

Variance Application: VAR 26-0770

LUHO Hearing Date: June 15, 2026

Case Reviewer: Logan McKaig



**Hillsborough
County Florida**

Development Services Department

Applicant: David Wright/TSP Companies, Inc.

Zoning:

RSC-6

Address/Location: 12015 N Oregon Ave., Tampa, FL 33612


Request Summary:

The applicant is requesting a variance to lot development standards for the purpose of constructing an accessory structure on the property.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.C.1 6.01.01	Accessory structures shall not be erected in any required front yard. Accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. A minimum setback of 25 feet is required in the RSC-6 district; therefore a 50-foot front yard setback is required for an accessory structure.	40 feet	10-foot front yard setback for an accessory structure
6.11.04.B	Accessory structures exceeding 15 feet in height shall meet the primary structure setback of the district. A minimum side yard setback of 7.5 feet is required in the RSC-6 district.	2.5 feet	5-foot side yard setback for an accessory structure

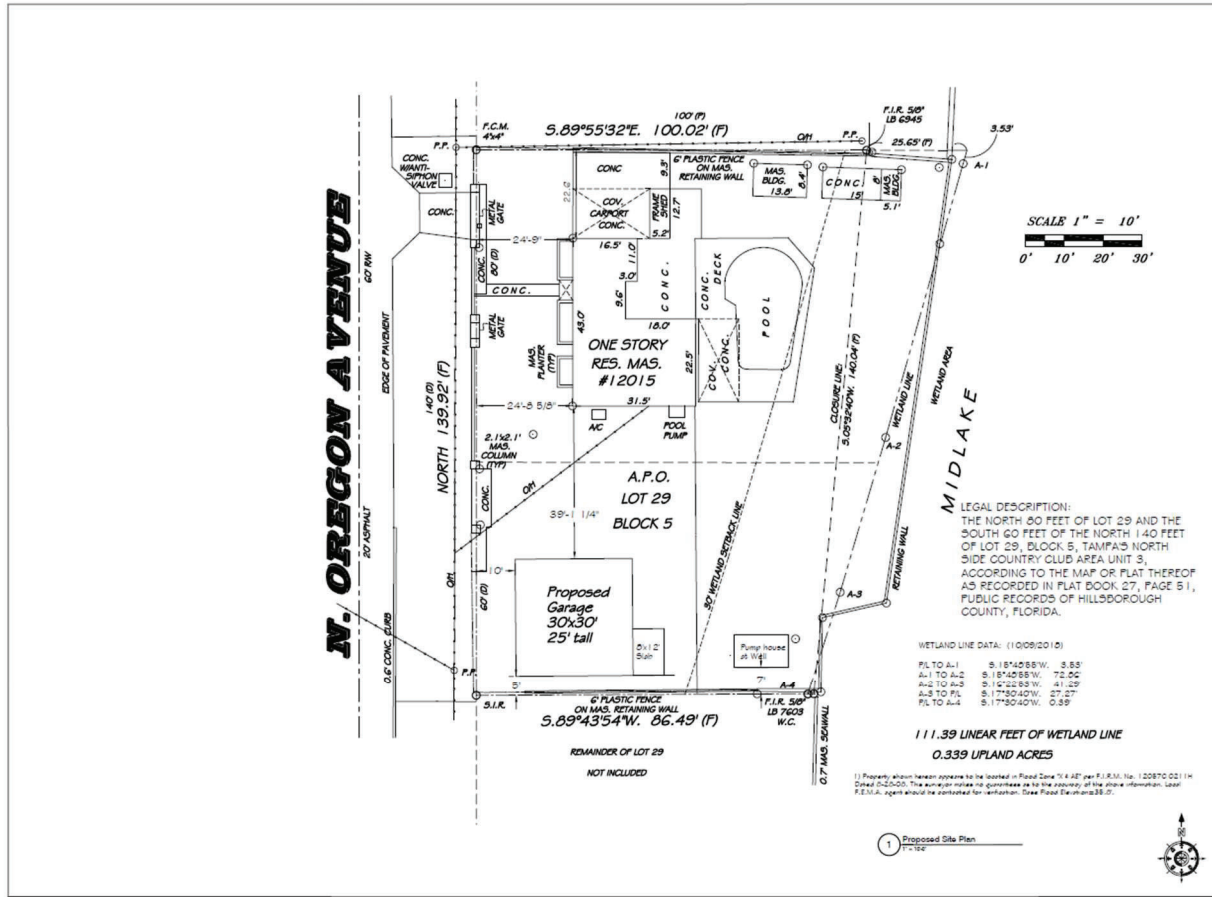
Findings:	None
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Zoning Administrator Sign Off:	 <small>Colleen Marshall Tue Jun 2 2026 12:16:47</small>
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DISCLAIMER:

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



CLAYTON T. LUTWALD ARCHITECTS ARCHITECTS
 604 Yella Road Dr.
 Tampa, Florida 33615
 813-455-9500
 ct@claytont.com

IN THE BEST OF MY KNOWLEDGE, THESE PLANS COMPLY WITH FLORIDA BUILDING CODE, TO THE BEST OF MY KNOWLEDGE, THESE PLANS COMPLY WITH THE ANTI-KICKBACK REQUIREMENT OF THE FLORIDA BUILDING CODE OR OTHER (2021) REGULATORY SECTION 1301.

