







# 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.

Request for a variance to encroach 5 feet into the required 25-foot front yard setback. The proposed 2-car garage addition will be located 20 feet from the front property line. This encroachment is necessary to accommodate a standard depth (25-foot) garage capable of housing a standard family vehicle (pickup truck) while attaching to the existing primary residence, which is legally non-conforming regarding its historic placement on the lot.

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

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): HC-BLD-26-0080081
- 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?

See Attachment A.

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.

See Attachment A.

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.

See Attachment A.

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).

See Attachment A.

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.

See Attachment A.

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.

See Attachment A.

## ATTACHMENT A

### Variance Criteria Response

**Applicant:** Hunter Clasen (Agent: Onsite Construction) **Address:** 1014 Eckles Dr, Tampa FL 33612

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 hardship is caused by the historic placement of the existing primary residence, which dictates the only feasible location for a garage addition. The proposed addition is physically constrained by the existing load-bearing walls and roofline of the home. The existing driveway and house layout effectively lock the garage location to the front of the 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 25-foot setback would restrict the garage interior depth to approximately 20 feet. This depth is functionally obsolete for modern standard vehicles, specifically a full-size family truck (approx. 20 ft length). Denying the variance would deprive the homeowner of the substantial right to park a standard vehicle indoors—a right commonly enjoyed by other properties in the same zoning district.

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.*

Granting this variance does not confer any special privilege. The applicant is merely seeking to construct a standard two-car garage with a functional depth (25 feet), which is a permitted accessory use enjoyed by the majority of other residential properties in the same RSC-6 zoning district. The request is intended only to allow this standard residential use on a lot where unique historic constraints prevent strict compliance. The proposed garage will be 45 feet away from the road (20 feet back from the property line) and will not have any negative impact on others.

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 requested variance is fully in harmony with the general intent of the Land Development Code (LDC) and Comprehensive Plan to promote public health, safety, and general welfare while protecting neighborhood character. The proposed garage addition is designed to be architecturally consistent with the existing primary residence and surrounding homes. Also, by allowing this original home to be updated with a functionally sized garage, the variance prevents the property from becoming functionally obsolete.

The current driveway suffers from improper grading that directs stormwater runoff toward the existing foundation, posing a risk to the home's structural integrity. The proposed garage project utilizes the existing driveway footprint, avoiding creating new impervious surfaces, and will correct this pre-existing defect by re-grading the slab and installing a controlled roof gutter system to direct water away from the primary residence. Thus, the project does not merely maintain the status quo; it actively improves the site's drainage performance and protects the existing housing stock.

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 a result of any action by the applicant, nor is it self-imposed. It stems entirely from the pre-existing, historic placement of the primary residence on the lot. The applicant did not construct the original home in its current location, which physically obstructs a code-compliant garage addition. The request is a response to these existing site constraints rather than a result of the applicant's own choices.

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 results in substantial justice by balancing the strict technical requirements of the code against the practical constraints of the site.

Public Benefit: The intent of the setback is to ensure open space and uniform streetscapes. Since the proposed garage will be constructed on the footprint of the existing driveway (creating no new impervious surface) and matches the

architectural style of the home, the public benefit is fully preserved.

**Individual Hardship:** Conversely, denying the variance would impose a disproportionate hardship by stripping the property owner of the ability to secure a standard family vehicle indoors.

**Conclusion:** Allowing the variance serves justice by permitting reasonable residential use of the property without undermining the public purpose of the zoning code.

**Prepared By:**  
Capstone Title, LLC  
1830 Bruce B. Downs Blvd.  
Wesley Chapel , FL 33544

Order No.: 719-16-161

Property Appraiser's Parcel I.D. (folio) Number:  
202130000

**WARRANTY DEED**

THIS WARRANTY DEED dated 8/12/16, by

**Kimberly E. Myers a/k/a Kimberly Myers Cudzil and Eric M. Cudzil ,wife and husband, as to a life estate interest and Steven L. Myers and Kay B. Myers, individually and as Co-Trustees, of the Kimberly E. Myers irrevocable Trust dated 4/27/06., whose post office address is 2137 Carroll Gardens Lane, Tampa, Florida 33612 (the "Grantor"),to**

**Hunter L. Clasen and Joanna L. Clasen, husband and wife, whose post office address is 1014 Eckles Dr. , Tampa, Florida, 33612 (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:

Lots 58 and 59, Block 2, Tampa's NorthSide Country Club Area Unit No. 3 Forest Hills, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 51 through 67, inclusive, of the Public Records of Hillsborough County, Florida.

"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: 12/31/2015.

