



**Hillsborough  
County Florida**

**LAND USE HEARING OFFICER VARIANCE REPORT**

**APPLICATION NUMBER:** VAR 21-1207

**LUHO HEARING DATE:** October 25, 2021

**CASE REVIEWER:** Sam Ball

**REQUEST:** The applicant is requesting a setback variance to accommodate a proposed addition to a single-family home on property zoned ASC-1.

**VARIANCE(S):**

Per LDC Section 6.01.01, a minimum side yard setback of 15 feet is required in the ASC-1 district. The applicant requests 3-foot reduction to the required side setback to allow a 12-foot setback from the east property line.

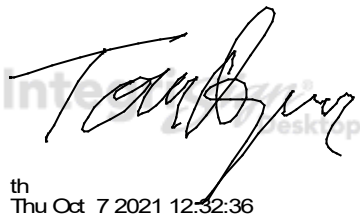
**FINDINGS:**

The subject parcel's ASC-1 zoning designation requires a 1-acre minimum lot size and a 150-foot minimum lot width. The dimensions of the subject parcel are approximately 0.50 acres in size and 100.73 feet in width. However, the lot has been certified as legally nonconforming per NCL 21-1395 which has been placed in the case record for the subject variance.

**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**

  
th  
Thu Oct 7 2021 12:32:36

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



## 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.

Variance of 3 feet from the required side yard  
set back of 15 feet resulting in a side yard  
of 12 feet.

Request an addition to the east side of the  
home of 10 feet.

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

## ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No ☒ Yes ☐  
 If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
 No ☒ Yes ☐ If yes, please indicate the nature of the application and the case numbers assigned to the application(s): \_\_\_\_\_
3. Is this a request for a wetland setback variance? No ☒ Yes ☐  
 If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (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 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?

Single family home located on the property. Homeowners need more interior space. They are requesting a 10' extension to the east side.

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.

Existing property is well within the rear and side yard setbacks on the south and west side.

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.

There are no properties that would be directly affected by allowance of the variance.

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).

No wetlands or trees affected. Extension of home will maintain good planning and design practices within the intent of the LDC.

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.

No improvements have ever been made to the existing property.

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.

Santorelli's built the original home on the property. There is sentimental value in the property.

TIME 08 12A  
104 0006 05ALB3  
RECORDED 014064 A  
CK  
80.55  
CODES 11334441

THIS INDENTURE, Made this 21st day of March 1983

by and between

R. TODD WOODS, a married man

of the County of HILLSBOROUGH, in the State of FLORIDA

part y of the first part, and

BRETT H. SANTARELLI AND HELEN A. SANTARELLI,  
his wife

whose post office address is: 3824 Cortez Dr. Apt. "C", Tampa, Fla. 33614  
of the County of PINELLAS, in the State of FLORIDA  
part ies of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of -----TEN AND 00'100----- Dollars, and other valuable considerations, lawful money of the United States of America, to him in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold and conveyed to the said part ies of the second part, their heirs and assigns forever, all of the following described land in Hillsborough County, Florida, to-wit:

Lot 5, Block 3, LINDAWOOD SUBDIVISION, according to map  
or plat thereof as recorded in Plat Book 49 page 9  
of the Public Records of Hillsborough County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

JAMES F. TAYLOR, JR.  
CLERK CIRCUIT COURT  
RECORDING DEPT.  
HILLSBOROUGH CO.  
TAMPA, FL 33601

Record Verified  
James F. Taylor, Jr.  
Clerk of Circuit Court

By [Signature]  
Deputy Clerk

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said parties of the second part, their heirs and assigns, in fee simple forever.

And the said part y of the first part does hereby covenant with the said part ies of the second part that said described property is free from all liens and encumbrances except for taxes and assessments for the year 1983 and subsequent years, restrictions, reservations and easements of record.