PLANNER: UNITEC, INC.
 1812 10th St. E.
 id@unitec.com

Accessory Structure
 12015 N. Oregon Ave.
 Tampa, FL 33612

Site Plan
 Scale: As Noted

Revisions:

Date: 6-2-26
 Drawn by: CTK
 Checked by: CTK

8D-1
 Sheet No. ___ of ___

12015 N. Oregon Ave.
 33612
 Development Services

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Project Description (Variance Request)

- 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 property owner is disabled and is seeking the approval to construct a detached garage that is proposed to include a car lift to permit him to work on his motor vehicles. The applicant is seeking a variance to LDC Section 6.01.01 to reduce the front and side yard setback from 25' to 10' and 7.5' to 5', respectively to permit the construction of a detached garage. The hardships are the property owner's disability and the physical characteristics of the subject property; specifically, the property is situated on a wetland (pond), and the required 30' wetland setback buffer impacts the available location of the proposed detached garage.

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

Section 6.01.01

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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): _____
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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 alleged hardship is unique and singular to the subject property and is not suffered in common with other properties similarly located as the property owner is disabled and is seeking to construct a detached garage without encroaching into the required 30' wetland setback.

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.

The literal requirements of the LDC would deprive the property owner the rights commonly enjoyed by other properties in the same district as the disallowance of the variance would deprive the property owner of the rights to a garage that are commonly enjoyed by other property owners within Unincorporated Hillsborough County.

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.

If allowed, the variance will not substantially interfere with the rights of others whose property would be affected by allowance of the variance due to the physical characteristics of the property. The property is located at the terminus of Pine Lake Drive; therefore, there are no residential properties directly across Oregon Avenue from the subject property where the variance to the front yard setback is requested. Additionally, there are existing trees and vegetation along the subject property's south property line where the variance to the side yard setback is requested that are proposed to remain and will provide screening of the proposed detached garage to the adjacent property to the south. Further, the property owner has communicated the proposal to the adjacent property owner who does not object to the request.

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 is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan as the property owner is undertaking the legal process of applying for the approval of a variance that requires public notice to the surrounding property owners, a public hearing and review and approval by the

Land Use Hearing Officer. The approval of said variance will permit the disabled property owner to enjoy the rights and privileges that other non-disabled property owners enjoy. Also, the variance would permit the construction of the proposed detached garage without encroachment into the wetland setback or wetland.

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 that is sought to be relieved by the requested variance does not result from an illegal act or from the actions of the applicant because the applicant is disabled due to an accident and has no control over the disability. Likewise, the physical characteristics of the property, including the location of the wetland, are outside of the property owner's control. Additionally, the property owner has undertaken the variance process seeking approval of a variance to allow the permitting and construction of the proposed detached garage in accordance with the LDC.

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.

If allowed the variance will result in substantial justice being done for the public benefit by allowing the developed property to continue to be utilized by the property owner for normal daily functions in accordance with the LDC. Additionally, approval of the variance will prevent encroachment into the wetland or wetland setback that is commonly enjoyed by the property owners who reside on the wetland. Further, the preservation of the wetland and wetland setback serve the common good of the citizens of Hillsborough County.

Prepared By and Return To:
Millennial Title, LLC
Attn: Christina Moloney
4501 East Columbus Drive
Tampa, FL 33605

Order No.: FL-2018-2175

Property Appraiser's Parcel I.D. (folio) Number:
202860100

WARRANTY DEED

THIS WARRANTY DEED dated May 22, 2018, Amanda Faunce as trustee of The Land Trust No. 12015 N Oregon Ave, existing under the laws of Florida, and having its principal place of business at 4501 East Columbus Drive, Tampa, Florida 33605 (the "Grantor"), to Ramiro Guillermo Companioni, a single person, whose post office address is 2903 W. Waters Aveune, Trailer #8, Tampa, Florida, 33614 (the "Grantee").

(Wherever used herein the terms "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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of HILLSBOROUGH, State of Florida, viz:

The South 60 feet of the North 140 feet of Lot 29, Block 5, TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO. 3 FOREST HILLS, according to the plat thereof as recorded in Plat Book 27, Page 51 of the Public Records of Hillsborough County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

THE NAMED TRUSTEE IS VESTED WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE AND TO SELL, OR TO LEASE OR ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT PURSUANT TO FLORIDA STATUTE NO. 689.071 (1

Subject to easements, restrictions, reservations and limitations of recorded, 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: 2017.

