

Variance Application: VAR 26-0227

LUHO Hearing Date: February 9, 2026

Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: Matthew Remson

Zoning: AR

Address/Location: 9809 Harold Bedford Road (Folio 77208.0300)

Request Summary

The applicant is requesting a variance to lot development standards to allow a staircase to remain within the required southwestern side yard setback.

Requested Variances

LDC Section	LDC Requirement	Variance	Result
6.01.03(I)(2)	The minimum side yard principal structure setback is 25 feet from the southwestern side property boundary, under LDC Section 6.01.01. Other architectural features, such as bay windows, fire places and stairways, except as provided below in Subsection 12 [6.01.03(I)(12)], which may occupy a portion of a building footprint or extend from the building below the roof eaves, may project not more than three feet into required front and rear yards, three feet into side yards which measure a minimum of eight feet in width, and two and one-half feet into side yards measuring seven and one-half feet in width. No such intrusion is permitted into side yards less than seven and one-half feet in width.	A 12-foot increase to the permitted projection into a required side yard.	A staircase with a ten-foot side yard setback from the southwestern property boundary.

Findings

The subject property has an atypical configuration and the John Robbins Road public Right-of-Way that provides access to the property through multiple subsequent easements is located to the southeast of the property. Based on the shape of the lot and the means of access, the front of the property is oriented towards the southeast, the sides are oriented towards the southwest and northeast, and the rear is oriented towards the northwest.

Development Services Staff conducted a Determination of Nonconformity (DNC) review for the subject under application DNC 25-0998. The outcome of the DNC review resulted in approval of a legal nonconforming lot and an approval of the residential structure and attached deck. Notwithstanding the DNC approval of the structure and attached deck, the location of the staircase that is the subject of this variance was specifically excluded from the approval of the nonconforming structure.

LDC Section 6.01.03(I)(12) does not apply because the stairway does not project into a required front yard.

Zoning Administrator Sign Off:

Colleen Marshall
Tue Jan 27 2026 14:16:08

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.

8.0 SURVEY/SITE PLAN

(See following pages)



Additional / Revised Information Sheet

26-0227
RCVD
12-24-25

Office Use Only

Application Number:

Received Date:

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Application Number: VAR 26-0227 Applicant's Name: Mathew Remson

Reviewing Planner's Name: Sam Bell Date: 12/23/2025

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): _____

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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.

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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.

Matthew Remson

Signature

12/23/2025

Date



**Hillsborough
County Florida**
Development Services

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(Must be signed by applicant or authorized representative)

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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 stilt house, built in 1988, has maintained its original porch and stairs, with only necessary repairs over the years replacing rotten wood. The porch remains unchanged, and assessments confirm it's in good condition, but the stairs need attention, prompting a request for a variance. The stairs are vital for safe access, especially given the house's elevated design, and their placement was carefully chosen to protect the surrounding environment. Located in a secluded, wooded area with no nearby neighbors, relocating the stairs would cause significant hardship. The request emphasizes that all modifications have been respectful of the property and environment, and the stairs are essential for safe, practical access. We are requesting a variance to increase the permitted projection of a staircase into the required side yard 12 feet, from 3 to 15 feet, to allow the staircase to be located 10 feet from the side yard.

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

Zoning Intake
Planning and Zoning

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): DNC form for deck which was approved. DNC 25-0998 Code:06.01.03i2
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 house is around 16 feet in the air making the stair entrance to the house much more unique than other porches/stairs. Moving the stairs in any other position would make it much more difficult to enter the house and make it almost impossible for some family members to enter who have medical conditions.

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.

Due to the elevation of my home on stilts, the stairs are an essential feature that ensures safe and convenient access for my family. Relocating the stairs to comply with the setback requirements would either eliminate the primary entrance or position it in a location that is inaccessible to certain family members due to medical conditions. Such a change would effectively deprive us of a fundamental right to reasonable access to our property—an entitlement+

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.

This house is perfectly secluded, with no neighbors within a 1,000-foot radius or more. It is surrounded by forest on the north and south sides, with a peaceful creek to the west and open fields to the east. The area adjacent to the stairs and property line is a protected forested zone along Bullfrog Creek and will remain undeveloped. The stairs pose no impact to anyone else; they are solely for the use of my family and me ensuring privacy and safety for all +

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).

This variance aligns with the LDC and Comprehensive Plan because it addresses unique site conditions—specifically, the home's 16-foot elevation—that affect safe and accessible entry. Enforcing setback rules rigidly would unfairly limit our use of the property given our family's medical needs and the property's secluded, environmentally sensitive setting. Granting the variance would support safe health-conscious living while preserving the natural environment +

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 sought to be relieved by the variance does not stem from any illegal act or self-imposed hardship by the applicant. The property has maintained its original construction since 1988, with no modifications. The recent work involved only the replacement of rotten wood on the porch and stairs, which was necessary for maintenance and safety purposes. This work did not alter the original structure or use of the property in any way. Therefore, the need for the +

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 is justified because it addresses the unique elevation of my home and medical needs, making alternative access impractical and imposing a hardship without compromising public safety or community standards. The stairs are private, no impact on neighbors or the environment, and granting the variance aligns with the purpose of the LDC by ensuring fair treatment. Denying it would significantly hinder my family's ability to safely enjoy an +

