

**POLK COUNTY  
BOARD OF ADJUSTMENT  
CASE OVERVIEW**

<b>DRC Date</b>	<b>November 08, 2018</b>	<b>CASE #:</b>	<b>LDVAR 2018-93 (Knott Variance)</b>
<b>BOA Date</b>	<b>December 12, 2018</b>	<b>LDC Section:</b>	<b>Table 2.2, PD 02-23</b>

**Request:** The applicant is requesting a variance from twenty (20) feet to five (5) feet for an addition to the primary structure.

**Applicant:** William Knott

**Property Owner:** William Knott

**Location:** 8054 Lake James Blvd, Lakeland, north of Lake James Way, south of Banana Road, west of Tom Gilbert Road, east of Campbell Road in Section 10, Township 27, and Range 23.

**Parcel ID#:** 232710-000829-001730

**Size:** 0.17 +/- acres

**Land Use Designation:** Residential Low – 1 (RL-1), PD 02-23

**Development Area:** Urban Growth Area (UGA)

**Case Planner:** Julie Fife, Planner II

**Summary of Analysis:**

The applicant is requesting a variance from twenty (20) feet to five (5) feet for an addition to the primary structure in the rear yard. According to information on the Polk County Property Appraiser’s website, the home was constructed in 2015. Staff observed other properties on Lake James Blvd with accessory structures at five (5) feet to property lines. The proposed request appears to be consistent with the surrounding character of the area and does not appear to pose a threat to the public safety and well-being of the community.

