Variance Application:	VAR 26-0884
LUHO Hearing Date:	07-13-2026
Case Reviewer:	**Logan McKaig**

Hillsborough County Florida

Development Services Department

Applicant:	Maria Concepcion	Zoning:	RSC-9
Location:	7509 N Arrawana Ave., Tampa, FL	Folio:	25856.0000

Request Summary:

The applicant is requesting a variance to accessory structure requirements for the purpose of building an accessory structure in the front yard to store a recreational vehicle.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04 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. The front yard setback in the RSC-6 zoning district is 25 feet requiring a 50-foot front yard setback	25 feet	25 feet

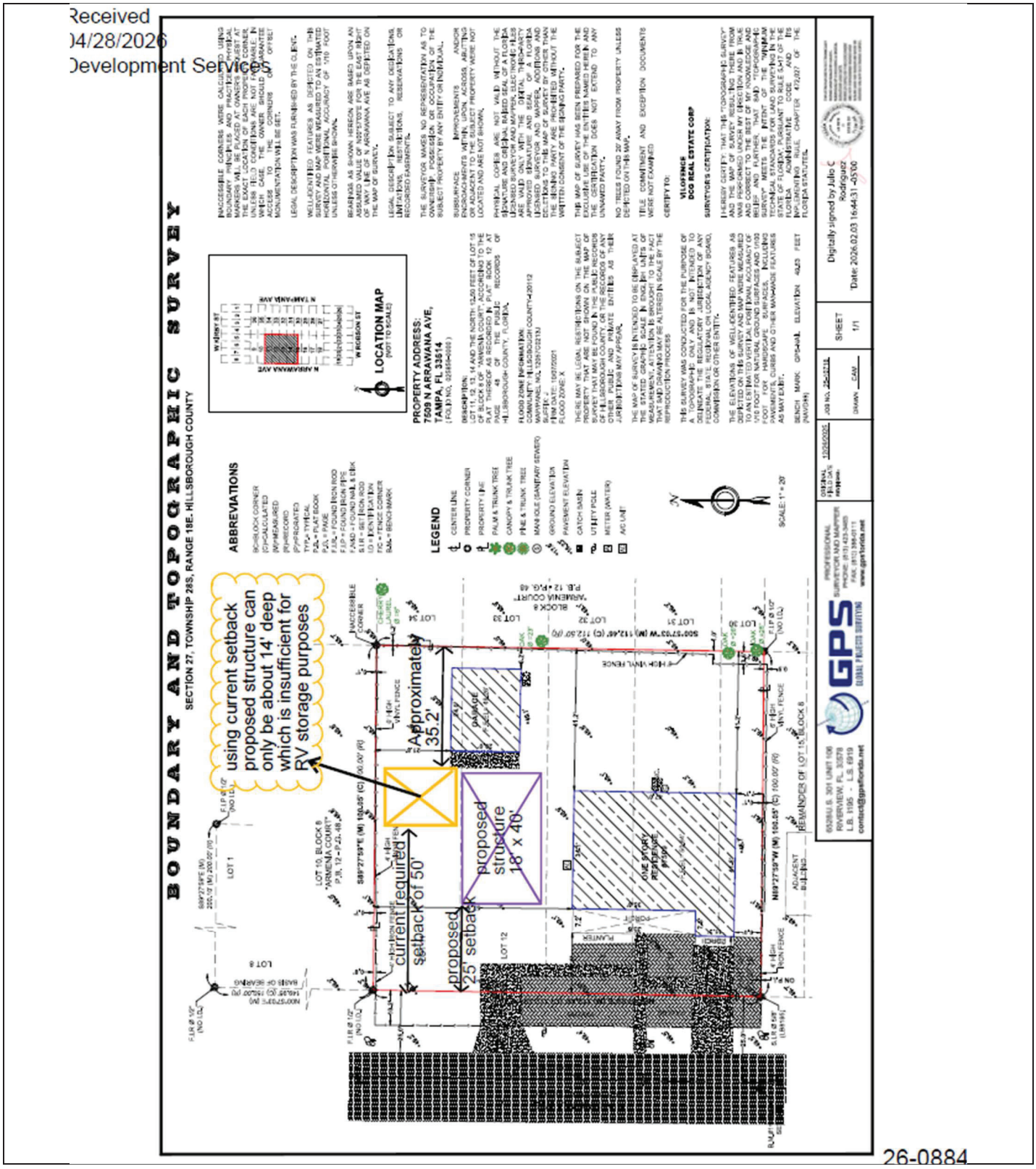
Findings:	None

Zoning Administrator Sign Off:	Colleen Marshall Tue Jun 23 2026 12:58:31

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



Hillsborough County Florida
Development Services

Application No: _____

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.

