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Variance Application: 5700 Cove Drive

Applicant Request: PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND SEC. 50-102 (A) (5) (F) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A DETACHED GARAGE WITH A COVERED PORCH LARGER THAN 600 SQUARE FEET, SUBMITTED BY APPLICANTS NASH AND CHERIE SHOOK, LOCATED AT 5700 COVE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1660-00-010.

Existing Zoning/Use: R-1-AA/ single-family home

This variance application seeks a variance from Sec. 50-102 (a) (5) (f) to allow a detached garage larger than 600 square feet.

The applicant has provided information supporting the variance request with additional information about the original design of the existing home and the character of the property they are trying to maintain through a rebuild of the existing detached garage. Please see this information enclosed with this agenda item packet.

Staff Recommendation

Staff provides an evaluation based on the variance criteria for the application below.

1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

The proposed detached garage is seeking to keep in design with the original house and location of the existing detached garage on the property in order to reduce viewshed interruption of the lake and to not increase the height or footprint of the primary structure. The property is a larger corner lot that will not impact any viewshed of an adjacent parcel on the side of the proposed garage. The property owner is moving the garage closer to the house from the lake than the current garage sits, and it will meet all required setbacks.

2. Not Self- Created (Section 42-64 (1) e):

The request for a variance is not self-created as the property owner is trying to maintain the original design of the home.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance is the minimum possible variance to

make reasonable use of the land. The property is a larger corner lot that will not impact any viewshed of an adjacent parcel on the side of the proposed garage. It does not seek a greater variance than what is required for modern use of a garage to park multiple vehicles.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance could be construed to be in harmony with the general purpose and intent of the Land Development Code given that the request is in keeping with the original design of the property, and therefore is not injurious to the neighborhood, nor detrimental to the public welfare, and will not be contrary to the public interest. Additionally, the garage is incorporating a covered porch wrapping around the garage that provides an opportunity to create a harmonious sitting area to enjoy the lake.

Staff provides a recommendation to approve the requested variance with the condition that the detached garage not be used for as an accessory dwelling unit and that the interior of the garage only be used for the purpose of parking and/or storing motor vehicles, boats, and/or recreational vehicles, and related items, and the building is architecturally similar to the principal building and of like materials, as consistent with Belle Isle Code.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met. A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.