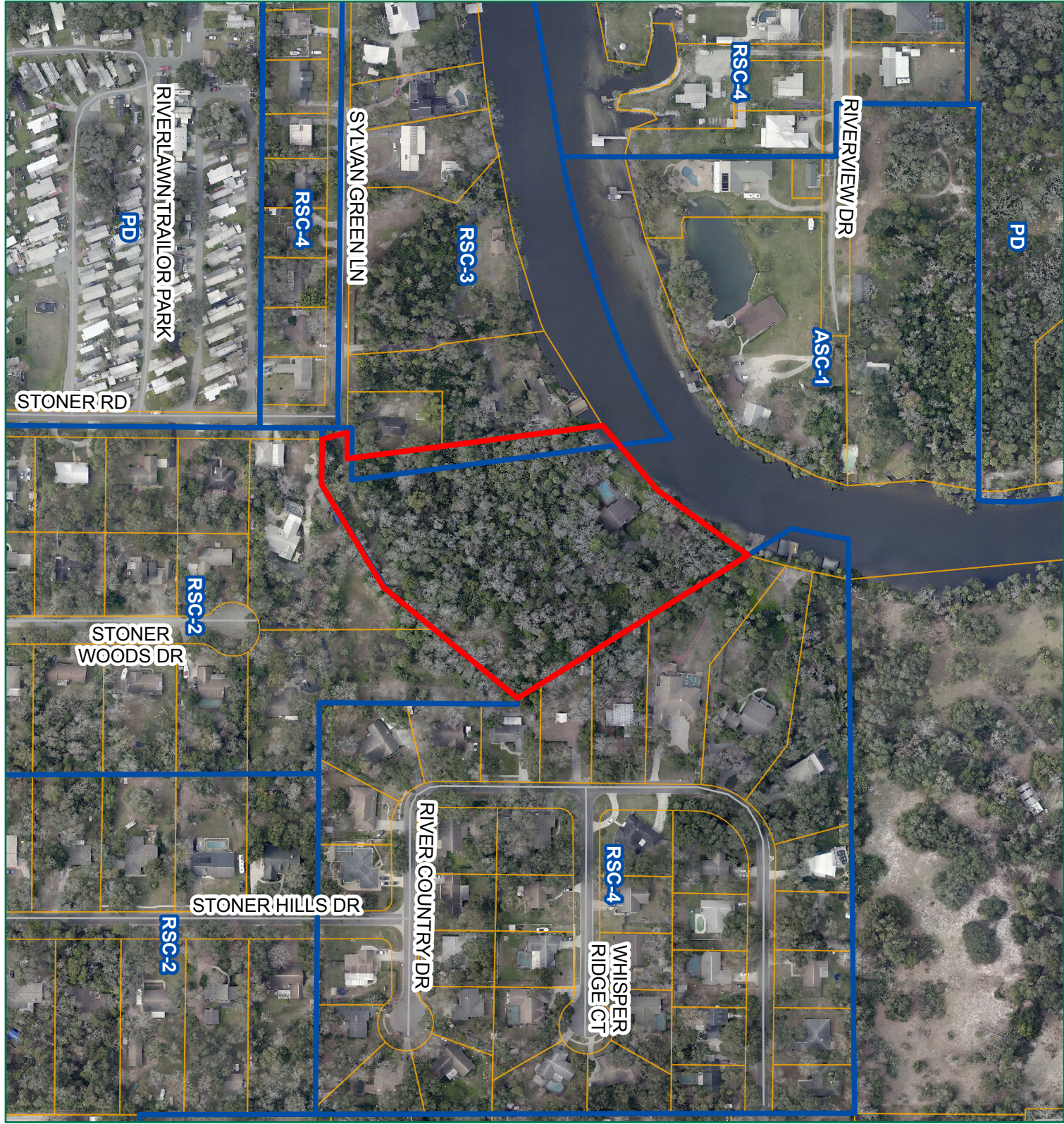
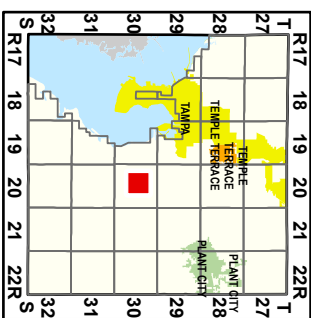
VAR 21-0269

Folio: 75325.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 16-30-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, and is not intended to be used for any purpose other than for informational purposes only. The user assumes all responsibility for the accuracy and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property, found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 07/29/2021 Path: G:\ZONING\GIS\Data\Zoning- Site.aprx



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received Feb 9, 2021
Development Services

Date Stamp Here

Application Number: 21-0269 Applicant's Name: Tanner

Reviewing Planner's Name: Colleen Marshall Date: 2/9/21

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 _____
3/22

Current Hearing Date (if applicable): _____

The following must be attached to this Sheet.

☒ Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

☒ An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

☒ Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcf.gov.net

☐ Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

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.