We are requesting a variance to reduce the required front yard setback from 50 feet to 25 feet in order to construct an accessory structure for the storage of a recreational vehicle (RV).The subject property measures approximately 112 feet in width by 100 feet in depth. Due to the limited depth of the lot and the placement of the existing residence, strict application of the 50-foot setback requirement significantly restricts the usable buildable area. Compliance with the required setback would leave approximately 14 feet of depth, which is insufficient to accommodate a standard recreational vehicle measuring approximately 40 feet in length. The structure will be used exclusively for RV storage and protection. The requested 25-foot setback is consistent with the placement of the existing residence and aligns with the prevailing development pattern in the surrounding neighborhood, where many homes are located at similar or lesser distances from the front property line.

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

Hillsborough Land Development Code [HC-LDC] Sec. 6.11.04 (C)(1)

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): Residential Miscellaneous Permit HC-BLD-26-0081401
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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity"* prior to your public hearing

Variance Narrative Statement
Property Address: 7509 N Arrawana Ave, Tampa, FL 33614

The applicant is requesting a variance to reduce the required front yard setback from 50 feet to 25 feet in order to construct an accessory structure for the storage of a recreational vehicle (RV).

The subject property measures approximately 112 feet in width by 100 feet in depth. Due to the limited depth of the lot and the placement of the existing residence, strict compliance with the 50-foot front setback requirement significantly restricts the buildable area. Applying the full setback would leave approximately 14 feet of usable depth, which is insufficient to accommodate a standard recreational vehicle measuring approximately 40 feet in length.

The proposed structure is an accessory building intended solely for personal residential use and will not be used for habitation or commercial purposes. The structure is designed to provide covered protection for the RV and will remain consistent with the residential character of the property.

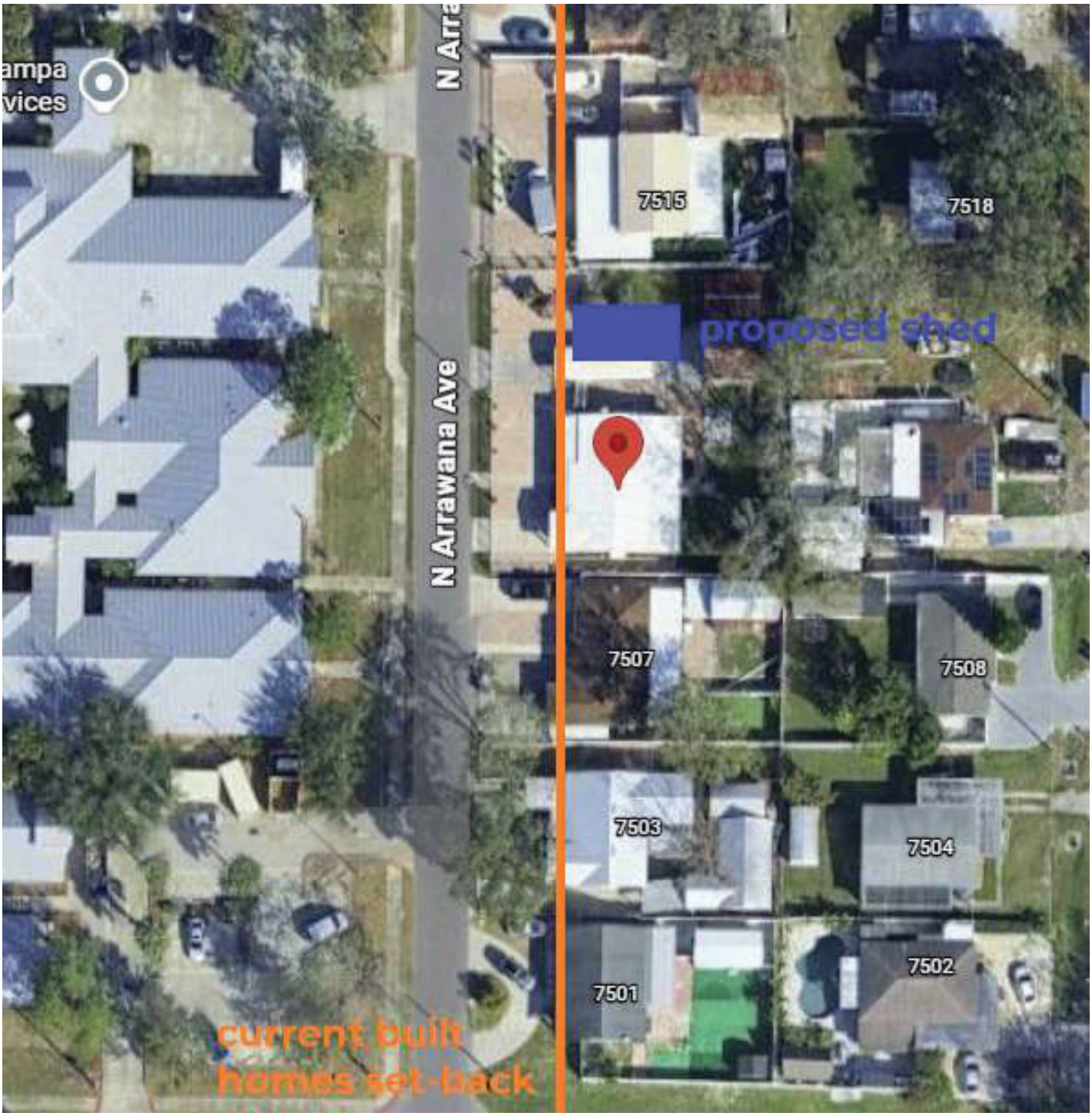
The requested setback of 25 feet aligns with the existing placement of the primary residence and is consistent with the prevailing development pattern in the surrounding neighborhood, where multiple properties are located at similar or lesser distances from the front property line. As such, the request does not introduce a new or incompatible condition within the area.

