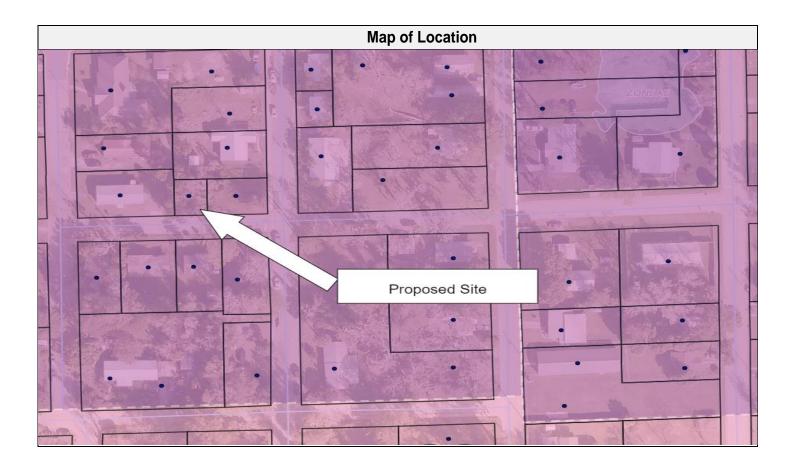
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

	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		





Summary of Request

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.