

Variance Application: VAR 25-1312**LUHO Hearing Date:** 01-12-2026**Case Reviewer:** Logan McKaig**Hillsborough
County Florida****Development Services Department****Applicant:** Luisa I Alonso**Zoning:**

RSC-6

Location: 6802 Rosewood Ct., Tampa, FL**Folio:**

7864.0000

Request Summary:

The applicant is requesting a variance to accommodate a front porch on the existing home.


Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01 6.01.03.I.7	Front porches may project into the required front yard no more than 10 feet or 50 percent of the required front yard setback, whichever is less. The RSC-6 district requires a 25-foot front yard setback. Therefore, a 15-foot front yard setback is required for a front porch.	6.8 feet	8.2-foot front yard setback for front porch

Findings:

There is an open Code Compliance violation, HC-CMP-24-000134.

Zoning Administrator Sign Off:


Colleen Marshall
Wed Dec 24 2025 10:55:39

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

[illegible]



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR-25-1312

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-25-1312 Applicant's Name: Luisa I Alonso
Reviewing Planner's Name: Logan Mckaig Date: 10/08/2025

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): 10/27/2025

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@hcfllgov.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@hcfllgov.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

10/08/2025

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

VAR-25-1312

☐ 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"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input checked="" type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%;"></div>

*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: VAR-25-1312

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.

The subject property is a corner lot with dual street frontage on W. Elm Street and Rosewood Court, as recognized by Hillsborough County. The zoning standard for this property establishes a base front yard setback of 25.0 feet; per Section 6.01.03.I.7 porches are permitted to project up to 10.0 feet into that requirement, yielding an effective porch setback requirement of 15.0 feet.

The proposed porch will be located 8.2 feet from the W. Elm Street frontage. Therefore, we request a variance of 6.8 feet from the required 15.0-foot porch setback to allow the porch at 8.2 feet.

The proposed porch meets all applicable code conditions for openness, attachment, and design, and this variance is necessary to accommodate a porch that provides functional outdoor space and enhances the home's architectural character while keeping the remainder of the property fully compliant with applicable zoning requirements.

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

Section 6.01.03.I.7

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

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 subject property is a corner lot with dual street frontage on W. Elm Street and Rosewood Court. Under Hillsborough County's zoning regulations, both street frontages are treated as "front yards" and are therefore subject to front yard setback requirements. This dual-frontage designation significantly limits the buildable area of the lot compared to interior parcels, which have only one front yard setback to comply with.

This constraint is further compounded by the lot's existing home placement and orientation. For a porch to be functional and aesthetically consistent with the home, and compliant with the openness and design requirements of the Land Development Code, a modest reduction in the W. Elm Street front yard setback is necessary.

Interior lots in the same zoning district typically have greater flexibility in porch placement because they are only subject to one front yard setback and can utilize side or rear yards for additions. This dual-frontage condition is unique to corner lots like the subject property and creates a practical difficulty not commonly experienced by neighboring properties with similar zoning.

The requested variance is narrowly tailored to address this unique constraint and will not result in any special privilege inconsistent with limitations on other properties in the area.

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.

Under the Land Development Code, the subject property must maintain a 10-foot front yard setback along its W. Elm Street frontage. This requirement, when applied literally, limits the ability of a functional porch in this location.

Other properties in the same zoning district with similar lot sizes — particularly interior lots or those with different orientations — can place porches closer to the street within the allowable projection limits, giving them greater flexibility in porch design and size. Without the requested variance, the property owner would be deprived of having a porch of practical depth and proportion on the W. Elm Street side, a feature that is commonly enjoyed by other homes in the neighborhood.

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 requested variance would allow the front porch to extend to a setback of 8.2 feet from the W. Elm Street property line, a modest 1.8-foot reduction from the required 10 feet. The porch will remain open on all sides except where attached to the principal structure and will be consistent in style and scale with other residential porches in the neighborhood.

The design ensures continued compliance with sight visibility requirements and does not obstruct pedestrian or vehicular views along W. Elm Street. The setback reduction is minimal and will not encroach on adjacent properties or public rights-of-way.

Because the porch will enhance the architectural appearance of the home and maintain adequate separation from the property line, it will not substantially interfere with or injure the rights of neighboring property owners. Instead, it will contribute positively to the neighborhood's character and streetscape.

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 supports the general intent and purpose of the Land Development Code and the Comprehensive Plan by promoting compatible development, enhancing neighborhood character, and protecting the health, safety, and welfare of residents.

Section 1.02.02 of the LDC emphasizes guiding development in a manner that is consistent with the Comprehensive Plan, promotes orderly growth, and maintains the quality and character of established neighborhoods. The porch matches the existing architectural style of the home, will remain open as required by the Code, and its location preserves visual openness along W. Elm Street.

Section 1.02.03 outlines purposes, including providing for light and air, ensuring safe and convenient movement, and promoting aesthetic improvements. The porch does not obstruct visibility for drivers or pedestrians, maintains appropriate separation from the street, and enhances the appearance of the property in a way that is consistent with other residences in the area.

By allowing a modest 1.8-foot reduction to the W. Elm Street front setback, the variance balances flexibility for the property owner with the preservation of the neighborhood's character, fulfilling the overall goals of the LDC and Comprehensive Plan.

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 need for this variance arises from a prior violation. While the violation exists, strict enforcement without relief could cause greater harm than benefit, as it would prevent the property owner from having a functional and aesthetically compatible porch on the W. Elm Street frontage.

