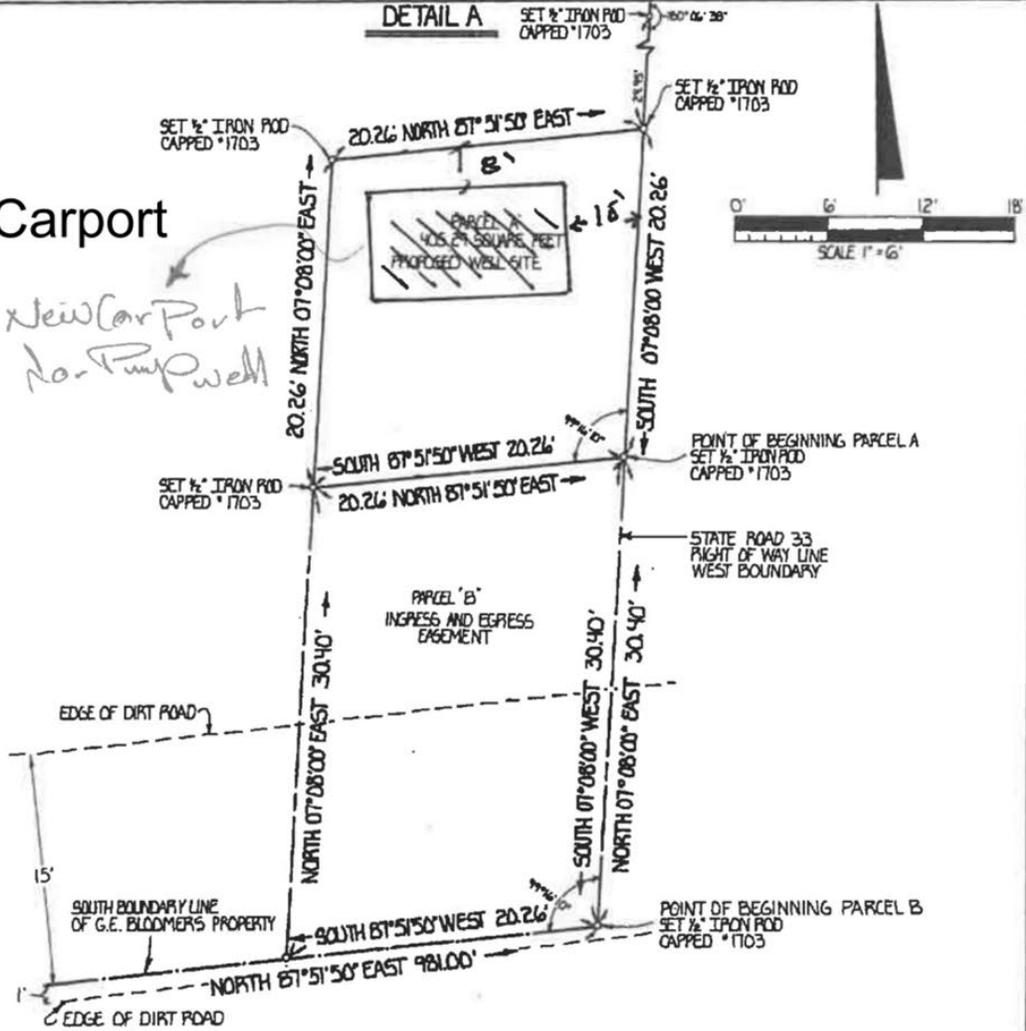


Polk County Utilities have installed fire service wells throughout the rural areas of the County to enhance firefighters' ability to contain fires in sparsely populated areas where there are no central water sources and hydrants available. These facilities have electric and mechanical equipment that can be better maintained if protected from the elements. And it is essential that these facilities be located in close proximity to rights-of-way so that fire vehicles can access them quickly and efficiently. This results in the protective structure (carport) locating within the right-of-way setbacks, especially on major roads where the setbacks are much higher. Additionally, the sites are small. Typically, 20'x20' which is just enough to contain the equipment. Therefore, the County is requesting a setback of zero feet on all property lines to accommodate the placement of this structure at this location.

DETAIL A

16x20 Carport

New Carport
No Pump Well



CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?

No, this infrastructure is intended to enhance public safety in the area. Additionally, the right-of-way is very wide (200 feet) for a two-lane facility which typically requires 80 feet.

What special conditions exist that are peculiar to the land, structure, or building involved?

The land is just over 400 square feet because it is just a well, pumps, and hydrant.

When did you buy the property and when was the structure built? Permit Number?

Property purchased February 20, 1991. Fire service, hydrant, and pumps January 29, 2024 under BT-2024-1544

What is the hardship if the variance is not approved?

Higher maintenance costs. Increased cost to taxpayers. Greater possibility of system failure if service isn't properly maintained. If it doesn't work when needed, there could be loss of life or property damage.

Is this the minimum variance required for the reasonable use of the land?

Yes.

Do you have Homeowners Association approval for this request?

No.