





# 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 Kenneth M Granger	OWNER Kenneth M Granger
ADDRESS 7208 Seminole Drive	PROJECT ADDRESS 7208 Seminole Drive
CONTACT NUMBER 407-415-8533	OWNER'S CONTACT NUMBER 407-415-8533
EMAIL me@kennyg.co	OWNER'S EMAIL me@kennyg.co
PARCEL ID# 29-23-30-4389-04-040	
LAND USE CLASSIFICATION R-1-AA	ZONING DISTRICT 5
SECTION OF THE CODE VARIANCE REQUESTED ON Sec. 50-102 (b)(5)(a)	
DETAILED VARIANCE REQUEST Owner is requesting a variance to install a fence in the front yard of the property as documented by the attachments.	
<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 2022-06-030 DATE OF HEARING July 26 2022

**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



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**Variance and Special Exception Application**

- 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.
- 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 the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
  - 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.

**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

6-2-22  
 Date Paid

4179  
 Check/Cash

[Signature]  
 Rec'd By



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 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 - 29-23-30-4389-04-040

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

## Property Summary as of 05/20/2022

### Property Name

7208 Seminole Dr

### Names

Glose Steven R  
Granger Kenneth M

### Municipality

BI - Belle Isle

### Property Use

0030 - Vacant Water

### Mailing Address

2115 Heritage Village Ln  
Orlando, FL 32837-5916

### Physical Address

7208 Seminole Dr  
Orlando, FL 32812



QR Code For Mobile Phone



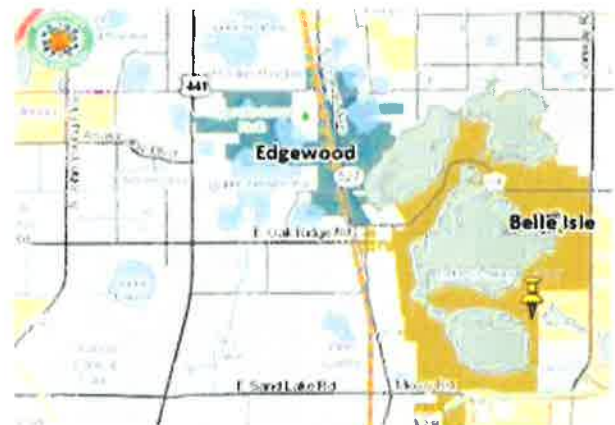
7208 SEMINOLE DR, BELLE ISLE, FL 32812 1/7/2022 9:29 AM

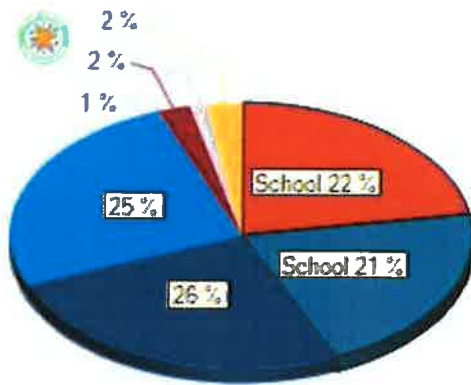


7208 SEMINOLE DR, ORLANDO, FL 32812 1/10/2018 10:08 AM



7208 SEMINOLE DR, ORLANDO, FL 32812 1/9/2017 3:28 PM





## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2021	\$545,000	+ \$0	+ \$23,500 = \$568,500 (14%)	\$548,350	\$548,350 (10%)
2020	\$475,000	+ \$0	+ \$23,500 = \$498,500 (37%)	\$498,500	\$498,500 (37%)
2019	\$340,000	+ \$0	+ \$23,500 = \$363,500 (0%)	\$363,500	\$363,500 (0%)
2018	\$340,000	+ \$0	+ \$23,500 = \$363,500	\$363,500	\$363,500

### Tax Year Benefits

Tax Year	Tax Savings
2021	\$198
2020	\$0
2019	\$0
2018	\$0

### 2021 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$568,500	\$0	\$568,500	3.4890 (-3.33%)	\$1,983.50	21 %
Public Schools: By Local Board	\$568,500	\$0	\$568,500	3.2480 (0.00%)	\$1,846.49	20 %
Orange County (General)	\$548,350	\$0	\$548,350	4.4347 (0.00%)	\$2,431.77	26 %
City Of Belle Isle	\$548,350	\$0	\$548,350	4.4018 (0.00%)	\$2,413.73	26 %
Library - Operating Budget	\$548,350	\$0	\$548,350	0.3748 (0.00%)	\$205.52	2 %
St Johns Water Management District	\$548,350	\$0	\$548,350	0.2189 (-4.29%)	\$120.03	1 %
Lake Conway Mstu	\$548,350	\$0	\$548,350	0.4107 (0.00%)	\$225.21	2 %
			<b>16.5779</b>		<b>\$9,226.25</b>	

### 2021 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$260.40	\$260.40
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$125.00	\$125.00
				<b>\$385.40</b>

## Property Features

## Property Description

LAKE CONWAY PARK G/138 LOT 4 & LAND ON W TO 86.4 FT CONTOUR BLK D

## Total Land Area

19,339 sqft (+/-) | 0.44 acres (+/-) GIS Calculated

## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0030 - Vacant Water	R-1-AA	1 LOT(S)	working...	working...	working...	working...

