



Zoning Board of Adjustments and Appeals Meeting Agenda

**January 05, 2021 9:00 a.m.
in the City Hall Commission Chamber**

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-9558771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

The Zoning Board of Adjustments and Appeals will convene for its regular meeting for the purpose of hearing and acting upon the following:

ITEM 1:	Call to Order
ITEM 2:	Roll Call
ITEM 3:	Approval of minutes from the December meeting
ITEM 4:	City Attorney explains purpose and authority of the Board
ITEM 5:	Graham Aluminum & Home Improvements requests a 5' rear yard setback, in lieu of 15' minimum specified by the PUD zoning for the Sandpiper Golf & Country Club residential development and a 5% variance to allow a maximum lot coverage of 40%, in lieu of the 35% maximum specified by the Land Development Code, in order to construct a screen room with a hard roof on property is located at 6015 Seagull Lane. Owner: Christopher Lee Bunyard. (VAR20-045)
ITEM 6:	Graham Aluminum & Home Improvements requests a 10' variance to allow a 5' rear yard setback, in lieu of the required 15' minimum setback specified by PUD 5705 to allow for the construction of a new hard-roofed screen room addition on property located at 761 Cockatoo Loop. Owner: William R. Bowman Jr. (VAR20-046)
ITEM 7:	Homeowner Frank McCaulley requests a 4' variance to allow a 6' side setback in lieu of the required 10' minimum setback specified by Table 4.3-3 of the Land Development Code, in order to construct a new in-ground pool on property located at 2327 Woodbine Avenue. (VAR20-047)
ITEM 8:	Jefco Associates Construction requests a 15' rear yard setback variance to allow a 10' rear setback in lieu of 25' minimum specified by Table 3.4-5, Suburban Neighborhoods of the Land Development Code, in order to construct a bedroom and bathroom addition on property located at 922 Woodmont Lane. Owner: Gail Green. (VAR20-048)
ITEM 9:	Unfinished Business
ITEM 10:	New Business
ITEM 11:	Adjournment

The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, December 1, 2020 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.

Present were Board Members Eden Konishi (Chair), Kent Culberson (Vice-Chair), Leonard Raschke, Becky Schaffer, and Jeanie Croes. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department Matthew Lyons, Chief Planner; Phillip Scearce, Principal Planner; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner, and Christelle Burrola, Board Secretary.

The minutes from the previous meeting were approved as submitted, and Ramona explained the purpose and authority of the Board and the necessity of providing a hardship or uniqueness for the Board to consider and/or grant a variance. Anyone planning to present testimony was sworn in and everyone gave affirmative responses.

Item 5: Homeowner Curtis Smith requests a 6.25-foot height variance to allow an accessory building with a mean roof height of 18.75 feet, in lieu of the maximum height of 12.5 feet specified by the Table 4.3-4 of the Land Development Code, to allow for the construction of a new detached garage on property located at 1405 Clarendon Avenue. (VAR20-039)

Curtis Smith, 1405 Clarendon Avenue, stated the request is for the approval of a detached garage.

Philip Scearce stated the property is located in the Belvedere subdivision. There have been no calls or emails received in objection to the request.

In response to Eden Konishi, Mr. Scearce stated that the proposed structure will replace an existing garage on the property.

In response to Becky Schaffer, Mr. Scearce stated the existing fence will remain at the required height for a residential property which is six feet.

In response to Kent Culberson, Matthew Lyons stated the Land Development Code would allow a two-story, accessory dwelling unit to be built to a height of 24 feet, 5 feet from the side and rear property lines. Discussion ensued.

Leonard Raschke made a motion to approve staff's recommendation. Becky Schaffer seconded the motion, but it failed 3-2 due to only five members being present. Kent Culberson and Eden Konishi voted to deny staff's recommendation. The variance was denied as a result.

Item 6: Homeowner Paul Gojkovich III requests a 12' variance to allow a maximum setback of 13', in lieu of the 25' minimum perimeter setback from a local street specified by Sub-Section 5.11.3.1 of the Land Development Code, to allow for the existing carport and detached garage to remain at the current location after the existing single-family home is demolished on property located at 845 Pinewood Avenue. (VAR20-041)

Dale Bennett, 5505 Treig Lane, Wesley Chapel, stated the request is to make the existing garage as the main structure on the property.

In response to Jeanie Croes, Mr. Bennett stated that the main structure must be demolished as it is too costly to rehabilitate.

Matthew Lyons stated the existing structure on the property is considered non-conforming based on the zoning and was grandfathered in.

Joshua Cheney stated the request is to allow the existing carport to remain and be utilized by the mobile home park where property is located. No emails, calls or letters were received in objection.

Matthew Lyons clarified to the Board that the request, as advertised, was for a 12' variance to allow a minimum setback of 13 feet from Pinewood Avenue, in lieu of the 25' minimum perimeter setback, to allow the existing carport and garage to remain.

Kent Culberson made a motion to approve staff's recommendation as amended by Mr. Lyons. Becky Schaffer seconded the motion and it passed 5-0.

Item 7: McDonough Construction requests a 13' variance to allow a minimum street side setback of 2', in lieu of the 15' minimum setback specified by Table 3.4-1 of the Land Development Code, to allow for the construction of an 8' x 16' porch on an existing single-family home located at 501 W. Patterson Street. Owner: RM Group Venture LLC (VAR20-043)

Shawn McDonough, 2000 E. Edgewood Drive, stated request is for a porch. The request was previously approved by the Historic Preservation Board, as the property is located the Dixieland Historic District.

