



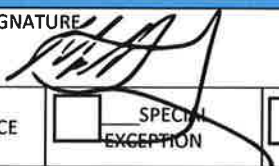

# City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

Tel 407-851-7730 \* Fax 407-240-2222 \* www.belleislefl.gov

## Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT <b>Matthew Langbehn</b>	OWNER <b>Edward T. Harrison</b>
ADDRESS <b>2120 33rd St. Orlando 32839</b>	PROJECT ADDRESS <b>2506 Homewood Dr. 32809</b>
CONTACT NUMBER <b>407.583.6251</b>	OWNER'S CONTACT NUMBER <b>407.375.3716</b>
EMAIL <b>matt@summertimedocks.com</b>	OWNER'S EMAIL <b>etharrison55@gmail.com</b>
PARCEL ID# <b>19-23-30-5888-06-160</b>	
LAND USE CLASSIFICATION <b>0130-Sfr-Lake Front</b>	ZONING DISTRICT
SECTION OF THE CODE VARIANCE REQUESTED ON <b>48-32(a)(6)</b>	
DETAILED VARIANCE REQUEST <b>Applicant is requesting to construct a dock that extends greater than 15' lakeward of an existing dock within 300'.</b>	
<ul style="list-style-type: none"> <li>The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any deed restriction of the property.</li> <li>By applying, I authorize City of Belle Isle employees and members of the P&amp;Z Board to enter my property during reasonable hours to inspect the area to which the application applies.</li> <li>The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.</li> </ul>	
APPLICANTS SIGNATURE 	OWNER'S SIGNATURE 
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER <b>2023-06-002</b> DATE OF HEARING <b>7-25-23</b>

**Sec. 42-64. - Variances.** The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d-g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land



- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.

- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

**(2) Violations of conditions.**

- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which

**Applications submitted must meet all of the above criteria before the Board can grant a variance.** The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

**General Information**

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: \$300	<u>6-1-2023</u> Date Paid	<u>2385</u> Check/Cash	 Rec'd By
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City of Belle Isle  
 1600 Nela Avenue, Belle Isle, FL 32809  
 Tel 407-851-7730 \* Fax 407-240-2222 \* [www.belleislefl.gov](http://www.belleislefl.gov)  
**Variance and Special Exception Application**

### ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

- a. the \$300 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or a written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. <b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?</b> <b>WHAT WOULD BE THE UNNECESSARY HARDSHIP?</b>
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. <b>HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</b>
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. <b>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?</b> <b>LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</b>
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. <b>WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).</b>

\*For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, and you do not have to comply with Sec. 42-64 (1) d and (1) f.

# Property Record - 19-23-30-5888-06-160

Orange County Property Appraiser • <http://www.ocpaf.org>

## Property Summary as of 05/31/2023

### Property Name

2506 Homewood Dr

### Names

Harrison Edward Timothy  
Harrison Deborah Kimble

### Municipality

BI - Belle Isle

### Property Use

0130 - Sfr - Lake Front

### Mailing Address

4275 Lillian Hall Ln  
Orlando, FL 32812-8154

### Physical Address

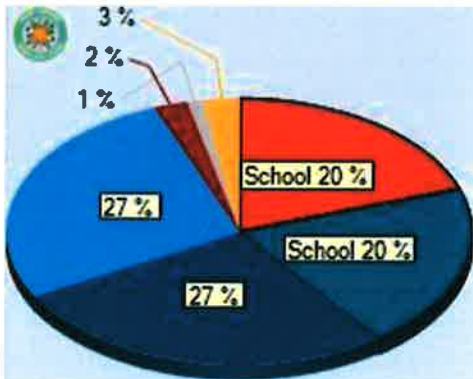
2506 Homewood Dr  
Orlando, FL 32809



QR Code For Mobile Phone



302319588806160 09/29/2006



## Value and Taxes

### Historical Value and Tax Benefits



Licensed General Contractor: CGC1511647

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**Summertime Deck and Dock, LLC**

2120 33<sup>rd</sup> St. Orlando, FL. 32839

Phone: 407.583.6251

[www.SummertimeDocks.com](http://www.SummertimeDocks.com)

[info@summertimedocks.com](mailto:info@summertimedocks.com)

City of Belle Islee  
1600 Nela Avenue,  
Belle Isle, FL 3280

Variance Narrative – 2023-01-012

To Whom It May Concern,

We, Summertime Deck and Dock, on behalf of Edward T. Harrison, owner of the property located at 2506 Homewood Dr., are requesting a variance approval to the dock design criteria code requirements per sec. 48-32 (a)(6) *Number and location of docks*. Based on the *Standards of Variance Justification* of sec 42-64 of the Land Development Code, the following information is being provided, addressing each section:

**\*Special Conditions and/or Circumstances – Section 42-64(1)d: WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?** Given the unique topography of the shoreline and lake bottom, the dock will not be in adequate water depth to serve its intended purpose for boat mooring and cradle storage if the applicant is unable to construct their dock at the length requested.

**\*Not-Self-Created – Section 42-64(1)e: HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?** The unique, or in this case, particularly shallow, vegetative lake bottom in this area appears to be not-naturally occurring. Because of the boat access ramp located along the neighboring property line to the west, it appears that past dredging efforts, or excessive boat traffic caused by the use of this boat ramp, may have contributed to the unique water depths in this area. Furthermore, the shoreline takes on a more cove-like basin at the neighboring property, creating deeper water much closer to the Normal High Water Elevation, thus negating the need for a dock as long as we're requesting. Ultimately, the existing dock that our dock is being compared to, as it relates to length, extends from an area of the shoreline that deviates from the more consistent shoreline that is found to the east of our subject property.