## Buildings

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
BD3 - Boat Dock 3	12/31/2016	1 Unit(s)	working...	working...
BC3 - Boat Cover 3	12/31/2016	1 Unit(s)	working...	working...

## Sales

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### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/05/2019	\$599,000	20190768160/		Warranty Deed	Seminole Investment 7208 LLC	Glose Steven R Granger Kenneth M	Vacant
02/16/2018	\$100	20180099086/		Quitclaim Deed	Black Pearl Realty Investments LLC	Seminole Investment 7208 LLC	Vacant
05/29/2013	\$250,000	20130291937	10579 / 4835	Warranty Deed	John Michael Crosby Trust	Black Pearl Realty Investments LLC	Vacant
01/17/2012	\$100	20120035493	10321 / 6608	Warranty Multiple	Crosby John M Crosby Mary Lou	John Michael Crosby Trust	Vacant

### Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
13675 Ritta Island Dr	04/29/2022	\$722,700	\$252	Special Warranty	4/4	20220293980/	
6717 Point Hancock Dr	04/28/2022	\$2,760,000	\$544	Warranty Deed	5/6	20220283218/	
8870 Sonoma Coast Dr	04/26/2022	\$713,000	\$304	Special Warranty	3/2	20220273622/	
4212 Grant Blvd	04/22/2022	\$761,000		Warranty Deed	0/0	20220268651/	
13615 Ritta Island Dr	04/22/2022	\$714,400	\$214	Special Warranty	5/4	20220278099/	
6019 Bimini Twist Loop	04/22/2022	\$1,074,200	\$277	Special Warranty	5/4	20220290674/	
2251 Weatherly Way	04/21/2022	\$780,700	\$281	Special Warranty	4/4	20220274504/	
13627 Ritta Island Dr	04/15/2022	\$897,000	\$317	Special Warranty	4/4	20220260798/	
Shay Lynn Ct	04/12/2022	\$17,500		Warranty Deed	0/0	20220252270/	
Shay Lynn Ct	04/12/2022	\$17,500		Warranty Deed	0/0	20220252282/	

## Services for Location

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### TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

### Schools

#### Shenandoah (Elementary)

<b>Principal</b>	Desiree Hitchmon-Houghton
<b>Office Phone</b>	407.858.3180
<b>Grades</b>	2019: C   2018: A   2017: A

#### Oak Ridge (High School)

<b>Principal</b>	Benjamin Alvarado
<b>Office Phone</b>	407.852.3200
<b>Grades</b>	2019: B   2018: C   2017: D

#### Conway (Middle School)

<b>Principal</b>	Joshua Jaron Bing
<b>Office Phone</b>	407.249.6420
<b>Grades</b>	2019: C   2018: C   2017: B

### Utilities/Services

<b>Electric</b>	Duke Energy
<b>Water</b>	Orlando Utilities Commission

<b>Recycling (Friday, Tuesday)</b>	Belle Isle
<b>Trash (Tuesday, Friday)</b>	Belle Isle
<b>Yard Waste (Monday)</b>	Belle Isle

### **Elected Officials**

County Commissioner	Mayra Uribe
State Representative	Anna V. Eskamani
State Senate	Linda Stewart
US Representative	Val Demings
School Board Representative	Linda Kobert
Orange County Property Appraiser	Amy Mercado



Belle Isle Planning and Zoning Board

June 1st, 2022

As the property owners of 7208 Seminole Drive in Belle Isle, we are seeking a variance of Belle Isle Code Section 50-102 (b)(5)(a) which states that a fence shall not be installed on residential property in front of the home.

We are requesting the Zoning Board to approve a variance to allow us to install a 5' black aluminum fence and gate along the front of our property as indicated on the enclosed site survey. The south side of our property already has a 5' Aluminum fence in front of the house from a previous installation on the adjacent property. We will be matching the materials to be consistent with the neighbors and the fence directly across the street surrounding Warren Park.

The fence is to protect us and our property from the activity that is generated by the lack of street parking, and the public using Warren Park, as well as to create a cohesive aesthetic with the neighboring homes. The fence will match the design of the fence surrounding Warren Park, and several of the properties on Seminole Drive that already have fences in front of their homes.

Being the only property across from Warren Park without a fence, visitors to the area often leave their vehicles on our property to access the park, visit neighbors, make u-turns, loiter, etc. Since there is no parking on the east side of Seminole Drive, our property becomes the community parking lot for anyone visiting the area since all the other homes have fences or gates that restrict access to their property.

