

Variance Application: VAR 26-0845

LUHO Hearing Date: June 15, 2026

Case Reviewer: Logan McKaig



**Hillsborough
County Florida**

Development Services Department

Applicant: Miladys Guevara Lorente

Zoning: RSC-9

Address/Location: 7227 Donald Ave., Tampa, FL 33614


Request Summary:

The applicant is requesting a variance to lot development standards for the purpose of permitting an existing home/addition on the property.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 5-foot side yard setback is required in the RSC-9 zoning district.	1 foot	4-foot side yard setback
6.01.01	A minimum 20-foot rear yard setback is required in the RSC-9 zoning district.	10 feet	10-foot rear yard setback

Findings:	None
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Zoning Administrator Sign Off:	 <small>Colleen Marshall Tue Jun 2 2026 12:21:27</small>
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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.



Project Description (Variance Request)

- 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.

REQUEST A REDUCTION OF THE RIGHT-SIDE SETBACK FROM 5 FT TO 4 FT.
 REQUEST A REDUCTION OF THE BACK YARD SETBACK FROM 25 FT TO 10 FT.

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

CODE 6.01.01 SETBACK REQUIREMENTS

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?
 No Yes If 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 Wetland Setback Memorandum and all required information must be included with this Application Packet.
- 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 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

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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?

THE HARDSHIP IS UNIQUE TO THIS PROPERTY WAS ACQUIRED WITH PRE-EXISTING SETBACK IRREGULARITIES, WHICH LIMIT STRICT COMPLIANCE WITH THE CODE

- 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 STRICT APPLICATION OF THE TERRITORIAL DEVELOPMENT CODE WOULD DEPRIVE THE OWNER OF THE REASONABLE USE OF THE PROPERTY, AS IT WOULD REQUIERE THE DEMOLITION OF EXISTENG ADDITIONS THAT HAVE BEEN USED AS AN INTEGRAL PART OF THE DWELLING. THIS WOULD IMPOSE AN UNNECESSARY BURDEN.

- 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 APPROVAL OF THIS VARIANCE WILL NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES OR THE SURROUNDING AREA. THE ADDITIONS HAVE EXISTED FOR A CONSIDERABLE TIME AND ARE CONSISTENT WITH THE CHARACTER OF THE NEIGHBORHOOD. THEY DO NOT GENERATE ADVERSE IMPACTS IN TERMS OF PRIVACY, SAFETY CIRCULATION, OR DRAINAGE.

- 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).

THE REQUESTED VARIANCE IS CONSISTENT WITH THE INTENT OF THE LAND DEVELOPMENT CODE AND THE COMPREHENSIVE PLAN, AS IT PERMITS THE CONTINUED USE OF AN EXISTING STRUCTURE WITHOUT ALTERING THE CHARACTER OF THE AREA OR COMPROMISING THE SAFETY OR ORDEN OF THE DEVELOPMENT.

- 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 CURRENT SITUATION IS NOT THE RESULT OF ACTIONS TAKEN BY THE APPLICANT. TE PROPERTY WAS ACQUIRED WITH THE ADDITIONS ALREADY CONSTRUCTED AND THE EXISTING CONDITIONS IN PACE.FURTHERMORE, THESE IMPROVEMENTS ARE REFLECTED IN THE PROPERTY APPRAISER RECORD THEREBY DEMONSTRATING THEIR PRIOR EXISTENCE.THE APPLICANT SEEKS TO BRING THE PROPERTY INTO COMPLIACE WITH CURRENT REGULATIONS BY SUBMITTING PLANS AND ENGINEFRRING REVIEWS

- 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 APPROVAL OF THEVARIANCE REPRESENTS A FAIR SOLUTION, AS IT PERMITS THE REASONABLE USE OF THE EXISTING HABITABLE AREAS WITHOUT IMPOSING AN EXCESSIVE ECONOMIC BURDEN ASSOCIATED WITH THEIR DEMOLITION. DENYING THE VARIANCE WOULD NOT PROVIDE A SIGNIFICANT PUBLIC BENEFIT AND WOULD RESULT IN UNNECESSARY HARDSHIP FOR THE CURRENT OWNER.

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PREPARED BY AND RETURN TO:

Name: Mercedes L Escalante

Address: 204 4th Avenue North #241
Indian Rocks Beach, FL 33785

Parcel No.: 027098-0000

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 7th day of November, 2023, by Ruben M. Botello, and Mercedes L. Escalante, husband and wife ("**Grantor**"), whose post office address is 204 4th Avenue North, #241, Indian Rocks Beach, FL 33785, given to second party, Premier Kasas LLC, a Florida Limited Liability Company, whose post office address is 204 4th Avenue North, #241, Indian Rocks Beach, FL 33785 ("**Grantee**").

