

**Variance Application:** VAR 26-0188  
**LUHO Hearing Date:** January 12, 2026  
**Case Reviewer:** Michelle Montalbano



**Hillsborough  
County Florida**  
Development Services Department

Applicant: Gregory LaChapelle and Sharon Gionta Zoning: PD 92-0311  
Address/Location: 19411 Golden Slipper Place, Lutz, FL 33558; Folio # 12931.6228

#### Request Summary:

The applicant is requesting a setback variance to accommodate a proposed solid roof screen enclosure.

#### Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.04.A PD 92-0311	A minimum 5-foot side yard setback is required to maintain the minimum 10-foot building spacing for the zero-lot line lot, as permitted by PD 92-0311.	3 feet	2-foot side yard setback to the eastern property boundary.

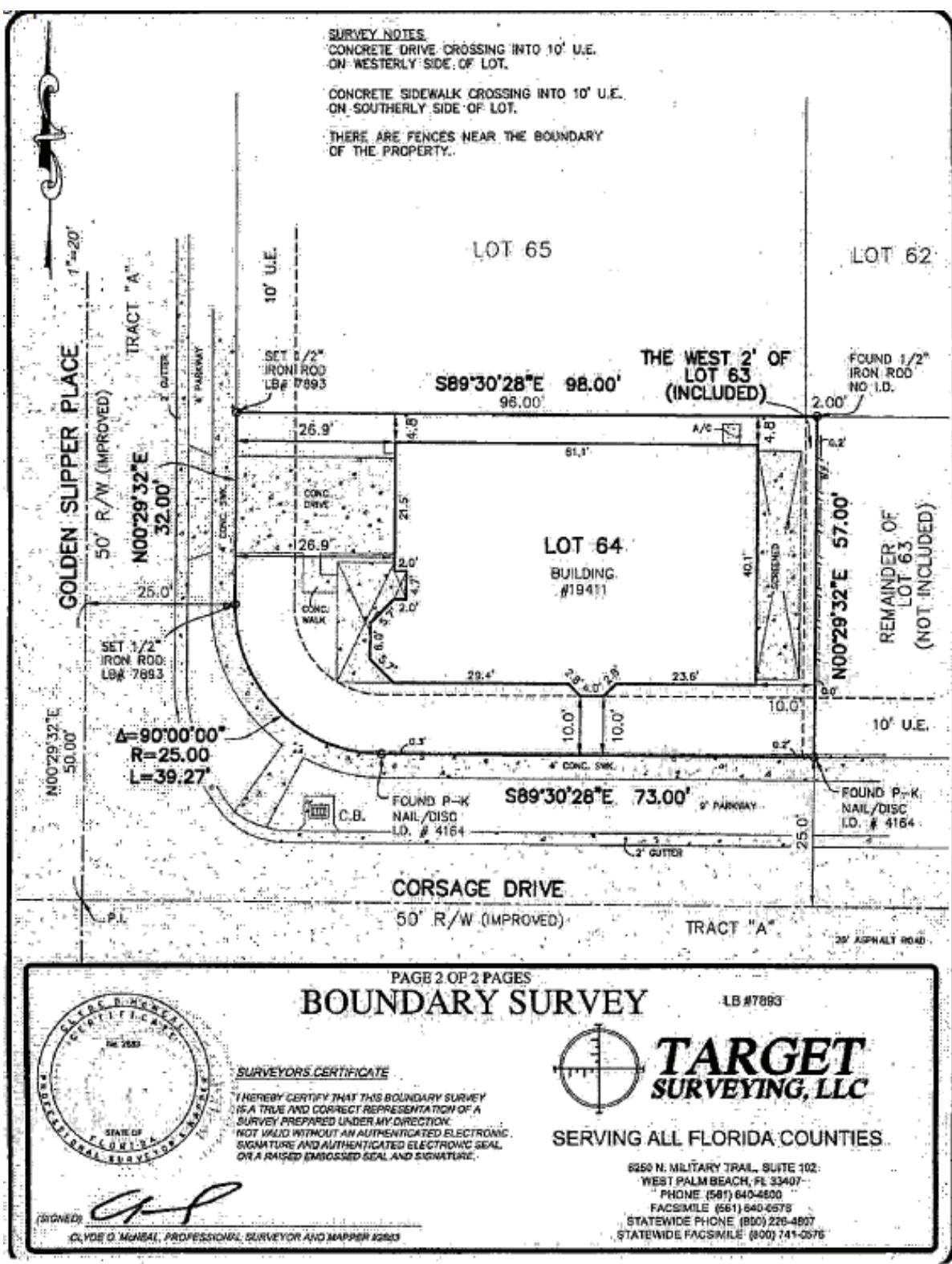
Findings:	The variance is associated with building permit HC-BLD-25-0077478 to manufacture a solid roof onto the existing screen enclosure.
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Zoning Administrator Sign Off:	 Colleen Marshall Mon Dec 22 2025 17:19:50
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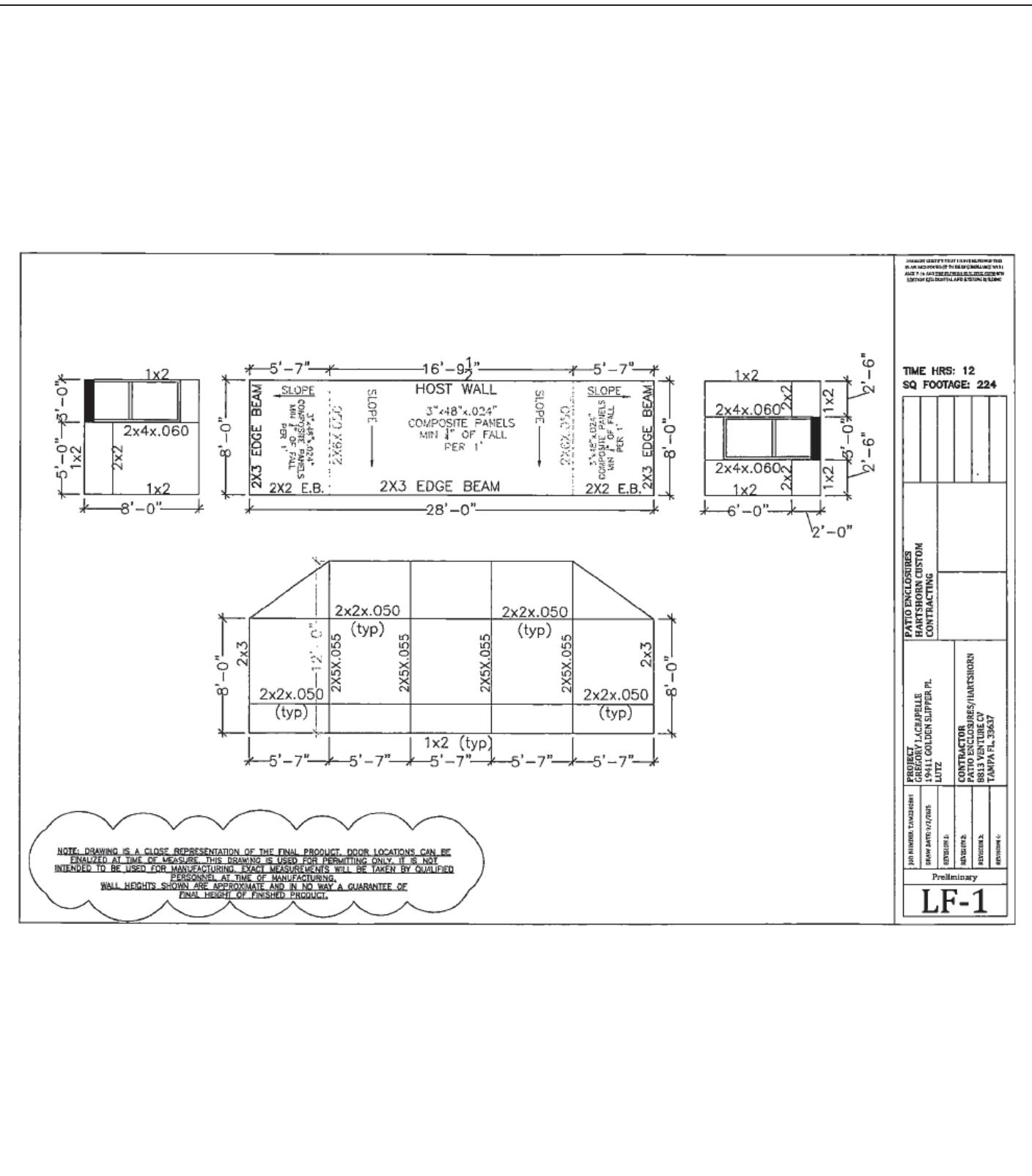
#### DISCLAIMER:

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**



## SURVEY/SITE PLAN



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## Additional / Revised Information Sheet

