

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number:** 159

**Case Number:** LDLVAR-2024-43

**Hearing Date:** November 12, 2024

**Applicant:** Jacqueline Shim

**Property Owner:** Jacqueline Shim

**Request:** The applicant is requesting a reduction of the primary structure ROW setback from 15 feet to 7 feet for the development of a double wide manufactured home and RV port.

**Location:** The subject property is located north of Interstate 4, south of Commonwealth Avenue SW, east of Highway 33 N, west of Berkley Road, enclosed by Polk City in Section 06, Township 27, Range 25.

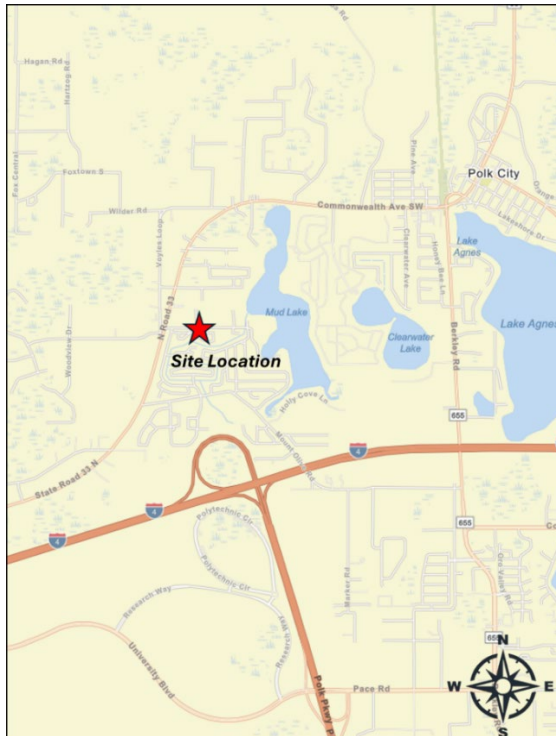
**Property Size:** ±0.19 acres (Parcel ID # 252706-298365-000570)

**Land Use District:** Residential Low-1X (RL-1X)

## Summary:

The applicant is requesting for a reduction of the primary structure ROW setback from 15 feet to 7 feet for the development of a double wide manufactured home and RV port. The subject property is the corner lot where Northshore Drive splits, creating a loop surrounding 12 lots. Subject property is subject to two ROW setbacks of 15 feet as apposed to two side setbacks of six and a half (6.5) feet, limiting potential development. The shape of the property also limits development within the ROW setbacks as the property. The applicant does have the Homeowners Association (HOA) approval for seeking this variance.

**Site Location**



**2023 Aerial Photo**

