

Variance Application:**VAR 26-0247****LUHO Hearing Date:****February 09, 2026****Case Reviewer:****Carolanne Peddle****Hillsborough
County Florida****Development Services Department**

Applicant: Liuvén L Hernandez

Zoning: RSC-6

Location: 6902 Shady Pl. Tampa, FL 33634; Folio: 4580.3422

Request Summary:

The applicant is requesting variances to fence requirements and accessory structure standards.

Requested Variances:**LDC LDC Requirement:****Variance: Result:****Section:**

6.07.02 C 1 b. 6.01.01	For corner lots, fences up to six feet in height shall be allowed within one front yard, which functions as a side yard, provided the fence is located no more than ten feet into the required front yard, as measured from the rear line of the front yard. A minimum 25-foot front yard setback is required in the RSC-6 zoning district. Therefore, a minimum 15-foot front yard setback is permitted for a 6-foot-high fence within the front yard functioning as a side yard.	13 feet	6-foot-high fence with a 2-foot front yard setback functioning as a side yard.
6.11.04. C 4 6.01.01	On any corner lot no part of any accessory structure shall be located in the required front yards except where one front yard functions as a side yard. On these lots, accessory structures shall be permitted to intrude up to ten feet into the required front yard functioning as a side yard. The intrusion is measured from the required yard line, toward the street. A minimum 25-foot front yard setback is required in the RSC-6 zoning district. Therefore, a minimum 15-foot front yard is permitted for an accessory structure within the front yard functioning as a side yard.	9.5 feet	5.5-foot front yard setback functioning as a side yard for accessory structure.

Findings:

None.

Zoning Administrator Sign Off:Colleen Marshall
Tue Jan 27 2026 09:56:57**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.

Variance of 13 feet from the required corner lot side yard setback of 15 feet resulting in a side yard of 2 feet for fence and 5.5 feet for small shed built in the side yard.

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

Section 6.11.04

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-BTR-25-0282619
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?

Strict adherence to the 15-foot rear setback requirement (East side of property) for corner lot would leave an unbuildable area of only 4 feet in width, making it impossible to construct a standard small utility shed in the back of my property, which is a permitted use in this district.

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 lots (no corner lots) are not subject to a strict adherence to the 15-foot rear setback to the side of the property requirement. Those lot owner are allowed to build a utility shed for their convenience. That side of the lot is use the rear side of my property and yet it subject to a different standard.

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.

There is no interfere with others as we are compliance to the back neighbor lot requirements.

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).

Other lots (no corner lots) are not subject to a strict adherence to the 15-foot rear setback to the side of the property requirement. Those lot owner are allowed to build a utility shed for their convenience.

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 act as the result of the approval of the variance, Shed was permitted and passed all building inspection as required per county. Reference HC-BTR-25-0282619 for Inspection approvals.

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 will be allowed, as other lot owner, to build a utility shed for our convenience. The fence and shed are built to highest cosmetic and structural standards to make the neighborhood look better. Personally, I can use the utility room to store my tools and garden equipment.

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Prepared By:
David H. Walkowiak, Esq.
24814 State Road 54
Lutz, Florida 33559

QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of March, 2015 by and between LIUVEN L. HERNANDEZ, whose address is 6902 Shady Place, Tampa, Hillsborough County, Florida, hereinafter referred to as the Grantor and LIUVEN L. HERNANDEZ & ZOILA ALARCON, as Joint Tenants with right of survivorship, whose address is 6902 Shady Place, Tampa, Hillsborough County, Florida, hereinafter referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the Grantor has in and to the following described lot, piece or parcel of land to wit:

LOT 8, IN BLOCK 9, OF TOWN 'N COUNTRY PARK SECTION 9, UNIT NO 7, ACCORDING TO THE PLAT, THEREOF, AS RECORDED IN PLAT BOOK 44, ON PAGE 88, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and belief of the said party of the second part its heirs and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Gwen Ellen Walkowiak
Witness

Allen Herch
Witness

Liuvén L. Hernández
LIUVEN L. HERNANDEZ GRANTOR

Liuvén L. Hernández
LIUVEN L. HERNANDEZ GRANTEE

Zoila Alarcon
ZOILA ALARCON, GRANTEE

STATE OF FLORIDA
COUNTY OF Pasco:

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of March, 2015, by Liuvén L. Hernández, who is personally known to me or has produced Florida Driver's License as identification.

