

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	TOE Small House 2 (V 24-01)
Applicant	Carol Chadwick, PE, as agent
Owner	Twentyeight Fourteen, LLC
Requested Action	Petition for a variance to the setback on the sides from 10' to 7' and on the rear from 15' to 10'. The lot is considered a legally non-conforming lot and was platted before the Land Development Regulations were adopted.
Hearing Date	02-06-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.043 Acres
Location	407 NE Lurose Ct, Lake City, FL
Parcel Number	11122-001
Future Land Use	Residential Medium
Proposed Future Land Use	N/A
Current Zoning District	Residential Single Family 3 (RSF-3)
Proposed Zoning	N/A
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RSF-3	Single Family Home	
E	Residential Medium	RSF-3	Single Family Home	
S	Residential Medium	RSF-3	Single Family Home	
W	Residential Medium	RSF-3	Single Family Home	

Map of Location



Picture of Location



Summary of Request
<p>Applicant has requested a to the setback on the sides from 10' to 7' and on the rear from 15' to 10'. The lot is considered a legally non-conforming lot and was platted before the Land Development Regulations were adopted.</p>