

**Variance Application:** VAR 26-0567  
**LUHO Hearing Date:** April 13, 2026  
**Case Reviewer:** Colleen Marshall, AICP, CFM



**Hillsborough  
 County Florida**

Development Services Department

**Applicant:** Affordable Building Products of FL      **Zoning:** RSC-6  
**Address/Location:** 8011 Hancock Street, Riverview, FL 33578-4462

**Request Summary:**


The applicant is requesting a variance to the required rear yard to accommodate an existing accessory structure on the subject property.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.B	Accessory structures over 15 feet in height shall meet the primary structure setback of the district. A 25-foot rear yard setback is required in the RSC-6 zoning district.	1.5 feet	23.5-foot rear yard setback for an accessory structure

**Findings:**  
 HC-BLD-25-0068475-REV1 was issued for the accessory structure with a rear yard setback of 25 feet shown. An error in the required yard measurement was discovered following the construction of the accessory structure.  
 The accessory structure is 17 feet 1 ¾ inches in height.

**Zoning Administrator Sign Off:**

  
 Colleen Marshall  
 Tue Mar 17 2026 16:25:30

**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.

I am writing to formally request a zoning variance for an accessory structure located at 8011 Hancock St, Riverview, FL 33578. Prior to construction, we were advised that the required rear setback for the accessory structure was 25 feet. Construction was completed in good faith based on this requirement, and a final inspection was subsequently scheduled. At that time, the inspector informed us that a tie-in survey was required to complete the inspection process. Once the tie-in survey was completed, it was determined that the accessory structure encroaches approximately 1.5 feet into the required 25-foot rear setback. This encroachment was unintentional and was only identified after construction had been completed and the survey finalized. We are respectfully requesting a variance for the 1.5-foot setback deficiency. The structure is already in place, does not negatively impact neighboring properties, and complies with all other applicable zoning and building requirements.

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

Sec. 3.20.05 (I believe)

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? [X] No [ ] Yes
2. Do you have any other applications filed with Hillsborough County that are related to the subject property? [ ] No [X] Yes
3. Is this a request for a wetland setback variance? [X] No [ ] Yes
4. Please indicate the existing or proposed utilities for the subject property: [X] Public Water [ ] Public Wastewater [ ] Private Well [X] Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's? [X] No [ ] Yes

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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 approximately 1.5' encroachment was unintentional and was only identified after construction had been completed and the survey finalized. It has no adverse effect.

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.

It would not, we just want to correct an unintentional miscalculation.

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.

I do not believe having a 23.5' setback instead of a 25' setback would be noticed without measuring. Therefore, we do not feel as though this would interfere with the neighboring property.

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*).

Simply trying to correct a 1.5' unintentional error.

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.

Having to remove the structure over a 1.5' encroachment would cause significant financial hardship to our client..

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.

We are allowing for the variance to help us rectify a simple miscalculation.

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PREPARED BY (RETURN TO)  
H Stratton Smith, III, P A  
611 West Azeele Street  
Tampa, Florida 33606

**INSTR # 99311167**  
**OR BK 09861 PG 0442**

RECORDED 10/07/1999 08:40 AM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD (F.S. 201.02) 0.70  
DEPUTY CLERK S Meany

**WARRANTY DEED**

**THIS INDENTURE**, is made this 28<sup>th</sup> day of December, 1998, by and between **RALPH M. GRIFFIN JR. and GLORIA A. GRIFFIN**, husband and wife, whose address is 8001 Hancock Street, of the County of Hillsborough, in the State of Florida, Parties of the first part, **AS GRANTORS**, and **DOUGLAS S. PAUL and LYNN C. PAUL**, husband and wife, whose address is 8001 Hancock Street, of the County of Hillsborough, in the State of Florida, Parties of the second part, **AS GRANTEES**,

**WITNESSETH**

**THAT** the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10 00), and other valuable considerations, lawful money of the United States of America, to then in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said parties of the second part, their heirs and assigns forever, all that certain parcel of land lying and being in the county of Hillsborough, in the state of Florida, more particularly described as follows

*Lot 3 of the R M Griffin Subdivision as recorded in Plat Book 0085 at Page 0052, of the Public Records of Hillsborough County, Florida*

