

LDLVAR-2025-24 - Jonathan Manning

Menu Reports Help

Application Name: Jonathan Manning

File Date: 04/08/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

| Application Comments: | View ID | Comment | Date |
|-----------------------|---------|---------|------|
|-----------------------|---------|---------|------|

Description of Work: I am writing to formally request a variance concerning the setbacks for our proposed addition of an 1100 square foot mother-in-law addition. Our intention is to accomod elderly parents to assist with their day-to-day activities. We are seeking the following adjustments to the existing setback requirements: 1. Adjust the side setback variance feet to 5 feet, while maintaining our existing footprint. 2. Adjust the front setback variance by allowing an additional 6 feet towards the road. It is important to note that both neighbors will remain closer to the road than our proposed addition, which we believe will preserve the character of the neighborhood and not adversely affect any surrou properties. We appreciate your consideration of our request and look forward to your guidance on how to proceed. Thank you for your attention to this matter.

Application Detail: Detail

Address: 2429 E LAKE HARTRIDGE DR, WINTER HAVEN, FL 33881

Parcel No: 262817542500000030

Owner Name: MANNING JONATHAN E

| Contact Info: | Name               | Organization Name  | Contact Type | Contact Primary Address   | Status |
|---------------|--------------------|--------------------|--------------|---------------------------|--------|
|               | MANNING JONATHAN E | MANNING JONATHAN E | Engineer     | Mailing, 2429 E LAKE H... | 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<br>-               |
| Will This Project Be Phased                                                                       | Acreage<br>0.66                   |
| DRC Meeting Time<br>-                                                                             | DRC Meeting<br>05/08/2025         |
| Rescheduled DRC Meeting<br>-                                                                      | Rescheduled DRC Meeting Time<br>- |
| Green Swamp<br>No                                                                                 | Number of Units<br>-              |
| Case File Number<br>-                                                                             | Is this Polk County Utilities     |
| One Year Extension<br>-                                                                           | FS 119 Status<br>Non-Exempt       |
| PUBLIC HEARINGS                                                                                   |                                   |
| Development Type<br>Land Use Hearing,<br>Officer                                                  | Application Type<br>Variance      |
| Variance Type<br>Dimensions,<br>Table                                                             | Brownfields Request<br>N/A        |
| Affordable Housing                                                                                |                                   |
| ADVERTISING                                                                                       |                                   |
| Advertising Board<br>Land Use Hearing,<br>Officer                                                 | Legal Advertising Date<br>-       |
| MEETING DATES                                                                                     |                                   |
| LUHO Hearing Date<br>06/26/2025                                                                   |                                   |
| ALCOHOL BEVERAGE DIST REQ                                                                         |                                   |
| Type of Business<br>-                                                                             | Type of License<br>-              |
| Hours of Operation<br>-                                                                           |                                   |
| Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary |                                   |

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

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

The proposed addition will not alter the character of the neighborhood since both adjacent properties will remain closer to the road than our addition. We will be accommodating our elderly parents to enhance their quality of life and does not pose any threat to public safety or welfare. The design of the mother-in-law addition will be in harmony with the existing structures in the area, ensuring it blends well with the neighborhood aesthetics. The variance will not cause any adverse effects on the surrounding properties, such as obstructing views, light, or air. We have support from neighbors adjacent to our home.

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

We have no other options to build behind, or beside due to an easement so building toward the road is a necessity to utilize the property affectivley.

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

We bought the main structure in 05/19/2021. The main structure was built in 1970

What is the hardship if the variance is not approved?

Without the variance, we would be unable to construct the mother-in-law addition, which is essential for providing necessary care and support for our elderly parents. This could lead to challenges in ensuring their well-being and saftey.

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

Yes

Do you have Homeowners Association approval for this request?

No, we do not have a homeowner's association

LD\_GEN\_BOA\_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID  
POLKCO-25EST-00000-22297  
RequiredDocumentTypesComplete  
No

DocumentGroupforDPC  
DIGITAL PROJECTS LD  
AdditionalDocumentTypes  
Applications, AutoCad File Binding, Site Plans (PDs, Yes 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  
DigitalSigCheck  
Yes

RequiredDocumentTypes  
-  
Activate DPC

Activate FSA

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 |
|---------------|---------------------------|----------------------------|-------------|-------------|-----|
| <u>LUHQ</u>   | 1                         | 43                         | 05/21/2025  | 06/06/2025  |     |

| Workflow Status: | Task                             | Assigned To        | Status          | Status Date | Action By          |
|------------------|----------------------------------|--------------------|-----------------|-------------|--------------------|
|                  | <u>Application Submittal</u>     | Lisa Simons-Iri... | Application ... | 04/10/2025  | Lisa Simons-Iri... |
|                  | <u>Roads and Drainage Review</u> | Phil Irlen         | Approve         | 04/24/2025  | Phil Irlen         |

Record Details

| Task                                 | Assigned To        | Status          | Status Date | Action By          |
|--------------------------------------|--------------------|-----------------|-------------|--------------------|
| <a href="#">Planning Review</a>      | Aleya Inglema      | Approve         | 04/28/2025  | Aleya Inglema      |
| <a href="#">Review Consolidation</a> | Lisa Simons-Iri... | Approved for... | 04/29/2025  | Lisa Simons-Iri... |
| <a href="#">Public Notice</a>        | Lisa Simons-Iri... |                 |             |                    |
| 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 |           |