The structure will be positioned to the side of the residence, minimizing visual impact from the street and maintaining compatibility with surrounding properties. It will not interfere with traffic visibility or create any safety concerns.

This request represents the minimum variance necessary to allow reasonable use of the property. Denial of the variance would prevent the applicant from utilizing the property for a common and reasonable residential purpose.

Granting this variance will not be detrimental to surrounding properties and will remain in harmony with the intent of the zoning code and the Tampa Comprehensive Plan.

Received
04/28/2026
Development Services



Received
04/28/2026
Development Services

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Development Services

Application No: _____

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 subject property has a limited depth of approximately 100 feet, and the placement of the existing residence further restricts the available buildable area. Applying the required 50-foot front setback leaves insufficient space (approximately 14 feet) to accommodate a standard recreational vehicle structure, which typically requires approximately 40 feet in length. This creates a practical difficulty unique to this property

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.

Strict application of the Land Development Code would deprive us of the ability to use the property in a manner commonly enjoyed by other residential properties, specifically the ability to store and protect a recreational vehicle. Many surrounding properties are developed at similar or lesser setbacks, and enforcing the full setback requirement would create an unnecessary limitation on reasonable use

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 variance will not substantially interfere with or injure the rights of neighboring property owners. The structure will be located to the side of the residence and is consistent with the scale and placement of surrounding development. It will not impact visibility, traffic safety, or access.

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).*

It maintains the established character of the neighborhood and supports reasonable residential use without introducing incompatible development.

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 hardship is not self-created. It results from the existing dimensions of the lot and the placement of the residence, which limit the remaining buildable area under current setback requirements.

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 result in substantial justice by allowing reasonable use of the property while maintaining fairness and consistency with surrounding properties. Denial would impose an unnecessary hardship without providing a corresponding public benefit.

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INSTRUMENT #: 2025474185, 2 page(s) 11/05/2025
at 02:39:13 PM, Deputy Clerk: OROSADO
DOC TAX PD (F.S. 201.02) $1750.00
INT. TAX PD (F.S. 199) $0.00
DOC TAX PD (F.S. 201.08) $0.00
VICTOR D. CRIST, CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Prepared by and Recording requested by:
A. Rodriguez
All Real Estate Title Solutions, Inc.
1430 West Busch Boulevard, Suite D
Tampa, FL 33612

Parcel ID: 025856-0000
Consideration: $250,000.00

Warranty Deed

Know All Men By These Presents that, **Melissa Lynn Coe, a married woman as to her non-homestead property**, (henceforth referred to as "Grantor") of **3050 West Socrum Loop Road, Lakeland, FL 33810**, for consideration paid, grant to **DCG Real Estate Corp., a Florida Corporation**, (henceforth referred to as "Grantee") of **PO Box 152408, Tampa, FL 33614**, with **WARRANTY COVENANTS:**

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Hillsborough, Florida, viz:

Lot 11, 12, 13, 14 and the North 12.5 Feet of Lot 15, Block 8, Armenia Court, according to the Plat thereof, recorded in Plat Book 12, Page 48, of the Public Records of Hillsborough County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, 2025.

