

Variance Application: VAR 26-0493

LUHO Hearing Date: April 13, 2026

Case Reviewer: Jared Follin



Hillsborough County Florida

Development Services Department

Applicant: Charquez Clayton **Zoning:** RSC-6

Address/Location: 4604 North 72nd Street, Tampa, FL; Folio: 41598.0000

Request Summary:

The applicant is requesting a variance to the minimum lot size requirement for a property in the RSC-6 zoning district.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.A	A minimum lot area of 7,000 square feet shall be required to allow an accessory dwelling.	1,000 square feet	6,000 square feet lot

Findings:

1. Subject property was created in 1958 by plat "Pardeau Shores, Unit No. 1" as Lot 9 Block 4.
2. Applicant will be required to follow up with a Non-conforming Lot Review to certify the lot.

Zoning Administrator Sign Off:

Colleen Marshall
Thu Mar 26 2026 16:23:15

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.



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.

This variance request seeks approval for the existing additional dwellings on my property, which is on a 6,000 sq. ft. lot. The city's Land Development Code requires a minimum lot size of 7,000 sq. ft. for additional dwellings. I am requesting a variance of [insert variance amount] sq. ft. from this requirement, allowing the lot size to remain at 6,000 sq. ft. I'm requesting a variance of 300 ft. and this will legalize the existing units and support my ability to provide housing for individuals in programs such as VA and Metropolitan Ministries.

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

This variance request pertains to the minimum lot size requirement for additional dwellings. Specifically, I am seeking a variance to allow the existing additional dwellings on my property, which is 6,000 square feet, to remain in use. The Land Development Code section 6.11.02 stipulates a minimum lot size of 7,000 square feet for such dwellings.

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

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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 my property because it has additional dwellings that require state approval, unlike other nearby properties. This creates a specific challenge related solely to my home's existing structures and compliance needs.

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.

Strictly applying the Land Development Code would prevent me from legally maintaining and using the additional dwellings on my property, which I rely on to provide housing for participants in programs like VA and Metropolitan Ministries. This restriction deprives me of rights commonly enjoyed by other properties in the district that do not have such unique, supportive housing uses.

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.

Allowing the variance will not substantially interfere with or harm the rights of neighboring properties because the additional dwellings already exist and have not caused any negative impact. The variance simply brings the property into compliance and supports a beneficial use without altering the character or use of the surrounding area.

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 variance aligns with the intent of the LDC and Comprehensive Plan by allowing efficient use of existing housing and supporting affordable, supportive housing—promoting diverse, sustainable neighborhoods as outlined in Sections 1.02.02 and 1.02.03.

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 situation requiring the variance is not the result of any illegal act or actions taken by me. The additional dwellings were part of the property at the time of purchase, and I am seeking approval to bring them into compliance. This hardship is due to existing conditions, not a self-imposed circumstance.

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.

Allowing the variance balances the public benefits of safe, regulated housing with the hardship I'd face if required to remove the existing dwellings. It supports community goals by providing affordable, supportive housing while bringing the property into compliance.

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Prepared by:

Evelynna E. Fernandez

Westchase Title, LLC
12029 Whitmarsh Lane
Tampa, Florida 33626

File Number: 2022219

1/2
Warranty Deed

Made this September 6, 2022 A.D. By **Yosney Jesus Perez Quintana, a single man**, whose address is: 6627 Cavacade Dr, Bldg 48-A, Tampa, Florida 33614, hereinafter called the grantor, to **Charquez Clayton, a single man**, whose post office address is: 4604 N 72nd Street, Tampa, Florida 33610, 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 \$245,000.00 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:

Lot 9, Block 4, Pardeau Shores Unit No. 1, according to map or plat thereof, recorded in Plat Book 34, Page 34 of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **A0415980000**

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
Subject to current taxes, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

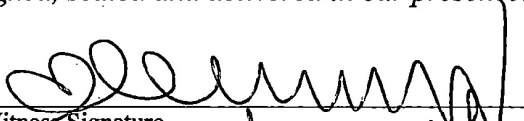
Prepared by:

Evelynna E. Fernandez

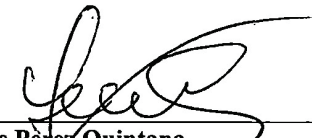
Westchase Title, LLC
12029 Whitmarsh Lane
Tampa, Florida 33626

File Number: 2022219

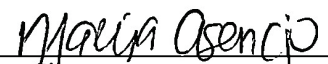
Signed, sealed and delivered in our presence:



Witness Signature
Witness Printed Name Evelynna Fernandez



(Seal)
Yosney Jesus Perez Quintana
Address: 6627 Cavaçade Dr, Bldg 48-A, Tampa, Florida 33614

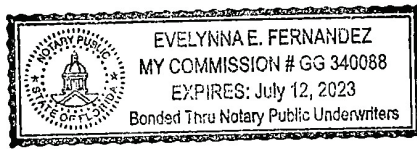


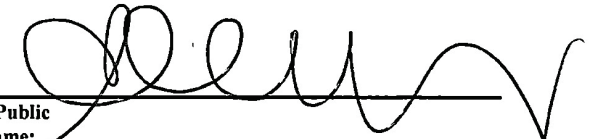
Witness Signature
Witness Printed Name Maria Asencio

State of FLORIDA

County of HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of September, 2022, by Yosney Jesus Perez Quintana, a single man, who is/are personally known to me or who has produced DL, as identification.





Notary Public
Print Name: _____
My Commission Expires: _____



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 26-0493 Applicant's Name: Charquez Clayton
 Date: 03/01/2026
 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

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.

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.

Charquez Clayton
Signature

03/01/2026
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: _____ *Charquez Clayton* _____
(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
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- 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

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: 4604 North 72nd Street City/State/Zip: Tampa, FL. 33610
 TWN-RN-SEC: 29-19-02 Folio(s): 41598.0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 0.14

Property Owner Information

Name: Charquez Clayton Daytime Phone 352-857-2219
 Address: 4604 North 72nd Street City/State/Zip: Tampa, FL. 33610
 Email: quezoe11@gmail.com Fax Number _____

Applicant Information

Name: Charquez Clayton Daytime Phone 352-857-2219
 Address: 4604 North 72nd Street City/State/Zip: Tampa, FL. 33610
 Email: quezoe11@gmail.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.

Charquez Clayton

Signature of the Applicant

Charquez Clayton

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.

Charquez Clayton

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

Charquez Clayton

Type or print name