

Yolanda Quiceno

From: lilsweetpea1970@yahoo.com
Sent: Tuesday, February 28, 2023 8:37 AM
To: Yolanda Quiceno
Subject: Opposition for Variance at: 1729 Idaho Ave. , Belle Isle, 32809 -

To whom it may concern:

We are not able to attend the COBI Planning and Zoning Board meeting on Tuesday, 2/28/23 to discuss the variance request for 1729 Idaho Ave., Belle Isle, FI 32809.

In our absence, we want it noted we are AGAINST passing this variance for the variance to build a detached garage and porch on their property, as submitted with the current plans.

Not only would this proposed building and attached patio, if built, be an obstruction and eye sore, it also does not fit harmoniously and consistently with the other residential dwelling structures in our community.

We are aware that the owner, (Mr. Kershner) / contractor (Mr. Shepperd) has submitted several different drawings and requests for similar plans over the past 3 years that were all denied by the COBI P&Z. It therefore, is very questionable, as to the true intended use of this property and detached 'additional building', or other than stated otherwise.

In reviewing this property's previous drawings for variances, they too included multiple, additional dwellings, not just a detached garage, which were also denied. This further supports the questionable, actual intended use of this 'garage' and patio. The owners are aware that Air BnBs and multiple family buildings are not permitted in COBI. That does not mean that is not the intended use, despite their current explanation or denial of these facts.

The current home on this property has been used as a rental property for at least the past 4+ years with the same tenant (David Cuvilje - not their daughter & son in-law, they say it is being built for, while living at the main house). Why have they been trying for years to get variances to get additional buildings built, if a different tenant, not their daughter, has been residing there? The owner's (The Kershners) also own several other rental homes in the Conway community.

This also raises the question as to why after so many failed attempts to simply add a functional, enclosed garage, which they could instead, easily enclose or extend the current, existing car port, to accomplish this goal and most likely get it approved, without denial or opposition?

A standard 2 car garage is 400-578 sf. This proposal shows the structure proposed an exorbitant 754 sf, (which does not including the additional "porch" add on the side of this building, adding another 377 sf.). If the intended use is a 2 car garage for the new renters, this seems quite an excessive size and project.

In addition, this proposed plan includes a raised '2nd story' roof line containing a window, which obviously is not necessary to house 2 vehicles. This variance shows adding a 2nd concrete 'driveway' connecting to the existing one. This would produce more vehicles and street parking in front of the house, on an already narrow and limited space on the street of Lake Drive.

Sincerely,

LJ Mauerman residing at: 7315 Lake Dr., Belle Isle, FI 32809

2/24/2023

To: City of Belle Isle
Yolanda Quiceno – City Clerk
1600 Nela Avenue
Belle Isle, FL 32809

Dear Ms. Quiceno:

I am writing regarding the City of Belle Isle Notice of Public Hearing on 2/28/2023 regarding the applicants Robert & Patricia Kershner property on 1729 Idaho Avenue. See photo attached.

I am a concerned neighbor. I understand that this planned detached garage will be used as an Auto Business and not sure of the excess cars and people, and noise it will attract in our residential area. I am also extremely concerned about the size (if it's going to exceed the maximum sq footage of 600 feet); and how something larger will change of landscape and how it will affect the value of the surrounding properties.

Thank you for taking my concerns under consideration at the Hearing on 2/28/23. I am unable to attend. Public Hearing 2/28/22Pul also am sending this concern anonymously because of fear of retaliation.

Anonymously, Resident of Bell Isle



**CITY OF BELLE ISLE
NOTICE OF PUBLIC HEARING**

ON FEB 28, 2023

The Applicant, ROBERT & PATRICIA KERSHNER

Has Requested A Public Hearing To Consider This Application For: a detached garage within 10ft of the rear setback and exceed the allowable total maximum square footage of 600 sqft.

On This Property, As Described Below: 1729 Idaho Avenue

SEC 50-102(C)(5)(A), 50-102(C)(5)(F)

Further Described As Parcel I.D. #: _____

25 23 29 5884 18 220

Hearing No.: 2023-02-008

Instructions for Posting Notice:

This poster must be placed in a conspicuous place on the property in question, at a distance of not more than 15 feet from the front of property line, and on a solid backing. It shall be posted at least 10 days before the hearing. The applicant or a representative must be present at the Public Hearing, since the Board, at its discretion, may defer action, table, or take decisive action on any application.

**PUBLIC HEARING TO BE HELD IN
BELLE ISLE CITY HALL**

Time: 6:30 P.M. or as soon
thereafter as possible

MAYOR
CITY OF BELLE ISLE