**\*Minimum Possible Variance – Section 42-64(1)f: CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.** This variance request represents the minimum length needed to achieve the intent and purpose of the proposed boat dock (boat mooring and cradle storage). Based on individual water depth assessments, and when compared to other similar docks along the same shoreline, our proposed dock length appears to be consistent with docks that have been constructed more recently and with the shared intent and purpose of our proposed dock.

**\*Purpose and Intent – Section 42-64(1)g: WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD.** The approval of this variance and the construction of the proposed dock will not have any additional negative effects were it not to be approved. The construction of the proposed boat dock will be more consistent with the style and purpose of more recent docks that have been constructed over the years along the ever-evolving shoreline of Lake Conway.

NOTE: Although the dock does extend 15' beyond the neighboring dock to the West, I don't believe that dock to be an accurate reference for the dock we're proposing to build. Its purpose appears to be more so for recreational fishing-type activities and not for boat mooring and storage, unlike our proposed dock, where water depth is much more part of the design criteria. The docks to the east, along with the general topography of the lake and shoreline, appear to be more consistent with our proposed dock and were used as a design reference.

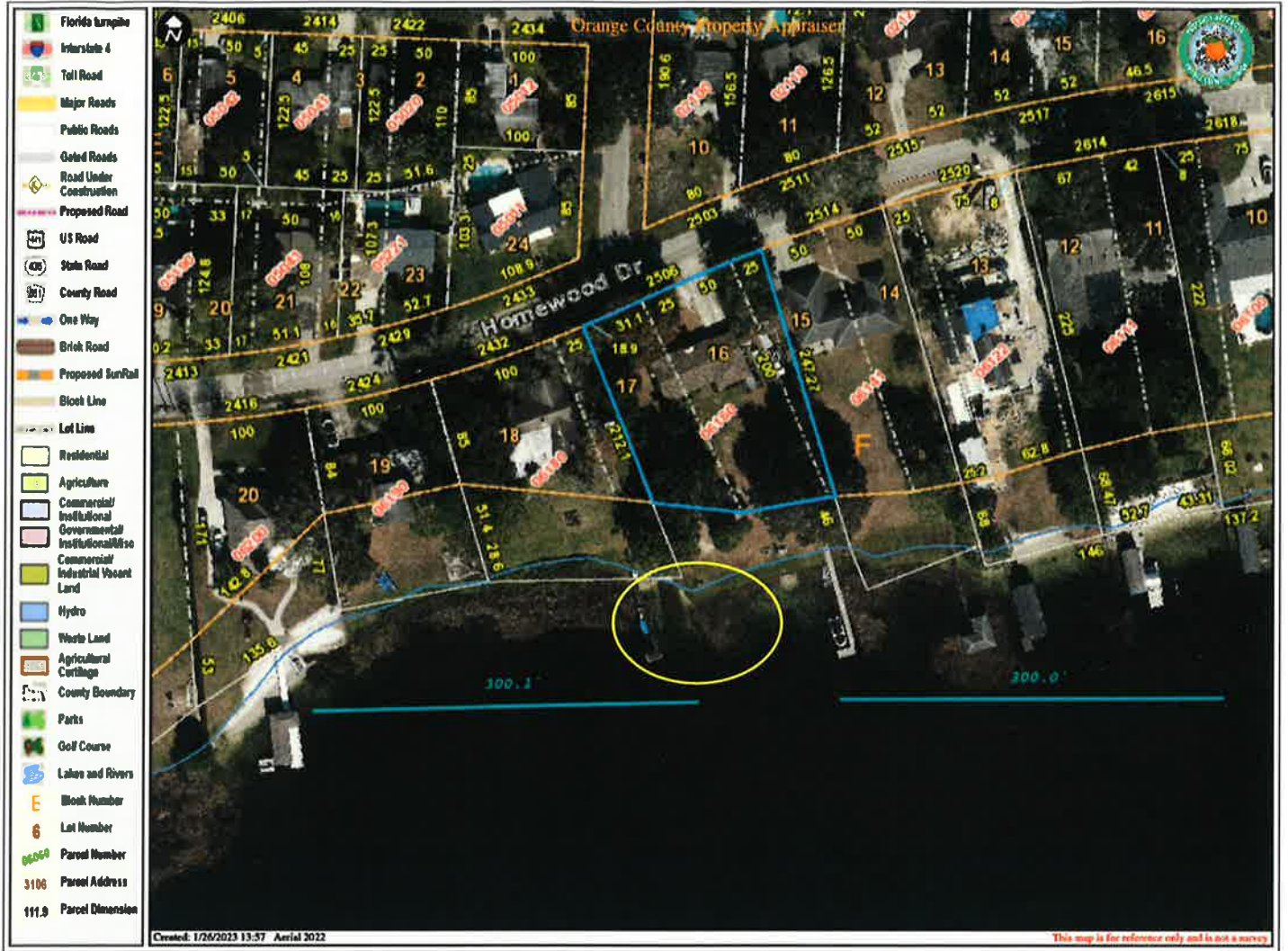
Should you need any additional information to allow you to make an informed decision, please do not hesitate to call or email me personally. I can be reached at 407.583.6251 or [matt@summertimedocks.com](mailto:matt@summertimedocks.com)