### Office Use Only

Application Number: VAR 26-0188

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: VAR 26-0188      Applicant's Name: Greg LaChapelle and Sharon Gionta  
Reviewing Planner's Name: Michelle Montalbano      Date: 12/03/2025

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): 01/12/2026

### 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.

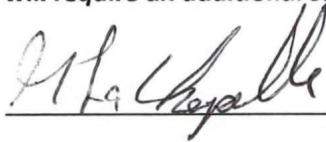
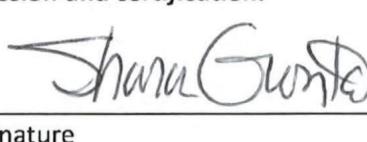
**Email this form along with all submittal items indicated on the next page in pdf form to:**

**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](mailto: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

12/03/2025

Date



## **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

**VAR 26-0188**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# Additional / Revised Information Sheet

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

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter*+</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form*+</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet*+</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site*+</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List*+</b>
9 <input type="checkbox"/>	<b>Site Plan*+</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input checked="" type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input type="checkbox"/>	<b>Other Documents</b> (please describe): <div style="border: 1px solid black; height: 100px; width: 100%;"></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.



## 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.

I am requesting a rear setback variance for my property due to the limited available space, which prevents us from using the area as it was intended. Several neighbors in our community have completed similar projects, all of which were approved by our HOA. We believe our request is consistent with the character and standards of the neighborhood.

There is an existing screened enclosure on the property that was permitted in 2003. Based on its location, it appears that a variance must have been granted at that time, as the structure also encroaches into the required rear setback. Our request is simply to replace this existing enclosure with

a new structure of the same footprint, but with a solid insulated roof instead of a screened roof.

A 5-foot side setback is required; therefore, this request includes a 3-foot variance, resulting in a 2-foot side setback for the solid-roof screen room.

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

Rear setback for solid insulated roof.  
Land Development Code, Section 6.01.01

### 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



## 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?

we are not able to use the our limited backyard space without a solid roof enclosure. We are requesting this variance so we can actually use the limited space in our back yard. Also, there are other similar projects inthe neighborhood that have the same space issue as us but do have solid roof enclosures built so we would just like to have what others appear to have already done.

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.

Without this variance approval we cannot use the outdoor area and feel that if others have done this same project we should also be allowed the variance so that we can use the space.

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 approved the neighboring houses will not be affected because we will not cross their property lines. Again this seems to be a common request in the neighborhood because there are others that have done the same project, so we do not feel that our request is out of the norm and it has been approved by the HOA.

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 proposed improvement supports the plan by maintaining the existing residential use and enhancing the functional and aesthetic quality of the property. The variance will not create any adverse visual, drainage or privacy impacts to neighboring homes and will preserve open space consistent with the intent of the rear yard setback standards. Granting the variance maintains the intent of the LDC setback standards ensuring adequate light, air, and separation between homes

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 need for this variance is not the result of any action by us. The existing enclosure has been in place for many years when the home was originally built prior to our ownership. Constructed consistent with the design and layout of homes within this subdivision. The proposed improvement follows the existing layout of the home and patio area and does not create a new encroachment or intensify the use of the property.

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 this variance will give us the ability to use the little space we have in the back yard with protection from the sun and heat. Also it appears that others have received this same variance.

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**Prepared By and Return To:**

Majesty Title Services, LLC  
4006 S. MacDill Avenue  
Tampa, FL 33611

Order No.: FL20142211

Property Appraiser's Parcel I.D. (folio) Number:  
U-05-27-18-0H1-000000-00064.0

**WARRANTY DEED**

THIS WARRANTY DEED dated the 31<sup>st</sup> day of October, 2014 by Daniel L. Pitts and Rebekah Pitts, husband and wife whose post office address is P. O. Box 1484, Lutz, FL 33548, , (the "Grantor"), to Gregory LaChapelle and Sharon M Gionta, husband and wife, whose post office address is 19411 Golden Slipper Pl, Lutz, FL 33558, (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:

Lot 64 and the West 2 feet of Lot 63, VILLAROSA "F", according to the map or plat thereof recorded in Plat Book 80, Page 70 of the Public Records of Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2014.

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:

Daniel L. Pitts  
Rebekah Pitts

Steve Smith  
Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

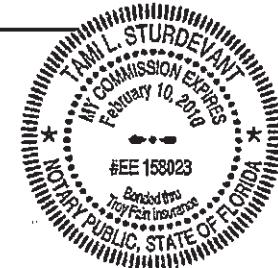
**Grantor Address:**

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 51<sup>st</sup> day of October, 2014 by Daniel L. Pitts and Rebekah Pitts, who is personally known to me or who produced FL. D. L. C. as identification and who did/did not take an oath.