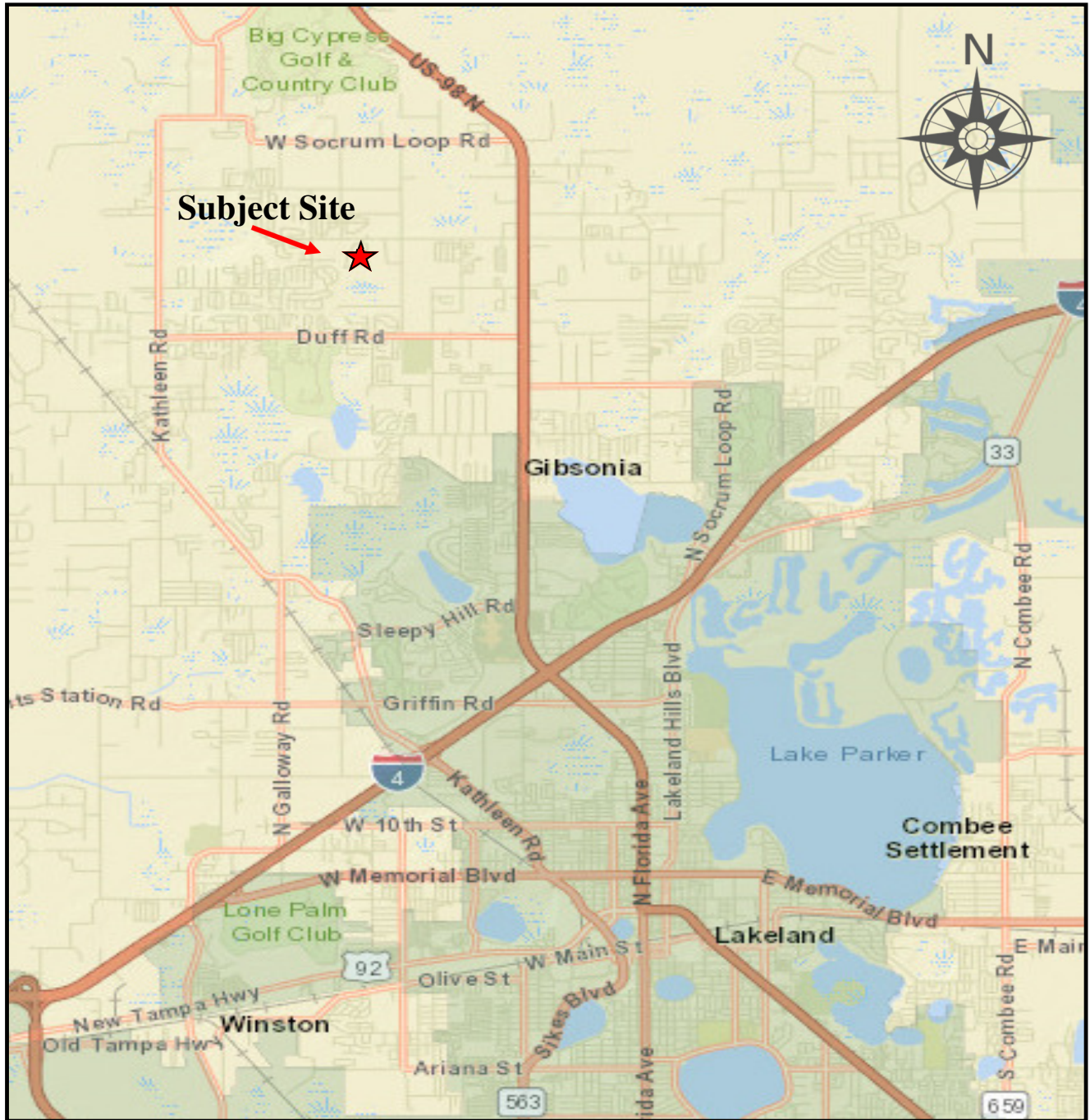
**Exhibits:**

Exhibit 1: Location Map

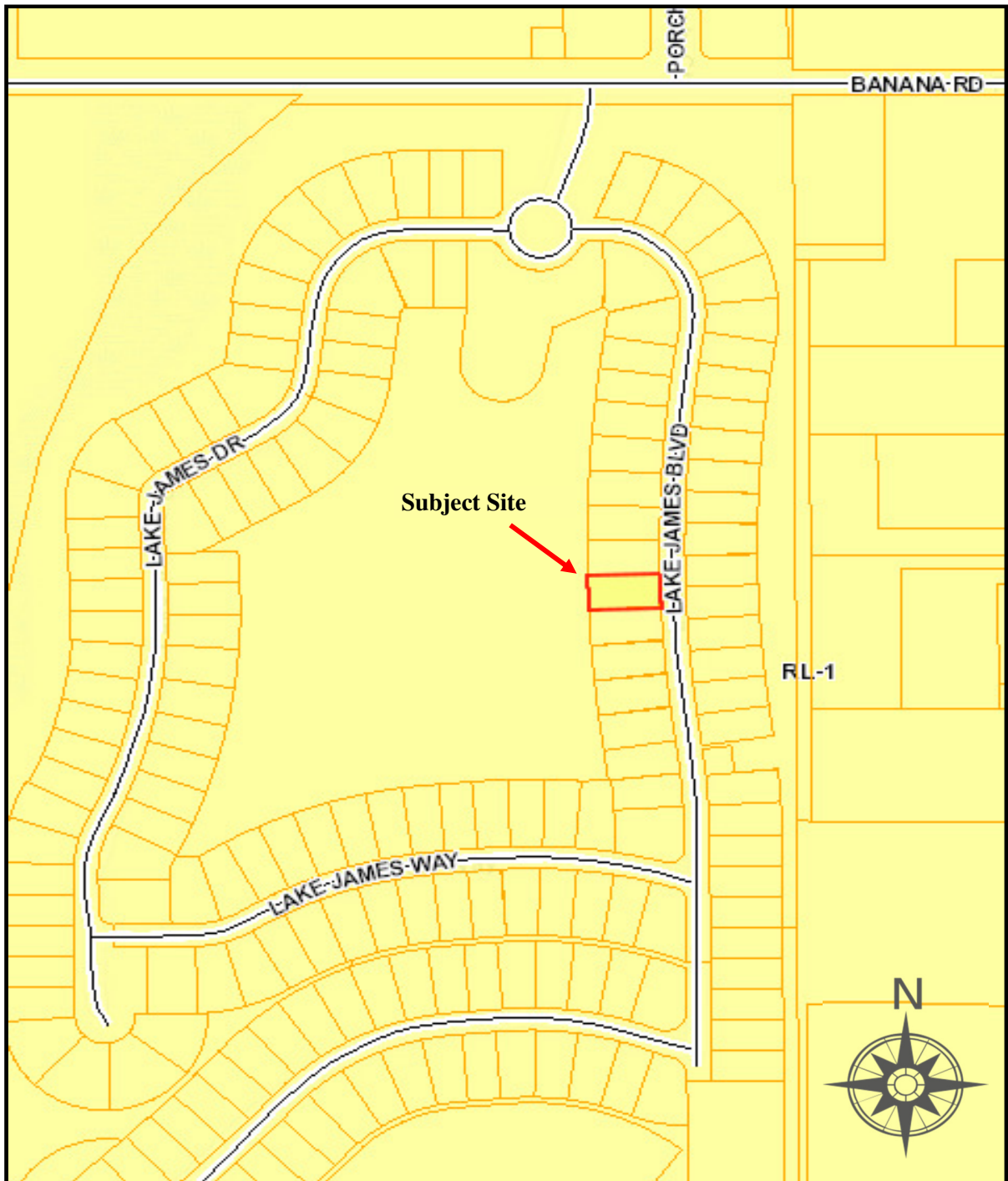
Exhibit 2: Future Land Use Map

