

Variance Application: VAR 25-1340

LUHO Hearing Date: April 13, 2026

Case Reviewer: Jared Follin



**Hillsborough
County Florida**

Development Services Department

Applicant: Laritza Lopez

Zoning:

RSC-6

Address/Location: 4525 Tarpon Drive, Tampa; Folio: 39079.0000

Request Summary:

The applicant is requesting a variance to accessory structure standards to allow an existing accessory structure to occupy more than 20 percent of the required rear yard.

Requested Variances:

| LDC Section: | LDC Requirement: | Variance: | Result: |
|--------------|---|------------|--|
| 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 three feet to any rear lot line. | 13 percent | 33 percent of required rear yard occupied by accessory structure |

Findings:

A code compliance case, HC-CMP-24-0000480, was issued on November 15, 2024, for unpermitted construction of the subject accessory structure.

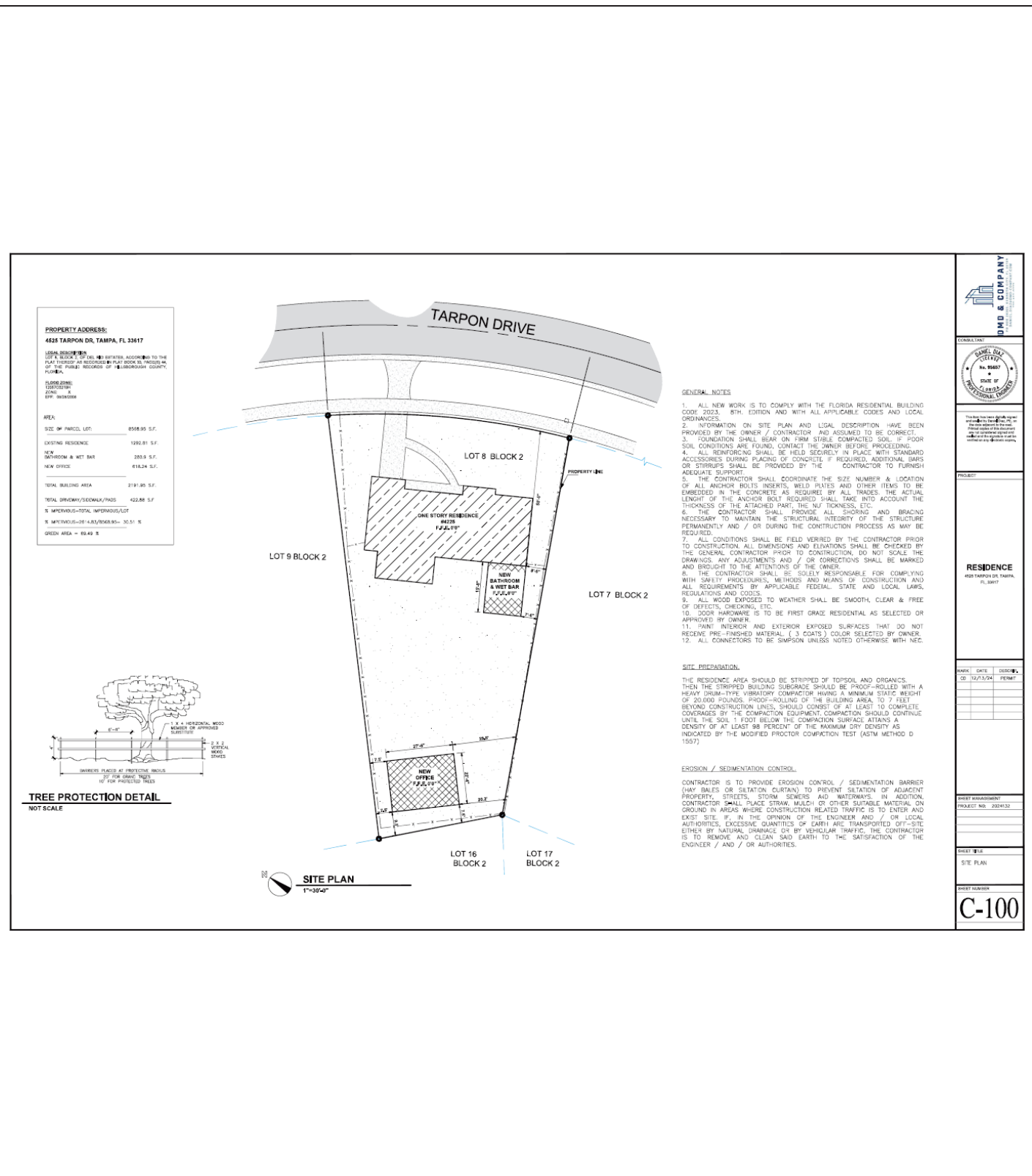
Zoning Administrator Sign Off:

Colleen Marshall
Thu Mar 26 2026 15:00:15

DISCLAIMER:

The variance(s) 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.

