

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



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.

Our home is on Lake Magdalene Blvd. between North Boulevard and Florida Ave. It was once a quiet, rural neighborhood. Now it is a constant flow of traffic from 7:30 am to 9:30 am, then again 3:30 pm till about 6:30 pm. The traffic becomes backed up and closes our driveway, and is very loud. We are requesting the county allow us to put up a six foot wall to mitigate the noise. The wall will be behind a tall hedge and not easily visible from the road. It will be 25 feet back from the road, as required.

Please do consider our request, many neighbor already have walls of 6 to 8 feet down towards florida ave, and on the other side of north boulevard, Avila has an 11 foot wall.

Thank you for your time,
Susan and Sumesh Chandra

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

6.07.02.C.1.A

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 Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



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 traffic on our road is horrible! It is a cutoff so people waiting for the endless light on bearsse ave and Florida ave can cut through our neighborhood. Now they pile up on our street all the way from florida to north boulevard and down beyond St. Marys church.

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.

A four foot wall is allowed without a variance, that rule has been in effect for over 50 years, and I have lived here for 55 years. Many places in tampa erect walls for noise from the unrestrained growth and subsequent noise. We will pay for this noise buffer ourselves simply to keep the traffic noise at bay.

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.

No neighbors would be affected as a hedge will block the view of the proposed wall. It will be hard to see from the road at 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).

We have chosen the prettiest wall we can afford. It is stucco, like the faircloth wall, only a couple houses down, and we have brick columns every 15 feet. It also has a line of bricks running along the top. If we could afford it, it would be all brick. The wall as it is is costing just over a hundred thousand dollars.

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.

I do not think anything is illegal about having a wall to prevent the non-stop traffic noise from our road, which sounds like the interstate. An 11 foot wall for Avila is just around the corner, down a couple houses is the faircloth estates wall, a six foot wall surrounding the entire development, and across the street from that the neighbors put up an 8 foot wall due to the traffic.

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.

My family bought the property in 1969 and the growth of our are has changed everything for the worse. The noise is terrible and by allowing us to build a sound barrier- we would have a bit more peace and quiet.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

This Warranty Deed

Corrective

Made this 21st day of May A.D 19 99
by R.W. Kratzer, III and Thelma Kratzer,
husband and wife

1 10001 AND 1001 AND 1002 AND 1003 AND 1004 AND 1005 AND 1006 AND 1007 AND 1008 AND 1009 AND 1010 AND 1011 AND 1012

INSTR # 99161942
OR BK 09652 PG 0226

RECORDED 05/27/99 08:51 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 0.70
DEPUTY CLERK F Tecer

hereinafter called the grantor, to
Sumesh Chandra and Susan E. Chandra,
husband and wife

whose post office address is
16116 Lake Magdalene Blvd.
Tampa, FL 33613
Grantees' SSN:

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 \$ 10.00 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

See Attached Schedule A

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

This is a corrective Deed Correcting that certain deed recorded in O.R. Book 766, Page 249, of the Public Records of Hillsborough County, Florida, which contains incorrect legal description.

Parcel Identification Number: 17008.0000

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, 19 99

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:

Tammy Cutshall
Name

R.W. Kratzer, III LS
Name & Address R.W. Kratzer, III

Keri D Payne
Name

Thelma Kratzer LS
Name & Address Thelma Kratzer

11 Trillum Lane Mars Hill NC 28754 LS

Name

Name & Address

Name

Name & Address LS

State of North Carolina
County of Madison

The foregoing instrument was acknowledged before me this 18th day of May, 1999,
by **R. W. Kratzer, III and Thelma Kratzer, husband and wife**

who is personally known to me or who has produced as identification

Tammy Cutshall
Print Name
Notary Public
My Commission Expires March 23, 2002.

PREPARED BY: Grace Payne
RECORD & RETURN TO:
Assurance Title Company, Inc.
14802 N. Dale Mabry Hwy., Suite 335
Tampa, FL 33618
File No: 9905010

