

# LDLVAR-2025-62 - Side Setback Variance

Menu Reports Help

**Application Name:** [Side Setback Variance](#)

**File Date:** [10/09/2025](#)

**Application Type:** [LUHO - Variance](#)

**Application Status:** [Approved For Hearing](#)

**Application Comments:** View ID Comment Date

**Description of Work:** [Requesting a variance of 4 feet to allow a 3.5-foot side yard setback in lieu of the required 7.5 feet, for the north side yard. Requesting a variance of 3 feet to allow a 4.5-foot setback in lieu of the required 7.5 feet, for the south side yard.](#)

**Application Detail:** [Detail](#)

**Address:** [3472 3RD AVE, BARTOW, FL 33830](#)

**Parcel No:** [252922361700000382](#)

**Owner Name:** [HILL WILLIE](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Sarah Maier</a>	<a href="#">Dewberry</a>	Engineer	<a href="#">Mailing, 800 North Mag...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

**Job Value:** [\\$0.00](#)

**Total Fee Assessed:** [\\$541.00](#)

**Total Fee Invoiced:** [\\$541.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields:** LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreeage

[0.13](#)

DRC Meeting Time

DRC Meeting

[11/13/2025](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

-

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[12/09/2025](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

**Will the variance be injurious to the area involved or detrimental to the public welfare?**  
The variance will not be injurious to the area or detrimental to the public welfare. The variance request is for a reduction in the side yard setbacks to allow construction of a new home. The existing structure was damaged by Hurrican lan. The construction of a new single family home is not injurious or detrimental to the area.

**What special conditions exist that are peculiar to the land, structure, or building involved?**  
The property is part of a platted subdivision and is considered a lot of record, but it does not meet lot size requirements of current RL-1 zoning standards. Due to the small size of the property, it is unable to meet the side yard setbacks.

**When did you buy the property and when was the structure built? Permit Number?**  
The property has been in the Hill family since 1961; the existing house which was constructed in 1999, was damaged beyond repair by the devastating effects of Hurricane Ian and a replacement home is being provided by the Rebuild Florida Program.

**What is the hardship if the variance is not approved?**  
If the variance is not granted, the owner may not be able to receive assistance from the Rebuild Florida Program. The Program operates with a set portfolio of home models, in order to be as cost effective as possible and provide new homes to Program participants as quickly as possible. The proposed house is the most appropriate house for the participant and the property.

**Is this the minimum variance required for the reasonable use of the land?**  
Yes, this is the minimum variance required. A variance of 4 feet on the north side yard and a variance of 3 feet on the south side yard.

**Do you have Homeowners Association approval for this request?**  
No.

**LD\_GEN\_BOA\_EDL**

[Opening DigEplan List...](#)  
 DigEplan Document List

**PLAN REVIEW FIELDS**

<b>TMPRecordID</b> <a href="#">POLKCO-25EST-00000-61044</a>	<b>DocumentGroupforDPC</b> <a href="#">DIGITAL PROJECTS LD</a>	<b>RequiredDocumentTypes</b> -
<b>RequiredDocumentTypesComplete</b> <a href="#">No</a>	<b>AdditionalDocumentTypes</b> <a href="#">Applications, AutoCad File Binding, Site Plans (PDs, and CUs), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion</a>	<b>Activate DPC</b> <a href="#">Yes</a>
<b>Activate FSA</b> <a href="#">Yes</a>	<b>DigitalSigCheck</b> <a href="#">Yes</a>	

**PLAN UPLOAD ACKNOWLEDGEMENT**

Upload Plans Acknowledgement  
[√](#)

**LAND USE**

**Selected Area Plan LU Code**

**NOR**

**Neighborhood Organization Registry (NOR)**

**PUBLIC MAILERS**

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHO</a>	1	18	11/21/2025	11/24/2025	

**Workflow Status:**

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	10/16/2025	Lisa Simons-Iri...
<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	10/21/2025	Phil Irven
<a href="#">Planning Review</a>	Aleya Inglima	Approve	10/24/2025	Aleya Inglima
<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	10/27/2025	Lisa Simons-Iri...
<a href="#">Public Notice</a>				
Hearing Officer				
Final Order				

Record Details

Task	Assigned To	Status	Status Date	Action By
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Archive

<b>Condition Status:</b>	Name	Short Comments	Status	Apply Date	Severity	Action By
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<b>Scheduled/Pending Inspections:</b>	Inspection Type	Scheduled Date	Inspector	Status	Comments
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<b>Resulted Inspections:</b>	Inspection Type	Inspection Date	Inspector	Status	Comments
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