

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 165

Case Number: LDVAR-2024-52

Hearing Date: November 12, 2024

Applicant: Esther Chavez Lopez

Property Owner: Esther Chavez Lopez

Request: an accessory structure that is larger than the primary residence.

Location: 25 Laura court, south of Lone Pine Court, east of Grand Reserve Drive, South of Roanld Reagan Parkway east of I-4, west of U.S. Highway 17/92, in the Lone Pine Subdivision, north of the City of Davenport, in Section 11, Township 26 and Range 27.

Property Size: 0.5 +/- acres (21,780 square feet)

Land Use District: Residential Low-4X (RL-4X), Ronald Reagan Parkway Selected Area Plan

Summary: The applicant is requesting to construct an 1,800 square foot car port (30'x60' pole barn) in the back yard. The applicant's home is 840 square feet. Section 209.G of the Land Development Code allows accessory structures to be equal to the size of the home but not greater. An accessory structure is supposed to be incidental and subordinate to the primary use of the property. Carports/Pole Barns are incidental to a residence, but the size requested is not subordinate. The applicant is requesting a variance for an accessory structure that is 214% larger than the standard.

