

Variance Application: VAR 26-0038
LUHO Hearing Date: December 15, 2025
Case Reviewer: Jared Follin



Applicant: Todd Pressman **Zoning:** RSC-9
Address/Location: 12514 Pittsfield Avenue, Tampa; Folio: 19232.0000

Request Summary:

The applicant is requesting a variance to accessory structure standards to allow an existing accessory structure to occupy more than 20 percent of the required rear yard and allow it to be closer than three feet from the property line. The applicant is also requesting a variance to lot development standards to allow an existing single-family home to encroach into the front yard setback and rear yard setback.

Requested Variances:

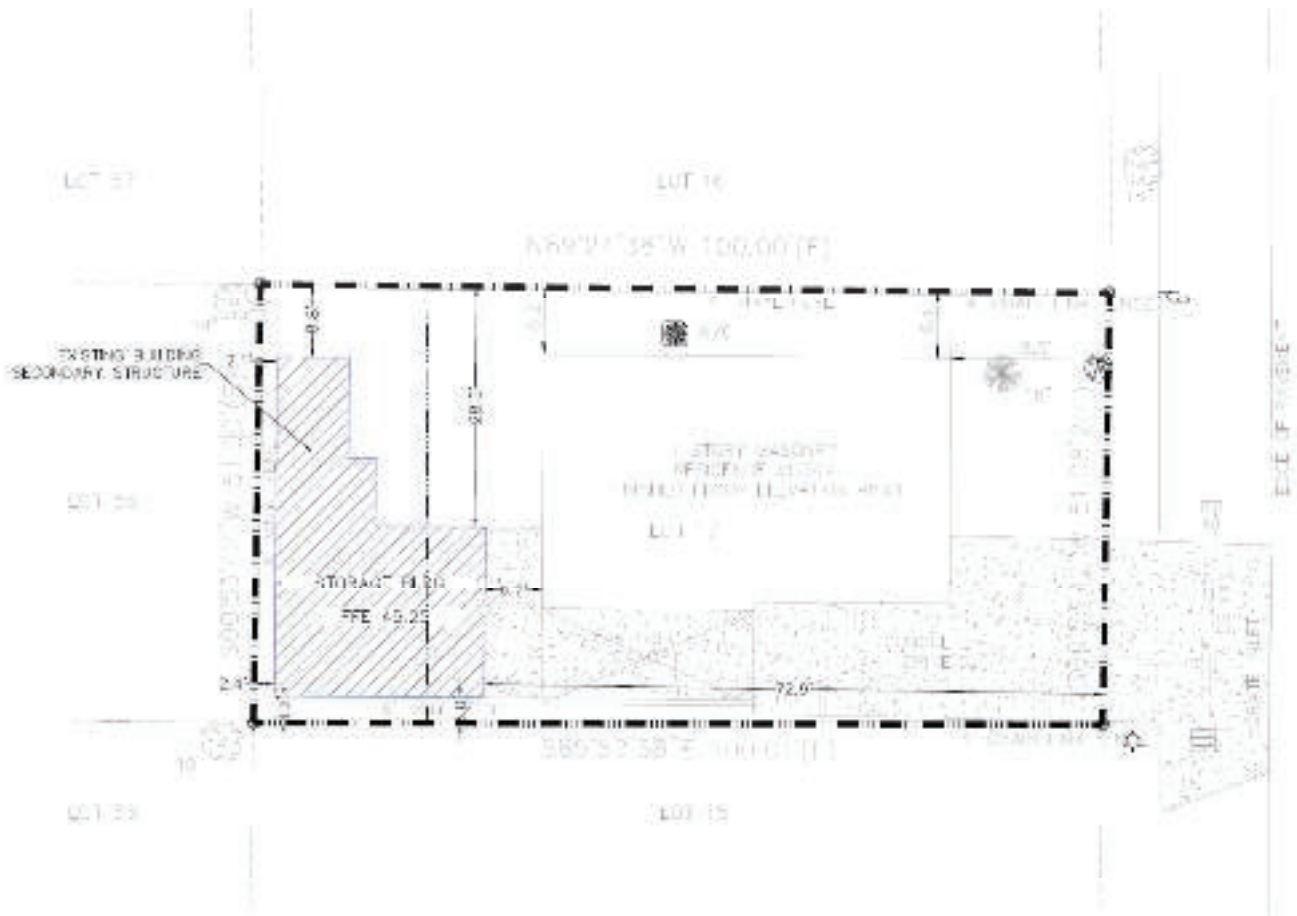
LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than three feet to any rear lot line.	32.5 percent	52.5 percent of required rear yard occupied by accessory structure
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than three feet to any rear lot line.	0.9 feet	2.1-foot rear yard setback
6.01.01	A minimum 5-foot side yard setback is required in the RSC-9 zoning district	3.5 feet	1.5-foot side yard setback
6.01.01	A minimum 20-foot front yard setback is required in the RSC-9 zoning district	1.5 feet	18.5-foot front yard setback