Todd Vargo presented the staff recommendation along with recommended conditions for approval to the Board. Discussion ensued.

Kent Culberson made a motion to approve staff's recommendation. Jeanie Croes seconded the motion and it passed 5-0.

Item 8: Neil G. Melby requests a 2' variance to allow a maximum fence height of 8', in lieu of the 6' maximum height for fences within rear yards specified by Section 4.4.3 of the City's Land Development Code, to construct an eight-foot high privacy along the rear property line on property located at 2326 Hawthorne Trail. Owner: Franklin F. Lansford (VAR20-044)

Neil Melby, 2044 Parker Road, stated the request is to replace the existing chain link fence with a wooden fence.

In response to Jeanie Croes, Mr. Melby stated that the fence will be made of wood and not PVC.

In response to Eden Konishi, Mr. Melby stated that the existing trees will remain.

Joshua Cheney stated there have been no calls or emails received in objection. The applicant also provided two signed letters from their adjacent neighbors to the east of the property in support of the request.

In response to Jeanie Croes, Neil Melby stated that the existing fence will be replaced with the new fence.

In response to Eden Konishi, Mr. Melby stated the existing fence is about 5" above some mulch.

Jeanie Croes made a motion to approve staff's recommendation. Becky Schaffer seconded the motion and it passed 5-0.

Adjourned

The meeting was adjourned at 9:58 a.m.

Eden Konishi, Chairperson

Christelle Burrola, Secretary



Variance Application

General Information:

Project No:	VAR20-045	Application Date:	11/6/2020		
Project Name:	6015 SEAGULL LANE_SETBACK				
Subject Property Address:	6015 SEAGULL LANE				
Parcel ID:	242719161346000380				
Applicant Name:	GRAHAM ALUMINUM & HOME IMPROVMENTS				
Applicant Address:	3632 US HIGHWAY 92 E	LAKELAND	FL	33801	
Owner Name:	CHRISTOPHER LEE BUNYARD				
Owner Address:	6015 SEAGULL LANE	LAKELAND	FL	33809	

Request:

Application Type:	VARIANCE				
Current					
Zoning:	(PUD) Planned Unit Development 5705	Context:	Suburban Neighborhood (SNH)		
Lot Dimensions:	57.5 foot front, 67 foot rear and 90 foot deep.	Square Footage:	190		
Present Use:	Residential				
Explanation of Request:	Requesting a variance from 15' rear setback to a 5' rear setback.				
Justification:	House was built to the minimum rear setback at 15'. Homeowner is requesting an additional room on the rear.				



SUBJECT PROPERTY

 6015 SEAGULL LN
Parcel ID# 242719161346000380





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR20-045

Dear Property Owner:

This notice is to advise you that Graham Aluminum & Home Improvement requests a 10 variance to allow a 5' rear yard setback, in lieu of 15' minimum rear yard setback specified by the PUD zoning for the Sandpiper Golf & Country Club residential development and a 5% variance to allow a maximum lot coverage of 40%, in lieu of the 35% maximum specified by the Land Development Code, in order to construct a screen room with a hard roof on property is located at 6015 Seagull Lane. The subject property is legally described as:

SANDPIPER GOLF & COUNTRY CLUB PHASE ONE PB 83 PGS 29 & 30 LOT 38
(A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC
DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 1/5/2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue.

As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	1/5/2021	Reviewer:	PHILLIP SCEARCE	
Project No:	VAR20-045	Subject Property:	6015 SEAGULL LANE	
Owner:	Christopher Lee Bunyard			
Applicant:	GRAHAM ALUMINUM & HOME IMPROVEMENTS			
Current Zoning:	(PUD) Planned Unit Development 5705	Context District	Suburban Neighborhood (SNH)	
Request:	A 10' variance to allow a 5' rear yard setback, in lieu of 15' minimum rear yard setback specified by the PUD zoning for the Sandpiper Golf & Country Club residential development and a 5% variance to allow a maximum lot coverage of 40%, in lieu of the 35% maximum specified by the Land Development Code, in order to construct a screen room with a hard roof on property is located at 6015 Seagull Lane.			

1.0 Background

The subject property consists of a lot, approximately 57.5' wide x 90' deep, with an existing 2,098 sq. ft. single-family detached home that was built in 1987 according to the Polk County Property Appraiser. The subject property is presently zoned PUD (Planned Unit Development) and located within the SNH (Suburban Neighborhood) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a new screen room with a hard roof on an existing slab along the rear of the house. Screen rooms are common features on homes in Florida and the rear yard area is the logical location for such an improvement. Lots in Sandpiper, however, are relatively shallow in depth and a variance is typically required to perform any sort of addition on homes within the subdivision.

The particular hardship suffered by the applicant is related to the depth of the lots in Sandpiper subdivision. A typical lot is only 90 feet deep, which allows for very little backyard space. As such, a precedent has been established by the Board in which variances for screen rooms have been granted when a property backs up to the golf course.