**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in any wise appertaining **TO HAVE AND TO HOLD** the same in fee simple forever The said parties of the first part covenant with the said parties of the second part, that they are lawfully seized of the said premises that they are free from all encumbrances, except as follows None

**AND** that they have good right and lawful authority to sell the same, and that the said parties of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever

**IN WITNESS WHEREOF**, the said parties of the first part have hereunto set their hands and seal the day and year first written above

Signed, sealed and delivered  
in the presence of:

Party of the First Part:

Susan A. Smith

Signature

SUSAN A. SMITH

Print Witness Name

[Signature]

Signature

JUDITH SJOBLUM

Print Witness Name

Ralph M. Griffin, Jr.  
Ralph M. Griffin, Jr.

Grantor's Taxpayer ID#

8001 HANCOCK ST.

Grantor's Address

RIVERVIEW, FL 33569

City, State, Zip

Susan A. Smith

Signature

SUSAN A. SMITH

Print Witness Name

[Signature]

Signature

JUDITH SJOBLUM

Print Witness Name

Gloria A. Griffin  
Gloria A Griffin

Grantor's Taxpayer ID#

8001 HANCOCK ST

Grantor's Address

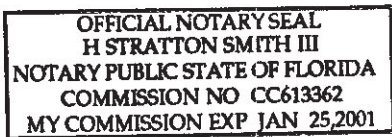
RIVERVIEW, FL 33569

City, State, Zip

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was sworn and acknowledged before me this 28<sup>th</sup> day of December, 1998, by **RALPH GRIFFIN** and **GLORIA GRIFFIN** who are personally known to me or who respectively produced \_\_\_\_\_ as identification

[Signature]  
Notary



Prepared by:  
Leighton J. Hyde, Esq.  
10845 Boyette Road  
Riverview, FL 33569

## QUITCLAIM DEED

**THIS QUITCLAIM DEED**, made this 11th day of May, 2022, between R. M. GRIFFIN a/k/a RALPH MARTIN GRIFFIN and GLORIA GRIFFIN, husband and wife, whose address is 8015 Hancock Street, Riverview, FL 33578, Grantor, DOUGLAS S. PAUL and LYNN C. PAUL, husband and wife, whose address is 8011 Hancock Street, Riverview, FL 33578, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)----- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

The North 50 feet of Lot 4, R M GRIFFIN SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 85, Page 52, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: U-17-30-20-5F1-000000-00004.0

No title search was performed in conjunction with the preparation of this deed.

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, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature

Dean's J Kba II  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Leighton J. Hyde  
Witness #2 Printed Name

[Signature]  
R. M. GRIFFIN

[Signature]  
GLORIA GRIFFIN

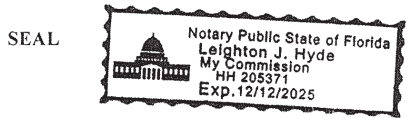
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization this 11<sup>th</sup> day of May, 2022, by R. M. Griffin and Gloria Griffin who are personally known to me or who have produced drivers licenses as identification.

[Signature]  
Notary Signature

Leighton J. Hyde  
Printed Notary Signature

My Commission expires: 12/12/25



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**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0567 Intake Date: 02/18/2026  
Hearing(s) and type: Date: 04/13/2026 Type: LUHO Receipt Number: 570447  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Julie Boatright

### Property Information

Address: 8011 Hancock St City/State/Zip: Riverview FL 33578-4462  
TWN-RN-SEC: 30-20-17 Folio(s): 076020-7156 Zoning: RS C-6 Future Land Use: R-6 Property Size: .76

### Property Owner Information

Name: Douglas & Lynn Paul Daytime Phone: 813-404-6255  
Address: 8011 Hancock St. City/State/Zip: Riverview FL 33578  
Email: pauldoug@hotmail.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Affordable Building Products of FL Daytime Phone: 352-797-2108  
Address: 11737 N Broad St City/State/Zip: Brooksville FL 34601  
Email: permits@affordablebuildingsllc.com Fax Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: Kasey Hodge Daytime Phone: 352-505-1484  
Address: 11737 N Broad St City/State/Zip: Brooksville FL 34601  
Email: permits@affordablebuildingsllc.com 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