Notary Public  
My Commission Expires:

[seal]



Received  
11/07/2025



## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0188

Intake Date: 11/07/2025

Hearing(s) and type: Date: 01/12/2026

Type: LUHO

Receipt Number: 533981

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: *Charles Phillips*

### Property Information

Address: 19411 Golden Slipper Place City/State/Zip: Lutz, FLorida 33558

TWN-RN-SEC: 05-27-18 Folio(s): 012931-6228 Zoning: PD Future Land Use: R-2 Property Size: 0.12 acreage/ 4791 sq ft

### Property Owner Information

Name: Gregory LaChapelle and Sharon Gionta Daytime Phone 813-731-6960

Address: 19411 Golden Slipper Place City/State/Zip: Lutz, Florida 33558

Email: [glachapel@outlook.com](mailto:glachapel@outlook.com) Fax Number 813-920-3313

### Applicant Information

Name: Gregory LaChapelle and Sharon Gionta Daytime Phone 813-731-6960

Address: 19411 Golden Slipper Place City/State/Zip: Lutz, Florida 33558

Email: [glachapel@outlook.com](mailto:glachapel@outlook.com) Fax Number 813-920-3313

### 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.

The signature of Gregory LaChapelle and Sharon Gionta.

Signature of the Applicant

Gregory LaChapelle and Sharon Gionta

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.

The signature of Gregory LaChapelle and Sharon Gionta.

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

Gregory LaChapelle and Sharon Gionta

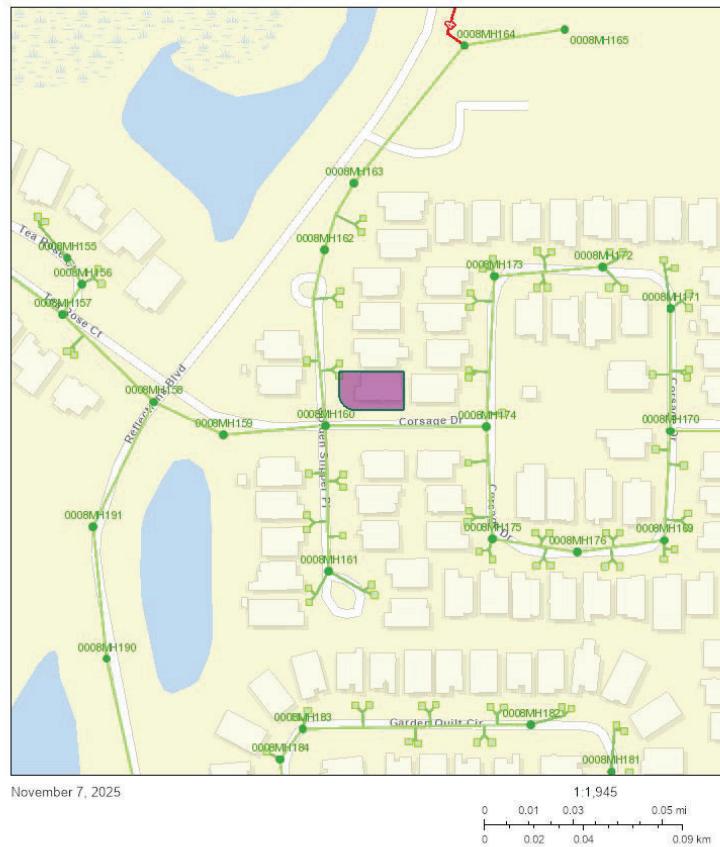
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	92-0311
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0042H
FIRM Panel	12057C0042H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120045D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	95-0058 WD, 94-0221 WD
Census Data	Tract: 011509 Block: 3000
Future Landuse	R-2
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
Competitive Sites	NO
Redevelopment Area	NO

Folio: 12931.6228



Ear Community Maps Contributors: City of Tampa, FDEP, © OpenStreetMap  
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI  
NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County, Florida

Folio: 12931.6228

PIN: U-05-27-18-0HI-000000-00064.0

Gregory Lachapelle And Sharon M Gionta

Mailing Address:

19411 Golden Slipper Pl

null

Lutz, FL 33558-9209

Site Address:

19411 Golden Slipper Pl

Lutz, FL 33558

SEC-TWN-RNG: 05-27-18

Acreage: 0.12

Market Value: \$359,874.00

Landuse Code: 0100 SINGLE FAMILY

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Or

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