Measured from the nearest point, the existing single-family home is located approximately 15 feet from the rear property line. When constructed, the screen room will be setback a minimum of 5 feet from the rear property line. To the rear, the subject property abuts the Sandpiper Golf Course. As such, impacts on adjacent properties will be minimal. The Sandpiper Golf & Country Club's Architectural Review Committee is in support of this request.

3.0 Recommendation

The hardship suffered is not the result of any action taken by the applicant. While unique to only the Sandpiper subdivision, a precedent has been established by the Board in which such variances have been granted when a property abuts the golf course. As such, the requested relief would not be contrary to the public interest. The requested relief is reasonable and proportionate to the degree of hardship suffered by the applicant. The amount of relief requested is the minimal amount necessary to accommodate the proposed screen room enclosure. Due to a lack of viable alternatives and the minimal impact on adjacent properties, staff recommends that the request be considered for approval.



Variance Application

General Information:

Project No:	VAR20-046	Application Date:	11/27/2020		
Project Name:	761 COCKATOO LOOP_SETBACK				
Subject Property Address:	761 COCKATOO LOOP				
Parcel ID:	242719161361000630				
Applicant Name:	GRAHAM ALUMINUM & HOME IMPROVMENTS				
Applicant Address:	3632 US HIGHWAY 92 E	LAKELAND	FL	33801	
Owner Name:	WILLIAM R BOWMAN JR				
Owner Address:	761 COCKATOO LOOP	LAKELAND	FL	338097609	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	(PUD) Planned Unit Development 5705	Context:	Suburban Neighborhood (SNH)	
Lot Dimensions:	40 foot front, 112 foot back, 90 foot deep	Square Footage:	180	
Present Use:	Residential			
Explanation of Request:	Change rear setback from 10 foot to 5 foot.			
Justification:	Customer wants to install a patio cover over existing concrete in rear of home.			

PERRY SURVEYING

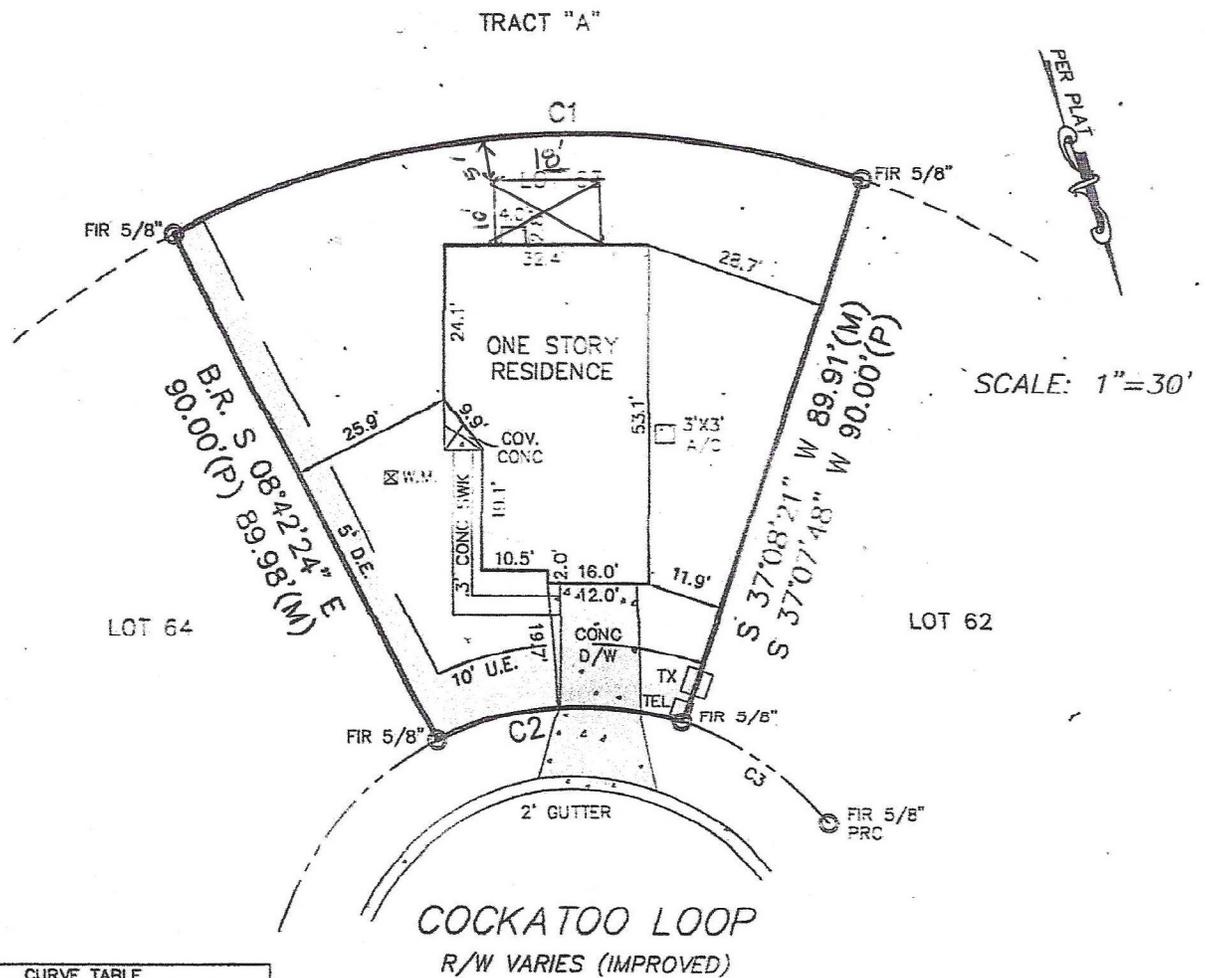
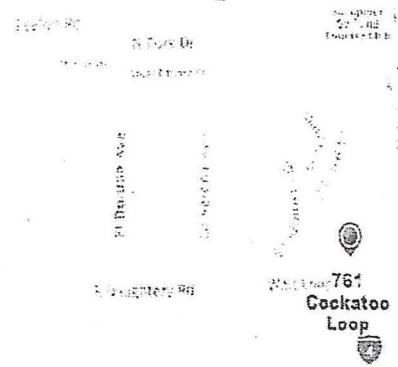
370 Waymont Court • Lake Mary, FL 32746 • VOICE 407 688 9727 • FAX 407 688 7691 • frontdesk@perrysurveying.com