SURVEY/SITE PLAN



RWD & COMPANY
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12587

CONSULTANT:
DANIEL RAY
No. 9667
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

PROJECT:
RESIDENCE
4525 TARPON DR, TAMPA, FL 33617

MARK DATE DISCIPLINE
CD 12/3/24 PERMIT

SHEET MANAGEMENT
PROJECT NO: 2024133

SHEET NO:
SITE PLAN

SHEET NUMBER
C-100



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-25-1340 Applicant's Name: Lariza Lopez

Reviewing Planner's Name: _____ Date: 10/6/2025

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): see fee/01

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

10/6/2025
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 _____

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: 10/6/2025



Additional / Revised Information Sheet

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

| Included | Submittal Item |
|----------|----------------|
|----------|----------------|

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

*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



**Hillsborough
County Florida**
Development Services

Application No: 25-1340

Project Description (Variance Request)

1. 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.

Mr Peter Gray recommended to apply for the variance

Description:

Accessory Structure exceeds the allowable area encroachment into the rear yard setback. Per LDC Section 6.11.04.C.03, the accessory structure shall may be erected in required rear yard/setback as long as they do not occupy more than 20% of the required Rear Yard "AREA", including other structures in this Required Rear Yard "AREA". Note: the minimum setback would be 3'-0" to rear property line.

The applicant is advised to contact a zoning counselor at 813-272-5600 (option 3) or ZoningHelp@hcfi.gov for further assistance.

Need a total of 33% rather than 20% maximum

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

Variance request to lot development standards and accessory structure standards

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-24-0067132
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.
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 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



Variance Criteria Response

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?

While other nearby properties have larger or more regularly shaped rear yard setback areas, allowing them to comply with the 20% coverage requirement, this property configuring makes compliance significantly more difficult. In effect, the 20% limit here translates to only about 240 sq.ft. of allowable coverage—far less functional than the other lots in the district effectively enjoy.

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.

A 20% coverage limitation would deprive me of rights commonly enjoyed by others in the district. This parcel compliance with the 20% standard equates to just 240 sq feet of usable rear yard coverage than the functional space available to other properties with larger setback areas. Enforcing the literal requirement would therefore prevent the property owner from enjoying a reasonable residential use that is common throughout the neighborhood.

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.

This variance will not compromise the spirit of the Zoning code, as sufficient open space and setback remain in place to protect neighboring properties.

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).

Granting the variance will not be injurious to the neighborhood or detrimental to the public welfare. The office structure is residential in nature, modest in scale, and compatible with surrounding uses. The spirit and intent of the Land Development Code—balancing functional property use with protection of community character—remain upheld.

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 existing office structure encroachment of approximately 400 square feet into the rear yard setback is not the result of actions taken in bad faith by the applicant. Rather, the difficulty arises solely from the unique dimensional relationship between the lot configuration and the rear yard setback definition. The condition is not self-created.

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.

The public benefits remain fully secured: adequate open space is preserve, drainage is not impacted, and neighboring properties continue to enjoy privacy, access to light and freedom from encroachment.

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Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No: 2024-04-3106

Parcel ID Number: U-28-28-19-1LE-000002-00008.0 folio 039079-0000

WARRANTY DEED

Made May 3, 2024, by **TECHNOLOGY DEVELOPMENT CONSULTANTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 4525 TARPON DRIVE LAND TRUST, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 6, 2023**, whose address is PO Box 752, Dunedin, FL 34697 (the "Grantor"), to **LARITZA LOPEZ, A SINGLE WOMAN**, whose address is 5305 Nancy Street, Tampa, FL 33617 (the "Grantee"):

(Whenever used herein the term "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 **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$375,000.00)** and other valuable consideration, 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, Florida**, to-wit:

Lot 8, Block 2, DEL RIO ESTATES, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 44, of the Public Records of Hillsborough County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURE(S) APPEAR NEXT PAGE(S)-