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:

Kimberly E. Myers, as to a life estate and The Kimberly E. Myers Irrevocable Trust, Steven L. Myers and Kay B. Myers, Co-Trustees, U.T.D. 4/27/06

BY: Kay B. Myers  
Kay B. Myers  
Trustee

BY: Eric M. Cudzil

BY: Kimberly E. Myers a/k/a Kimberly Myers Cudzil  
Kimberly E. Myers a/k/a Kimberly Myers Cudzil

BY: Steven L. Myers  
Steven L. Myers  
Co-Trustee

Rachel Martinsen  
Witness Signature

Rachel Martinsen  
Printed Name of First Witness

Sabrina Simpson  
Witness Signature

Sabrina Simpson  
Printed Name of Second Witness

**Grantor Address:**  
2137 Carroll Gardens Lane  
Tampa, FL 33612

STATE OF FLORIDA

COUNTY OF PASCO

I, Rachel Martinsen, a Notary Public for the County of Pasco and State of Florida, do hereby certify that Kimberly E. Myers a/k/a Kimberly Myers Cudzil and Eric M. Cudzil, wife and husband, as to a life estate and The Kimberly E. Myers Irrevocable Trust, Steven L. Myers and Kay B. Myers, Co-Trustees, U.T.D. 4/27/06 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of August, 2016

Rachel Martinsen  
Notary Public



My Commission Expires:

(SEAL)



# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0539 Intake Date: 2/12/2026  
 Hearing(s) and type: Date: 04/13/2026 Type: LUHO Receipt Number: 569197  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: 1014 Eckles Dr City/State/Zip: Tampa, FL 33612  
 TWN-RN-SEC: 28-18-11 Folio(s): 020213-0000 Zoning: RSC-6 Future Land Use: R4 Property Size: .28

### Property Owner Information

Name: Hunter Clasen and Joanna Clasen Daytime Phone 813.731.2824  
 Address: 1014 Eckles Dr City/State/Zip: Tampa, FL 33612  
 Email: Hclasen7@gmail.com and Joannalynn33@gmail.com Fax Number N/A

### Applicant Information

Name: Jason Fausette Daytime Phone 813.892.9009  
 Address: 1305 N Armenia Ave City/State/Zip: Tampa, FL 33607  
 Email: Contact@onsiteresidential.com Fax Number N/A

### 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]  
 Signature of the Applicant  
Jason Fausette  
 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.

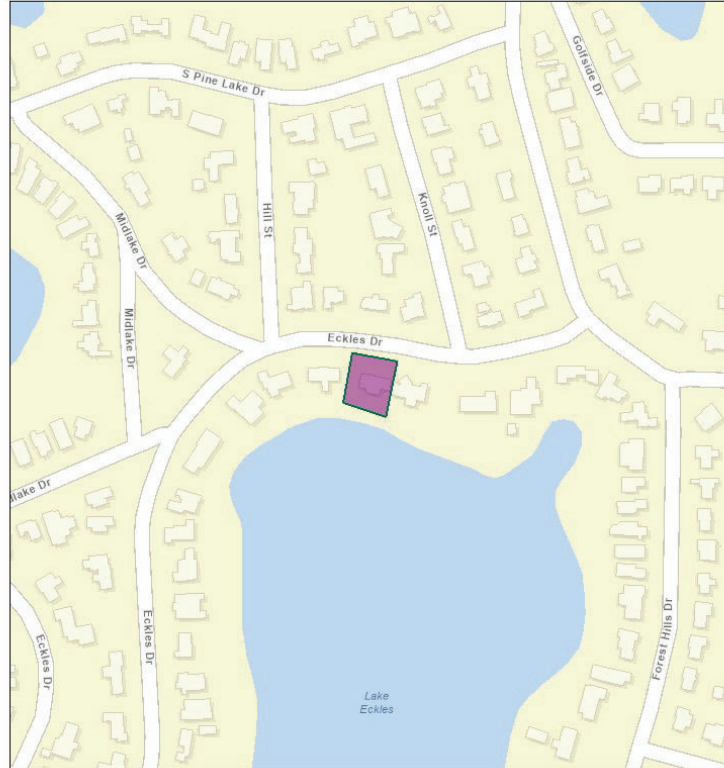
[Signatures]  
 Signature of the Owner(s) - (All parties on the deed must sign)  
Hunter Clasen Joanna Clasen  
 Type or print name



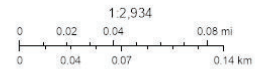
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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: 2010
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: 20213.0000



February 12, 2026



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Hillsborough County Florida

**Folio: 20213.0000**  
**PIN: U-11-28-18-104-000002-00058.0**  
**Hunter L And Joanna L Clasen**  
**Mailing Address:**  
 1014 Eckles Dr  
 null  
 Tampa, Fl 33612-4003  
**Site Address:**  
 1014 Eckles Dr  
 Tampa, Fl 33612  
**SEC-TWN-RNG: 11-28-18**  
**Acreage: 0.28**  
**Market Value: \$410,631.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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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.



# Submittal Requirements for Applications Requiring Public Hearings

Official Use Only			
Application No: _____		Intake Date: _____	
Hearing(s) and type: Date: _____	Type: _____	Receipt Number: _____	
Date: _____	Type: _____	Intake Staff Signature: _____	

Applicant/Representative: Jason Fause He Phone: 813.892.9009  
 Representative's Email: Contact @ onsite residential. 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 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<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)