And the said part y of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part ha s executed this deed under seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

[Signature: Eddie K. Carter]  
[Signature: Paul R. Johnson]

R. Todd Woods (SEAL)  
R. Todd Woods

(SEAL)

(SEAL)

(SEAL)

This instrument Was Prepared By: Wanda Sue Peterson  
STEWART TITLE OF TAMPA, 2702 West Waters Ave.,  
Tampa, Florida. As a necessary incident  
to the fulfillment to conditions in a title  
insurance commitment issued by

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

R. Todd Woods

to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same as his free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this  
day of March A. D. 19 83

*Paul R. Johnson*  
Notary Public, State of Florida, at Large

My Commission Expires: *NOTARY PUBLIC*

Return To: Mr. and Mrs. Brett H. Santarelli  
3824 Cortez Drive  
Apt C  
Tampa, Fla. 33614

Warranty Deed

TO





## 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: 8602 Beth Ct City/State/Zip: Odessa, FL TWN-RN-SEC: \_\_\_\_\_  
Folio(s): 000987-5054 Zoning: ASC-1 Future Land Use: REBJ Property Size: 100 X 218

### Property Owner Information

Name: Brett + Helen Santarelli Daytime Phone: 813 598-5705  
Address: 8602 Beth Ct City/State/Zip: Odessa, FL 33556  
Email: Bsantarelli@aol.com FAX Number: \_\_\_\_\_

### Applicant Information

Name: Christy Burkhead, Alignment Construction Daytime Phone: 727-916-1305  
Address: 6112 Japonica Court City/State/Zip: New Port Richey, FL 34655  
Email: C.Burkhead@PTPCorporation.com FAX Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City / State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN 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.

Christina L Burkhead  
Signature of Applicant  
Christina L Burkhead  
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.

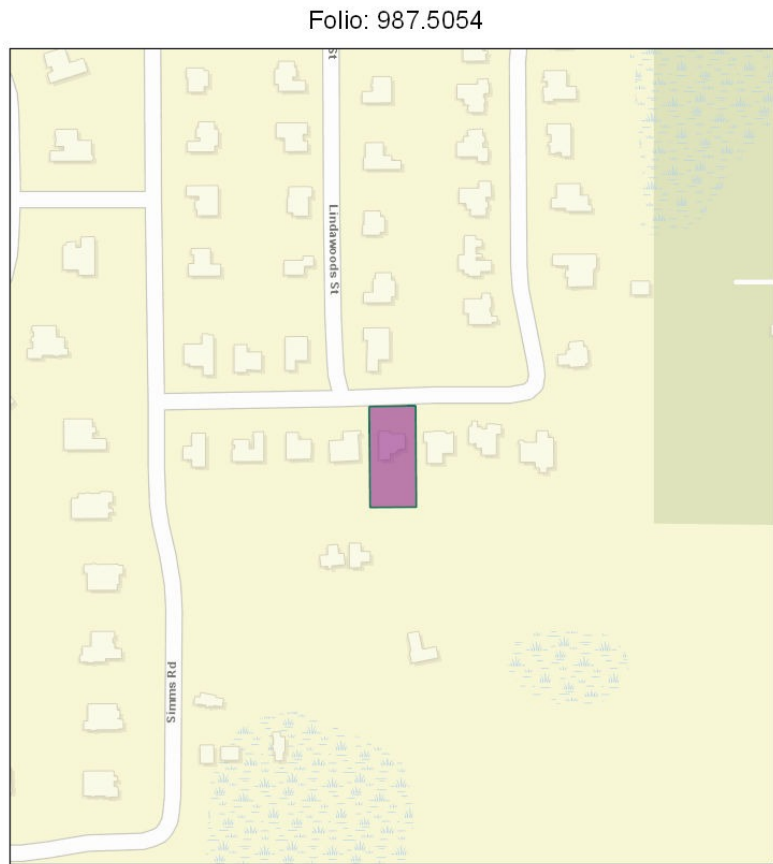
Brett Santarelli  
Signature of Property Owner  
Brett Santarelli  
Type or Print Name

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 08/16/2021  
Case Number: 21-1207 Public Hearing Date: 10/25/2021  
Receipt Number: 75461



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0039H
FIRM Panel	12057C0039H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120040D
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa
Census Data	Tract: 011504 Block: 2001
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



August 16, 2021

1:2656  
0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km

Hillsborough County Florida

**Folio:** 987.5054  
**PIN:** U-14-27-17-00N-000003-00005.0  
**BRETT H AND HELEN A SANTARELLI**  
**Mailing Address:**  
 8602 BETH CT  
 ODESSA, FL 33556-4759  
**Site Address:**  
 8602 BETH CT  
 ODESSA, FL 33556  
**SEC-TWN-RNG:** 14-27-17  
**Acreage:** 0.50329298  
**Market Value:** \$236,022.00  
**Landuse Code:** 0100 SINGLE FAMILY

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- Or
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