Legal Description

Lot 63, SANDPIPER GOLF & COUNTRY CLUB PHASE ELEVEN, according to the plat thereof, as recorded in Plat Book 92, Page(s) 34 and 35, of the Public Records of Polk County, FL.

Community number: 120267 Panel: 0302
 Suffix: G F.I.R.M. Date: 12/22/2016 Flood Zone: X
 Date of field work: 4/27/2020 Completion Date: 4/27/2020

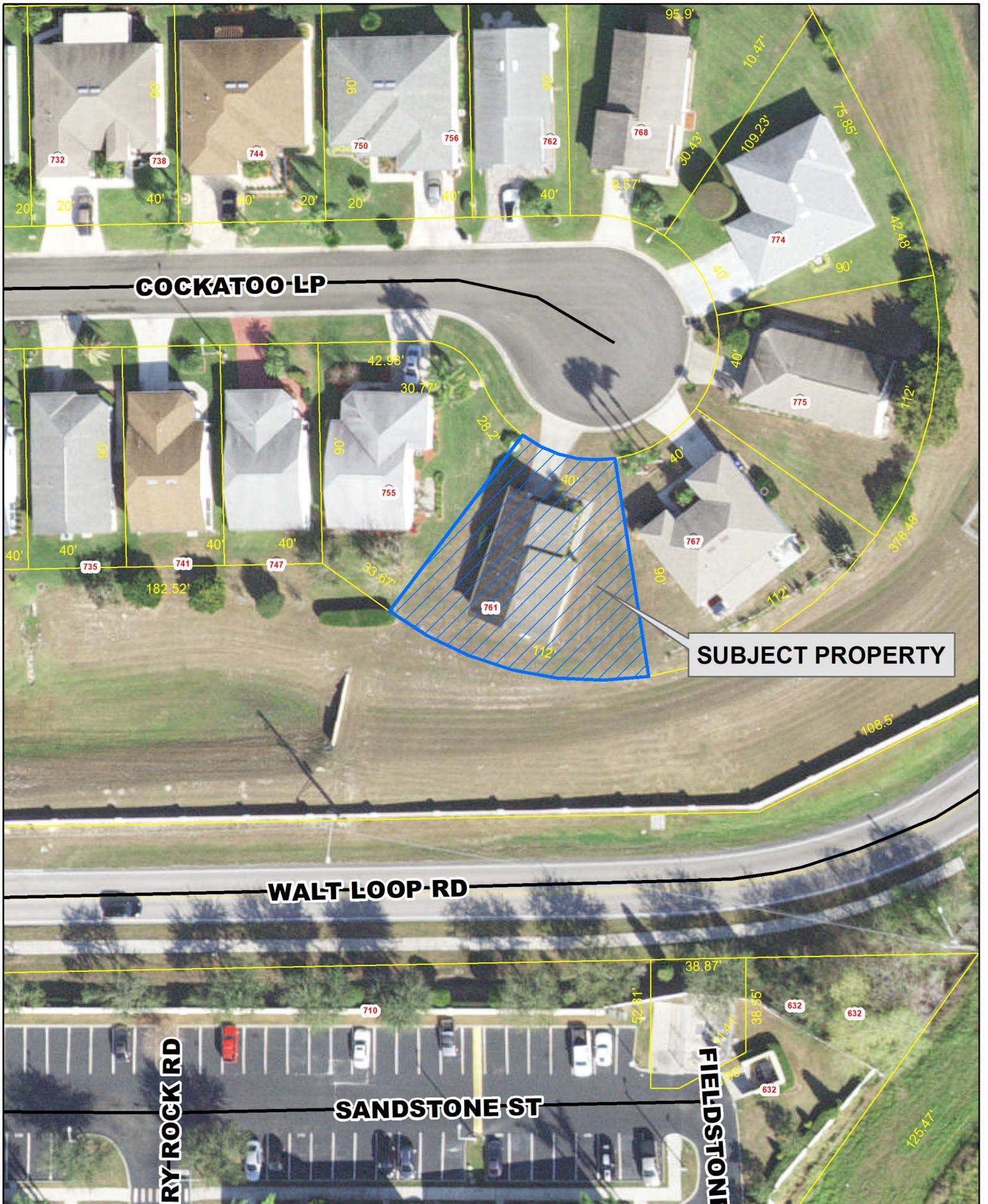
Certified to:
 William R. Bowman; Nethena L. Bowman; United Title Group of Lakeland, LLC; Commonwealth Land Title Insurance Company; AmeriFirst Financial Corporation, its' successors and/or assigns as their interest may appear.



