

#### LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0713	
LUHO HEARING DATE: July 26, 2021	CASE REVIEWER: Steve Beachy, AICP

**REQUEST:** The applicant is requesting multiple variances to accommodate two existing accessory structures on property zoned RSC-6.

## **VARIANCE(S):**

## Two-story metal building

Per LDC Section 6.11.04.B, accessory structures more than 15 feet in height shall meet principal building setbacks. According to the applicant, the two-story metal building shown on the submitted survey at the northwest corner of the property is 20 feet in height. Per LDC Section 6.01.01, the minimum required rear yard setback in the RSC-6 district is 25 feet, and the minimum required side yard setback is 15 feet. The applicant requests:

- A 20.1-foot reduction of the required rear yard setback to allow a setback of 4.9 feet as measured to the roof overhang from the west property line; and,
- A 3.9-foot reduction of the required side yard setback to allow a setback of 3.6 feet as measured to the roof overhang from the north property line.

#### Metal shed

Per LDC Sec. 6.11.04.C.2, accessory structures 15 feet or less in height may occupy required rear yards provided they are no closer than 3 feet to the side and rear lot lines, including eaves and gutters. The applicant requests the following for the metal shed shown on the submitted survey at the southwest corner of the property:

- A 1.8-foot reduction to the required setback to allow a setback of 1.2 feet from the south side lot line; and,
- A 1.6-foot reduction to the required setback to allow a setback of 1.4 feet from the west lot line.

### Required 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. The applicant requests a 12.5 percent increase to the maximum coverage to allow 32.5 percent coverage of the required rear yard.

#### **FINDINGS:**

• The applicant is subject to a code compliance violation for construction of an accessory structure without permits. If the variance is approved, the applicant is aware they will be required to obtain after-the-fact permit building permits.

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 The carport attached to the two-story metal building is included in the calculations for the required rear yard coverage.

#### **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.

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		AIVIND	VICT 1-	<b>\/          </b>

tom hiznay Thu Jul 15 2021 10:09:19

**Attachments: Application** 

Site Plan

**Petitioner's Written Statement** 

**Current Deed** 

Received June 8, 2021 Development Services



# Additional / Revised Information Sheet

Application Number: VAR 2	1-0713 Applicant's Name	: William & Paula Hernandez
Reviewing Planner's Name: <u>S</u> i	tephen Beachy	Date: 06/08/2021
Application Type:		
Planned Development (PD	Minor Modification/Personal Appea	arance (PRS) 🔲 Standard Rezoning (RZ)
☑ Variance (VAR)	Development of Regional Impact (D	ORI)
Special Use (SU)	☐ Conditional Use (CU)	Other
Current Hearing Date (if applic	cable): <u>06/21/2021</u>	
	The following must be attache	d to this Sheet.
Cover Letter with summan	ry of the changes and/or additional infor	mation provided. If a revised Site Plan is being
submitted, all changes on the	site plan must be listed in detail in the C	over Letter.
An updated Project Narra	tive consistent with the changes or addit	ional information provided, if applicable.
Submittal Via:		
Email (Preferred). Note that	no follow up paper file is necessary. Pdf format c	only. Maximum attachment(s) size is 15 MB.
	e additional/revised submittal items in pdf	
Mail or delivery. Number	of Plans Submitted: Large Sma	all
For RZ-Standard: if plot plan is l For Minor Change: 6 large copie	e copies 24"X36", one small 8.5X11". arger than 8.5"X11", 7 large copies should be sub ess. e permits: one 8.5"X11" or larger)	omitted.
Mail to:		Hand Deliver to:
Developme	nt Services Department	County Center
Community P.O. Box 111	Development Division .0	Development Services Department 19th Floor
Tampa, FL 3	3601-1110	601 E. Kennedy Blvd., Tampa
changes will require an addit	ed above are the only changes that have ional submission and certification. suSigned by:	e been made to the submission. Any further
	AE7423B7164FE	6/8/2021   1:19:07 PM EDT
	Signature	Date
	FOR OFFICE USE ONL	Y
Notification E-Mail Sent		
☐ Transmittal Completed		In-Take Completed by:

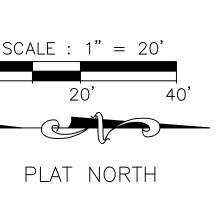
SECTION 26 HILLSBOROUGH TOWNSHIP 28 COUNTY SOUTH FLORIDARANGE V EAST

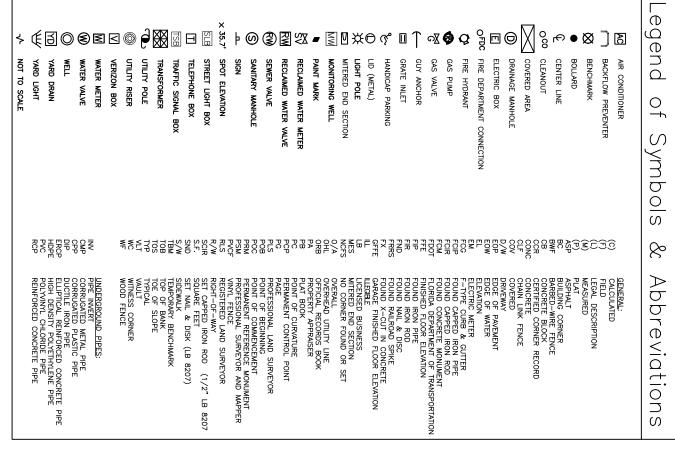
BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE OF SAID LINE BEARS EAST PER PLAT. SUBJECT PROPERTY.

4X4FCM WITH DISK "HESSCORP" PC OF LOT 1, BLOCK 14

Received June 8, 2021
BOUNDARY Swelphier Services

ADDRESS: 8314 FLOWERFIELD DRIVE TAMPA, FLORIDA 33615





NOTES:

1. THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING, LLC. MAKES NO GUARANNIES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, ACTUAL COUNTY COURTHOUSE.

2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THAD PARTIES MAY NOT BE TRANSFERRED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THAD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES.

3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES.

4. THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE SIGNING PARTY OR PARTIES.

5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY SURVEYS BY ON MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

6. NO UNDERGROUND FOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

8. OWNERSHIP OF FENCES WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)

9. ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.

10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)

6. 8. 9.

TERMINUS SURVEYING

(INSTRUMENT #: 2019193574)

LOT 2 IN BLOCK 14 OF PAT ACRES, 5TH ADDITION, ACCORDING TO THE PLAT PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AS

Ē PLAT EGAL DESCRIPTION:

DRAINAGE R/W (TOWN N' COUNTRY UNIT NO. 36, PB 43, PG 40) PUBLIC LANDS (PA) 甲 6′ METAL WEST BOUNDARY OF NE 1/4, SECTION 26(N-S 1/4 LINEX FCM 4X4 CB WALL NORTH 124'(P) N00° 13' 49"W 124.05'(M) OTHERS
MASONRY BUILDING
(AGAINST SOUTH
FACE OF WALL) TWO STORY
METAL BUILDING SHED ON N/G 8' CB WALL 0.3' IN ਨੋ SHED 1.5'N SCREENED CONC OTHERS
COV N/G
(AGAINST SOUTH FACE
OF WALL) CONC CONC ONE STORY BLOCK PLASTIC SHED ON N/ COV 0.3′N P00L TO GROUND LEVEL BASIS OF BEARING EAST 00'0 ð S89° T 220'(P) 00"E 219.93'(M) CONC LOT 2 BLOCK 14 RESIDENCE # 8314 LOT 3 BLOCK 14 LOT 1 BLOCK 14 ST 220 04"W 2 0'(P) 220.21'(M) 4' PAVER S/ D/W 0.1'N DF CONC CURB C CURB CLF 0.6'E-SOUTH 124'(P) S00° 05' 59"E 124.05'(M) SOUTH 105.9'(P) S00° 21' 42"E 105.89'(M) WEST R/W LINE OF FLOWERFIELD DRI√E PAVER ATILITY POLE FIR 1/2"
1.0"N DF 무 ό FLOWERFIELD DRIVE

> ±20' ASPHALT ROAD 60' RIGHT-OF-WAY(P)

FLOOD ZONE INFORMATION
SUBJECT PROPERTY SHOWN HEREON APPEARS
TO LIE IN FLOOD ZONE(S) "X", ACCORDING TO
THE NATIONAL FLOOD INSURANCE RATE MAP,
COMMUNITY 120112 PANEL NUMBER
12057C0189H, EFFECTIVE 8/28/2008

5/25/2021

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES VITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PAULA HERNANDEZ

MICHAEL P. MOONEY PATE
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPE

TERMINUS
- SURVEYING

(813) 681—4481 www.TerminusSurveying.com FrontDesk@TeamTerminus.cor 2752 JASON STREET TAMPA, FLORIDA 33619

