

Variance Application: VAR 26-0710
LUHO Hearing Date: June 15, 2026
Case Reviewer: Colleen Marshall, AICP, CFM



**Hillsborough
 County Florida**

Development Services Department

Applicant: Jon S. Mueller & Susana M. Mueller **Zoning:** RSC-4

Address/Location: 2506 Oak Landing Drive, Brandon, FL 33511; Folio: 72978.6112

Request Summary:


The applicant is requesting an increase to the maximum fence height for a proposed fence in the rear yard of the property.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.07.02.C.1.f	The maximum fence height shall be 6 feet, except under certain circumstances that do not apply to this case.	2 Feet	8-Foot-High Fence

Findings:	None
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Zoning Administrator Sign Off:


 Colleen Marshall
 Thu May 21 2026 13:50:32

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 requesting a variance to increase the height of the rear fence on my property from 6 feet to 8 feet in order to address significant and ongoing impacts to privacy, noise, and visual screening that cannot be mitigated by a standard 6-foot fence. The property directly behind mine contains multiple large vehicles, trailers, and commercial lawn-care equipment that are fully visible from my pool deck and rear windows due to the elevation and layout of the adjoining lot. In addition, the rear yard is used for frequent outdoor activity and gatherings that generate extended periods of noise throughout the day. These conditions create a substantial loss of privacy and introduce visual and noise impacts that exceed what is typical for a residential neighborhood. A standard 6-foot fence does not provide adequate screening due to the height of the equipment and vehicles stored on the adjacent property, as well as the frequency and duration of outdoor activity. Increasing the fence height to 8 feet is the minimum necessary to restore reasonable privacy, reduce visual intrusion, and mitigate noise impacts while maintaining the residential character of the neighborhood.

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

[Empty box for Section(s) of the Hillsborough County Land Development Code]

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? [X] No [] 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 adjacent property contains large vehicles, trailers, and commercial equipment that are fully visible over the existing 6 foot fence due to the elevation and layout of the lots. This creates a unique privacy and visual intrusion issue not shared by other nearby properties.

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.

Without the variance, we are deprived of the normal privacy and quiet enjoyment typically afforded to residential properties in this zoning district. A standard 6 foot fence is insufficient to screen the adjacent property's activity and equipment."

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 proposed 8 foot fence will not interfere with the rights of others. It will not block sight lines, create hazards, or negatively impact neighboring properties. It will improve visual compatibility and reduce noise.

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 variance supports the intent of the Land Development Code by promoting compatibility between adjacent uses, protecting residential privacy, and maintaining neighborhood character.

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 the variance is not the result of any action taken by us. The conditions on the adjacent property—vehicle storage, equipment, and frequent outdoor activity—are outside our control.

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 variance will restore reasonable privacy and enjoyment of our property without harming the public interest. Denial would leave us with ongoing impacts that cannot be mitigated by any other reasonable means.

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RECORD VERIFIED
Richard Ake
Clerk of Circuit Court
Hillsborough County, Fla.
By Cynthia G. Bice, D.C.

PREPARED BY AND RETURN TO:
THOMAS W. DANAHER, ESQUIRE
Danaher & Hagglund, P.A.
Attorneys at Law
12000 N. Dale Mabry Hwy.
Suite 222
Tampa, FL 33618
(813) 960-0777

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

D.R. BOOK **6599** PAGE **131**

Rec. Fee : \$10.50
Doc. Stamps: 198.00
\$208.50

Documentary Tax Pd - F.S. 201.02 \$ 198.00
Documentary Tax Pd - F.S. 201.06 \$ _____
Intangible Tax Pd - F.S. 199 \$ _____
Richard Ake, Clerk Hillsborough County
By: *[Signature]* Deputy Clerk

QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of April, 1992, between RESOLUTION TRUST CORPORATION as Receiver for AmeriFirst Federal Savings Bank, a corporation existing under the laws of the United States of America, party of the first part, having its principal place of business at 11800 S.W. 147th Avenue, Miami, Florida 33196, and JON S. MUELLER AND SUSANA M. MUELLER, his wife, party of the second part, whose mailing address is: 514 Cedar Grove Drive, Brandon, FL 33511, of the County of HILLSBOROUGH, State of FLORIDA.

WITNESSETH, That said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, hath remised, released and quit-claimed, and by these presents doth remise, release, and quit-claim unto the said party of the second part, and its heirs and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part hath in and to the following described lot, piece, or parcel of land, situate, lying and being in HILLSBOROUGH County, State of FLORIDA, to-wit:

LOT 2, BLOCK 2, OAK LANDING, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 31, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

1992 MAY -5 AM 8:51
92096626

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name the day and year above written.