Gwen Ellen Walkowiak
Notary signature

My Commission Expires: _____



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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0247

Hearing(s) and type: Date: 02/09/2026

Date: _____

Type: LUHO

Type: _____

Intake Date: 11/20/2025

Receipt Number: 537388

Intake Staff Signature: Charles Phillips

Property Information

Address: 6902 Shady PL

City/State/Zip: Tampa FL 33634

TWN-RN-SEC: 25-28-17 Folio(s): 004580.3422 Zoning: RSC-6 Future Land Use: R-4 Property Size: .22

Property Owner Information

Name: Liuvén L Hernandez & Zoila Alarcon Daytime Phone: 8135983889

Address: 6902 Shady PL City/State/Zip: Tampa FL 33634

Email: liuven@earthlink.net

Fax Number: _____

Applicant Information

Name: Liuvén L Hernandez Daytime Phone: 8135983889

Address: 6902 Shady PL City/State/Zip: Tampa FL 33634

Email: liuven@earthlink.net

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.

Liuvén L Hernandez
Signature of the Applicant

Liuvén L Hernandez

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.

Zoila Alarcon Liuvén L Hernandez
Signature of the Owner(s) – (All parties on the deed must sign)

Zoila Alarcon

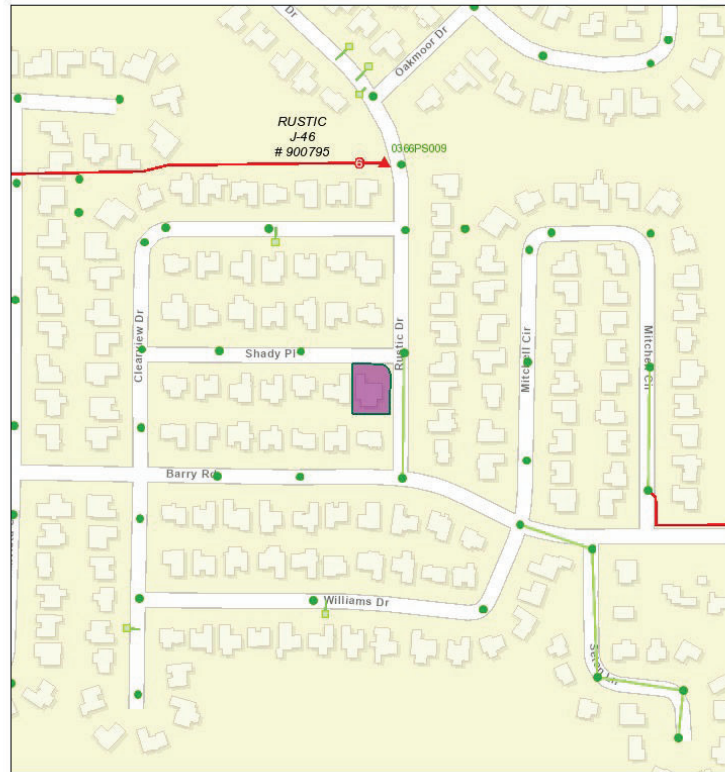
Type or print name



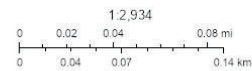
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0193H
FIRM Panel	12057C0193H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011603 Block: 1023
Future Landuse	R-4
Urban Service Area	USA
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	110' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 4580.3422



November 20, 2025



EDIS, Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDOT & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Sategraph, GeoTechnologies, Inc, METI/USA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 4580.3422
PIN: U-25-28-17-098-000009-00008.0
Liuvén L Hernandez And Zoila Alarcon
Mailing Address:
 6902 Shady Pl
 null
 Tampa, FL 33634-2948
Site Address:
 6902 Shady Pl
 Tampa, FL 33634
SEC-TWN-RNG: 25-28-17
Acreage: 0.22
Market Value: \$77,091.00
Landuse Code: 0100 SINGLE FAMILY

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____

Hearing(s) and type: Date: _____

Date: _____

Type: _____

Type: _____

Intake Date: _____

Receipt Number: _____

Intake Staff Signature: _____

Applicant/Representative: Liuven L Hernandez

Phone: 8135983889

Representative's Email: liuven@earthlink.net

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 <u>Sunbiz.org</u> .
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable) - No violation per applicant
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ N/A Attachment A (if applicable) N/A
- 4 ☒ Survey/Site Plan
- 5 ☒ Supplemental Information (optional/if applicable)