Regards,

Matt Langbehn

Summertime Deck and Dock



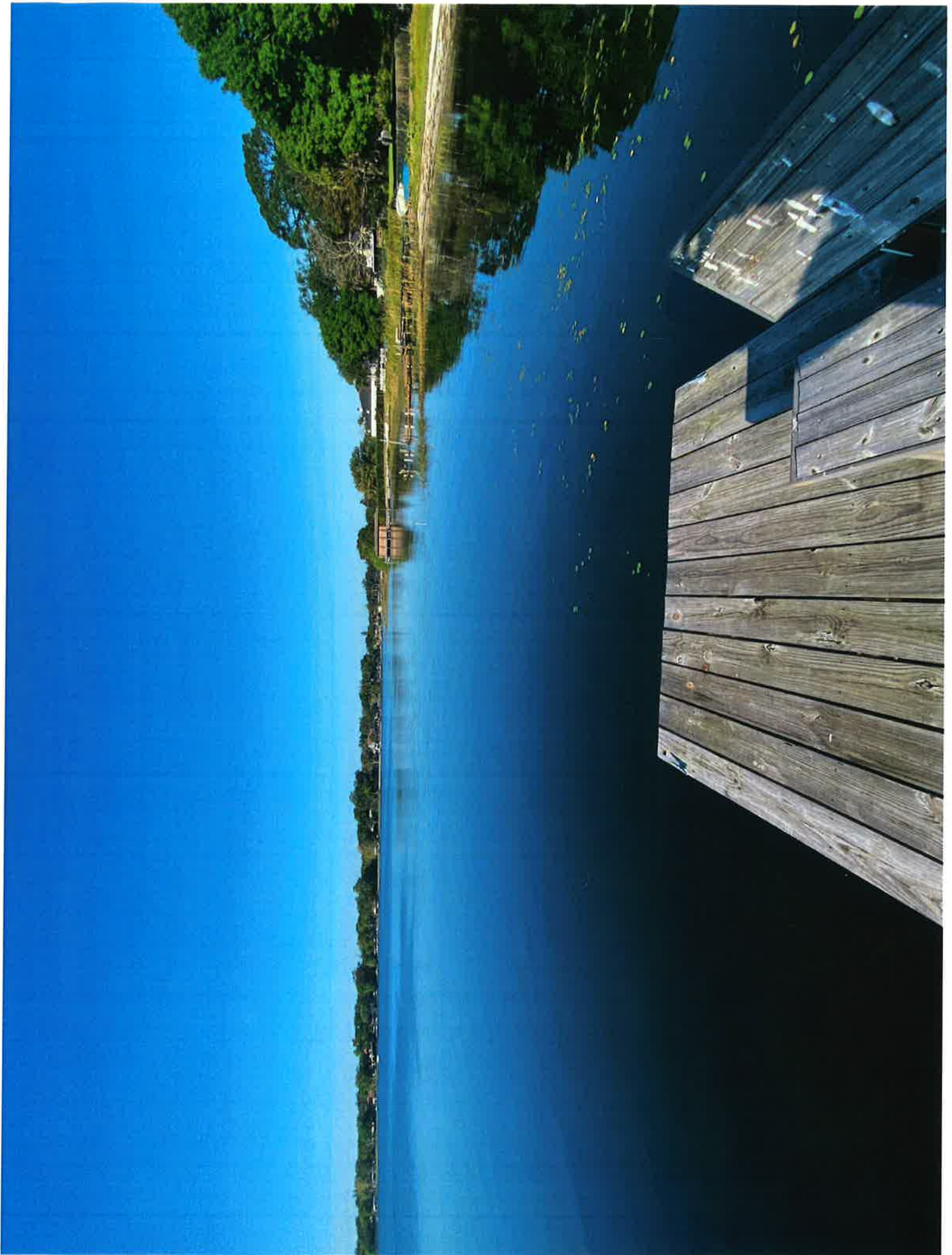


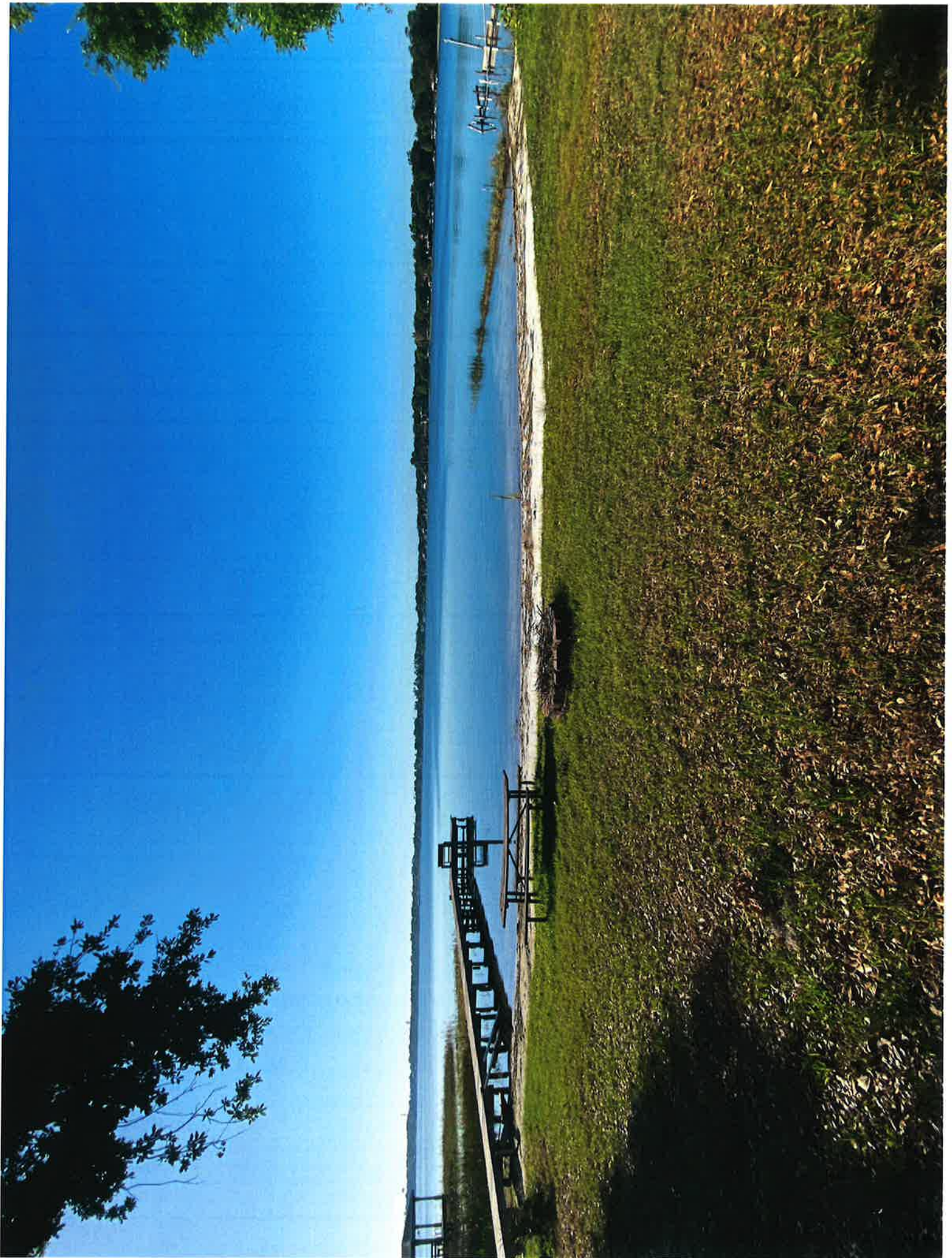


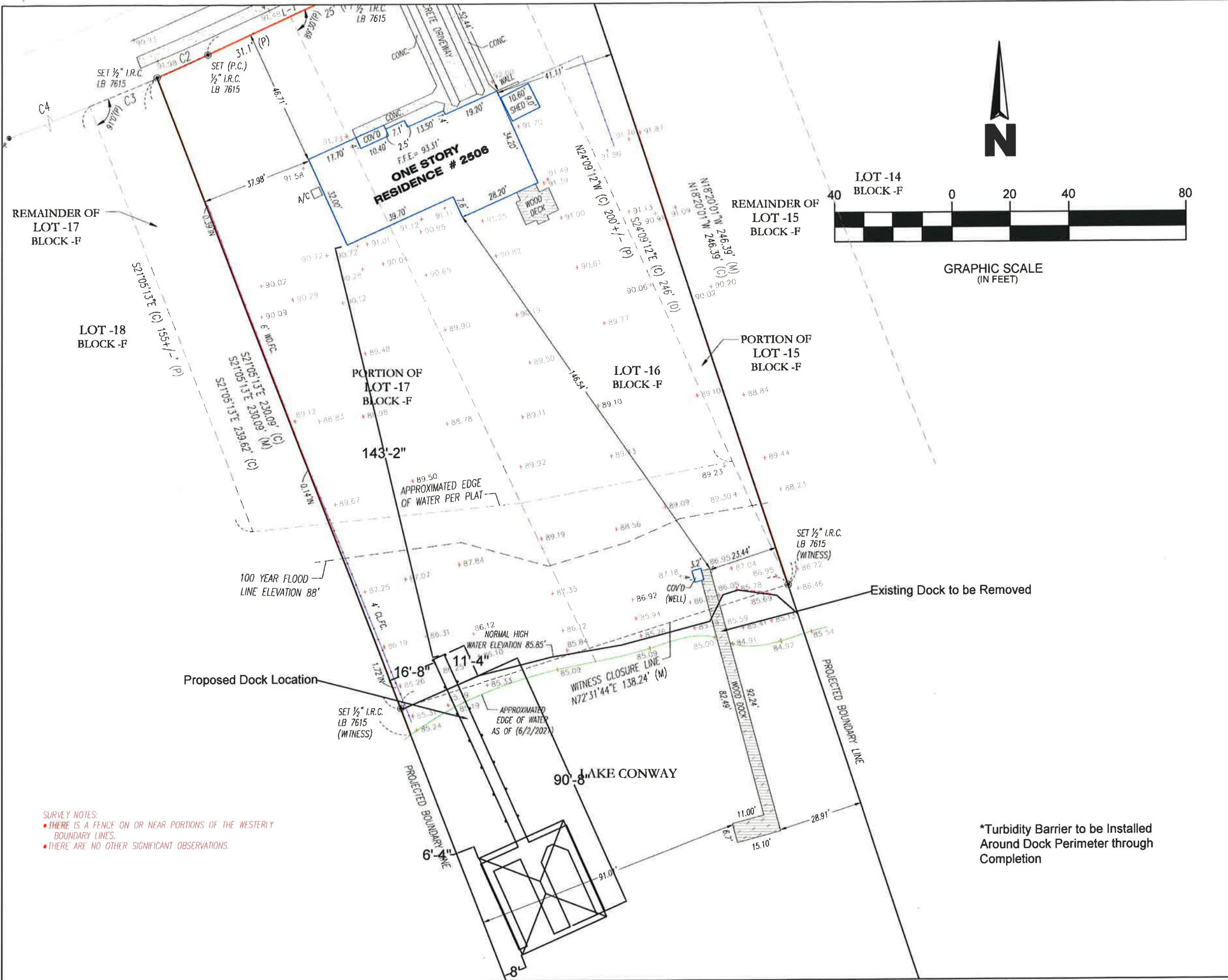
- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial
- Institutional
- Governmental
- Institutional/Misc
- Commercial
- Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural
- Cumulative
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension











**SURVEY NOTES:**

- THERE IS A FENCE ON OR NEAR PORTIONS OF THE WESTERLY BOUNDARY LINES.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.