David Howell

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)

Douglas Paul, Lynn Paul

Type or print name



# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

Application No: 26-0567

Intake Date: 02/18/2026

Hearing(s) and type: Date: 04/13/2026 Type: LUHO

Receipt Number: 570447

Date: \_\_\_\_\_ Type: \_\_\_\_\_

Intake Staff Signature: *Julie Boatright*

Applicant/Representative: Douglas Paul / Affordable Building Products of FL Phone: 352-797-2108

Representative's Email: permits@affordablebuildingsllc.com

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"/> <b><u>Property/Applicant/Owner Information Form</u></b>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <b><u>Affidavit(s) to Authorize Agent</u></b> (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 checked="" type="checkbox"/>	<input type="checkbox"/> <b><u>Sunbiz Form</u></b> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <b><u>Property/Project Information Sheet</u></b> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <b><u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u></b>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <b><u>Copy of Current Recorded Deed(s)</u></b>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <b><u>Close Proximity Property Owners List</u></b>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <b>Legal Description</b> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> <b>Copy of Code Enforcement/Building Code Violation(s)</b> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <b>Fastrack Approval</b> (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

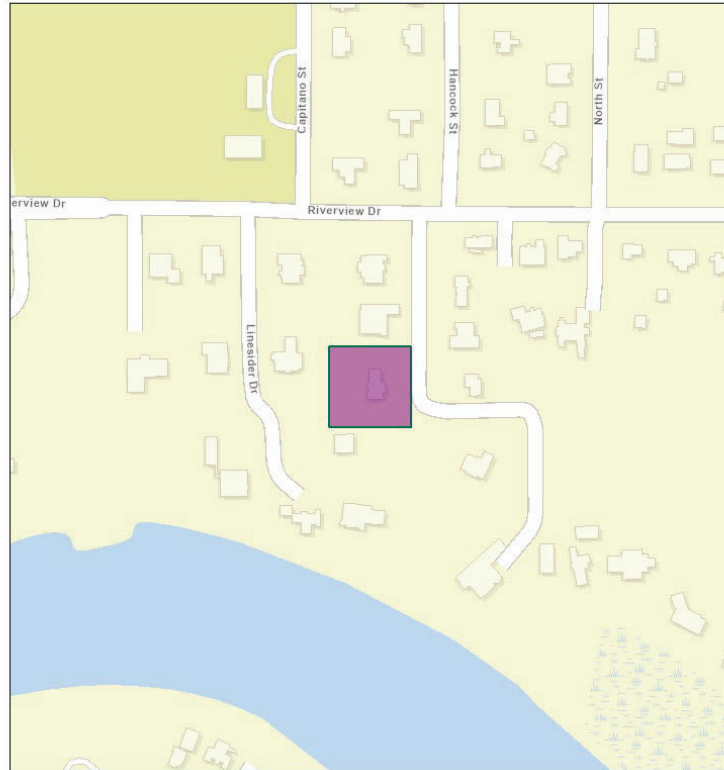
- 1  Project Description/Written Statement of the Variance Request
- 2  Variance Criteria Response
- 3  Attachment A (if applicable)
- 4  Survey/Site Plan
- 5  Supplemental Information (optional/if applicable)



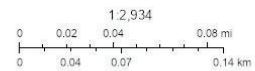
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	
FIRM Panel	0502H
FIRM Panel	12057C0502H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120502B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013410 Block: 1011
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 76020.7156



January 23, 2026



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Hillsborough County Florida

**Folio:** 76020.7156  
**PIN:** U-17-30-20-5F1-000000-00003.0  
**Douglas S And Lynn C Paul**  
**Mailing Address:**  
 8011 Hancock St  
 null  
 Riverview, FL 33578-4462  
**Site Address:**  
 8011 Hancock St  
 Riverview, FL 33578  
**SEC-TWN-RNG:** 17-30-20  
**Acreage:** 0.76  
**Market Value:** \$694,151.00  
**Landuse Code:** 0100 SINGLE FAMILY

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