Signed and Sealed in the Presence of:

RESOLUTION TRUST CORPORATION as Receiver for AmeriFirst Federal Savings Bank

Ana Zacarias
Ana Zacarias
(Type Name)

By: J. Norman Miller
J. Norman Miller,
Attorney-in-fact

Shari Kopplin
Shari Kopplin
(Type Name)

STATE OF FLORIDA
COUNTY OF DADE

Before me this day did personally appear J. NORMAN MILLER, to me well known or who produced the following type of identification:

who acknowledged and stated (1) that he is the Attorney-in-fact for RESOLUTION TRUST CORPORATION as Receiver for AmeriFirst Federal Savings Bank; and (2) that, by virtue of unrevoked authority vested in him by said corporation, he did execute the foregoing instrument freely, voluntarily and for the purposes therein expressed.

() Unless checked here, the affiant did take an oath.

Witness my hand and official seal in the County and State last aforesaid this 15 day of April, 1992.

Patty Campbell
NOTARY PUBLIC, State of Florida
PATTY CAMPBELL
(Type Name)

(SEAL)

My Commission Expires:





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0710
Hearing(s) and type: Date: 06/15/2026
Date: _____

Type: LUHO
Type: _____

Intake Date: 03/24/2026
Receipt Number: 579838
Intake Staff Signature: Julie Boatright

Property Information

Address: 2506 Oak Landing Dr. City/State/Zip: Brandon FL 33511

TWN-RN-SEC: 29-20-36 Folio(s): 0729786112 U HX HB Zoning: RSC-4 Future Land Use: R-4 Property Size: 0.34 acres

Property Owner Information

Name: Jon S. Mueller and Susana M. Mueller Daytime Phone: 813-728-5505
Address: 2506 Oak Landing Dr. City/State/Zip: Brandon FL 33511
Email: jonmue@aol.com Fax Number: _____

Applicant Information

Name: Jon S. Mueller and Susana M. Mueller Daytime Phone: 813-728-5505
Address: 2506 Oak Landing Dr. City/State/Zip: Brandon FL 33511
Email: jonmue@aol.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.

Signature of the Applicant

[Handwritten Signature]
Jon S. Mueller

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)

[Handwritten Signatures]
Jon S. Mueller Susana M. Mueller

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0710 Intake Date: 03/24/2026
 Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 579838
 Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Applicant/Representative: Jon S. Mueller and Susana M. Mueller (owners) Phone: 813-728-5505

Representative's Email: jonmue@aol.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<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

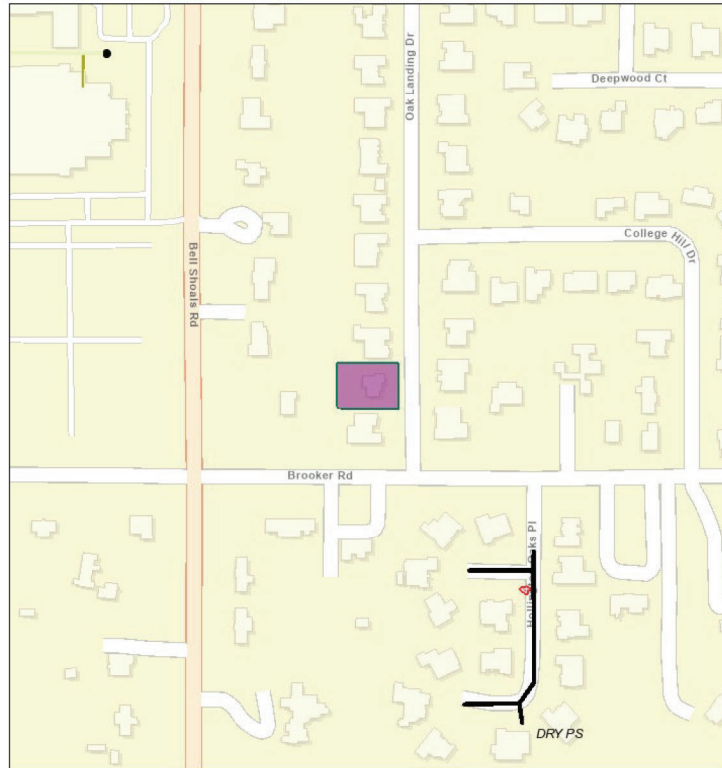
- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0392H
FIRM Panel	12057C0392H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013305 Block: 1012
Future Landuse	R-4
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	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 72978.6112



March 20, 2026



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Hillsborough County Florida

Folio: 72978.6112
PIN: U-36-29-20-2KY-000002-00002.0
Jon S And Susana M Mueller
Mailing Address:
 2506 Oak Landing Dr
 null
 Brandon, FL 33511-7620
Site Address:
 2506 Oak Landing Dr
 Brandon, FL 33511
SEC-TWN-RNG: 36-29-20
Acreage: 0.34
Market Value: \$375,698.00
Landuse Code: 0100 SINGLE FAMILY

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