GRAPHIC SCALE (IN FEET)

**101. GENERAL NOTES**

101.1 DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE, OR IF NOT CERTAIN HOW TO PROCEED, CONTACT THE ENGINEER OF RECORD.

101.2 DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED.

101.3 THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

101.4 OBTAIN APPROVAL FROM THE ENGINEER OF RECORD FOR ALL STRUCTURAL MODIFICATIONS OR SUBSTITUTIONS.

101.5 CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING, AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY THE ENGINEER OF RECORD IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.

**102. APPLICABLE CODES AND STANDARDS**

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXISTS BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICE.

102.1 2020 FLORIDA BUILDING CODE - RESIDENTIAL  
 102.2 AISC MANUAL OF STEEL CONSTRUCTION - 13TH EDITION  
 102.3 ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - ACI 318-14  
 102.4 AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - 2018 EDITION  
 102.5 ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

**103. DESIGN LOADS**

THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. DESIGN LOADS INDICATED ARE IN POUNDS PER SQUARE INCH UNLESS NOTED OTHERWISE. IF ANY PERMANENT MATERIALS EXCEED THESE LOADS, THE ENGINEER OF RECORD SHALL BE CONTACTED TO REVISE THE STRUCTURAL DESIGN AND CONSTRUCTION DOCUMENTS.

103.1 DEAD LOADS: WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.  
 DECK - 10 PSF ROOF - 10 PSF - BOTTOM CHORD

103.2 LIVE LOADS:  
 DECK - 40 PSF  
 WIND SPEED - 140 MPH  
 EXPOSURE - D  
 INTERNAL PRESSURE COEFFICIENT - 0.0 (COMPLETELY OPEN)  
 BUILDING TYPE: I - RISK FACTOR 1.0  
 GUARDRAILS AND HANDRAILS - 200 PSF  
 GUARDRAILS IN-FILL COMPONENTS - 50 PSF  
 STAIRS - 40 PSF

**104. STRUCTURAL LUMBER FRAMING (DIMENSIONAL LUMBER)**

104.1 UNLESS NOTED OTHERWISE, ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER

104.2 STRUCTURAL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR MANUALLY SEALED AT TIME OF CONSTRUCTION.

104.3 ALL FASTENERS TO BE HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL.

104.4 ALL DECKING SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER OR WOOD/PLASTIC COMPOSITE CONFORMING WITH ASTM D7032.

104.5 HANDRAILS  
 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE ON EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS

104.6 ILLUMINATION  
 ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7

\*Turbidity Barrier to be Installed Around Dock Perimeter through Completion

1/32" = 1'-0"

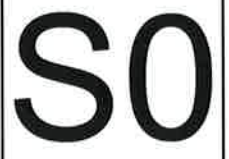
Prepared for:  
  
 Summer Time Deck and Dock, LLC  
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 Orlando, FL 32839  
 (407) 583-6251  
 www.summertime docks.com

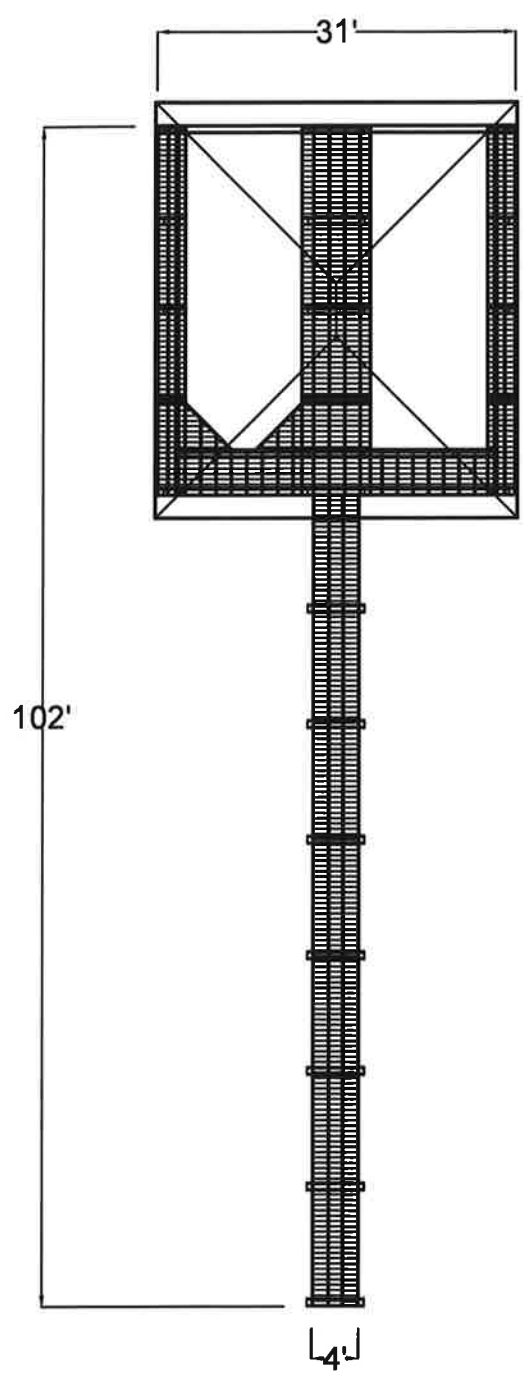
Jennifer Teliga, P.E.  
 2901 Bluestem Ln.  
 Clearmont, FL 34714  
 P.E. #64621  
 (321) 662-7503