CURVE TABLE			
CURVE	RADIUS	DELTA	DISTANCE
C1 (P)	140.00'	45°50'12"	112.00'
C1 (M)	140.00'	45°46'33"	111.85'
C2 (P)	50.00'	45°50'12"	40.00'
C2 (M)	50.00'	45°42'02"	39.88'
C3 (P)	50.00'	32°18'50"	28.20'
C3 (M)	50.00'	32°27'50"	28.33'

Property Address:
 761 Cockatoo Loop
 Lakeland, FL 33809

Survey number: PS 19878



 761 COCKATOO LOOP
Parcel ID# 242719161361000630



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR20-046

Dear Property Owner:

This notice is to advise you that Graham Aluminum & Home Improvement requests a 10' variance to allow a 5' rear yard setback, in lieu of the required 15' minimum rear yard setback specified by the PUD zoning for Sandpiper Golf & Country Club to allow for the construction of a new hard-roofed screen room addition on property located at 761 Cockatoo Loop. The subject property is legally described as:

SANDPIPER GOLF AND COUNTRY CLUB PHASE ELEVEN PB 92 PGS 34-35
LOT 63 (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY &
ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 1/5/2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue.

As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	1/5/2021	Reviewer:	JOSHUA CHENEY	
Project No:	VAR20-046	Subject Property:	761 COCKATOO LOOP	
Owner:	William R. Bowman Jr			
Applicant:	GRAHAM ALUMINUM & HOME IMPROVEMENTS			
Current Zoning:	(PUD) Planned Unit Development 5705	Context District	Suburban Neighborhood (SNH)	
Request:	A 10' variance to allow a 5' rear yard setback, in lieu of the required 15' minimum rear yard setback specified by PUD zoning for the Sandpiper Gold & Country Club residential development, to allow for the construction of a new hard-roofed screen room addition on property located at 761 Cockatoo Loop.			

1.0 Background

The subject property consists of an interior lot, approximately 57.5' wide x 90' deep, with an existing 2,098 sq. ft. single-family detached home that was built in 1987 according to the Polk County Property Appraiser. The subject property is presently zoned PUD (Planned Unit Development) and located within the SNH (Suburban Neighborhood) context sub-district.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a new screen room with a solid roof as an addition on the back side of the house. Screen rooms and sunrooms are common features on homes in Florida, and the rear yard area is the logical location for such an improvement. Unfortunately, lots in the Sandpiper subdivision are relatively shallow in depth, and a variance is often required prior to constructing any form of addition to homes near the rear property line.

Within Sandpiper, a precedent has been established by the Board in which variances for screen rooms have been granted when a property is adjacent to either the golf course, a drainage feature or a perimeter boundary. The subject property is located at the end of a cul-de-sac and abuts a common drainage area. The relatively shallow 90-foot lot depth severely constrains the ability to construct any additions or accessory structures in the rear yard area. As a result of this limitation, several similar variances have been granted to a number of lots in Sandpiper over the past few years.

Measured from the nearest point, the existing single-family home is located approximately 15 feet from the rear property line. When constructed, the screen room will be set back a minimum of five feet from the rear property line. As the property abuts a drainage area, impacts on adjacent properties will be minimal.

3.0 Recommendation

The hardship suffered is not the result of any action taken by the applicant. The amount of relief requested is the minimal amount necessary to accommodate the proposed screen room enclosure. Due to a lack of viable alternatives and the minimal impact on adjacent properties and the drainage facility located behind the subject property, staff recommends that the request be considered for approval.