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

Signed, sealed and delivered in presence of:

The Land Trust No. 12015 N Oregon Ave

BY: Amanda Faunce
Amanda Faunce
Trustee

[Signature]

Witness Signature

Christina Moloney

Printed Name of First Witness

[Signature]

Witness Signature

Stacey Dixon

Printed Name of Second Witness

Grantor Address:
4501 East Columbus Drive
Tampa, FL 33605

STATE OF Florida

County OF HILLSBOROUGH

I, Christina Moloney, a Notary Public for the County of HILLSBOROUGH and State of Florida, do hereby certify that Amanda Faunce, as Trustee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of May, 2018.

[Signature]
Notary Public

My Commission Expires: July 5, 2019

(SEAL)



Christina Moloney
COMMISSION #FF246718
EXPIRES: July 5, 2019
WWW.AARONNOTARY.COM



Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Application No: <u>26-0770</u>	Official Use Only	Intake Date: <u>4/3/2026</u>
Hearing(s) and type: Date: <u>6/15/2026</u>	Type: <u>LUHO</u>	Receipt Number: <u>583189</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Charles Phillips</u>

Property Information

Address: 12015 N Oregon Ave City/State/Zip: Tampa, FL 33612
 TWN-RN-SEC: 11-28-18 Folio(s): 20286.0000 Zoning: RSC6 Future Land Use: R4 Property Size: ~~0.27 AC~~ .33 AC

Property Owner Information

Name: Ramiro Guillermo Companioni Daytime Phone: Same as rep
 Address: 12015 N Oregon Ave City/State/Zip: Tampa, FL 33612
 Email: coolray01@hotmail.com Fax Number: _____

Applicant Information

Name: David Wright / TSP Companies, Inc. Daytime Phone: 813-230-7473
 Address: 20085 Sabal Palm Ct #418 City/State/Zip: Land O Lakes, FL 34638
 Email: david@tspco.net 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.

Digitally signed by David Wright
 Signature of the Applicant David Wright
 Date: 2025.11.10
 Type or print name David Wright
 11:05:30 -05'00'

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.

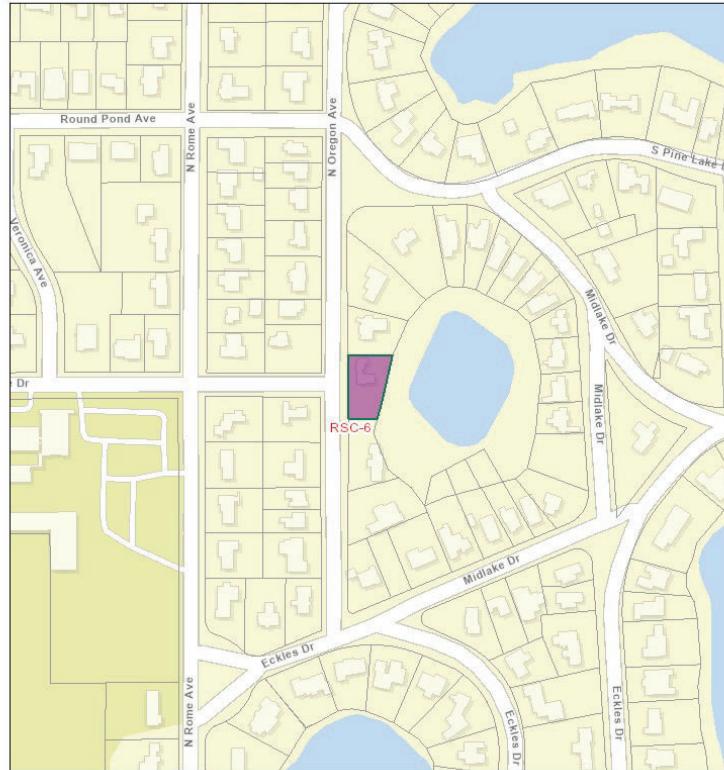
Ramiro Guillermo Companioni
 Signature of the Owner(s) - (All parties on the deed must sign)
Ramiro Guillermo Companioni
 Type or print name



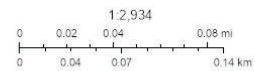
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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	0211H
FIRM Panel	12057C0211H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120211D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011205 Block: 2006
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
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

Folio: 20286.0000



April 3, 2026



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Hillsborough County Florida

Folio: 20286.0000
PIN: U-11-28-18-104-000005-00029.0
Ramiro Guillermo Companioni
Mailing Address:
 3201 W Hillsborough Ave # 15181
 null
 Tampa, Fl 33614-5940
Site Address:
 12015 N Oregon Ave
 Tampa, Fl 33612
SEC-TWN-RNG: 11-28-18
Acreage: 0.27
Market Value: \$319,458.00
Landuse Code: 0100 SINGLE FAMILY

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.