

## BOARD OF ADJUSTMENT OVERVIEW

<b>DRC Date</b>	November 8, 2018	<b>CASE #:</b>	LDVAR 2018-96 (Smith Variance)
<b>BOA Date</b>	December 12, 2018	<b>LDC Section:</b>	PD 98-12

**Request:** The applicant is requesting a variance from ten (10) feet to five (5) feet to place a solid roof on a portion of an existing screen room enclosure.

**Applicant:** Marcos D'Avila

**Property Owner:** Edward L. & Shelia M. Smith

**Location:** 627 San Joaquin Rd, Solivita, in Section 15, Township 27, Range 28.

**Parcel ID#:** 282715-933573-001600

**Size:** 0.146 +/- acres

**Land Use Designation:** Development of Regional Impact/PD 98-12

**Development Area:** Utility Enclave Area (UEA)

**Case Planner:** Harry Fix, Senior Planner

**Summary of Analysis:**

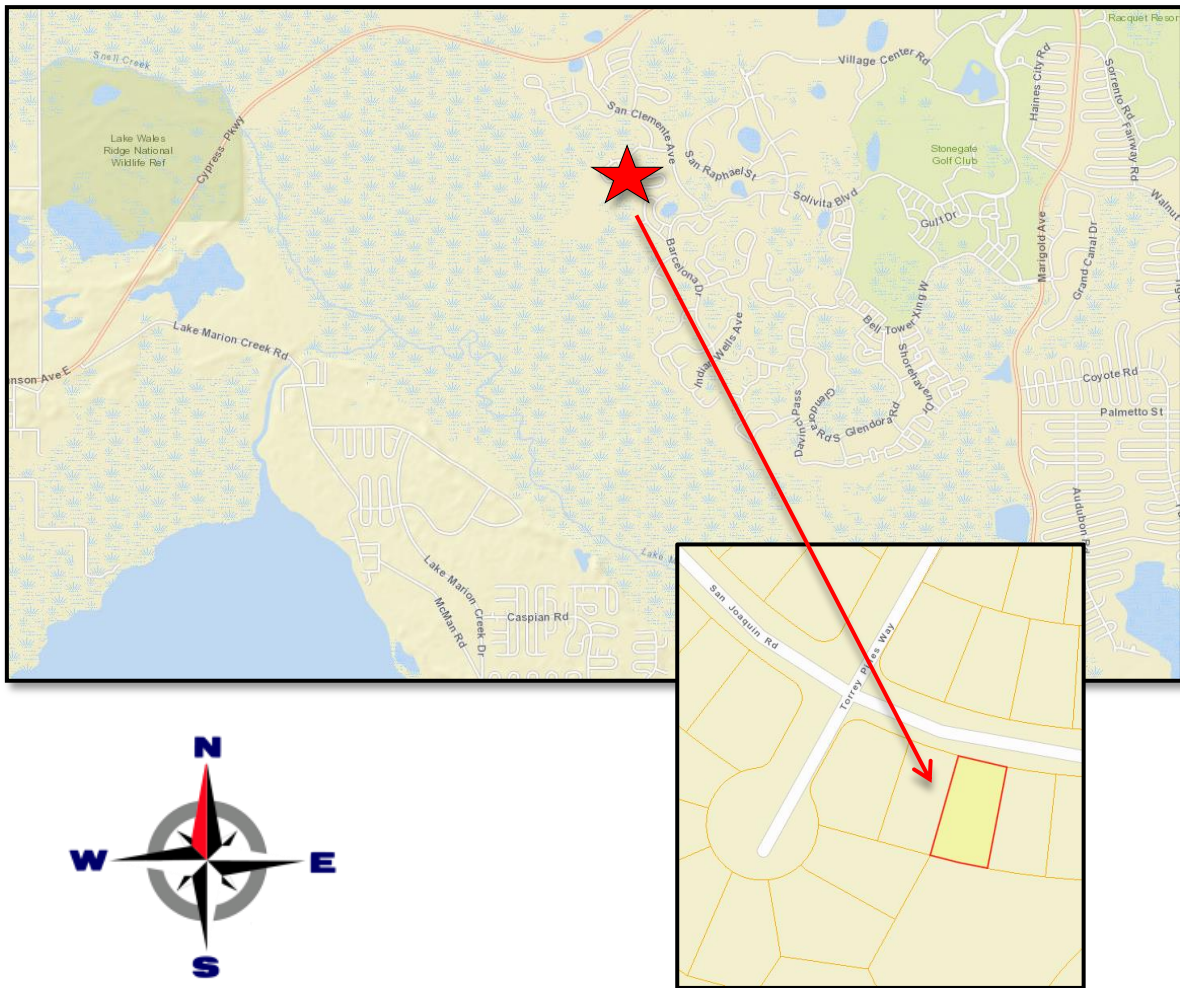
The applicant is requesting a variance from ten (10) feet to five (5) feet to add a solid roof to a portion of an existing screen room enclosure. By adding a solid roof to a portion of the existing screen room enclosure, the screen room becomes part of the principal structure and must meet the principal structure rear yard setback of ten (10) feet. The subject property is located in Solivita Phase 7G (PD 98-12). The variance request requires a public hearing, and approval by the Board of Adjustment in accordance with Section 931 of the Land Development Code. According to information on the Polk County Property Appraiser's website, the home was constructed in 2015. PD 98-12 was approved with relatively small lots with large setbacks. The solid roof will be placed on the screen room abutting a vacant conservation common area to the rear of the property and therefore should not increase water runoff into neighboring property. 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: 2017 Aerial Photo