Exhibit 3: Aerial Photo

Exhibit 4: Site Plan



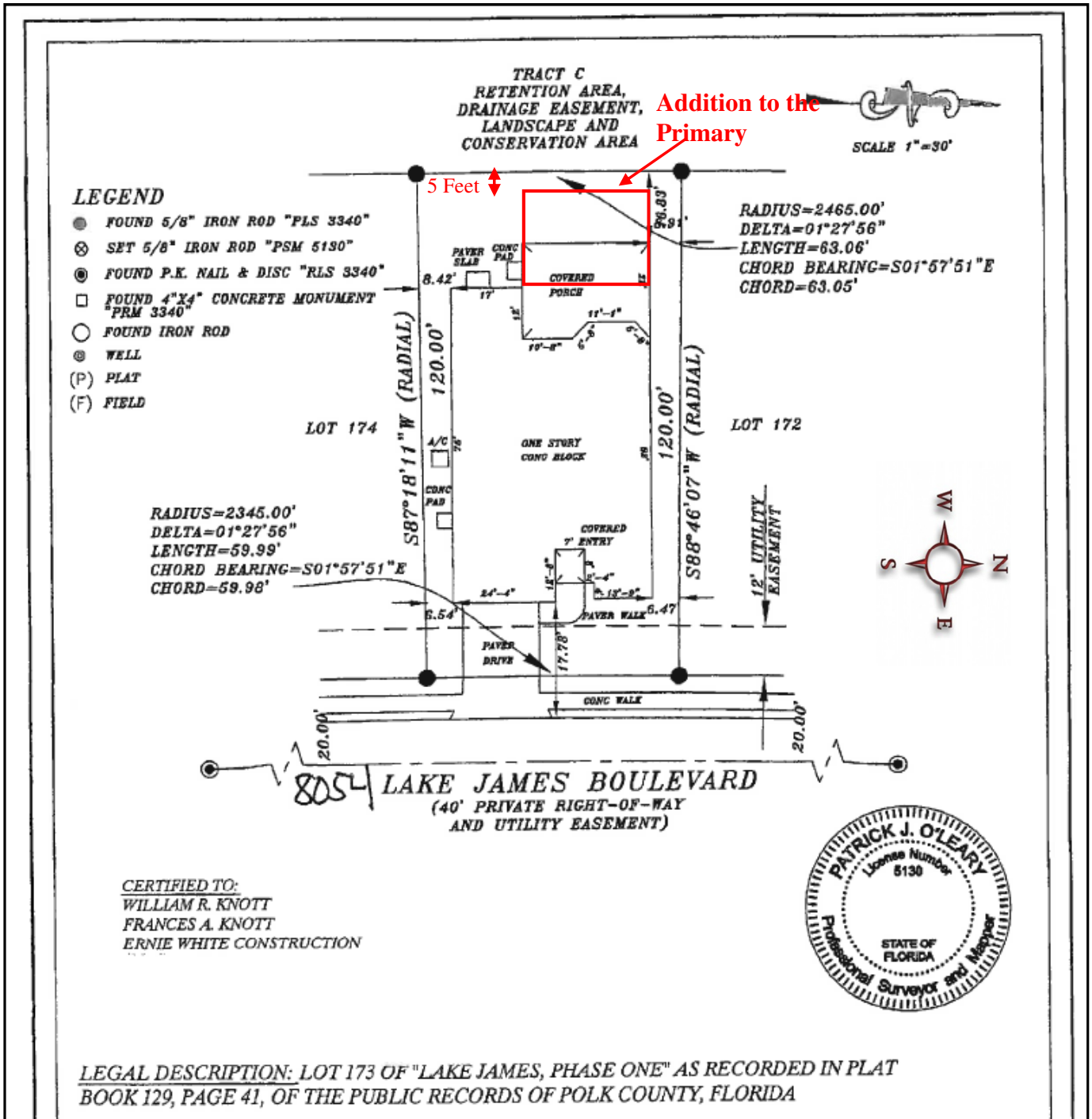
# LOCATION MAP



# FUTURE LAND USE MAP



2017 Aerial Photo



# SITE PLAN