Schedule A

BEGINNING AT A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 18 EAST, SAID POINT BEING 388.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH 88 DEGREES 10' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36. A DISTANCE OF 265.78 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 0 DEGREES .06' WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36. A DISTANCE OF 370.00 FEET, THENCE NORTH 88 DEGREES 10' WEST, A DISTANCE OF 54.06 FEET, THENCE SOUTH 66 DEGREES 52' WEST, A DISTANCE OF 229.45 FEET; THENCE SOUTH 273.1 FEET TO POINT OF BEGINNING, LESS RIGHT OF WAY FOR LAKE MAGDALENE BOULEVARD OFF THE SOUTH SIDE THEREOF, AND LESS A TRACT OF LAND IN THE SOUTHEAST CORNER THEREOF DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 18 EAST; THENCE NORTH 0 DEGREES .06' WEST 272 FEET TO POINT IN THE EDGE OF LAKE; THENCE NORTH 88 DEGREES 10' WEST, A DISTANCE OF 47.5 FEET TO POINT IN EDGE OF LAKE; THENCE SOUTH 3 DEGREES 44' WEST, A DISTANCE OF 272.4 FEET TO POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH 88 DEGREES 10' EAST. A DISTANCE OF 65.4 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0793 Intake Date: 04/08/2026
Hearing(s) and type: Date: 6/15/2026 Type: LUHO Receipt Number: 584205
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 16116 lk magdalene blvd City/State/Zip: tampa FL, 33613
TWN-RN-SEC: 27-18-36 Folio(s): 17008.000 Zoning: AS-1 Future Land Use: R-4 Property Size: 1.58

Property Owner Information

Name: Sumeshand Susan E Chandra Daytime Phone: 813 9622477
Address: 16116 lk. Magdalene Blvd City/State/Zip: Tampa, FL 33613
Email: Bethchandra1@gmail.com Fax Number: _____

Applicant Information


Name: Susan Chandra Daytime Phone: 8139622477
Address: 16116 lk magdalene blvd City/State/Zip: tampa, FL 33613
Email: Bethchandra1@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number: _____

susanechandra@icloud.com

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.

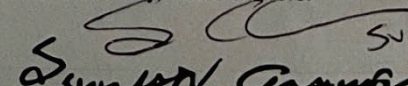


Signature of the Applicant

Susan Chandra

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)

sumesh chandra

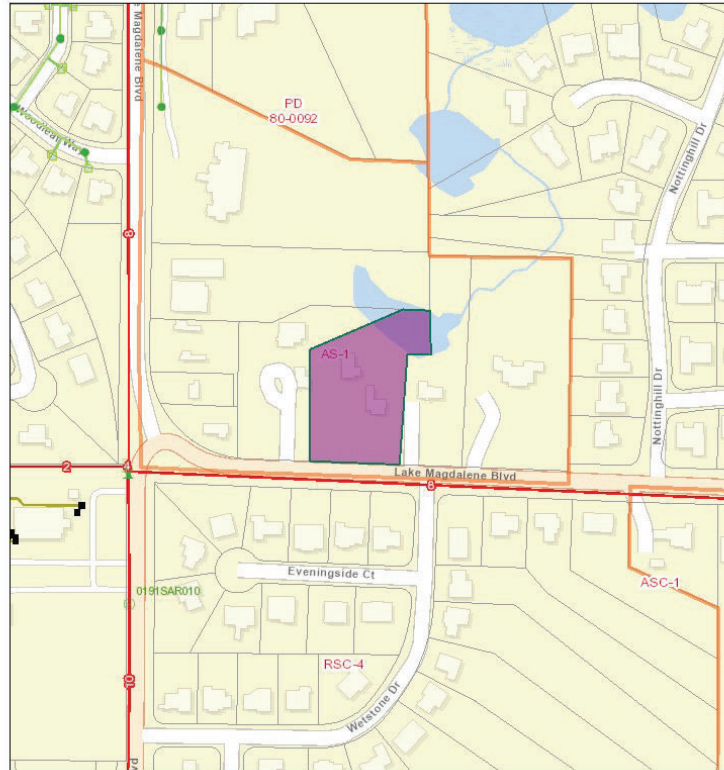
Type or print name



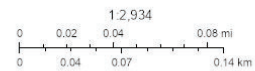
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:AE	BFE = 51.1 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011107 Block: 2014
Census Data	Tract: 011107 Block: 2013
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO
Historic Resource Found	

Folio: 17008.0000



April 8, 2026



Esri Community Maps Contributors; City of Tampa; FDEP; © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NLSA, USGS, EPA, NPS, US Census Bureau, USDA, NOAA, NOAA, Esri

Hillsborough County Florida

Folio: 17008.0000
PIN: U-36-27-18-ZZZ-000000-75250.0
Sumesh And Susan E Chandra
Mailing Address:
 16116 Lake Magdalene Blvd
 null
 Tampa, Fl 33613-1249
Site Address:
 16116 Lake Magdalene Blvd
 Tampa, Fl 33613
SEC-TWN-RNG: 36-27-18
Acreage: 1.58
Market Value: \$625,093.00
Landuse Code: 0100 SINGLE FAMILY

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.