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kelley L Calkins
Witness Printed Name Kelley L. Calkins
Witness #1 Address 1004 US Hwy 19 Ste 101
HOLIDAY FL 34691

The 4525 Tarpon Drive Land Trust, under the provisions of a Trust Agreement dated December 6, 2023

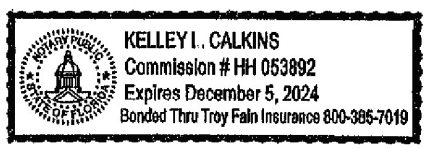
By: Technology Development Consultants LLC, a Florida Limited Liability Company, as Trustee

By: ~~Hayden Wrobel, as Managing Member~~

Amanda Cordas
Witness Printed Name Amanda Cordas
Witness #2 Address 1004 US Hwy 19 Bldg 101
HOLIDAY FL 34691

State of FLORIDA
County of PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 2nd day of May, 2024, by Hayden Wrobel, as Managing Member of Technology Development Consultants LLC, a Florida Limited Liability Company, on behalf of the company, as Trustee of The 4525 Tarpon Drive Land Trust, under the provisions of a Trust Agreement dated December 6, 2023, who is/are personally known to me or who has/have produced _____ as identification.



Kelley L Calkins
Notary Public
Print Name: Kelley L. Calkins
My Commission Expires: 12-5-2024



Additional / Revised Information Sheet

| | | |
|---------------------------------|----------------|--------------|
| Office Use Only | | |
| Application Number: VAR 25-1340 | Received Date: | Received By: |

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Application Number: VAR 25-1340 Applicant's Name: Laritza Lopez

Reviewing Planner's Name: Ashley Rome Date: 03/20/2026

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): 04/13/2026

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.

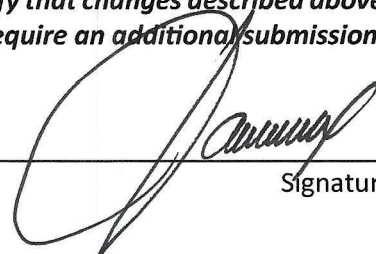
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I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.



Signature

03/20/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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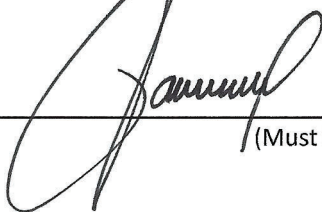
Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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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 checked="" 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 checked="" type="checkbox"/> Other Documents (please describe): |
| <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> proof of notice affidavit </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.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 4525 Tarpon Dr City/State/Zip: Tampa FL 33617
TWN-RN-SEC: 28-19-28 Folio(s): 039079-0000 Zoning: RSC-6 Future Land Use: SFR Property Size: 1974sq

Property Owner Information

Name: Laritza Lopez Daytime Phone 201-916-4551
Address: 4525 Tarpon Dr City/State/Zip: Tampa FL 33617
Email: Llopez.notary@gmail.com / laritzalopez15@gmail.com Fax Number _____

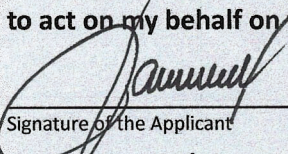
Applicant Information

Name: Laritza Lopez Daytime Phone 201-916-4551
Address: 4525 Tarpon Dr City/State/Zip: Tampa FL 33617
Email: Llopez.notary@gmail.com / laritzalopez15@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: N/A Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

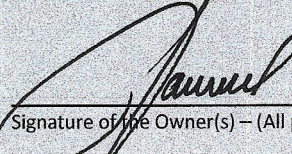
I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.



Signature of the Applicant
Laritza Lopez

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.



Signature of the Owner(s) – (All parties on the deed must sign)
Laritza Lopez

Type or print name



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Laritza Lopez Phone: 201-916-4551

Representative's Email: llopez.notary@gmail.com / laritzalopez15@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

| Included | N/A | Requirements |
|----------|-------------------------------------|--|
| 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u> |
| 2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit. |
| 3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org . |
| 4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request. |
| 5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u> |
| 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u> |
| 7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> <u>Close Proximity Property Owners List</u> |
| 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Legal Description for the subject site |
| 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable) |
| 10 | <input type="checkbox"/> | <input checked="" type="checkbox"/> Fastrack Approval (if applicable) |

Additional application-specific requirements are listed in Part B.

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