**Harrison Dock**  
 2506 Homewood Dr  
 Belle Isle, FL 32809

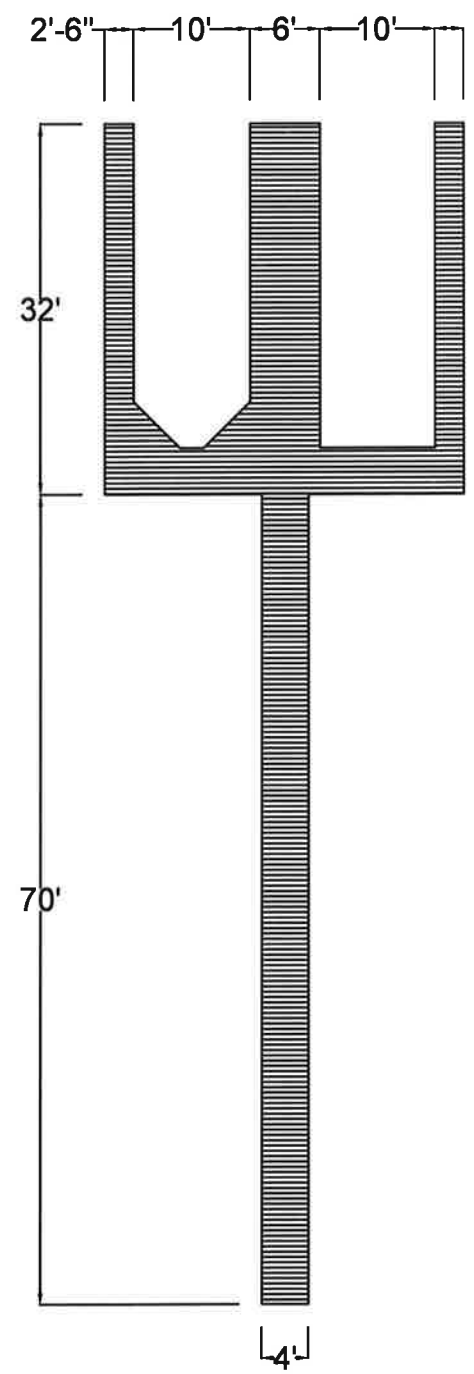
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Project:  
**SDD-2022-58**

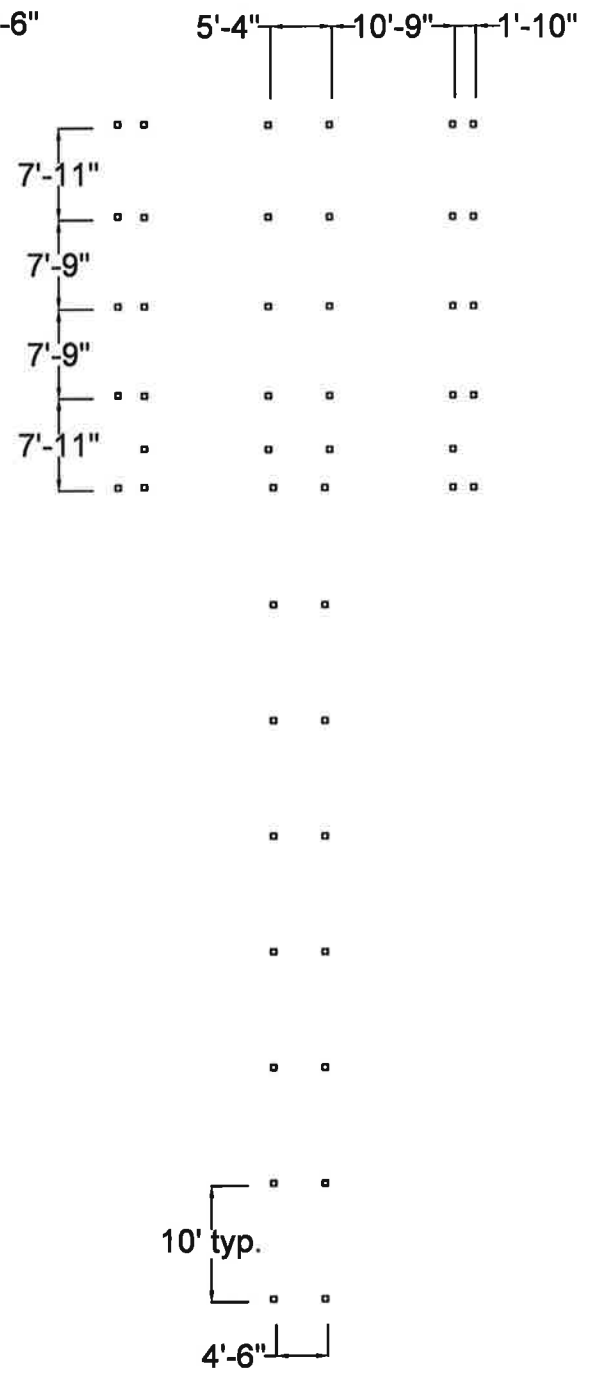
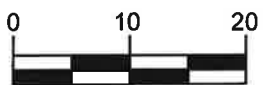