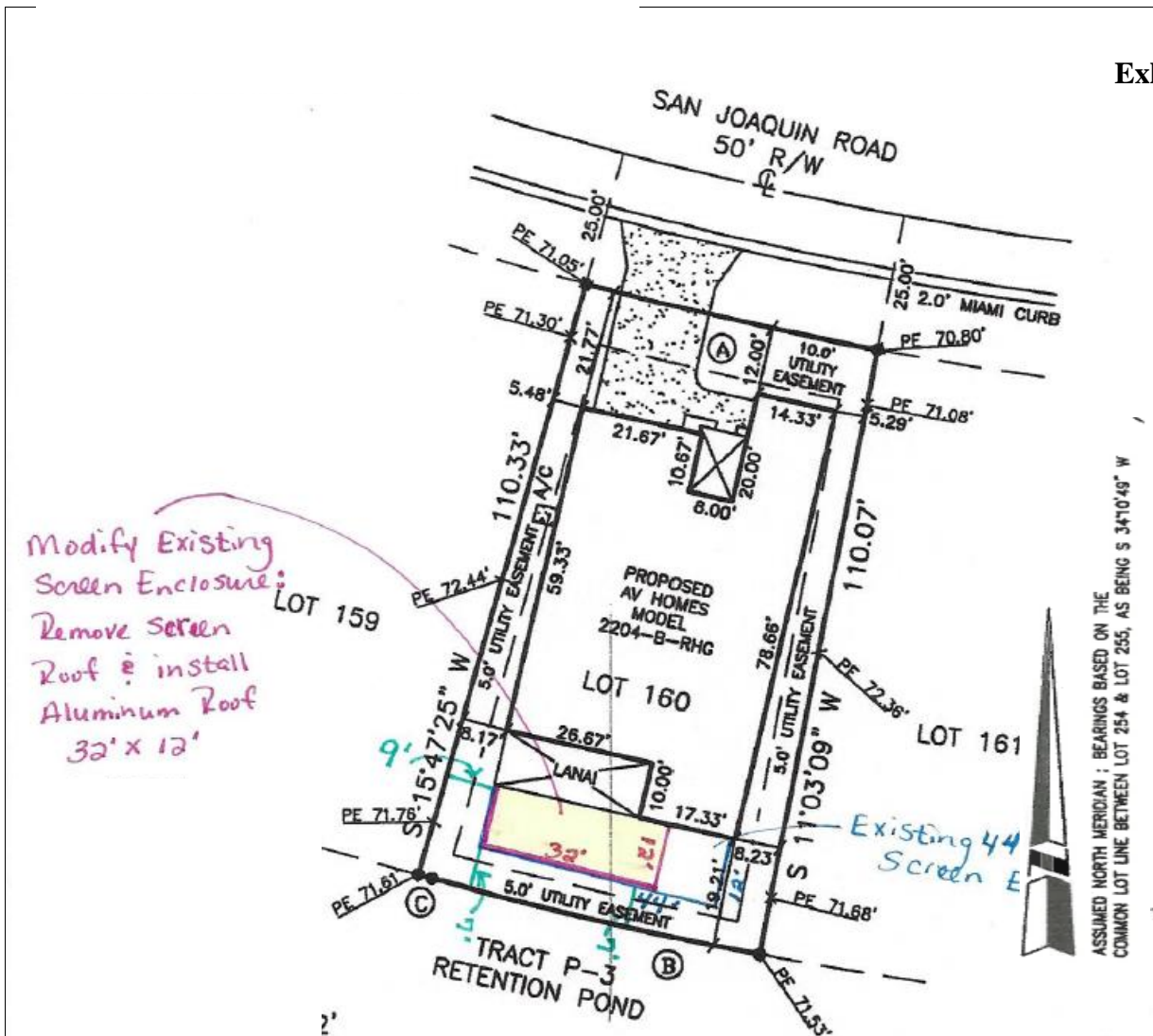
Exhibit 3: Site Plan



# LOCATION MAP



## 2017 AERIAL PHOTO



# SITE PLAN