Findings:	A code compliance case, HC-CMP-25-0000086, was issued for the unpermitted construction of the subject accessory structure.
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Zoning Administrator Sign Off:A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive, flowing style. A faint, light gray watermark of the same signature is visible in the background.Colleen Marshall
Tue Dec 2 2025 16:08:55**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



AREA TABULATION / PROPOSED	
LOT SIZE	5,150 SQ. FT.
EXISTING RESIDENCE	1,415 SQ. FT.
TOTAL A/C AREA	1,415 SQ. FT.
ACCESSORY STRUCTURE	800 SQ. FT.
TOTAL NO A/C AREA	3,735 SQ. FT.
TOTAL GROSS AREA	2,107 SQ. FT.
TOTAL FAR	0.35
REAR YARD SETBACK AREA	51.9x20= 1,038 SF
ACCESSORY STRUCTURE WITHIN REAR YARD ARE	545 SQ. FT.
ACCESSORY STRUCTURE PERCENTAGE OF REAR YARD	545/1038=52%

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 26-0038

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 26-0038 Applicant's Name: pressman

Reviewing Planner's Name: Jared Folin Date: 12.2.25

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): 12.15.25

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

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.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

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.

Signature

12.2.25

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 26-0038

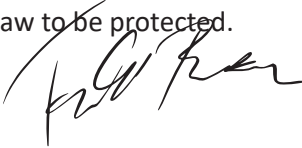
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Signature:  _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input checked="" type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" 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): <div>revision of variance stated</div>

*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

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.

1) A reduction of the rear setback for an accessory structure from 3' mol required to 2.1' mol proposed. So, a variance of .9' mol.

2) A variance of the size of an accessory structure within the 20' rear setback. The rear yard setback area is 1,038 SF. The area of the accessory structure within the 20' rear setback area is 545 SF. So, the percentage of the accessory structure that is within the rear setback area is 52.5%

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

6.11.04.C.3.

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

Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only**Application Number:** 26-0038**Received Date:****Received By:**

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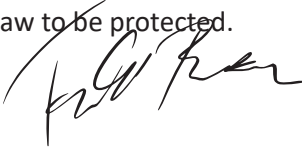
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Variance Criteria Response

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?

For both variances requested: This parcel is by far the smallest sized property in the vicinity. Beyond that hardship, the required setbacks are then magnified as to their impact on the property's ability to place structures, as compared to surrounding parcels by both setbacks and allowable rear yard area.

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 same setbacks and area allowances for other properties are severely diminished on this property due to it's dramatically smaller size.

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 property to the rear is vacant and the proposed structure is one story. It will look & act like any other structure located on a property in this vicinity.

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 approval of the variances will allow the owner to have structures that are allowable and permissible similar to other properties in the vicinity.

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 caused by the size of the property, and the resulting way that setbacks and area allowances are then diminished.

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.

This will allow the owner to have the ability to have similar accessory use structures on the property as others enjoy.

After Recording Return to:
Aimee Beechum
Stewart Title Company
3401 West Cypress Street
Tampa, FL 33607

This Instrument Prepared by:
Aimee Beechum
Stewart Title Company
3401 West Cypress Street
Tampa, FL 33607
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
019232.0000
File No.: 01206-6090
PID#812605

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 21st day of May, 2013, by U.S.
Bank National Association as Trustee for GSAA 2006-1, having its place of business at: 901
Semmes Avenue, Richmond, VA 23224, hereinafter called the "Grantor", to Faris Abbas Alyahya, a
married man, whose post office address is: 8417 N Armenia Ave, Tampa, FL 33604, hereinafter called
the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Fifty Thousand Six Hundred
Dollars and No Cents (\$50,600.00)** and other valuable considerations, receipt whereof is hereby
acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm
unto the Grantee, all that certain land situate in **Hillsborough** County, Florida, to wit:

Lot 17, North End Terrace, according to the map or plat thereof, as recorded in Plat Book 14, Page 32, of
the Public Record of Hillsborough County, Florida.

