

**Variance Application:** VAR 26-0109

**LUHO Hearing Date:** 12/15/25

**Case Reviewer:** Cierra James



**Hillsborough  
County Florida**

**Development Services Department**

**Applicant:** Fakir Hossain

**Zoning:**

RSC-6

**Address/Location:** 1004 Eckles Dr., Tampa, FL 33612; Folio: 20216.0000

**Request Summary:**

The applicant is requesting a variance to the side and rear yard setbacks to accommodate their proposed home expansion.

**Requested Variances:**

| LDC Section: | LDC Requirement:   | Variance:      | Result:                          |
|--------------|--|----------------|----------------------------------|
| 6.01.01      | A minimum 25-foot rear yard setback is required in the RSC-6 zoning district.  | 22 feet 1 inch | 2-foot 11-inch rear yard setback |
| 6.01.01      | A minimum 7.5-foot side yard setback is required in the RSC-6 zoning district. | 5 inches       | 7-foot 1-inch side yard setback  |

**Findings:**

HC-BLD-25-0075683 was submitted for the proposed addition to the home.

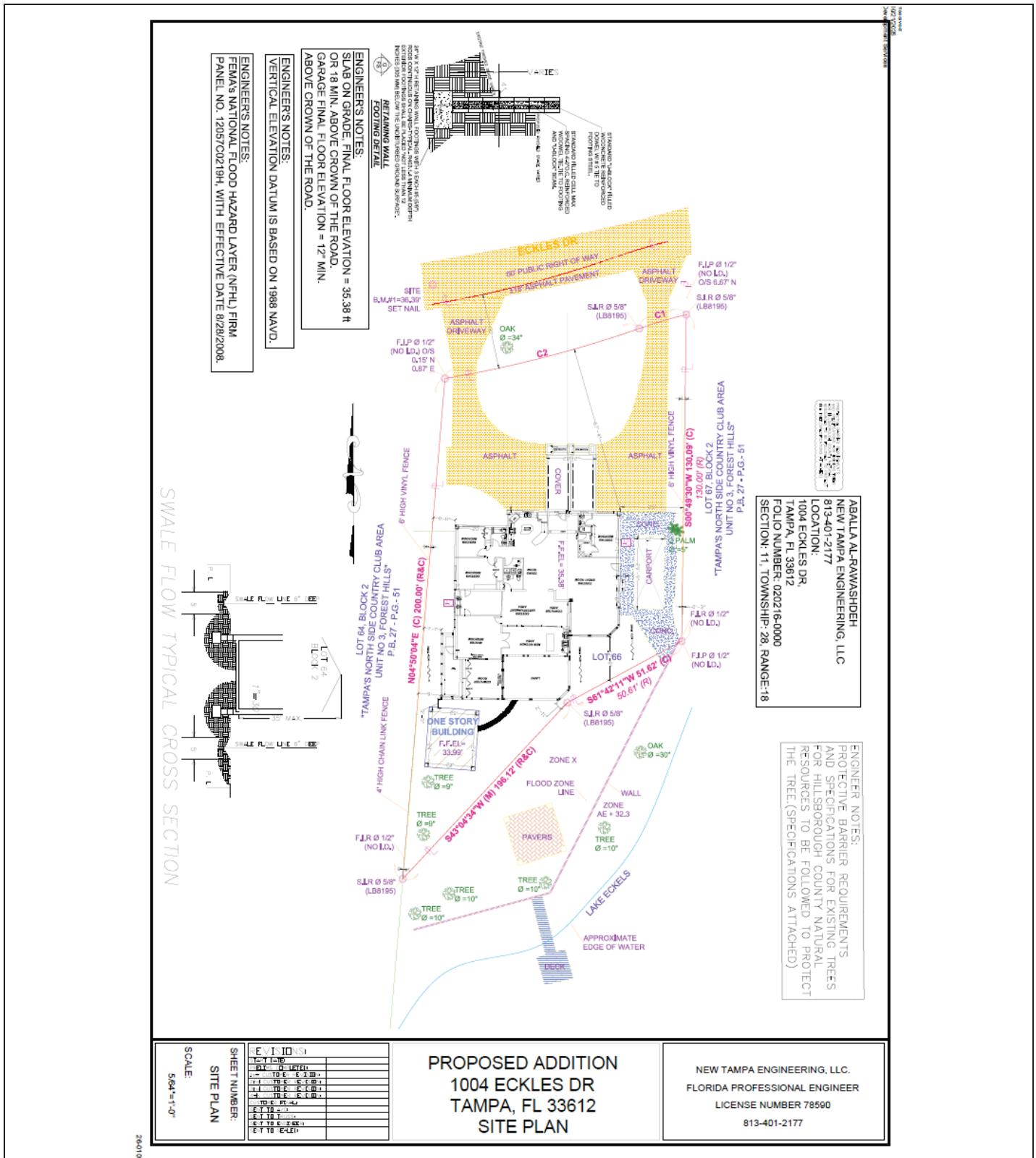
**Zoning Administrator Sign Off:**

Colleen Marshall  
Mon Dec 1 2025 12:49:48

**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



**Hillsborough  
County Florida**  
Development Services

# 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 26-0109 Applicant's Name: Fakir Hossain

Reviewing Planner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

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): \_\_\_\_\_

**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@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

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@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***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

11/17/2025

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: \_\_\_\_\_

**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

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

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

\*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: \_\_\_\_\_

## 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.

A variance of 22 feet and 1 inch from the required rear yard setback of 25 feet resulting in a rear yard set back of 2 feet and 11 inches.

A variance of 5 inches to the required side yard setback of 7 feet and 6 inches resulting in a side yard of 7 feet and 1 inch.

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

Development Code [HC-LDC] Sec. 6.01.01). The project must be revised to meet the minimum required setback.

## 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.
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 Re-claimed 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?

