

Variance Application: VAR 26-0584

LUHO Hearing Date: June 15, 2026

Case Reviewer: Cierra James



**Hillsborough
County Florida**

Development Services Department

Applicant: Eric Langston

Zoning:

RSC-2

Address/Location: 13315 Glen Harwell Rd., Dover, FL 33527; Folio: 82649.0000

Request Summary:

The applicant is requesting a variance to the minimum fence requirement within the required front yard.

Requested Variances:

| LDC Section: | LDC Requirement: | Variance: | Result: |
|---------------|--|-----------|-------------------|
| 6.07.02.C.1.a | Fences over 4 feet in height shall not be located within the required front yards, except under certain circumstances which do not apply to this case. | 2 Feet | 6-Foot-High Fence |

Findings:

The property is currently under Code Enforcement violation (HC-CE-25-010547) for a fence greater than 4 feet in height located within the required front yards.

Zoning Administrator Sign Off:

Colleen Marshall
Thu May 28 2026 11:39:03

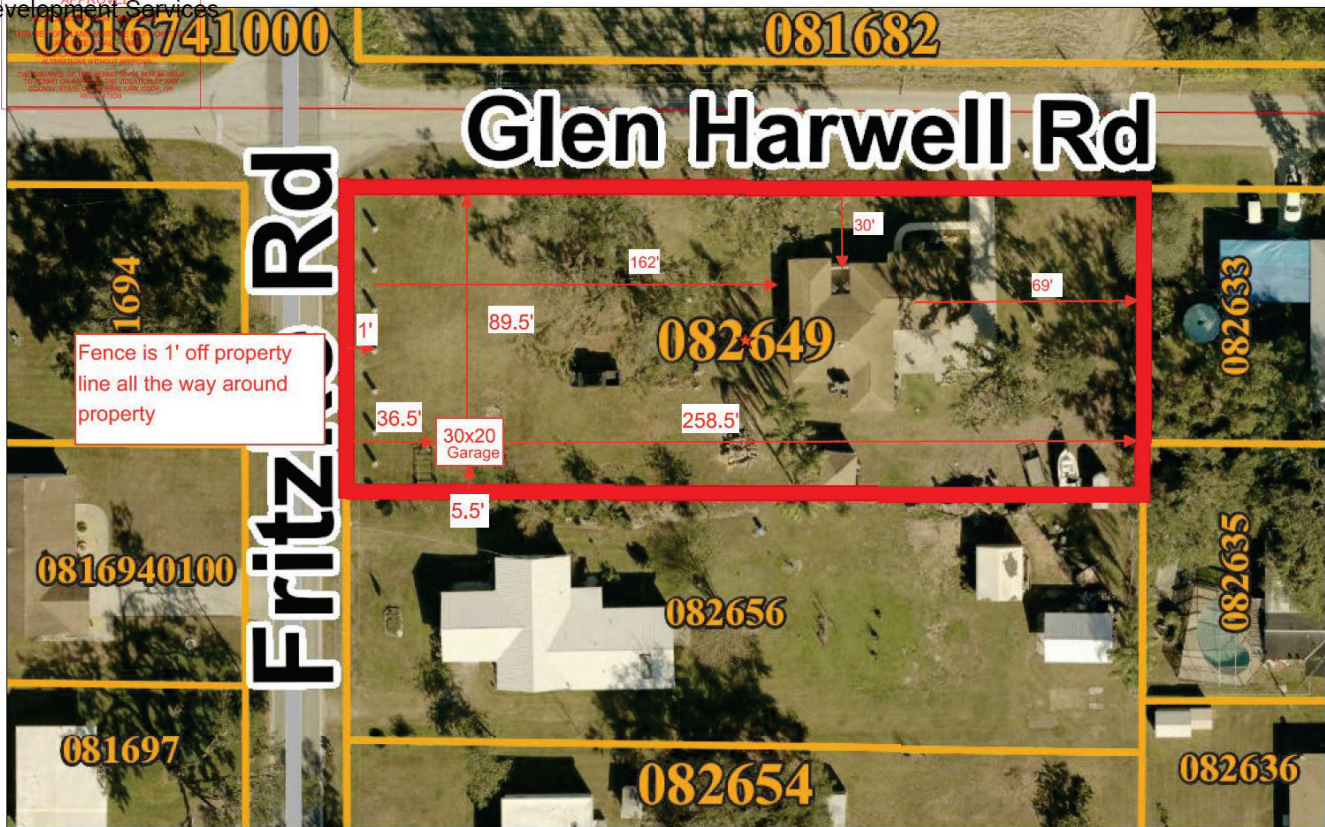
DISCLAIMER:

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.

