

PETITION FOR REVIEW APPLICATION



TYPE OF HEARING: (MUST BE FILED WITHIN 14 CALENDAR DAYS OF DECISION):

- ARCHITECTURAL REVIEW COMMISSION (ARC)
- BARRIO LATINO COMMISSION (BLC)
- VARIANCE REVIEW BOARD (VRB)
- DECISION OF THE ZONING ADMINISTRATOR/HISTORIC PRESERVATION MANAGER
- FORMAL DECISION OF THE ZONING ADMINISTRATOR

Name of Petitioner: 704 Glen LLC / Jeffrey Sardisco MGR

Mailing Address (state, city, zip): 109 N 12th St STE 1105 Tampa, FL 33602

Telephone Number: Day: 813-992-9722 Evening: 813-992-9722

E-Mail Address (For notification purposes): Jeff@discodevelopments.com

Address of Subject Property: 704 N Glen Ave Tampa, FL 33609

PETITIONER IS:

- Applicant of the underlying decision
- Owner
- Aggrieved person who participated in the decision and is the owner of property within 300 feet of the subject parcel

If Petitioner is not the property owner or the applicant of the original request, this form must be sent to the property owner and the applicant of the original request by Certified Mail no later than five (5) days after this Petition for Review is filed.

Date of Original Review Decision: 2/25/2026 (Attach copy of the written decision)

Attach decision letter and a statement on your basis for the Petition for Review. You must include the applicable City of Tampa Code Section that you assert was not correctly applied.

Sec. 27-131

I, the undersigned petitioner, hereby certify that all information on this petition is true and correct.

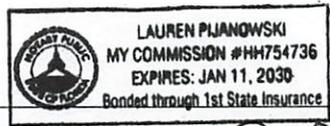
[Signature]
Signature of Petitioner

State of Florida Physical Presence or Online Notarization
County of Hillsborough

Sworn to and subscribed before me this 25 day of February, 2026 by Jeffrey Sardisco, who is/are personally known to me or has produced _____, as identification.

[Signature]
Notary Signature

Seal:



Receipt Number: 724634

Date Filed: 2/25/26



City of Tampa
Jane Castor, Mayor

**Development & Growth Management
Development Coordination**

2555 E Hanna Ave
Tampa, Florida 33610
Office (813) 274-3100

February 25, 2026

Daniel Epperly
780 94th Ave N., Suite 102
St. Petersburg FL, 33702

Subject: SU1-26-0000018 / Dwelling, Single Family Attached
Address: 704 North Glen Avenue
Folio: 116100.0000

Dear Mr. Epperly:

This is to confirm that the above-mentioned property, generally located at 704 North Glen Avenue, is currently zoned Residential Office (RO-1). The property shall be developed according to the regulations stated in Chapter 27 of the City of Tampa Code of Ordinances.

Per the subject application and site plan, uploaded January 16, 2026 (Exhibit A), a special use 1 (SU1) was submitted for the establishment of a dwelling, single family attached.

The special use request for "Dwelling, single family attached" is found to be **INCONSISTENT** as noted below in accordance with Sec. 27-131 regulations governing individual special uses:

Dwelling, single family attached: The following specific standards shall be used in deciding an application for approval of this use:

- a. The site shall have direct access to an arterial or collector street as shown on a major map.

Staff Response: Access is provided from North Glen Avenue and West Lemon Avenue are both local roads. (Exhibit B)

- b. When located in office and commercial districts, the site shall meet the dimensional regulations (Table 4-2) of the RM-24 zoning district and shall be consistent with the Tampa Comprehensive Plan.

Staff Response: The site complies with the criteria.

Please review the comments generated by other City Departments and outside agencies through the review process (available in the Accela portal).

DEVELOPMENT REVIEW COMMENTS	
Natural Resources:	Consistent with Conditions: Landscape shall meet all requirements as outlined in Section 27-284, unless specifically addressed under DE1-26-41.
Transportation:	Inconsistent: See attached memorandum
Right-of-way:	Consistent
Wastewater:	Consistent with conditions: See attached memorandum
Stormwater:	Consistent
Zoning:	Inconsistent with Code: See attached memorandum

Please check the Plat, Survey, Title Policy and all other documentation relating to your property prior to design and construction. The City of Tampa and its staff do NOT review for compliance with individual private deed restrictions and covenants during permit review. The issuance of a building permit DOES NOT ensure compliance with private deed restrictions or covenants.

If you disagree with any findings stated in this determination letter, you may file a petition for review, pursuant to Code Section 27-61.

Please do not hesitate to call if you should need any additional information at (813) 274-3100 x 2.

Note that the City of Tampa Code may be reviewed at www.municode.com.

Visit us on the web at www.tampagov.net/development-coordination.

Sincerely,

Eric Cotton
Digitally signed by Eric Cotton
Date: 2026.02.25 07:44:28 -05'00'

Eric Cotton, Manager/Zoning Administrator
Development Coordination

Exhibit B