The situation is not the result of intentional wrongdoing or negligent action by the applicant, but rather the constraints of a corner lot with dual frontages, which limit the ability to comply fully with the 10-foot front setback while achieving a practical and visually consistent porch design. Granting the variance allows the property to be brought into compliance in a reasonable and balanced manner, preserving neighborhood character and minimizing any negative impact.

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.

Granting the requested variance will achieve substantial justice by allowing the property owner to make reasonable and functional use of the W. Elm Street frontage without undermining the public benefits intended by the Land Development Code. The LDC's setback provisions are designed to preserve neighborhood character, maintain open space, and ensure safety for pedestrians and vehicles — all of which will remain intact with the porch design.

The requested 1.8-foot reduction is minimal, maintains adequate distance from the property line, and will not interfere with visibility, access, or the enjoyment of neighboring properties. The porch will remain open on all sides except where attached to the principal structure and will be consistent with the architectural style of the home, thereby contributing positively to the streetscape.

If the variance is denied, the property owner would be unable to enjoy a porch of practical depth and proportion due to the unique W. Elm Street setback constraint. This would impose a hardship not shared by similarly zoned properties with more flexible lot configurations, while offering no meaningful public benefit. Approving the variance, therefore, strikes a fair balance between upholding the public purposes of the LDC and alleviating a unique, site-specific hardship.

6802 Rosewood Ct.
Tampa FL 33615

Quitclaim Deed

RECORDED 07/31/2006 09:03:39 AM
PAT FRANK CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S.201.02) 362.25
DEPUTY CLERK S Edson

25-1312

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1312
Hearing(s) and type: Date: 10/27/2025
Date: _____

Type: LUHO
Type: _____

Intake Date: 08/21/2025
Receipt Number: 512589
Intake Staff Signature: Charles Phillips

Property Information

Address: 6802 Rosewood Ct City/State/Zip: Tampa, FL 33615
TWN-RN-SEC: 36-28-17 Folio(s): 007864-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.26

Property Owner Information

Name: Sonia Medina Daytime Phone: 813-842-9709
Address: 6802 Rosewood Ct City/State/Zip: Tampa, FL 33615
Email: Same as applicant Fax Number: N / A

Applicant Information

Name: Luisa I Alonso Daytime Phone: 813-735-8398
Address: 1024 W Hillsborough Ave City/State/Zip: Tampa, FL 33603
Email: laalassociates@yahoo.com Fax Number: N / A

Applicant's Representative (if different than above)

Name: N / A Daytime Phone: N / A
Address: N / A City/State/Zip: N / A
Email: N / A Fax Number: N / A

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]
Signature of the Applicant
Luisa I Alonso
Type or print name

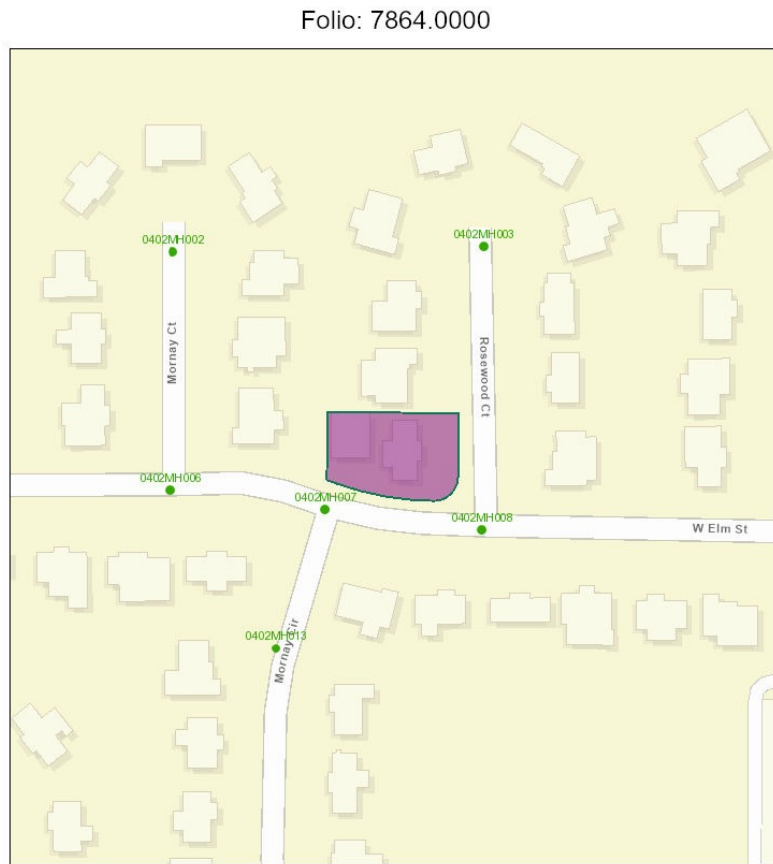
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)
Sonia Medina
Type or print name

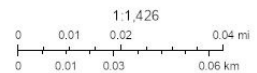


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0189H
FIRM Panel	12057C0189H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120190D
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: 011613 Block: 1000
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



August 22, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri

Hillsborough County Florida

Folio: 7864.0000
PIN: U-36-28-17-OCT-000050-00025.0
Sonia Medina
Mailing Address:
 6802 Rosewood Ct
 null
 Tampa, FL 33615-3318
Site Address:
 6802 Rosewood Ct
 Tampa, FL 33615
SEC-TWN-RNG: 36-28-17
Acreage: 0.26
Market Value: \$570,165.00
Landuse Code: 0100 SINGLE FAMILY

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