2/9/21

Signature

Date

FOR OFFICE USE ONLY

- ☐ Notification E-Mail Sent
☐ Transmittal Completed

☐ Scanned into OPTIX

In-Take Completed by: _____

Application Number: _____

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.

~~1) This request seeks to allow a new flag lot, or second flag lot in the USA.~~

The parent parcel seeks to be split for a second separate lot.

~~2) Variances to lot development standards~~

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

6.02.01 4 & 6.01.01

ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No XX 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 XX 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 XX 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 XX 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**).

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?

1) The topographical and geographical relationship of the lot (or lots) in relation to the access point forces the access to be located at the current location and thus requires a second flag lot. Of course, the parent parcel is an existing flag lot. 2, 3, 4 & 5) The shape configuration and location of lots and then the homes dictates the lot standards variances & new setbacks, but these are setbacks for the existing structures in the same family. The conditions on the site will remain the same and to anyone else there will be appear to be no changes on the site.

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 code does not allow flag lots in the USA, but the current scenario of the parent lot is a flag lot at a long time access point, so the split must follow the same access point. 2, 3 4 & 5) The applicants deserve to be able to split the lot amid family members as others do and enjoy as is found throughout Hillsborough County.

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.

The same access point will be used. The parent lot has been a long time flag lot. This will only allow one more residential unit for the same family. There is no real increase in intensity. 2, 3, 4 & 5) The only ones effected are these property owners. The conditions & structures on the site will remain exactly the same.

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).

It allows the use of the new lot for another of the family's member and the resulting lot will exceed other dimensional requirements. 2,3, 4 & 5) The applicants seek to have 2 separate lots as found all throughout Hillsborough County and recognize existing structures. There are no variations to lot sizes.

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.

Not applicable - the lot split has not occurred yet, the same for the 2nd set of variances.

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 hardships that will be suffered by a failure to grant a variance.

The variance will allow the use of two lots for 2 family homes, as do all the other lots in the vicinity allows for single family homes and recognize existing structure. 2, 3 4 & 5) This will allow typical family lot splitting and effects no one in the public whatsoever.

Cover Letter for 21-0269

Changes include 3 new setback variances and also earlier a change for lot dimensions is also a part of the variance submittal. A variance response has been provided for each. A correction to the correct zoning designation has been made.

Thank you.

21-0269 Stoner Road
Additional Variances Requested

Variance #3) In regard to the “red” highlighted proposed lot, we are requesting a reduction of the required rear yard setback, where 50’ is required and a 12’ rear setback is proposed. The structure is existing.

Variance #4) On the “purple” highlighted lot, we are requesting a reduction of the 50’ front required setback to allow a structure at 30’ to exist. The structure is existing.

Variance #5) On the “purple” highlighted lot, we are requesting to allow an existing accessory structure in the front yard at 20’ to remain where 50’ is required.

PREPARED BY and RETURN TO:
William H. Cauthen, Esq.
CAUTHEN & FELDMAN, P.A.
215 North Joanna Avenue
Tavares, FL 32778-3200

Parcel ID No. U-16-30-20-ZZZ-000002-94320.0

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

WARRANTY DEED

THIS WARRANTY DEED is made the 10th day of June, 2009,
BY: CLAUDE W. TANNER, whose address is P.O. Box 3348, Riverview, FL 33568-3348, ("Grantor"),
TO: CLAUDE W. TANNER, TRUSTEE OF THE CLAUDE W. TANNER FAMILY TRUST DATED January 12, 2006, whose address is P.O. Box 3348, Riverview FL 33568-3348, ("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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Hillsborough County, Florida, viz:

Part of Govt. Lot 8 in the SE ¼ of Section 16, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows: From the NE corner of the said Govt. Lot 8, run thence S 88°30'10" W, along the N. boundary line thereof, 978.96 ft.; thence S 16°45'34" W, 220.15 ft., for a p.o.b.; thence S 33°47'23" E, 493.38 ft.; thence S 43°00'28" W, 318.40 ft., thence S 58°14'05" W, 223.21 ft.; thence S 89°00'50" W, 110.00 ft.; thence N 00°00'29" E, 50.00 ft.; thence N 89°00'50" E, 75.10 ft.; thence N 08°34'56" W, 428.67 ft., more or less, to the waters edge of the Alafia River; thence Northeasterly along said waters edge to the p.o.b.

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

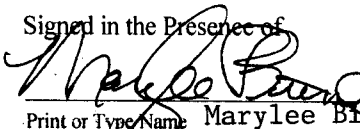
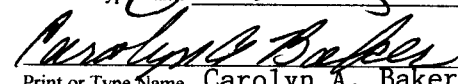
This is a conveyance to a Trustee not pursuant to a sale. Legal description provided by Grantor. Full power and authority is granted to Grantee and the Successor Trustee(s), to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any of it; no person dealing with the Trustee(s) or the Successor Trustee(s) shall be bound to see to the application of any purchase money mortgage or inquire into the validity, expediency or propriety of such sale or disposition.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, 2008.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

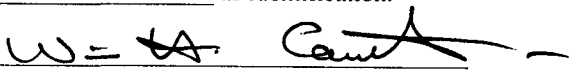
Signed in the Presence of

Print or Type Name Marylee Bitner

Print or Type Name Carolyn A. Baker


CLAUDE W. TANNER

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 10th day of June, 2009 by CLAUDE W. TANNER, who is personally known to me or who has produced as identification.