Prepared by
Ida Campbell
Priority Title of Florida, LLC
10006 Park Place Avenue
Riverview, Florida 33578
File Number: 2103-13

General Warranty Deed

Made this 2nd day of April, 2021 by and between **Keith Remson**, a married man, whose mailing address is 11207 Remson Lane, Riverview Florida 33579, hereinafter called the grantor, to **Matthew Remson and Amber Remson**, husband and wife, whose mailing address is 9809 Harold Bedford Road, Riverview, Florida 33578, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of **Two Hundred Thousand Dollars and no/100 (\$200,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Exhibit "A" attached hereto and made a part thereof.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **077208-0300**

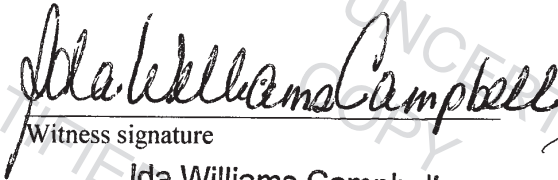
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

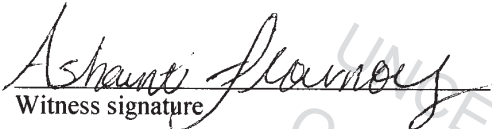

Witness signature

Ida Williams Campbell

Witness printed name


Keith Remson

(Seal)


Witness signature

Ashawnti Flournoy

Witness printed name


State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 2nd day of April, 2021 by Keith Remson, a married man, who has produced Driver's License as identification.

Notary Seal



IDA WILLIAMS CAMPBELL
Commission # GG 114535
Expires July 29, 2021
Bonded Thru Budget Notary Services


Notary Public Signature

Ida Williams Campbell

Notary Printed Name

"Exhibit "A"

Commencing at the Northeast corner of the South 1/2 of Government Lot 3, in Section 31, Township 30 South, Range 20 East, run thence South 00°03'26" West, along the North-South 1/4 line of said Section 31 and the East Boundary of said Government Lot 3 a distance of 844.28 feet; run thence North 89°23'04" West, a distance of 650.00 feet; run thence North 00°06'26" East, a distance of 286.38 feet; run thence North 89°53'34" West, a distance of 20.00 feet; run thence North 00°00'26" East, a distance of 328.95 feet; run thence North 81°43'38" West, a distance of 221.81 feet to the Point of Beginning; run thence North 59°22'14" West, a distance of 186.0 feet, more or less, to a point in the centerline of Bullfrog Creek; said point hereinafter called Point "B"; thence return to the Point of Beginning; run thence South 21°16'42" West, a distance of 236.44 feet; run thence South 68°43'18" East, a distance of 20.00 feet; run thence South 21°16'42" West, a distance of 71.92 feet; run thence North 58°24'23" West, a distance of 226.0 feet; more or less, to a point in the centerline of said Bullfrog Creek; run thence Northeasterly along said centerline of Bullfrog Creek to the aforementioned Point "B".

Together with an easement for right of ingress/egress over and across the following described property:

Commencing at the Northeast corner of the South 1/2 of Government Lot 3, in Section 31, Township 30 South, Range 20 East, run thence South 00°06'26" West, along the North-South 1/4 line of said Section 31 and the East Boundary of said Government Lot 3, a distance of 824.28 feet to the Point of Beginning, thence continue South 00°06'26" West, a distance of 20.0 feet; run thence North 89°53'04" West, a distance of 650.00 feet; run thence North 00°06'26" East, a distance of 286.38 feet; run thence North 89°53'34" West, a distance of 20.00 feet; run thence North 00°06'26" East, a distance of 328.96 feet; run thence North 81°49'38" West, a distance of 201.28 feet; thence run South 21°16'42" West, a distance of 243.09 feet; thence run North 68°43'18" West, a distance of 20.0 feet; thence run North 21°16'42" East, a distance of 238.44 feet; thence run North 11°40'54" East, a distance of 20.04 feet; thence run South 81°49'38" East, a distance of 237.95 feet; run thence South 00°06'26" West, a distance of 326.33 feet; run thence South 89°53'34" East, a distance of 20.00 feet; run thence South 00°06'26" West, a distance of 286.38 feet; run thence South 89°53'04" East, a distance of 630.00 feet to the Point of Beginning.

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Legal Description



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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): <hr/> <hr/> <hr/> <hr/>

*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

Property/Applicant/Owner Information Form

26-0227
RCVD
12-24-25

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: **9809 harold bedford rd** City/State/Zip: **riverview/FL/33578**
TWN-RN-SEC: **31-30-20** Folio(s): **077208-0300** Zoning: **Ag** Future Land Use: **SMU-6** Property Size: **1.292 acres**

Property Owner Information

Name: **Matthew and Amber Remson** Daytime Phone **8138923575**
Address: **9809 harold bedford rd** City/State/Zip: **riverview/FL/33578**
Email: **mremson@outlook.com** Fax Number _____

Applicant Information

Name: **Matthew Remson** Daytime Phone **8138923575**
Address: **9809 harold bedford rd** City/State/Zip: **riverview/FL/33578**
Email: **mremson@outlook.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

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)

Type or print name