It is unique due to the the curve of the lake, one side of my property is significantly shorter than the other due to the curve of the lake.

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.

Other families with regular shape property will be able to extend their home to accommodate the need of the family.

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.

Due to the shape of the lake and my property, I am the only one effected. This will not effect anyone's view or back yard space due to the nature of the landscape.

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*).

This will in no way interfere with future development plan of the county in the area. This is the last point in the lake and its in my backyard.

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.

There is no illegal violation relation to the property. My parents are moving in to live with us and we need to extra space to accommodate them.

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.

I lived in this house for 13 years, my child has lived all of his life. If this was denied I will have to abandon my home to accommodate my parents.

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Prepared by:  
Monica Watkins  
Fairview Title Company  
9310 N. Armenia Avenue  
Tampa, Florida 33612  
File Number: 1208031

Sales Price \$286,000.00

### Warranty Deed

Made this July 23, 2013 A.D. By **Shannon L. Gilbert, an unmarried woman**, whose address is: 2409 NE 19th Ave, Wilton Manors, Florida 33305, hereinafter called the grantor, to **Sagar Saha**, whose post office address is: 1004 Eckles Drive, Tampa, Florida 33612, hereinafter called 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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lots 65 and 66, Block 2, TAMPA'S NORTHSIDE COUNTRY CLUB AREA, UNIT NO. 3, FOREST HILLS, according to the Map of Plat thereof as recorded in Plat Book 27, Page 51, of the Public Records of Hillsborough County, Florida.

*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 343,200.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.*

Parcel ID Number: 20216-0000

**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 accruing subsequent to December 31, 2012.

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

*Signed, sealed and delivered in our presence:*

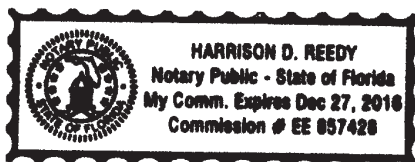
Witness Printed Name Gordon Merritt

Witness Printed Name Rebekah Reese

State of Florida

County of ~~Hillsborough~~ Broward

The foregoing instrument was acknowledged before me this 24 day of July, 2013, by Shannon L. Gilbert, an unmarried woman, who is/are personally known to me or who has produced FLORIDA DRIVER'S LICENSE as identification.