WITNESSETH:

For good and valuable consideration to Grantor, of the sum of **TEN DOLLARS (U.S.\$10.00)** the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in Hillsborough County, Florida, as more particularly described as follows:

Lots 46, 47, and 48, Block 7, OAKWOOD VILLA "THE SUBDIVISION BEAUTIFUL", according to the Plat thereof, recorded in Plat Book 12, Page 5, of the Public Records of Hillsborough County, Florida

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

****SIGNATURE PAGE TO FOLLOW****

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

Max Rodriguez

WITNESS
PRINT NAME: Max Rodriguez

Sherry Chandler
WITNESS
PRINT NAME: SHERRY CHANDLER

Ruben M. Botello

Ruben M. Botello

Mercedes L. Escalante

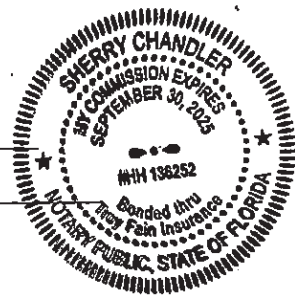
Mercedes L. Escalante

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this day of Nov. 16, 2023, by Ruben M Botello and Mercedes L Escalante.

Sherry Chandler
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: _____





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only		Intake Date: <u>04/17/2026</u>
Application No: <u>26-0845</u>	Type: <u>LUHO</u>	Receipt Number: <u>587014</u>
Hearing(s) and type: Date: <u>06/15/2026</u>	Date: _____	Intake Staff Signature: <u>Charles Phillips</u>

Property Information

Address: 7227 DONALD AVE City/State/Zip: TAMPA FL 33614

TWN-RN-SEC: 28/18/28 Folio(s): 027098-0000 Zoning: RSC-9 Future Land Use: R-20 Property Size: 8,850 / .2 ac

Property Owner Information

Name: PREMEIR KASAS LLC Daytime Phone: 8138467784

Address: 8263 124TH TER City/State/Zip: LARGO FL 33773

Email: _____ Fax Number: _____

Applicant Information

Name: MILADYS GUEVARA LORENTE Daytime Phone: 813-449-3377

Address: 4510 N EDDY DR City/State/Zip: TAMPA FL 33603

Email: miladysgl@hotmail.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.

Miladys Guevara Lorente
Signature of the Applicant

MILADYS GUEVARA LORENTE
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)

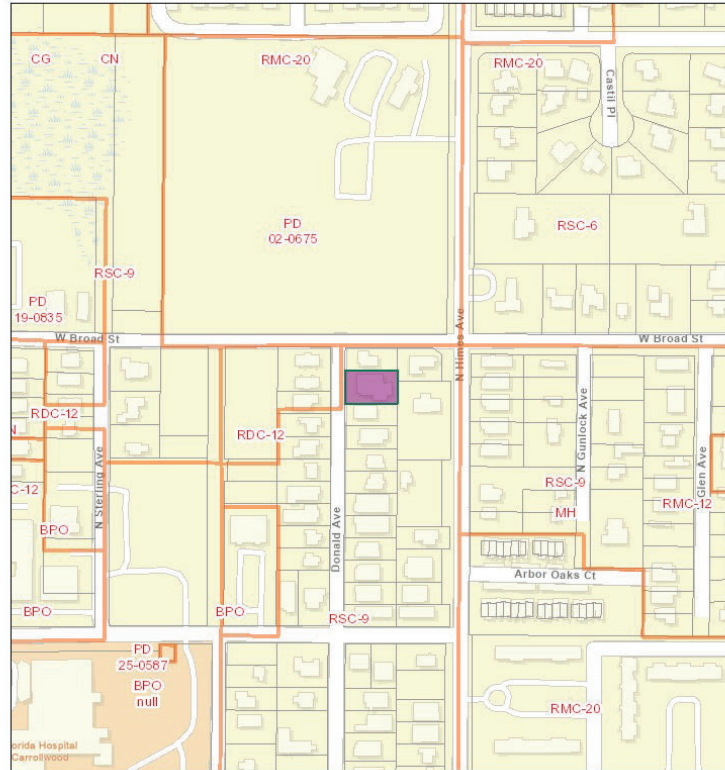
Type or print name



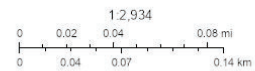
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011902 Block: 6000
Census Data	Tract: 011902 Block: 6001
Future Landuse	R-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 27098.0000



April 17, 2026



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Hillsborough County Florida

Folio: 27098.0000
PIN: U-28-28-18-16Q-000007-00046.0
Premier Kasas Llc
Mailing Address:
 204 4th Ave Unit 241
 null
 Indian Rocks Beach, Fl 33785-8010
Site Address:
 7227 Donald Ave
 Tampa, Fl 33614
SEC-TWN-RNG: 28-28-18
Acreage: 0.2
Market Value: \$633,312.00
Landuse Code: 0100 SINGLE FAMILY

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