JOB# 210517 TERMINUS SURVEYING



# **Additional / Revised Information Sheet**

Received 07/15/21 **Development Services** 

Application Number: VAR 21-0713 Applicant's Na	me: William & Paula Hernande:
Reviewing Planner's Name: Stephen Beach	Date: 614202
Application Type:	$\mathcal{J}$
☐ Planned Development (PD) ☐ Minor Modification/Personal Application	opearance (PRS) 🔲 Standard Rezoning (RZ)
Variance (VAR) Development of Regional Impac	t (DRI)
☐ Special Use (SU) ☐ Conditional Use (CU)	Other
Current Hearing Date (if applicable): 12020	
The following must be attac	thed to this Sheet.
Cover Letter with summary of the changes and/or additional in submitted, all changes on the site plan must be listed in detail in the	
An updated Project Narrative consistent with the changes or an updated Variance Consistent with the changes or an updated Project Narrative consistent with the changes or an updated Project Narrative consistent with the changes or an updated Project Narrative consistent with the changes or an updated Project Narrative consistent with the changes or an updated Variance Consistent with the changes of the updated Variance Consistent with the change of the updated Variance Consistent with the change of the updated Variance Consistent with the update	dditional information provided, if applicable.
Email (Preferred). Note that no follow up paper file is necessary. Pdf for	nat only. Maximum attachment(s) size is 15 MB.
Email this sheet along all the additional/revised submittal items in	pdf to: ZoningIntake-DSD@hcflgov.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 for Minor Change: 6 large copies.  For Variances or Conditional Use permits: one 8.5"X11" or larger	e submitted.
Mail to:	Hand Deliver to:
<b>Development Services Department</b>	County Center
Community Development Division P.O. Box 1110	Development Services Department 19th Floor
Tampa, FL 33601-1110	601 E. Kennedy Blvd., Tampa
I certify that changes described above are the only changes that I changes will require an additional submission and certification.	have been made to the submission. Any further
- ONA	6/14/2021
' Signature	Date
FOR OFFICE USE	ONLY
☐ Notification E-Mail Sent ☐ Scanned into OPTIX	
☐ Transmittal Completed	In-Take Completed by:

## Received 07/15/21 **Development Services**

		O. O P .	 <b>–</b> • .	• • •
Application 1	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.
Replacement Structure is over 4 feet from our
Property line. I have no neighbors behind me
and to my left is a gas station. We had a
Structure there when I purchased the home
and Just wanted to replace it to house a
RY and look beautiful. We have in Pat Acres,
which is a now deed restricted community,
and have No HOA dues.
See 2nd Dage
ADDITIONAL INFORMATION
Have you been cited by Hillsborough County Code Enforcement? No Yes If yes, you must submit a copy of the Citation with this Application.
Do you have any other applications filed with Hillsborough County that are related to the subject property?  NoYesIf yes, please indicate the nature of the application and the case numbers assigned to the application(s):
Is this a request for a wetland setback variance? No Yes If yes, you must complete the <i>Wetland Setback Memorandum</i> and all required information must be included with this Application Packet (Attachment A).
Please indicate the existing or proposed utilities for the subject property:  Public Water Public Wastewater Private Well Septic Tank
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 determ ination 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).

- Received 07/15/21

  Structure on D.W. Corner, agnification Pevelopment Services

  Adduced Set Bach. Rom 7.55 feet to

  3.6 feet on sace yard.
- GASTERNA For meduction of 25 Feet of rear back to 4.9 FT from the rear of the Ugard.
- 3 Small Shed on SW Corner, to reduce rear yard Set boom of 3 feet to 1.4 feet
- 9 Small shed on Sw Corner, to Predoce the 3 feet require set Bach to 1.2 feet on the sade yard
- 6) Increase of the 20% to 32% of the rear yard but coverage.

I understand of the variance of approved, I have to return to the county office for the "After the Fact" permit.



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☐ Notification E-Mail Sent ☐ Scanned into OPTIX	
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		ן טוט ו	<b>011101</b>	
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 now those suffered in common with other property similarly located?  The location of the accessory structure exceeding 15 FT  15 adjacent to commercially zoned properties:
	15 adjacent to commercially Zoned Properties.
2	Describe how the literal requirem ents 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.  My accessory exceeding 15 Ft 15 Not IMPACTING ANY  adjacent homes. The accessory on the 5. W. Corner of my property was exhisting when we purchased the home,
3.	Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose propert y would be affected by allowance of the variance.  The accessory Structure that is taller than 15 Ft does not impact adjacent residential homes. The small Structure on the 5.W. Corner is barely visible from the adjacent residential home. We have an 8 Ft wall accent the whole property.
4.	Explain how the variance is in harmon y 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).  We believe investing in a safet, new, progressive structure aids in Prescriving the Rarmony of Hillsborough County, Its much safet, especially under extreme weather conditions, adds value to the Neighborhood, and does not interfere with anyone around us at all.
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 smaller structure exhisted Prior to furchosing the property. We replaced the larger structure to make it safer to store our vehicles and improve the asthetics of our home and community. We did not know we needed a fermity since we had an exhisting structure there.
6.	Explain how allowing the variance will result in substantial justice being done, consider ing both the public benefit s intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.  There are byther homes in our community that have similar non-conforming structures and it would be an industice it we had to dostroy ours, as well as a major financial loss.

