

LDLVAR-2025-6 - Birdie Dr. Variance

Menu Reports Help

Application Name: Birdie Dr. Variance

File Date: 01/30/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

Application Comments:	View ID	Comment	Date
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Description of Work: I am submitting a variance application to request approval to build an RV cover in the same location as the previous structure. Due to recent setback changes, the new requirement is five feet from the property line. However, the original structure was positioned two feet from the property line, and I am applying for a variance to maintain the original setback.

Application Detail: Detail

Address: 373 BIRDIE DR, DAVENPORT, FL 33837

Parcel No: 272617704401003730

Owner Name: Richard Vanpraet

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	JOSHUA SOUZA MEDINA	JOSHUA HOME IMP...	Applicant	Mailing, 147 N Hampton...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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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	Acreage 0.06
DRC Meeting Time -	DRC Meeting 03/13/2025
Rescheduled DRC Meeting -	Rescheduled DRC Meeting Time -
Green Swamp No	Number of Units -
Case File Number -	Is this Polk County Utilities
One Year Extension -	FS 119 Status Non-Exempt
PUBLIC HEARINGS	
Development Type Land Use Hearing Officer	Application Type Variance
Variance Type Dimensions Table	Brownfields Request N/A
Affordable Housing	
ADVERTISING	
Advertising Board Land Use Hearing Officer	Legal Advertising Date -
MEETING DATES	
LUHO Hearing Date 04/24/2025	
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?
"No, granting this variance will not be injurious to the area or detrimental to the public's welfare. The RV cover is being rebuilt in the same location as the previous structure, maintaining the existing character of the property. It will not obstruct visibility, interfere with neighboring properties, or create any safety concerns. Additionally, the structure aligns with the original setbacks and does not negatively affect drainage, accessibility, or the overall aesthetics of the neighborhood."
What special conditions exist that are peculiar to the land, structure, or building involved?
"The special condition particular to this property is that the RV cover was previously built with a two-foot setback, which was compliant at the time. However, the new setback regulations now require a five-foot setback, making it impossible to rebuild the structure in the exact same location without a variance. The existing layout of the property, including space constraints and structural alignment, makes it difficult to meet the new setback without causing unnecessary hardship or limiting the functional use of the property."
When did you buy the property and when was the structure built? Permit Number?
"I purchased the property located at 373 Birdie Dr. Davenport, FL, about 8 months ago. The structure was originally built in 2010."

What is the hardship if the variance is not approved?
***"If the variance is not approved, we will face significant hardship due to the required setbacks. The new regulations would force us to shift the structure further to the right, causing a loss of approximately three additional feet of usable space. This would result in an uneven layout, requiring extensive modifications, including adding concrete to the left side to compensate. However, adjusting the driveway is not a practical option, as simply extending it by three or five feet would severely impact its functionality and structural integrity."
Is this the minimum variance required for the reasonable use of the land?
"Yes, this is the minimum variance required for the reasonable use of the land. We are only requesting to maintain the original setbacks that were in place when the RV cover was first built. The new setback requirements would force unnecessary and costly modifications, including shifting the structure further to the right, extending the driveway, and losing functional space. By granting this variance, we will be able to rebuild the structure as it was previously, in alignment with other properties in the area, without causing any negative impact to neighboring properties or public welfare."
Do you have Homeowners Association approval for this request?
"Yes, the Homeowners Association has no objections to this request. I spoke with the HOA, and they confirmed that if the county approves the variance, they will also approve it. They see no issue with using the proposed materials or rebuilding the RV cover in its original location. Since other properties in the community have the same setbacks, there is no reason to deny this request. Additionally, this structure is an RV cover, not a primary residence, so it does not impact the overall residential use of the property."

LD GEN BOA EDL

Opening DigEplan List...
DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-06713	DIGITAL PROJECTS LD	-
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
Yes	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	Yes
Activate FSA	DigitalSigCheck	
Yes	Yes	

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
LUHO	1	67	04/07/2025	04/07/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By	
	Application Submittal	Saralis Wons	Application ...	02/14/2025	Saralis Wons	
	Roads and Drainage Review	Phil Irven	Approve	03/26/2025	Phil Irven	
	Planning Review	Aleya Inglima	Approve	03/25/2025	Aleya Inglima	
	Review Consolidation	Saralis Wons	Approved for...	03/25/2025	Saralis Wons	
	Public Notice					
	Hearing Officer					
	Final Order					
	Archive					
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	