Notary Public

Print Name: HARRISON D. REEDY

My Commission Expires: DECEMBER 27<sup>th</sup> 2016

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**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0109

Hearing(s) and type: Date: 12/15/2025

Date: \_\_\_\_\_

Type: LUHO

Type: \_\_\_\_\_

Intake Date: 10/21/2025

Receipt Number: 529217

Intake Staff Signature: Charles Phillips

### Property Information

Address: 1004 ECKLES DR City/State/Zip: TAMPA, FL 33612-4003

TWN-RN-SEC: 11-28-18 Folio(s): 020216-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: .37 acar

### Property Owner Information

Name: SAHA SAGAR Daytime Phone: \_\_\_\_\_

Address: 1004 ECKLES DR City/State/Zip: TAMPA, FL 33612-4003

Email: sagarsaha0469@gmail.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Fakir Hossain Daytime Phone: 9546086744

Address: 104 Oak Ridge Ave City/State/Zip: Temple Terrace, FL 33617

Email: kir@pukta.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 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

Fakir Hossain

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)

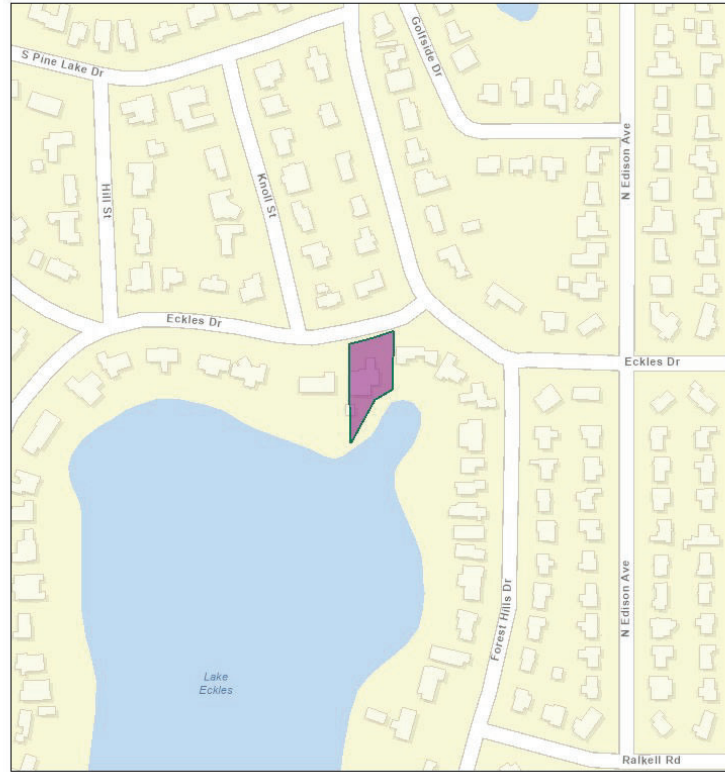
SAHA SAGAR

Type or print name

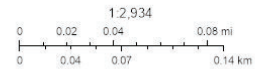


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 20216.0000



October 21, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc., METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

**Folio:** 20216.0000  
**PIN:** U-11-28-18-104-000002-00065.0  
**Sagar Saha**  
**Mailing Address:**  
 1004 Eckles Dr  
 null  
 Tampa, FL 33612-4003  
**Site Address:**  
 1004 Eckles Dr  
 Tampa, FL 33612  
**SEC-TWN-RNG:** 11-28-18  
**Acreage:** 0.37  
**Market Value:** \$564,961.00  
**Landuse Code:** 0100 SINGLE FAMILY

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