THIS INSTRUMENT PREPARED BY AND RETURN TO: EVA D. WEATHERS
SOUTHLAND TITLE COMPANY
1000 W. KENNEDY BLVD,
TAMPA, FLORIDA 33606
Property Appraisers Parcel Identification Number(s):
U-26-28-17-09Q-000014-00002.0

OFFICIAL RECORD 36604 ON PAGE 1874 E-FILE DATE 5/7/19

FILE # 17112

Consideration: \$340,000.00

SPACE ABOVE THIS LINE FOR RECORDING

THIS WARRANTY DEED, made the 3rd day of May, 2019 by MARLENE RENEE SANCHEZ, single, herein called the Grantor, to WILLIAM HERNANDEZ and PAULA HERNANDEZ, Husband and Wife, whose post office address is 8314 FLOWERFIELD, TAMPA, FL 33615, hereinafter called the Grantees:

(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 grantor, 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.:

Lot 2 in Block 14 of Pat Acres, 5th Addition, according to the plat thereof as recorded in Plat Book 42, page 54, of the Public Records of 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 grantor hereby covenants with said grantees 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, and hereby 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.

## PAGE 2 WARRANTY DEED

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:

16077 237TH DRIVE LIVE OAK, FL 32060

EVA D. WEATHERS Witness#1 Printed Name

Witness #2 Signature ROBIN S. WALKER

Witness #2 Printed Name

STATE OF FLORIDA **COUNTY OF HILLSBOROUGH** 

The foregoing instrument was acknowledged before me this 3rd day of May, 2019 by MARLENE known to me or is personally single who RENEE SANCHEZ,

as identification.

DRIVER'S LICENSE

**SEAL** 

otary Signature

EVA D. WEATHERS **Printed Notary Signature** 

My Commission Expires:

EVAD. WEATHERS MY COMMISSION # GG 224252 EXPIRES: July 21, 2022 **Bonded Thru Notary Public Underwriters** 



# **Additional / Revised Information Sheet**

Received 07/15/21 **Development Services** 

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Reviewing Planner's Name: Stephen Beach	Date: 614202
Application Type:	$\mathcal{J}$
☐ Planned Development (PD) ☐ Minor Modification/Personal Application	opearance (PRS) 🔲 Standard Rezoning (RZ)
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I certify that changes described above are the only changes that I changes will require an additional submission and certification.	have been made to the submission. Any further
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' Signature	Date
FOR OFFICE USE	ONLY
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☐ Transmittal Completed	In-Take Completed by:



## 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: 8314 Flower Picketty/State/Zip: Tampe 11 3866 TWN-RN-SEC: Zoning: \_\_\_\_\_ Future Land Use: \_\_\_\_\_ Property Size: \_\_\_\_\_ **Property Owner Information** Paula Hernandoz Daytime Phone: 8137488 Address: 8314 Flower Field Dr City/State/Zip: Tampa FC 33615 Email: PAR Cortez@amail.com\_FAX Number:\_\_\_\_ **Applicant Information** Daytime Phone: Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_ Email: FAX Number: Applicant's Representative (if different than above) Name: \_\_\_\_\_ Daytime Phone: Address: City / State/Zip: Email: FAX Number: I HEREBY S WEAR OR AFFIRM THAT ALL THE INFORMATION I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION PROVIDED IN THIS APP LICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF M Y KNOWLEDGE, AND SHALL BE BI NDING TO THE PROPERTY AS WELL AS TO AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON CURRENT AND ANY FUTURE OWNERS. MY BEHALF FOR THIS APPLICATION. Signature of Applicant Signature of Property Owner Hernander WILLIAM HERNANDEZ Type or Print Name Type or Print Name Office Use Only Intake Staff Signature: \_\_\_\_\_ Intake Date: \_\_\_\_\_

Development Services Department, 601 E Kennedy Blvd. 20th Floor

Case Number: \_\_\_\_\_ Public Hearing Date:

Receipt Number:

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