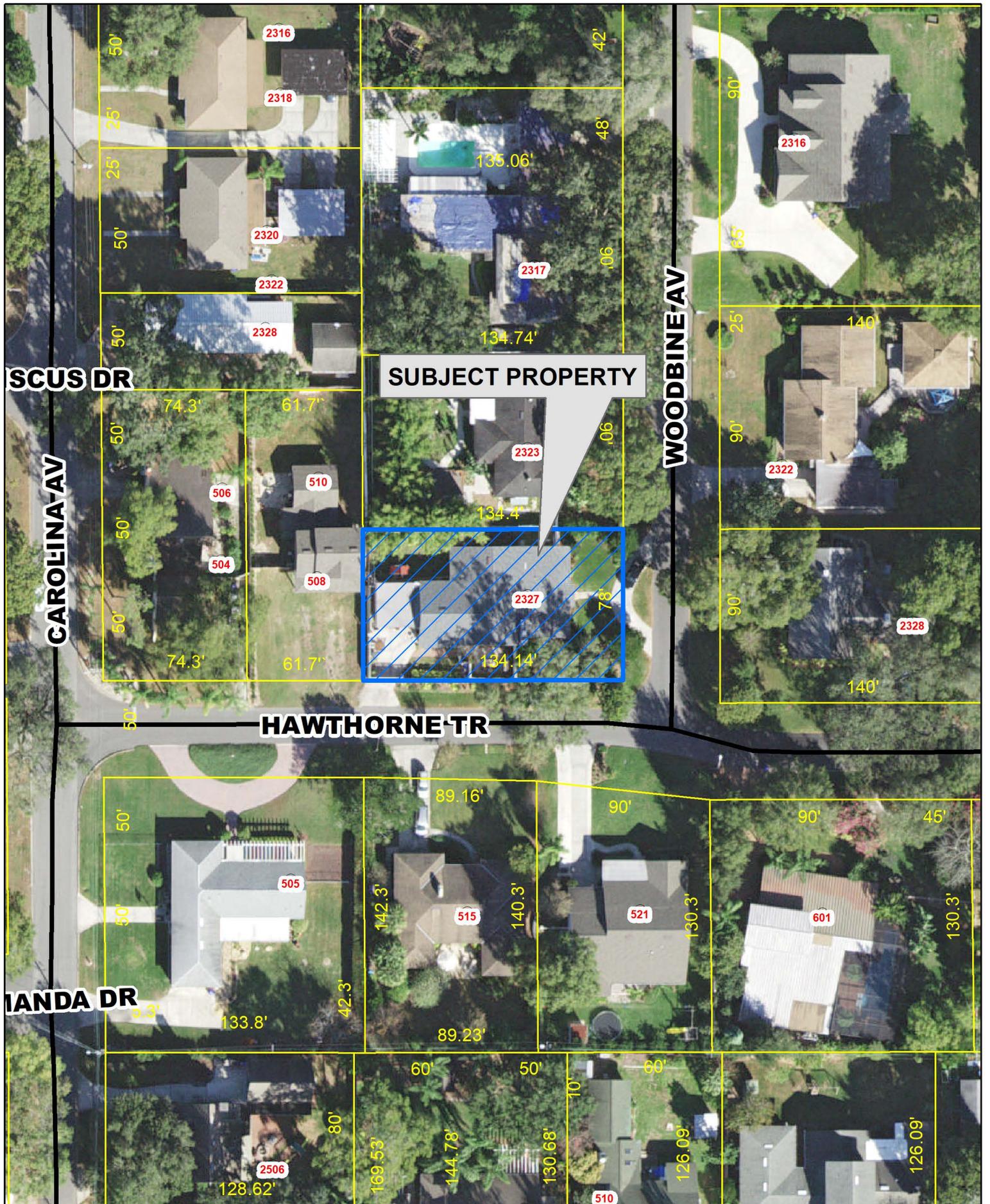
Variance Application

General Information:

Project No:	VAR20-047	Application Date:	11/30/2020		
Project Name:	2327 WOODBINE AVENUE_POOL SETBACK				
Subject Property Address:	2327 WOODBINE AVENUE				
Parcel ID:	242830254300000200				
Applicant Name:	FRANK MCCAULLEY				
Applicant Address:	2327 WOODBINE AVENUE	LAKELAND	FL	33803	
Owner Name:	FRANK MCCAULLEY				
Owner Address:	2327 WOODBINE AVENUE	LAKELAND	FL	33803	

Request:

Application Type:	VARIANCE			
Current				
Zoning:	(RA-1) Single-Family	Context:	Urban Neighborhood (UNH)	
Lot Dimensions:	134x78	Square Footage:	10500	
Present Use:	Backyard			
Explanation of Request:	With a tight backyard, given a corner lot with RA-1 setbacks, we would like a pool to host our neighbors and kids' friends. A medium sized pool would be possible with smaller setbacks.			
Justification:	The only spot on our lot where a pool is possible is our back yard. with a width of 29 feet and an length of 49, we need a variance to have a 15 foot wide pool.			



SUBJECT PROPERTY



2327 Woodbine Ave
Parcel ID# 242830254300000200





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR20-047

Dear Property Owner:

This notice is to advise you that Frank McCaulley requests a 4' variance to allow a 6' interior side yard setback, in lieu of the required 10' minimum setback for swimming pools specified by Table 4.3-3 of the Land Development Code, in order to construct a new in-ground pool on property located at 2327 Woodbine Avenue. The subject property is legally described as:

LAUREL HILL PB 34 PG 12 LOT 20 (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 1/5/2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue.

As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	1/5/2021	Reviewer:	TODD VARGO
Project No:	VAR20-047	Subject Property:	2327 WOODBINE AVENUE
Owner:	Frank McCaulley		
Applicant:	FRANK MCCAULLEY		
Current Zoning:	(RA-1) Single-Family	Context District	Urban Neighborhood (UNH)
Request:	A 4' variance to allow a 6' side yard setback, in lieu of the required 10' minimum setback for swimming pools specified by Table 4.3-3 of the Land Development Code, in order to construct a new in-ground pool on property located at 2327 Woodbine Avenue.		

1.0 Background

Located at 2327 Woodbine Avenue, the subject property consists of a corner lot, approximately 78' wide x 134' deep, within the Laurel Hill subdivision. According to the Polk County Property Appraiser, the subject property is currently improved with a one-story, 2,084 sq. ft. single-family detached home which was originally built in 1960.

2.0 Discussion

The purpose of this request is to obtain variance relief which will allow for the construction of a new pool within the rear yard of the home. Swimming pools are common features on homes in Florida and the rear yard area is the logical location for such an improvement.