26-0884

Signed, sealed, and delivered in the presence of:

Witness 1 Signature

Melissa Lynn Coe

Gabriela T Germino
Witness 1 Printed Name:
Witness 1 Address: 1430 West Busch Blvd Ste D
Tampa FL 33612

Witness 2 Signature

Laura Lorza
Witness 2 Printed Name:
Witness 2 Address: 1430 West Busch Blvd Ste D
Tampa FL 33612

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 5th day of November, 2025, by Melissa Lynn Coe, (__) who is/are personally known to me or (✓) who has/have produced Driver's License as identification.

Signature of Notary Public

Gabriela T Germino
Print, Type/Stamp Name of Notary

GABRIELA T. GERMINO
MY COMMISSION # HH 471365
EXPIRES: February 21, 2028

26-0884

Received
04/28/2026
Development Services

Hillsborough County Florida
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0884
Hearing(s) and type: Date: 07/13/2026 Type: LUHO
Date: _____ Type: _____
Intake Date: 04/28/2026
Receipt Number: 589556
Intake Staff Signature: Charles Phillips

Property Information

Address: 7509 N Arrawana Ave City/State/Zip: Tampa FL 33614
TWN-RN-SEC: 27-28-18 Folio(s): 025856-0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 0.26 acres

Property Owner Information

Name: DCG REAL ESTATE CORP Daytime Phone 813-580-1720
Address: PO BOX 152408 City/State/Zip: TAMPA, FL 33684-2408
Email: concepcion@vilofence.com Fax Number _____

Applicant Information

Name: Maria Concepcion Daytime Phone 813-705-1269
Address: 4308 W Dr Martin Luther King Jr Blvd City/State/Zip: Tampa FL 33614
Email: info@vilofence.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

Maria Concepcion
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.

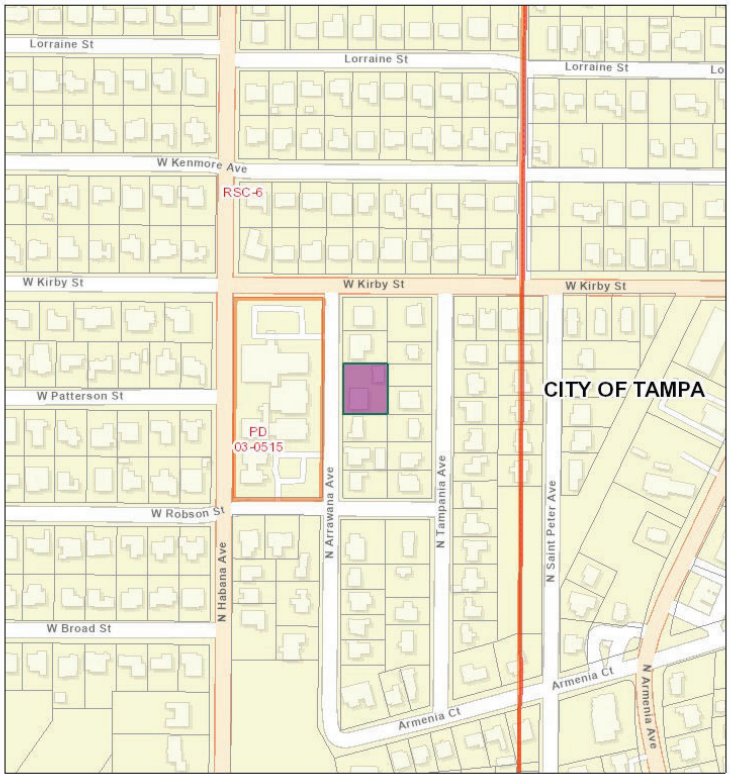
Signature of the Owner(s) – (All parties on the deed must sign)

Ariel Concepcion - P/D of DCG Real Estate Corp
Type or print name

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0213H
FIRM Panel	12057C0213H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120213C
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011902 Block: 2011
Future Landuse	R-6
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	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	170' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 25856.0000



April 28, 2026

1:2,934

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

RS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 25856.0000
PIN: U-27-28-18-164-000008-00013.0
Dcg Real Estate Corp
Mailing Address:
Po Box 152408
null
Tampa, Fl 33684-2408
Site Address:
7509 N Arrawana Ave
Tampa, Fl 33614
SEC-TWN-RNG: 27-28-18
Acreage: 0.26
Market Value: $299,430.00
Landuse Code: 0100 SINGLE FAMILY

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Or
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