

Variance Application: VAR 26-0885**LUHO Hearing Date:** July 13, 2026**Case Reviewer:** Jared Follin**Hillsborough
County Florida****Development Services Department****Applicant:** William Espinal & Rosa Espinal**Zoning:**

RSC-6

Address/Location: 17632 Meadowbridge Drive, Lutz; Folio 33939.0680**Request Summary:**

The applicant is requesting a variance to accessory dwelling building setbacks for an existing accessory dwelling on a property zoned RSC-6.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 7.5-foot side yard setback is required in the RSC-6 district.	2.1 feet	5.4-foot side yard setback for the accessory dwelling
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 25-foot rear yard setback is required in the RSC-6 district.	22 feet	3-foot rear yard setback for the accessory dwelling

Findings:

1. Subject accessory dwelling was flagged by Code Enforcement due to not meeting setbacks and for the lack of a "Residential Building Alterations Permit" for previous renovations done to the accessory structure.
2. The exact date the structure was constructed could not be disseminated from historical aerials; however, Development Services can confirm the structure has been in its current location since 2014. The date the structure was converted into an accessory dwelling could also not be found in County records.

Zoning Administrator Sign Off:
Colleen Marshall
Thu Jun 25 2026 14:25:23**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]



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 application is a request for a variance to allow an existing accessory dwelling structure to remain in its current location on the property.
Specifically, the applicant is requesting a variance from the required rear yard setback of 25 feet to allow an existing setback of approximately 3 feet, resulting in a variance of 22 feet.
Additionally, a variance is requested from the required side yard setback of 7.5 feet to allow an existing side setback of approximately 5.4 feet, resulting in a variance of approximately 2.1 feet.
The existing accessory dwelling has been in its current location since the home was originally constructed in approximately 1983. The structure has remained unchanged in its footprint and placement since that time.
The property was purchased by the current owner in 2016, and the structure was already in place. The applicant did not construct or relocate the structure.
During the process of updating plans and working toward compliance with current Hillsborough County requirements, it was identified that the existing structure does not meet current setback regulations. This variance request is being submitted in order to bring the property into compliance while maintaining the existing structure.

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

A variance is requested from HC-LDC Section 6.01.01, which establishes the dimensional standards for the RSC-6 zoning district, including the minimum required rear and side yard setbacks, as well as from Section 6.11.02.E, which requires accessory dwellings to comply with the same setback requirements as the principal structure. The request is to allow an existing

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-BLD-26-0081816, HC BTR-26-0306674
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 this property due to the existing accessory dwelling structure being built in approximately 1983 and remaining in the same location for over 40 years.

The structure was established prior to current setback requirements and prior to the applicants ownership of the property (purchased in 2016). The applicant did not create this condition.

****See attachement for complete answer****



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.

Strict application of the Land Development Code would require removal or relocation of an existing accessory dwelling structure that has been in place since approximately 1983. Other properties in the same district are able to reasonably use and maintain their structures.

****See attachement (Variance Criteria Response PDF) for complete answer****



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.

Granting this variance will not substantially interfere with or injure the rights of neighboring properties.

****See attachement (Variance Criteria Response PDF) for complete answer****



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 and supports the general intent and purpose of the Land Development Code (LDC) and the Comprehensive Plan by allowing reasonable use of property while maintaining compatibility with the surrounding area.



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 is not the result of any illegal act or action by the applicant and is not a self-imposed hardship.

****See attachement (Variance Criteria Response PDF) for complete answer****

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 will result in substantial justice by balancing the intent of the Land Development Code with the individual circumstances of this property.

****See attachement (Variance Criteria Response PDF) for complete answer****



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Prepared by and Return To:

Renae Allison
Fidelity National Title of Florida, Inc.
2808 Windguard Circle, Suite 102
Wesley Chapel, FL 33544

Order No.: FTPA16-31518

Document ELECTRONICALLY Recorded
Records of Hillsborough County FL
OR Book 24491 Page 348 or
Instrument # 2016429312
Filed Date 10-31-16 Time 9:08 AM
Submitted Fidelity National Title of Florida

APN/Parcel ID(s): 339390680
Tax/Map ID(s): U-19-27-19-1BK-000008-000

WARRANTY DEED

THIS WARRANTY DEED made and executed this 27 day of October, 2016, by Y & C House LLC, a Florida limited liability company, and having its principal place of business at 16610 Hutchinson Rd., Odessa, FL 33556, hereinafter called the grantor, to William J Espinal and Rosa E Espinal, husband and wife whose post office address is 17632 Meadowbridge Dr. , Lutz, FL 33549, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in City of Lutz, County of Hillsborough, State of Florida, to wit:

Lot 2, Block 8, Livingston Unit III-B, A Resubdivision of Part of Lots 20 & 21, Livingston Acres, Plat Book 28, Page 4, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 25, of the Public Records of Hillsborough County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2015.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

SHOTONA M. REVENTAS
Print Name

[Signature]
Witness Signature

Renee M. Allison
Print Name

Y & C House LLC, a Florida limited liability company

BY: [Signature]
Yaimi Hernandez
manager

Address: 16610 Hutchinson Rd.
Odessa, FL 33556

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 27 day of October, 2016, by Yaimi Hernandez manager, to me known to be the person(s) described in or who has/have produced driver license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27th day of October, 2016

[Signature]
NOTARY PUBLIC
My Commission Expires:





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0885

Intake Date: 04-28-2026

Hearing(s) and type: Date: 07/13/2026

Type: LUHO

Receipt Number: 589667

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 17632 Meadowbridge Dr City/State/Zip: Lutz/FL/33549

TWN-RN-SEC: 27-19-19 Folio(s): 033939-0680 Zoning: RSC-6 Future Land Use: R-4 Property Size: .18

Property Owner Information

Name: William Espinal & Rosa Espinal Daytime Phone: 813 460 2803

Address: 17632 Meadowbridge Dr City/State/Zip: Lutz/FL/33549

Email: electronicwill@gmail.com Fax Number: _____

Applicant Information

Name: William Espinal & Rosa Espinal Daytime Phone: 813 562 9503

Address: 17632 Meadowbridge Dr City/State/Zip: Lutz/FL/33549

Email: espinal.Rosae@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.

William Espinal Rosa Espinal
Signature of the Applicant

William Espinal & Rosa Espinal
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.

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

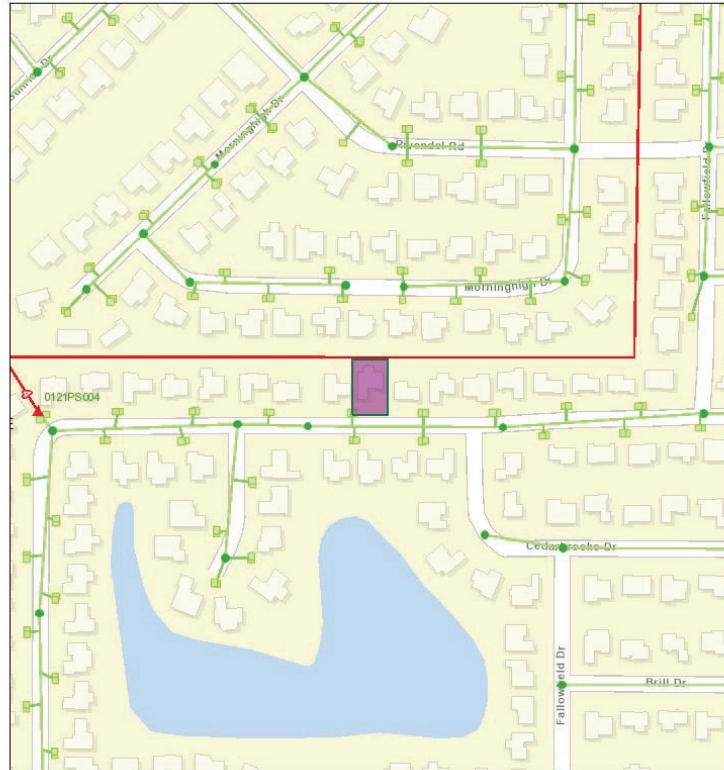
William Espinal & Rosa Espinal
Type or print name



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	0064H
FIRM Panel	12057C0064H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011006 Block: 3007
Future Landuse	R-4
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 33939.0680



April 28, 2026

1:2,596
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

RS: Esri Community Maps Contributors, City of Tampa, FDER ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc. MET/NADA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS

Hillsborough County Florida

Folio: 33939.0680
PIN: U-19-27-19-1BK-000008-00002.0
William J And Rosa E Espinal
Mailing Address:
 17632 Meadowbridge Dr
 null
 Lutz, FL 33549-5576
Site Address:
 17632 Meadowbridge Dr
 Lutz, FL 33549
SEC-TWN-RNG: 19-27-19
Acreage: 0.18
Market Value: \$288,228.00
Landuse Code: 0100 SINGLE FAMILY

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