The particular hardship suffered by the applicant is related to the small rear yard created from being a corner lot. Corner lots, by definition, have two sides abutting roads. Setbacks are typically greater for yards that abut rights-of-way for safety and aesthetic reasons. While any setbacks required when the house was constructed in 1960 are lost to time, the current setbacks are a minimum of 15' for the principal structure. Additionally, this lot is undersized for the Laurel Hill Subdivision. The subject lot is 78' wide and the lots platted within Laurel Hill are 90' wide. If the subject lot was 90' wide, a variance would not be necessary.

3.0 Recommendation

The particular hardship suffered is not the result of any action taken by the applicant. Staff recognizes that there is a small area in which to construct a pool given the setbacks for corner lots and the existing structures on the lot. The requested relief is reasonable and proportionate to the degree of hardship. The amount of relief requested is the minimal amount necessary to accommodate the proposed pool. Provided that there are no substantive objections from adjoining property owners, staff recommends that the variance be considered for approval.



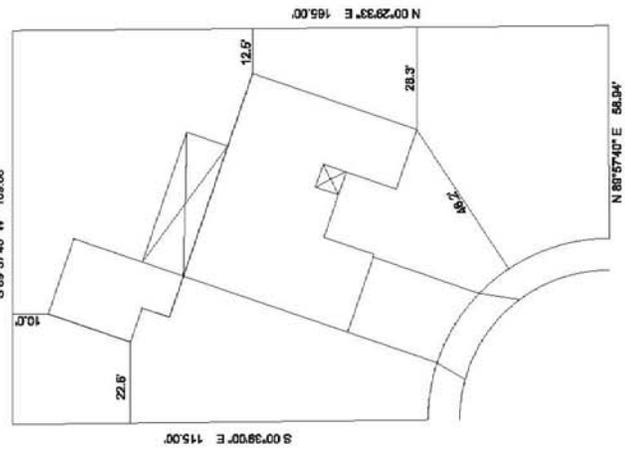
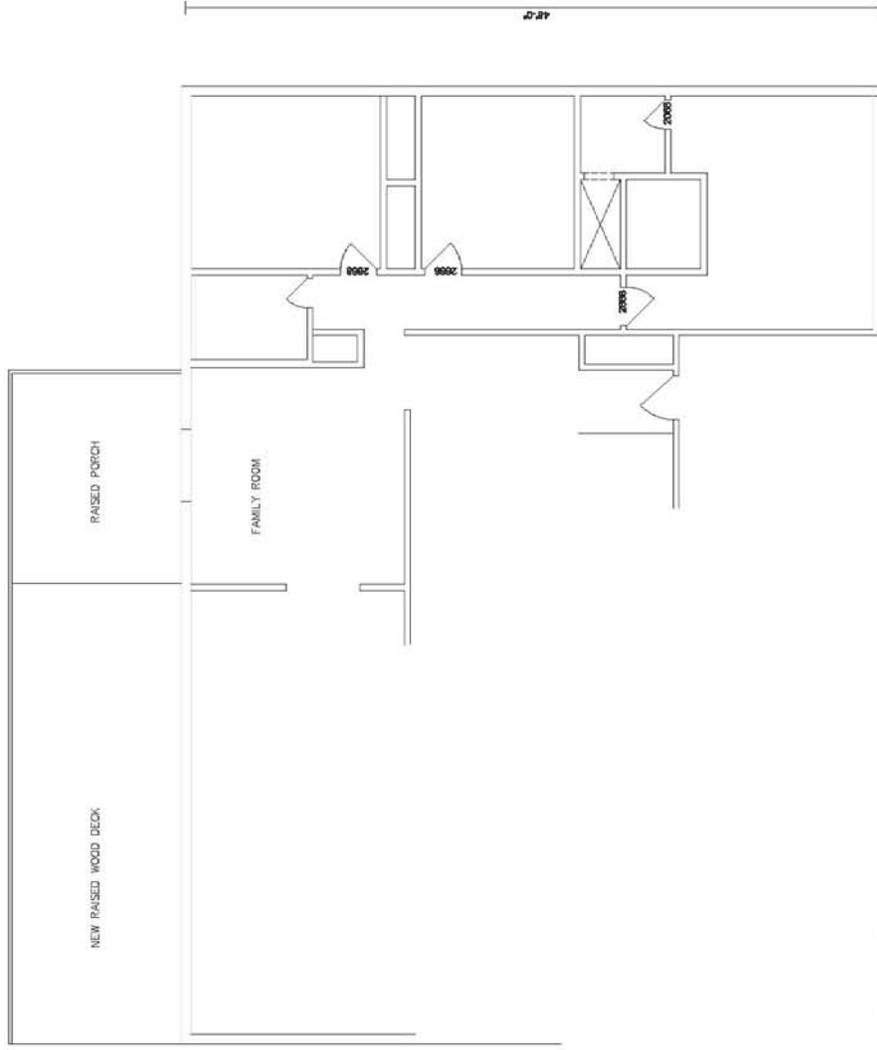
Variance Application

General Information:

Project No:	VAR20-048	Application Date:	12/3/2020		
Project Name:	922 WOODMONT LN_SETBACK				
Subject Property Address:	922 WOODMONT LN				
Parcel ID:	242906000000014010				
Applicant Name:	JEFCO ASSOCIATES CONSTRUCTION				
Applicant Address:	P O BOX 6497	LAKELAND	FL	338076497	
Owner Name:	GAIL GREEN				
Owner Address:	922 WOODMONT LN	LAKELAND	FL	338076497	

Request:

Application Type:	VARIANCE				
Current					
Zoning:	(RA-1) Single-Family	Context:	Suburban Neighborhood (SNH)		
Lot Dimensions:	115.00/109.05/165.00/58.94	Square Footage:	10000		
Present Use:	SFR				
Explanation of Request:	Adding bedroom and bathroom to existing residence				
Justification:	Requesting variance from the 25' rear setback to 10' rear setback due to existing pool and lot being on the cul-d-sac.				



