

**Variance Application:** VAR 26-0479

**LUHO Hearing Date:** 04/13/2026

**Case Reviewer:** Logan McKaig



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Ambishkumar Patel

**Zoning:** PD 17-1399

**Location:** 12430 Horseshoe Bend Dr. Lithia, FL

**Folio:** 88496.0106


**Request Summary:**

The applicant is requesting a variance to mechanical equipment setbacks to allow for a generator within the rear yard.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6..01.03.I.3 & PD 17-1399 Sec. 2.1	Mechanical equipment, such as air conditioning units, pumps, heating equipment, propane tanks, electrical generators and similar installations, may not project into the required front yard(s), but may project five feet into the required rear yard(s).  Rear yard setback in parcel A of 17-1399 shall be 10 feet.	4 feet	1-foot rear yard setback for generator

<b>Findings:</b>	None
------------------	------

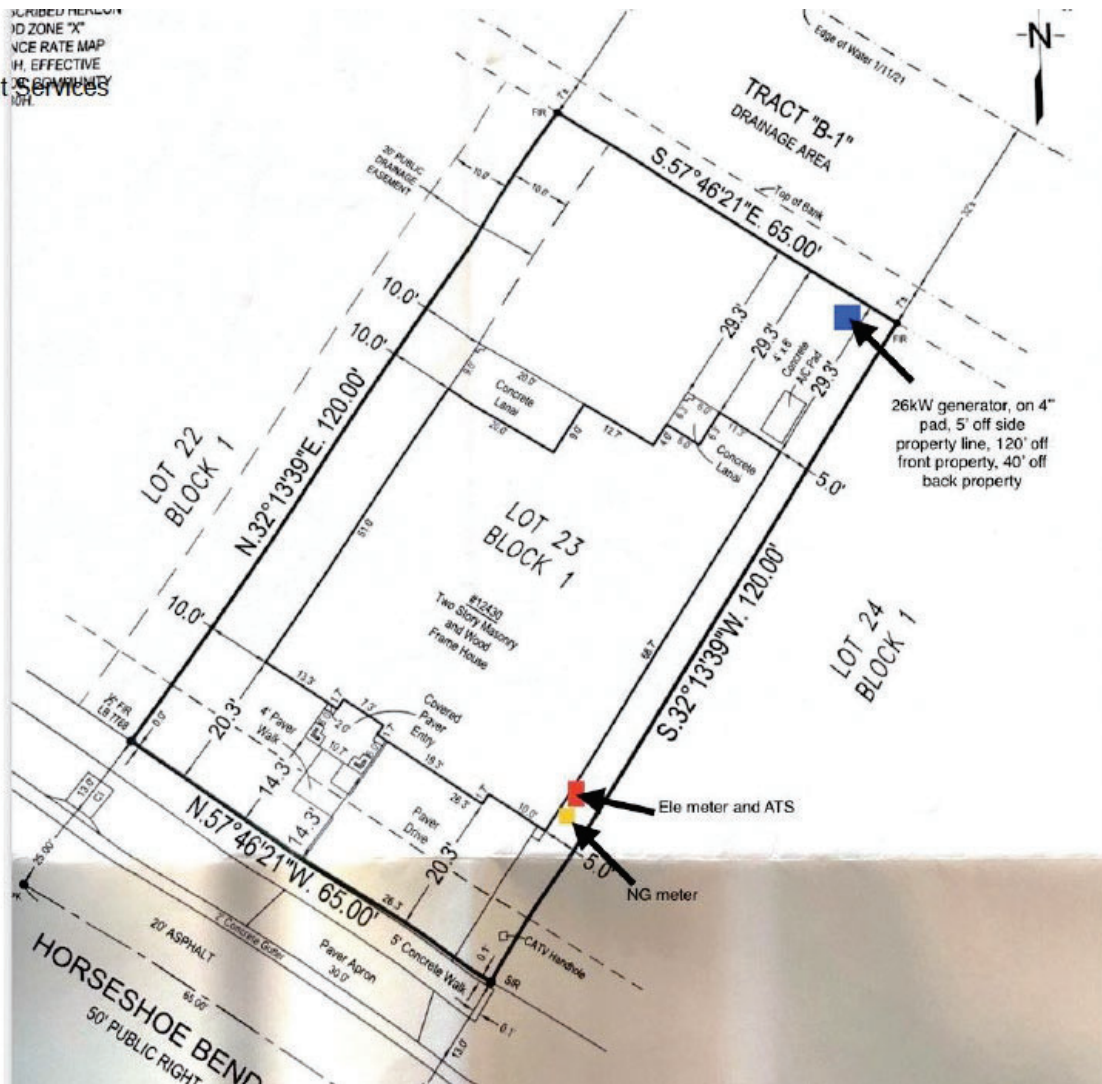
<b>Zoning Administrator Sign Off:</b>	 Colleen Marshall Thu Mar 26 2026 14:54:54
---------------------------------------	---

