

Celestine, Malissa

From: Little, Amy
Sent: Thursday, February 29, 2024 4:06 PM
To: Celestine, Malissa
Subject: FW: Variance Guide - (RE: BR-2024-694)
Attachments: BR-2024-694 SURVEY_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Little

Development and Customer Service Manager

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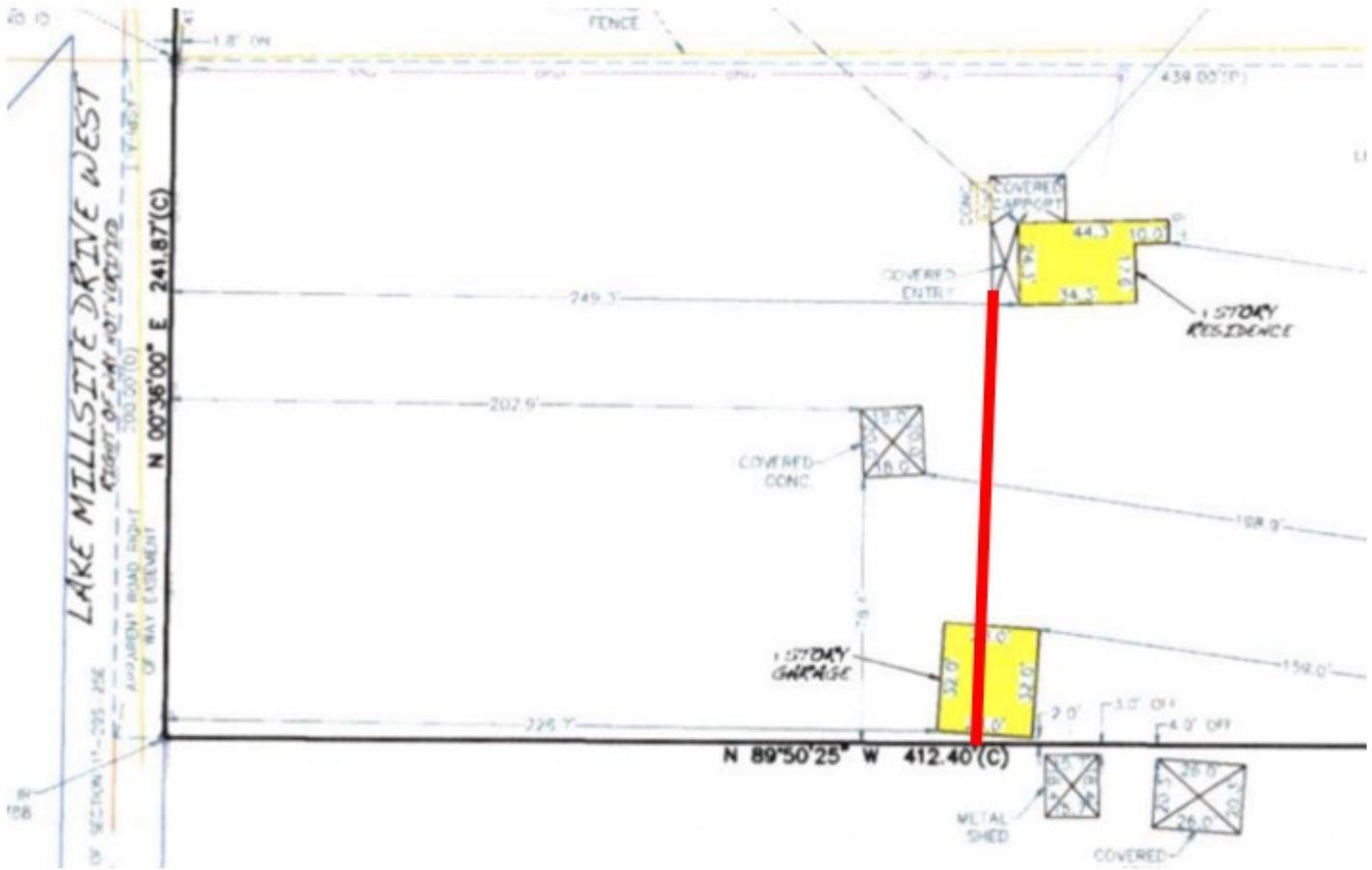
From: Hays, Thado <ThadoHays@polk-county.net>
Sent: Wednesday, February 7, 2024 5:06 PM
To: LaFond, Kathy <KathyLaFond@polk-county.net>
Cc: Little, Amy <AmyLittle@polk-county.net>; Ziskal, Benjamin <BenjaminZiskal@polk-county.net>
Subject: Re: Variance Guide - (RE: BR-2024-694)

Hello Kathy,

This was a grey area judgement call.

We can split hairs as to the methodology used for a determination or how much of the existing garage is in the side yard (90%, 70%, 60%). Ultimately, this is reuse of an existing building that dates back to the late 70"s. When compared to the "covered conc" structure (which is located between the house and garage on the survey) its clear that the garage (proposed ADU) meets the intent of being located in the side yard. I also gave her credit for the covered carport since its attached to the house and therefore an extension of the primary structure.

If the proposed Garage/ADU was a complete teardown and rebuild, then we would encourage the customer to meet the setback requirements and push the it back as far as they could behind the corner of the home. Again, it was just a judgement call for a unique situation.



Thado “Nick” Hays, C.P.M.