AKA: 12514 Pittsfield Ave, Tampa, FL 33624

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.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the
Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal
representatives and assigns of the individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its
corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year
first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature
Printed Name

Katie Gatto
Katie Gatto

Witness Signature
Printed Name

Kevin Anderson
Kevin Anderson

SunTrust Mortgage, Inc

BY:

Sarah P. Berglund
Sarah P. Berglund, VP

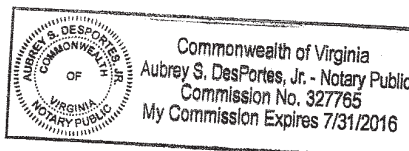
State of VIRGINIA
County of Henrico

The foregoing instrument was acknowledged before me this 21st day of May,
2013 by Sarah P. Berglund as Vice President of SunTrust Mortgage, Inc.,
on behalf of the corporation. He/She is personally known to me or has produced drivers license(s) as
identification.

Notary Public Signature
Printed Name: Aubrey S. DesPortes, Jr.

Aubrey S. DesPortes, Jr.
Aubrey S. DesPortes, Jr.

My Commission Expires: July 31 2016
(SEAL)



Stewart Title Company
3401 West Cypress Street
Tampa, FL 33607

01206-6090

Document drafted by and
RECORDING REQUESTED BY:
SunTrust Mortgage, Inc.
11013 West Broad Street
Mail Code WMRK-3024
Glen Allen, VA 23060

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

The trusts identified on the attached Schedule A (the "Trusts"), by and through U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but solely as Trustee ("Trustee"), hereby constitutes and appoints SunTrust Mortgage, Inc., ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (10) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by the Trustee. These Loans are secured by collateral comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. Please refer to **Schedule A** attached hereto.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.

2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Servicer has an obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.
3. Transact business of any kind regarding the Loans, as the Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans to the entity (or its designee or assignee) possessing the right to obtain ownership of the Loans.
8. Subordinate the lien of a mortgage, deed of trust, or deed to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
9. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
10. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

Servicer hereby agrees to indemnify and hold the Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee under the related servicing agreements listed on Schedule A, attached.

Witness my hand and seal this 12th day of February, 2013.

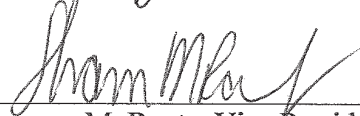
NO CORPORATE SEAL


On Behalf of the Trusts, by
U.S. Bank National Association, as Trustee


Witness: Brian Giel

By: 
Becky Warren, Vice President


Witness: Rafiann Olchefske

By: 
Shannon M. Rantz, Vice President


Attest: Erin Folsom, Trust Officer

CORPORATE ACKNOWLEDGMENT

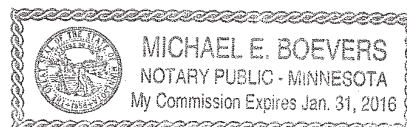
State of Minnesota

County of Ramsey

On this 12th day of February, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Becky Warren, Shannon M. Rantz and Erin Folsom, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Vice President and Trust Officer, respectively of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: 



My commission expires: 01/31/2016

Schedule A

U.S. Bank National Association, as Trustee, for

ARMT 2005-5	ARMT 2005-7	ARMT 2005-8
ARMT 2005-9	ARMT 2007-1	ARMT 2007-2
BAFC 2006-1	BAFC 2006-2	BAFC 2006-3
BAFC 2006-4	BAFC 2006-5	BAFC 2006-6
BAFC 2006-7	BAFC 2007-1	BAFC 2007-2
BAFC 2007-3	BAFC 2007-4	BAFC 2007-6
BAFC 2007-7	BAFC 2007-8	BAFC 2008-1
BART 2005-12		
BSABS 2005-AC6	BSABS 2005-AC8	BSABS 2006-ST1
CMLTI 2005-7	CMLTI 2006-4	CMLTI 2007-6
CMLTI 2007-10	CMLTI 2007-AR1	CMLTI 2007-AR7
CSAB 2006-2	CSAB 2006-3	CSAB 2007-1
CSMC 2006-3	CSMC 2006-4	CSMC 2006-5
CSMC 2006-7	CSMC 2006-8	CSMC 2006-9
CSMC 2007-1	CSMC 2007-3	CSMC 2007-5
CSMC 2007-6	CSMC 2007-7	
GSAA 2005-11	GSAA 2006-1	GSAA 2006-5