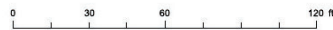
SURVEY/SITE PLAN

Received 13315 Glen Harwell Rd
02/23/2025 over FL 33527
Development Services

SITE PLAN



July 28, 2025



Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2025 Aerials

26-0584



**Hillsborough
County Florida**
Development Services

Application No: _____

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.

A Notice of Violation (HC-CE-25-010547) was issued for a fence with masonry/concrete columns exceeding the four (4) foot height limitation within the front yard, pursuant to the Hillsborough County Land Development Code, Section 6.07.02. The subject property is a corner lot with two street-facing sides, along Glen Harwell and Fritzke. Fritzke serves as a cut-through road and experiences high-speed traffic, including semi trucks, which presents safety concerns for the homeowner's children and pets. A variance is requested to allow the existing masonry/concrete fence columns to remain at a height of six (6) feet within the front yard setback.

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

Hillsborough County Code of Ordinances and Laws, Section 6.07.02 - Land Development Code

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

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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 subject property is a corner lot with two street-facing front yards along Glen Harwell Road and Fritzke Road. Fritzke Road is frequently used as a cut-through route to U.S. Highway 92 when I-4 is congested. As a result, the roadway experiences high traffic volume, including semi-truck traffic, and vehicles often travel at excessive speeds. These unique conditions create safety and privacy concerns that are not typical of interior residential lots.

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 four (4) foot maximum fence height limitation creates a significant safety hardship due to the property's exposure on two street-facing front yards, particularly along Fritzke Road. This roadway experiences frequent speeding, heavy traffic, and regular semi-truck use as a cut-through route to U.S. Highway 92. The homeowner has children and pets, and a four-foot fence does not provide adequate physical or visual separation from fast-moving traffic. The increased fence height is necessary to provide a safety barrier that reduces the risk of children or pets accessing the roadway and allows for safe, normal residential outdoor use.

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.

Approval of the requested variance will not substantially interfere with or injure the rights of neighboring property owners. The fence is entirely located on the subject property, does not encroach into any right-of-way, easement, or adjacent property, and does not obstruct visibility or access. The fence is well-maintained, residential in appearance, and aesthetically compatible with surrounding properties. Granting the variance will not negatively affect neighboring properties and maintains the overall character and appearance of the 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 requested variance is consistent with the intent of the Land Development Code and the Comprehensive Plan by promoting public safety, preserving neighborhood character, and allowing reasonable use of residential property. The fence provides necessary safety and privacy for a corner lot exposed to heavy traffic while remaining visually compatible with surrounding properties and not interfering with transportation or land-use goals.

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.

While a violation was issued, the situation to be relieved by the requested variance does not result from an illegal act or a self-imposed hardship. The hardship arises from the property's corner-lot configuration and traffic conditions beyond the applicant's control, rather than from any intentional action taken by the homeowner.

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 requested variance will result in substantial justice by providing reasonable relief from a zoning requirement that uniquely affects this corner-lot property. Granting the variance allows safe and normal residential use of the property, avoids unnecessary removal of an otherwise visually appealing and functional improvement, and does so without harming the public interest or neighboring properties.

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E-RECORDED simplifile®

ID: 2021094939
County: Hillsborough
Date: 2-28-21 Time: 8:12

Prepared by and return to:
Lisa Vitale
Insured Title Agency, LLC
13029 West Linebaugh Ave, Ste 102
Tampa, FL 33626

File Number: **81658ITA21**
Consideration: **\$340,000.00**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **19th day of February, 2021**, between **Unity Investment Solutions LLC, a Florida Limited Liability Company**, whose post office address is, **6311 Salt Creek Ave, Apollo Beach, FL 33572**, Grantor, and **Antonio D Betancourt and Veronica Camargo Santibanez, husband and wife**, whose post office address is **13315 Glen Harwell Rd, Dover, FL 33527**, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Hillsborough, FL**, to-wit:

That part of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 28 South, Range 21 East, lying North of State Road 600 less the South 851 feet thereof and less road Right of Way on the North side and on the West side thereof, lying and being in Hillsborough County, Florida.

Parcel Identification Number: U-28-28-21-ZZZ-000003-76610.0

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, except taxes accruing subsequent to December 31, 2020

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lauren R Davis
Witness Name: Lauren R Davis

Unity Investment Solutions LLC, a Florida Limited Liability Company

Howard Durann
Witness Name: Howard Durann

Michael Davis
Michael Davis, Manager

State of Florida
County of Hillsborough



The foregoing instrument was acknowledged before me this 19th day of February, 2021, by Unity Investment Solutions LLC, a Florida Limited Liability Company, he/she () is personally known to me or (x) has produced Driver's License as identification.