**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

Received  
11/29/2026  
Development Services



26-0479



# 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.

Generator was installed in rear of home 1' from property line. There is no other spot on the property to install the generator due to a drainage easement on one side and the other being to slim

Permit Number HC-BTR-25-0285852

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

6.01.03.1

## 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 Reclaimed Water - Service Application Conditional Approval - Reservation of Capacity" prior to your public hearing

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



### 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?

Drainage easement, small side property line and small rear property line

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.

I have a 10' rear setback so without a variance I would not be able to own an emergency back up generator

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.

Generator would be 10+ feet from both neighbors

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).

Generator would sit on my property, it would not encroach into anothers property and still remain well away from the rear pond

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or results from the actions of the applicant, resulting in a self-imposed hardship.

Generator was installed by Generx/Center Power Systems in the only available location. After installation it was learned the generator was 8 foot from property line. Generx/Center did not inform this would be an issue. No other location available due to pool equipment also on property

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 would be able to keep power when the electricity goes out, I would not need to leave home during a hurricane and other causes for power outage

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Prepared by and Return to:  
Hillsborough Title, LLC  
Carla Avila  
350 E. Bloomingdale Ave.  
Brandon, FL 33511  
Our File No.: BRL20-79766  
This Deed is prepared pursuant to the issuance of Title Insurance

For official use by Clerk's office only

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 8th day of February, 2021, between **Homes By West Bay, LLC, a Florida limited liability company**, whose mailing address is: 4065 Crescent Park Drive, Riverview, FL 33578 party of the first part,

and

**Ambishkumar Hemantkumar Patel and Roshniben Hasmukhbhai Patel, husband and wife**, whose mailing address is: 12430 Horseshoe Bend Drive, Lithia, FL 33547, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 23, Block 1 of B AND D HAWKSTONE PHASE I, according to the Plat thereof as recorded in Plat Book 136, Page(s) 217 through 231, of the Public Records of Hillsborough County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed on February 8, 2021.

Signed, sealed and delivered  
in the presence of:

Homes By West Bay, LLC, a Florida limited liability  
company

Christie J. Brodie  
Witness signature  
Christie J. Brodie  
Print witness name  
Meghan Moriarty  
Witness signature  
Meghan Moriarty  
Print witness name

By: Marlena Nitschke  
Print Name: Marlena Nitschke  
Title: Controller  
  
(Corporate Seal)

State of Florida  
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of February, 2021, by  
means of X Physical Presence or      Online Notarization, by Marlena Nitschke, its Controller on  
behalf of Homes By West Bay, LLC, a Florida limited liability company who is personally know to me.

Meghan Moriarty  
Notary Public

Print Notary Name: Meghan Moriarty

My Commission Expires: \_\_\_\_\_

Notary Seal





# Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 26-0479	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 26-0479 Applicant's Name: Ambishkumar Patel

Reviewing Planner's Name: Logan McKaig Date: 03/13/26

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): 04/13/26

### 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.**

  
Signature

03/13/26  
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 VAR 26-0479

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: \_\_\_\_\_ *[Handwritten 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  **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: 12430 Horseshoe Bend Drive City/State/Zip: Lithia FL 33547  
 TWN-RN-SEC: 05-31-21 Folio(s): 88496.0106 Zoning: PD Future Land Use: R-4 Property Size: 0.18 Acre

### Property Owner Information

Name: Ambishkumar Patel/ Roshniben Patel Daytime Phone (850)321-9452  
 Address: 12430 Horseshoe Bend Drive City/State/Zip: Lithia FL 33547  
 Email: ambish\_p@yahoo.com Fax Number \_\_\_\_\_

### Applicant Information

Name: Ambishkumar Patel Daytime Phone (850)321-9452  
 Address: 12430 Horseshoe Bend Drive City/State/Zip: Lithia FL 33547  
 Email: ambish\_p@yahoo.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

Ambishkumar Patel  
 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)

Roshniben Patel/ Ambishkumar Patel  
 Type or print name