NOTARY PUBLIC-STATE OF FLORIDA
William H. Cauthen
Commission #DD718354
Expires: DEC. 01, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


Print or Type Name William H. Cauthen
Notary Public
My Commission Expires:

21-0269



Received
01/08/2021
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: 8208 Stoner Rd. City/State/Zip: Riverview, FL TWN-RN-SEC: 16/30/20
Folio(s): 75325.0000 Zoning: RSC-2 Future Land Use: R-2 Property Size: 5.27

Property Owner Information

Name: Claude W Tanner/Trustee Daytime Phone: use agent
Address: Use agent City/State/Zip: "
Email: " FAX Number: _____

Applicant Information

Name: Same as owner Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Todd Pressman Daytime Phone: 727-804-1760
Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701 City / State/Zip: _____
Email: Todd@Pressmaninc.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

Todd Pressman, Pres., Pressman & Assoc., Inc., Agent

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

Todd Pressman, Pres., Pressman & Assoc., Inc., Agent

Type or Print Name

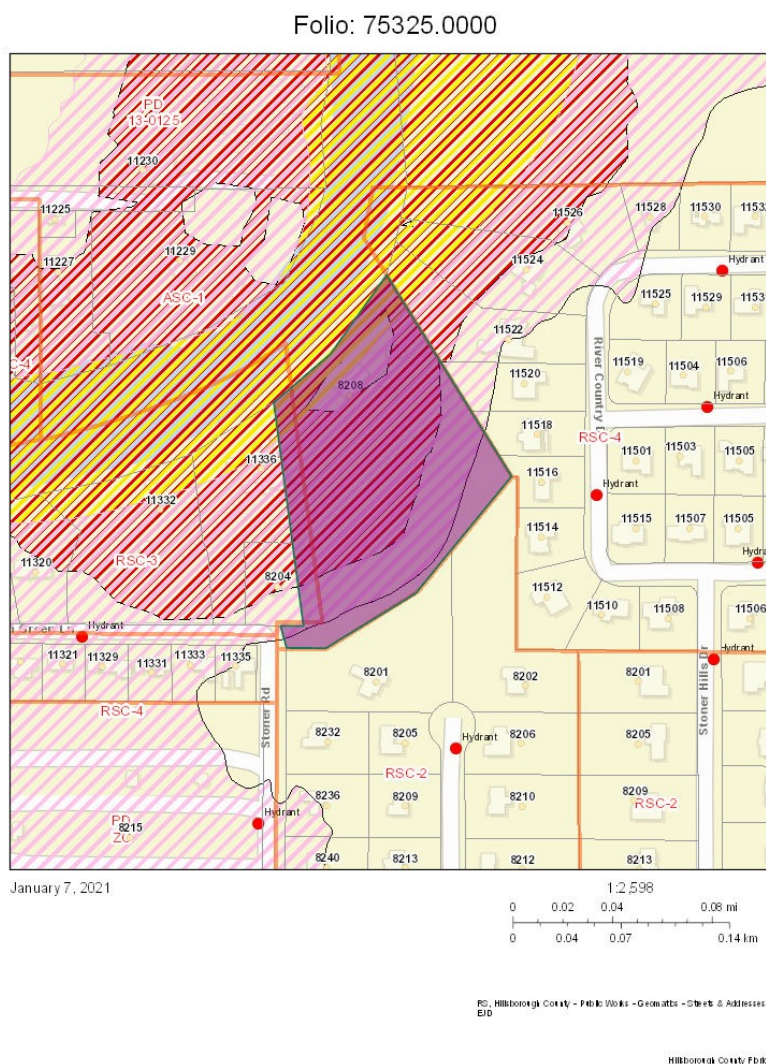
Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 01/08/2021
Case Number: 21-0269 Public Hearing Date: 03/22/2021
Receipt Number: 21-0269



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Zoning Category	Residential
Zoning	RSC-2
Description	Residential - Single-Family Conventional
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:AE	FLOODWAY
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0506H
FIRM Panel	12057C0506H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120506C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013412 Block: 1013
Census Data	Tract: 013412 Block: 1011
Census Data	Tract: 013412 Block: 1002
Future Landuse	R-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 75325.0000
PIN: U-16-30-20-ZZZ-000002-94320.0
CLAUDE W TANNER/ TRUSTEE
Mailing Address:
C/O WAYNE TANNER
5243 GALL BLVD STE 7
ZEPHYRHILLS, FL 33542-4065
Site Address:
8208 STONER RD
RIVERVIEW, FL 33569
SEC-TWN-RNG: 16-30-20
Acreage: 5.27381992
Market Value: \$843,749.00
Landuse Code: 0100 SINGLE FAMILY

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