Joanne Durann
Notary Public

Printed Name: Joanne Durann

My Commission Expires: 5/23/2023

02/23/2026

Development Services



**Hillsborough
County Florida**

Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0584

Intake Date: 02/23/2026

Hearing(s) and type: Date: 05/11/2026

Type: LUHO

Receipt Number: 571618

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 13315 Glen Harwell Rd City/State/Zip: Dover, FL 33527

PIN: U-28-28-21-ZZZ-000003-76610.0

TWN-RN-SEC: 28-21-28 Folio(s): 082649-0000 Zoning: RSC-2 Future Land Use: R2 Property Size: 0.87 acres

Property Owner Information

Name: Antonio Betancourt / Veronica Camargo Santibanez Daytime Phone (813)399-9764

Address: 13315 Glen Harwell Rd City/State/Zip: Dover, FL 33527

Email: Jveroton19@gmail.com Fax Number N/A

Applicant Information

Name: Eric Langston Daytime Phone (813)924-4472

Address: PO Box 4617 City/State/Zip: Plant City, FL 33563

Email: Eric@tampasheds.com Fax Number N/A

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.

Signed by: X Eric Langston

Signature of the Applicant

Eric Langston

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)

Antonio Betancourt/Veronica Camargo Santibanez

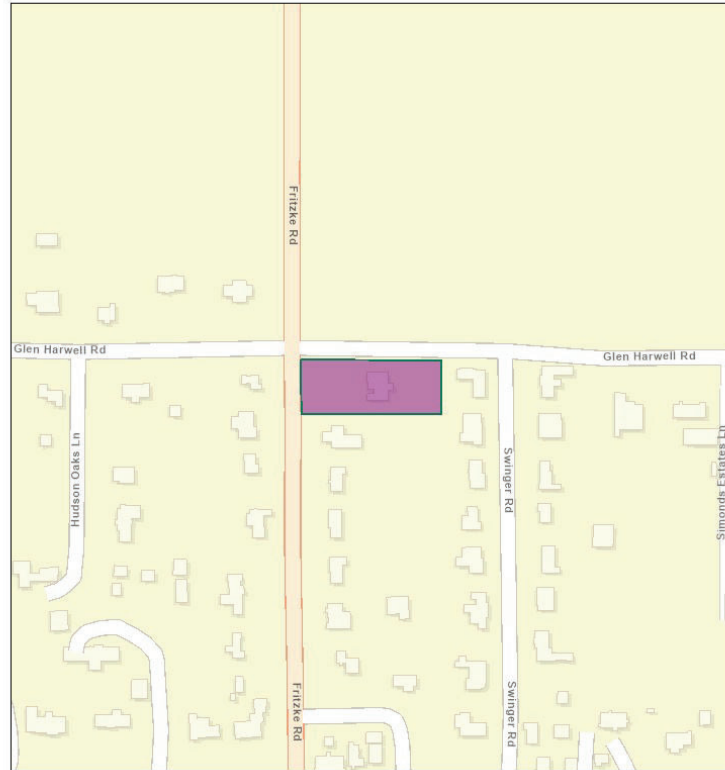
Type or print name



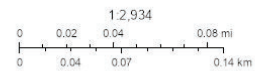
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

| | |
|--|--|
| Jurisdiction | Unincorporated County |
| Zoning Category | Residential |
| FLX | f |
| Zoning | RSC-2 |
| Description | Residential - Single-Family Conventional |
| Flood Zone:X | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel | 0264H |
| FIRM Panel | 12057C0264H |
| Suffix | H |
| Effective Date | Thu Aug 28 2008 |
| Pre 2008 Flood Zone | X |
| Pre 2008 Firm Panel | 1201120265D |
| County Wide Planning Area | East Rural |
| Census Data | Tract: 012401 Block: 1017 |
| Future Landuse | R-2 |
| Mobility Assessment District | Rural |
| Mobility Benefit District | 3 |
| Fire Impact Fee | Northeast |
| Parks/Schools Impact Fee | NORTHEAST |
| ROW/Transportation Impact Fee | ZONE 5 |
| Wind Borne Debris Area | Outside 140 MPH Area |
| Aviation Authority Height Restrictions | 310' AMSL |
| Competitive Sites | NO |
| Redevelopment Area | NO |

Folio: 82649.0000



February 23, 2026



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Hillsborough County Florida

Folio: 82649.0000
PIN: U-28-28-21-ZZZ-000003-76610.0
Antonio D Betancourt Et Al
Mailing Address:
 13315 Glen Harwell Rd
 null
 Dover, FL 33527-3817
Site Address:
 13315 Glen Harwell Rd
 Dover, FL 33527
SEC-TWN-RNG: 28-28-21
Acreage: 0.87
Market Value: \$319,541.00
Landuse Code: 0100 SINGLE FAMILY

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