Concurrency & Entitlements Manager

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From: LaFond, Kathy <KathyLaFond@polk-county.net>
Sent: Wednesday, February 7, 2024 4:18 PM
To: Hays, Thado <ThadoHays@polk-county.net>
Subject: FW: Variance Guide - (RE: BR-2024-694)

Hello Nick;
Just a verification that the garage is to the side not located more in the front than the house.
With Regards



Kathy LaFond
Permit Technician
Polk County Building Division
kathylafond@polk-county.net
Phone: 863-534-6419
330 W. Church Street
Bartow, Florida 33830

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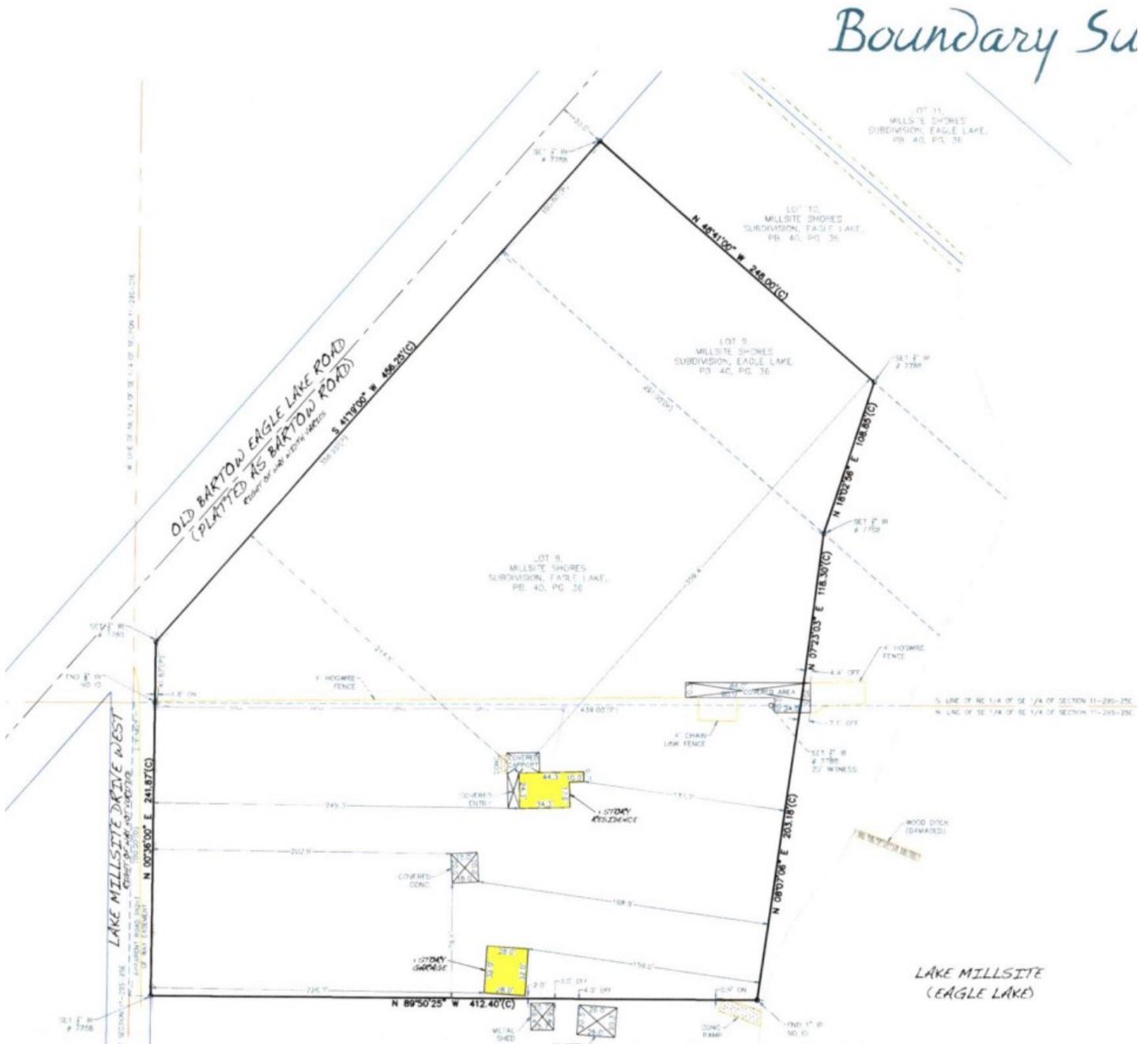
From: Hays, Thado <ThadoHays@polk-county.net>
Sent: Wednesday, February 7, 2024 4:09 PM
To: blackfiredesign@yahoo.com
Cc: LaFond, Kathy <KathyLaFond@polk-county.net>; Little, Amy <AmyLittle@polk-county.net>
Subject: Variance Guide - (RE: BR-2024-694)

Hello Nancy,

Attached is the requested guide to help you apply for a variance to the interior side yard setback requirement. The property is located within the RL-3 land use district, so the required interior side setback is 5 feet; however, the existing garage (or proposed ADU) that was built in 1978 is 2 feet from the interior side property line.

The current location of the existing garage is technically within the side yard, so you meet the intent of the ADU location criteria. You will only need variance approval to the 5ft setback requirement to clear up the setback non-conformity and proceed with the building permit process.

Please let us know if you have additional questions about the application process.





Thado “Nick” Hays, C.P.M.

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