GSAA 2006-17	GSAA HET 2006-19	GSAA HET 2006-20
GSR 2005-5F	GSR 2005-7F	GSR 2005-AR7
GSR 2006-9F	GSR 2007-4F	GSR 2007-5F
JPALT 2005-S1	JPALT 2006-A2	JPALT 2006-S1
JPALT 2006-S2	JPALT 2006-S3	JPALT 2006-S4
JPALT 2007-S1		
JPMMT 2005-S2	JPMMT 2006-A3	JPMMT 2006-A4
JPMMT 2006-A5	JPMMT 2006-A6	JPMMT 2006-S2
JPMMT 2007-S2		
LMT 2007-7	LXS 2007-15N	
MASTR Alternative Loan Trust Series 2005-6	MALT 2005-6	
MASTR 2005-7	MASTR 2006-1	MASTR 2006-2
MASTR 2006-3	MASTR 2007-1	MASTR 2007-2
PRIME 2003-2		
SARM 2006-1	SASCO 2006-RF3	
Sequoia Mortgage series 2011-2		
STARM 2007-S1	STARM 2007-2	STARM 2007-3
TMTS 2006-7		WMLT 2005-B



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0038

Intake Date: 10/07/2025

Hearing(s) and type: Date: 12/15/2025

Type: LUHO

Receipt Number: 524989

Date: _____

Type: _____

Intake Staff Signature: _____

Julia Boatright

Property Information

Address: 12514 pittsfield Ave City/State/Zip: tampa, fl

TWN-RN-SEC: 28-18-08 Folio(s): 19232.0000 Zoning: RSC-9 Future Land Use: R-9 Property Size: .11

Property Owner Information

Name: Alyahya Faris Abbas Daytime Phone: 813-751-7714

Address: 12514 Pittsfield Ave City/State/Zip: Tampa, FL

Email: sghafari@ghafari.net Fax Number: _____

Applicant Information

Name: PRESSMAN TODD Daytime Phone: (727) 804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, FL

Email: Todd@Pressmaninc.com Fax Number: _____

Applicant's Representative (if different than above)

Name: PRESSMAN TODD Daytime Phone: 727-804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, FL 33701

Email: Todd@Pressmaninc.com 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

PRESSMAN TODD, Pressman & Assoc., Inc

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



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0038

Intake Date: 10/07/2025

Hearing(s) and type: Date: 12/15/2025

Type: LUHO

Receipt Number: 524989

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: PRESSMAN TODD

Phone: (727) 804-1760

Representative's Email: Todd@Pressmaninc.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
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input 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.
3	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<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.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<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

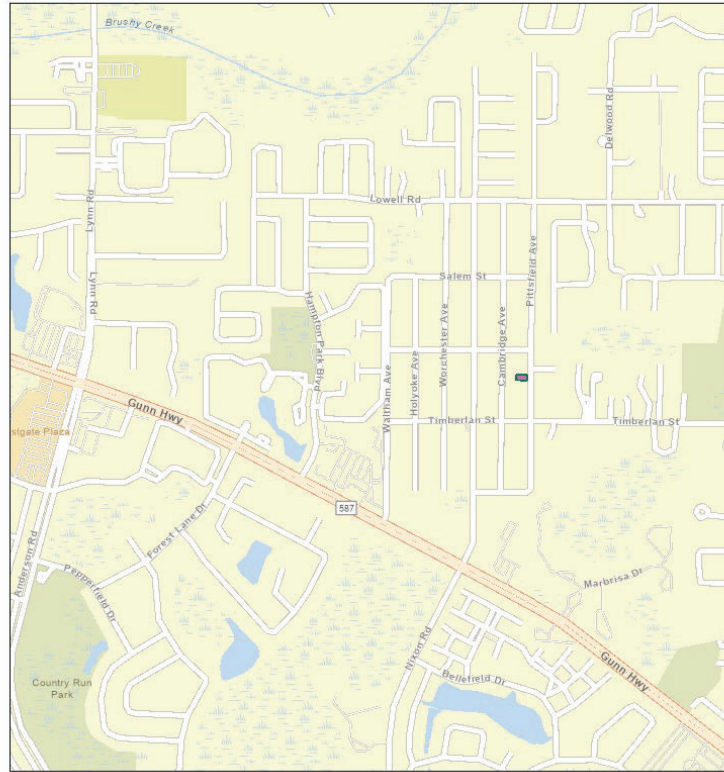
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☐ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



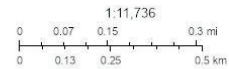
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0192H
FIRM Panel	12057C0192H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120192D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011408 Block: 1010
Future Landuse	R-9
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO

Folio: 19232.0000



October 7, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 19232.0000
PIN: U-08-28-18-0Y3-000000-00017.0
Faris Abbas Alyahya
Mailing Address:
 12514 Pittsfield Ave
 null
 Tampa, FL 33624-4236
Site Address:
 12514 Pittsfield Ave
 Tampa, FL 33624
SEC-TWN-RNG: 08-28-18
Acreage: 0.11
Market Value: \$196,947.00
Landuse Code: 0100 SINGLE FAMILY

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