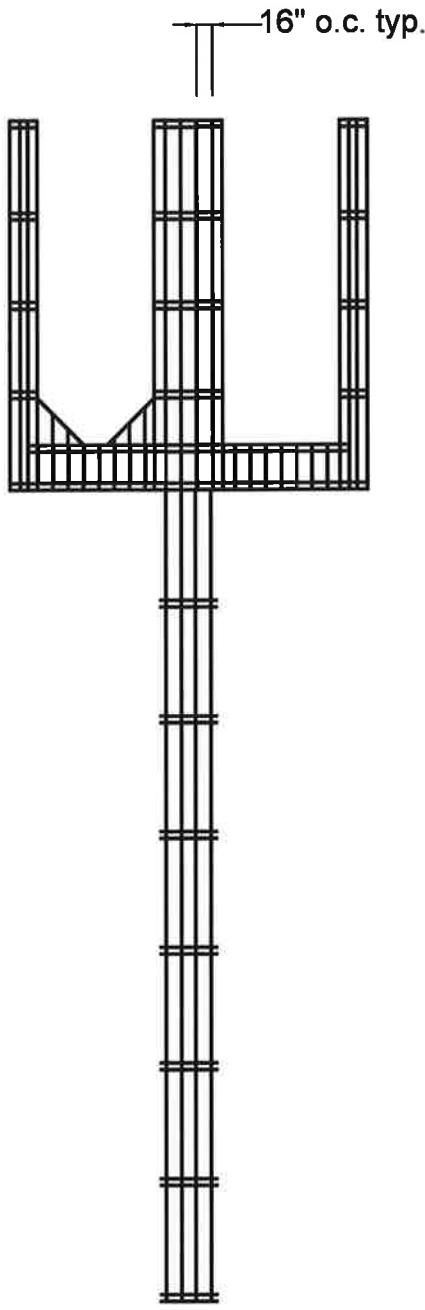
Plan View (Top View)



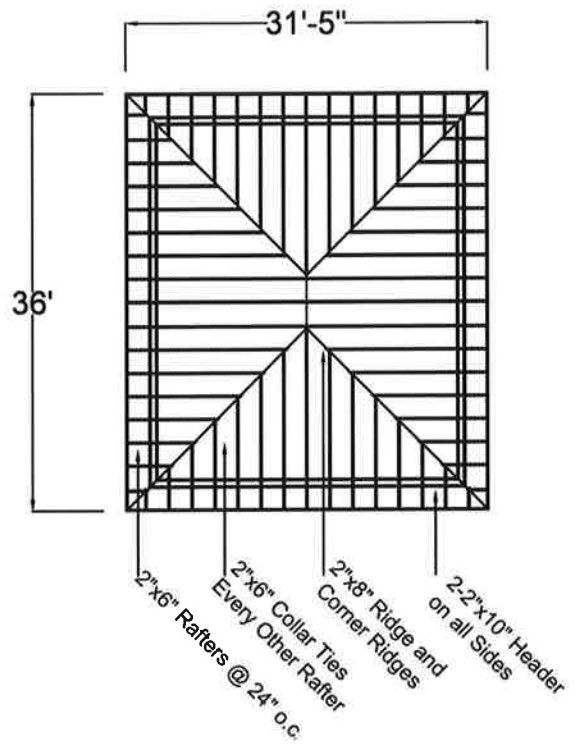
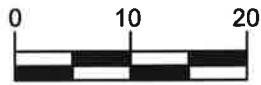
Decking Layout



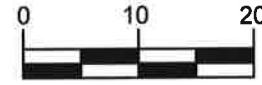
Piling Layout



Framing Layout



Roof Layout



Prepared for:  
  
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 www.summertime docks.com

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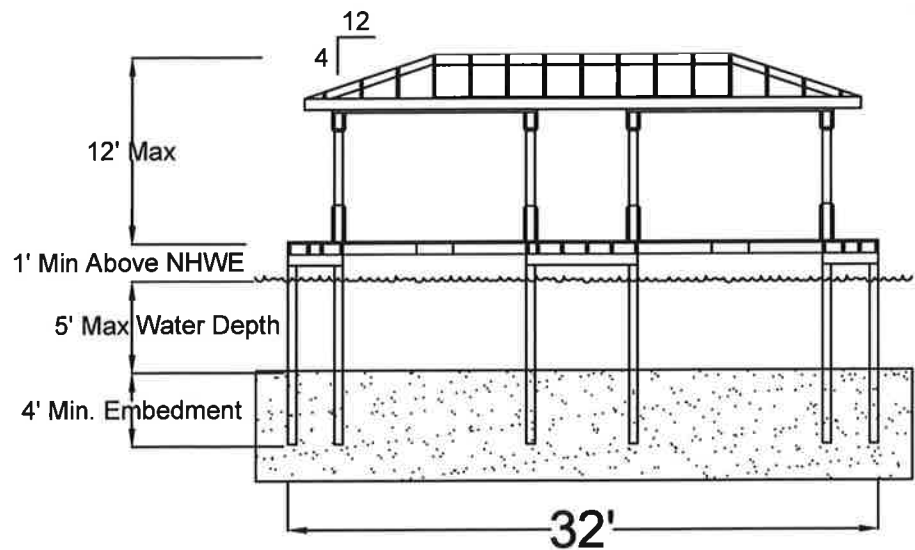
**Harrison Dock**  
 2506 Homewood Dr  
 Belle Isle, FL 32809

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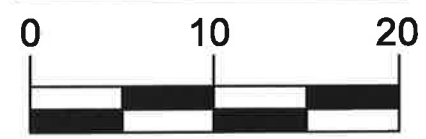
Project:  
**SDD-2022-58**

**S1**

1/16" = 1'-0"