SCOPE OF SERVICES:

- 1) REPLACE ALUMINUM SCREEN PORCH ROOF AND WALLS
- 2) ADD A 22'-0"x24'-0" AND 8'-0"x12'-0" ADDITION OFF KITCHEN AS NEW MASTER BEDROOM AND BATH.
- 3) ADD 150 GALLON HOLDING TANK FOR NEW MASTER BATHROOM AND PUMPING STATION TO SEND EFFLUENT INTO EXISTING WASTE SYSTEM AT CURRENT LAUNDRY LOCATION BY PUMPING AND DIGGING INTO WASTE SYSTEM.
- 4) NEW 1-1/2 TON A/C HEATING SYSTEM FOR NEW MASTER BED/BATHROOM.

BUILDING AREAS EXISTING	
LIVING	1999
FRONT PORCH	49
GARAGE	552
REAR PORCH	240
SCREEN ROOM	216
TOTAL	3066

Robert T. Haug
 Digitally signed by Robert T. Haug
 Date: 2020.11.02 15:41:49 -05'00'

STRUCTURAL: REVIEW BY PERMITS & INSPECTION DIVISION, FLORIDA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (FDOT) TO VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THIS STRUCTURE HAVE BEEN OBSERVED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE FLORIDA LAND DEVELOPMENT CODE AND WITH FULL REFERENCE TO CHAPTER 63B SECTION 1409

GAIL GREEN RESIDENCE
 922 WOODMONT LANE
 LAKELAND, FLORIDA 33813-1260
 PROPERTY ID: 24-28-06-000000-014010

ROBERT T. HAUG, P.E. #24575
 2000 EAST EDGEWOOD DRIVE
 SUITE 106A
 LAKELAND, FLORIDA 33803
 *863-697-4225

EXISTING RESIDENCE

DATE: AUG 2020

SHEET
 1 OF 5



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

RE: Variance Request - Project No. VAR20-048

Dear Property Owner:

This notice is to advise you that Jefco Associates Construction requests a 15' variance to allow a 10' rear yard setback, in lieu of the 25' minimum rear yard specified by Table 3.4-5 of the Land Development Code, in order to construct a 624 square foot bedroom and bathroom addition to an existing home on property located at 922 Woodmont Lane. The subject property is legally described as:

BEG NW COR OF SW1/4 OF NE1/4 RUN S 165 FT E 949 FT TO POB CONT E 58.94 FT N 165 FT W 109.06 FT S 115 FT SELY ALONG CURVE 79.07 FT TO POB BEING LOT 9 UNREC WOODMONT (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on 1/5/2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue.

As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	1/5/2021	Reviewer:	PHILLIP SCEARCE
Project No:	VAR20-048	Subject Property:	922 WOODMONT LANE
Owner:	Gail Green		
Applicant:	JEFCO ASSOCIATES CONSTRUCTION		
Current Zoning:	(RA-1) Single-Family	Context District	Suburban Neighborhood (SNH)
Request:	A 15' variance to allow a 10' rear yard setback, in lieu of 25' minimum specified by Table 3.4-5 of the Land Development Code, in order to construct a 624 sq. ft. bedroom and bathroom addition to the existing home on property located at 922 Woodmont Lane.		

1.0 Background

The subject property consists of a 0.37-acre interior lot located in a cul-de-sac at the end of Woodmont Lane. The subject property is currently approved with an existing one-story, 2,618 single-family home that was originally constructed in 1972 according to the Polk County Property Appraiser.

2.0 Discussion

The purpose of this request is to obtain variance relief to allow for the construction of a 624 sq. ft. bedroom and bathroom addition in the rear yard with a 10-foot setback from the rear property line. Table 3.4-5 of the Land Development Code specifies a minimum rear yard setback of 25 feet for the principal dwelling on the subject property. The subject property has irregular lot geometry due its location within a cul-de-sac at the end of the street. The intersection of the lot with the radii of the cul-de-sac results in an odd lot shape lot where the home is sited at angle to the side and rear lot lines.

A variance is required to building the addition such that it flows with the floor plan of the house and connects to the existing kitchen. In the absence of a variance, the addition could be only be constructed with access through an existing laundry room. The proposed addition would be in alignment with the existing pool and screen room. A 10'-wide utility easement, which running east-west along the rear property line, would not be impacted by this request.

3.0 Recommendation

The requested relief is reasonable given the irregular lot geometry and the orientation of the home on the lot. The hardship is somewhat unique, as it only impacts the four parcels at the end of Woodmont Lane. Due to the lack of viable alternatives, Staff recommends that the request receive consideration for approval provided that there are no substantive objections from adjacent property owners.