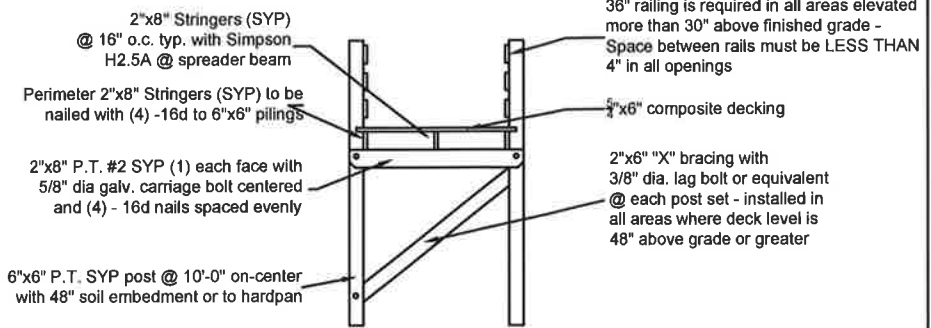


Lakeside Elevation



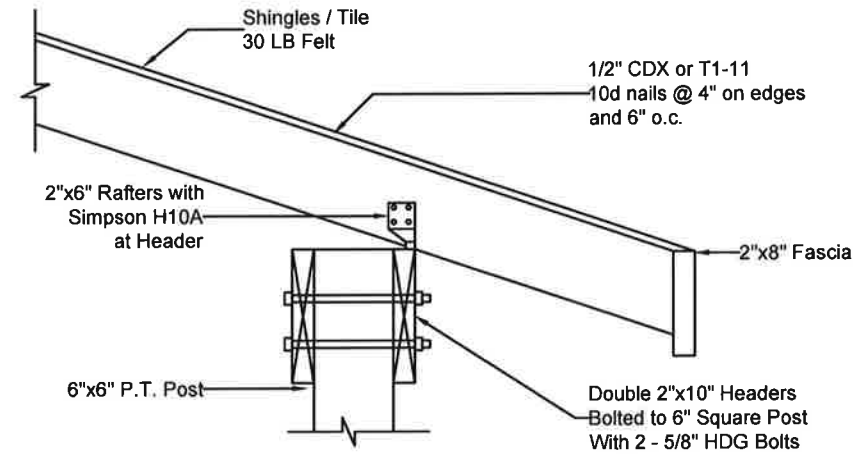
Notes:

- 1.) All framing to be fastened with 16d HDG ring shank nails.
- 2.) All decking to be fastened with 16d HDG ring shank nails - 2 per board per stringer.
- 3.) All lumber to be Southern Yellow Pine (SYP).

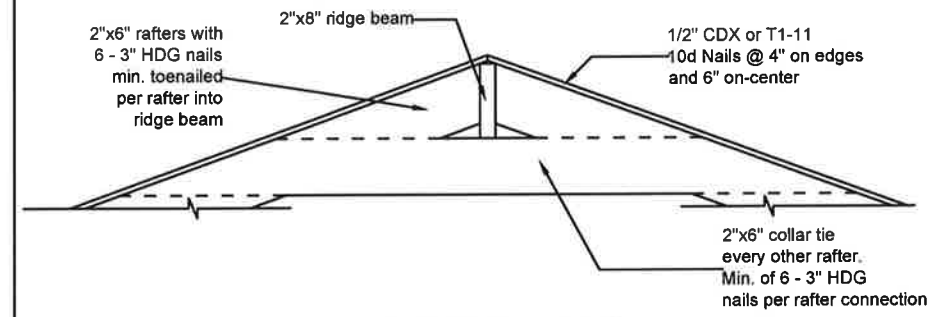


Typical Cross Section

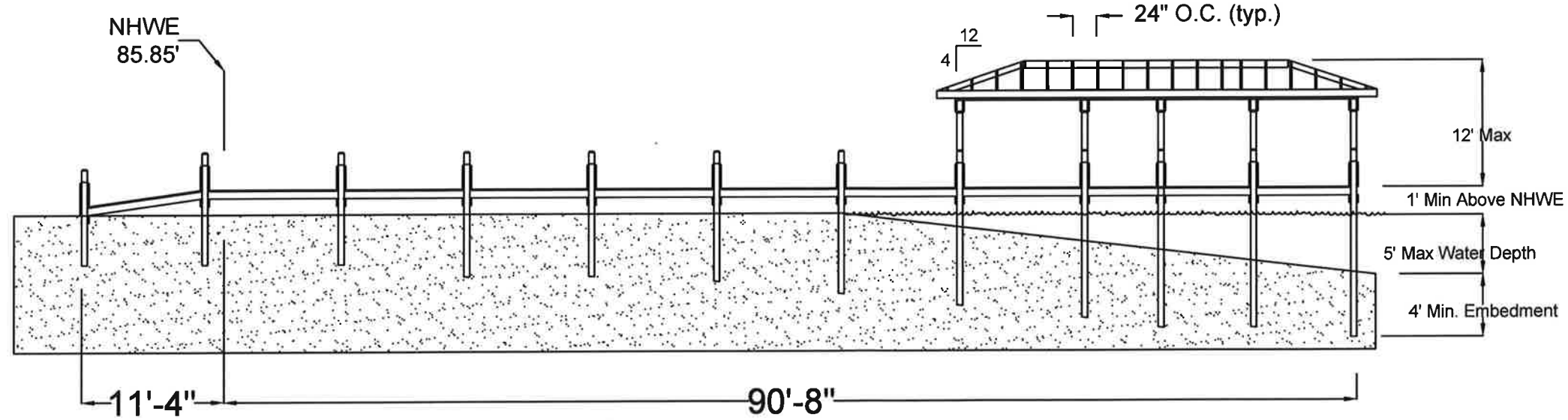
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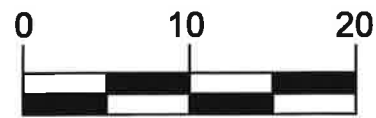
Eave Detail



Ridge/Rafter Detail



Side Elevation



Prepared for:  
**SUMMERTIME**  
 Summer Deck and Dock, LLC  
 2120 33rd St  
 Orlando, FL 32839  
 (407) 583-6251  
 www.summertime docks.com

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