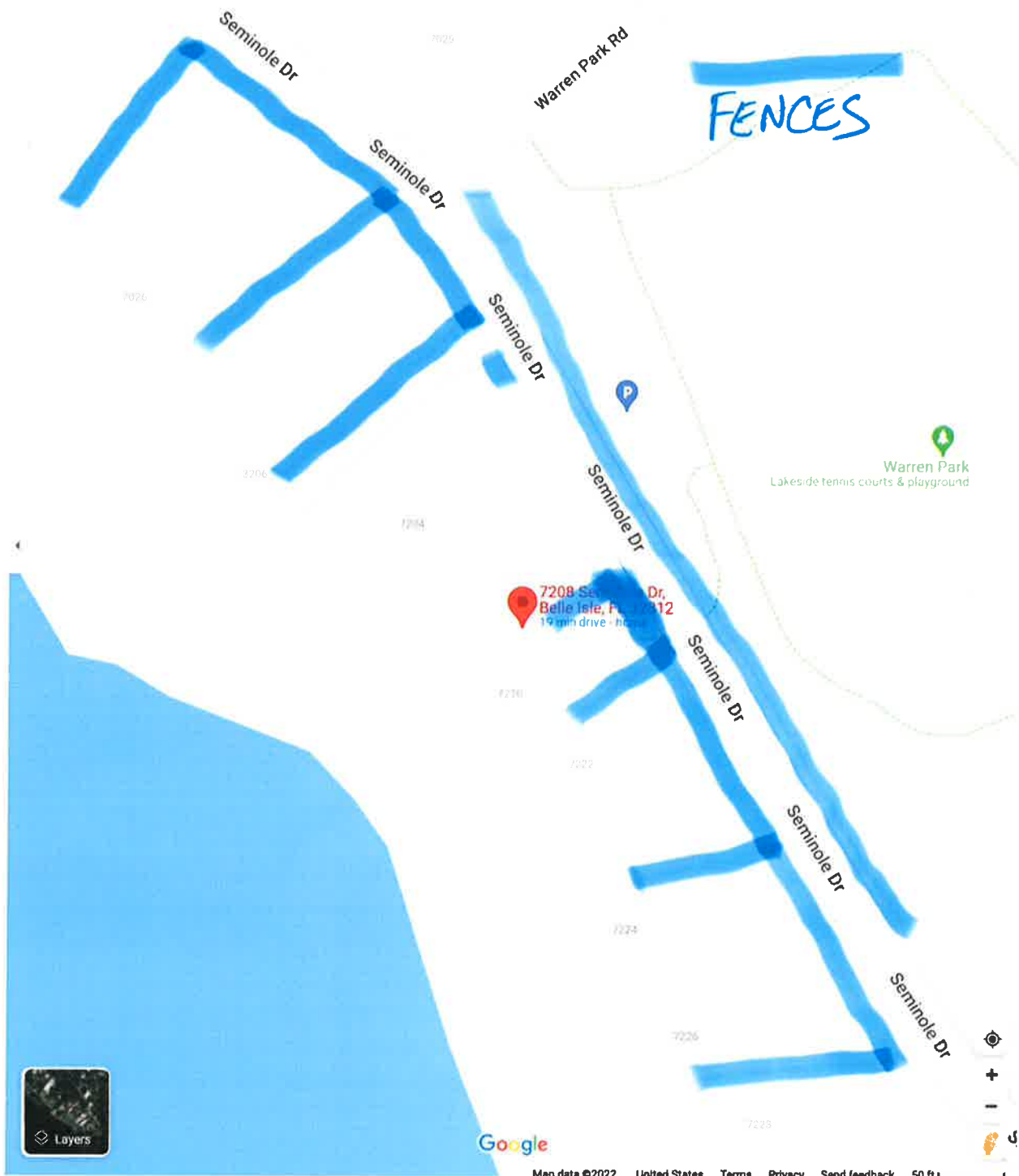
In addition to vehicle traffic, we have recorded several incidences of curious passers-by who took it upon themselves to trespass on our property. Some have used our dock to meet friends on their boats, kids on bikes get a chance to "off-road" a bit by turning onto our property, and even a family with two small children used our property to watch the sunset since the park closed at 8 pm and they could not access the lake via any other properties nearby.

We want to feel safe and have our privacy respected while in our home.

4 properties to the south of 7208 Seminole Drive, and 3 properties to the north have various forms of fences in the front of their properties, making 7208 Seminole Drive the only property on Seminole Drive south of Warren Park Road that does not have a fence.

These circumstances are not self-inflicted, they are the byproducts of previous fence permits being granted and the amount of activity that is generated by the park, visitors, and lack of street parking on Seminole Drive.

Granting a variance will not impact traffic or pedestrian safety and will create a consistent look of 8 properties in a row with fences in front of the homes, our fence will closely match the fence that surrounds Warren Park immediately across from our property.



FENCES

7208 Seminole Dr,  
Belle Isle, MI 48112  
19 min drive · here

Warren Park  
Lakeside tennis courts & playground



Google

Map data ©2022 United States Terms Privacy Send feedback 50 ft



Subject Property 7208 Seminole Drive - 5' Black Aluminum Fence is already in front of the property from a previous permit



7210 Seminole Drive - Property Immediately South with a 5' Alum Fence and Gate in front of the house.



2 Properties South- Aluminum Fence in front of the house.



3 Properties South- Wire Fence with Aluminum Gate in front of the house

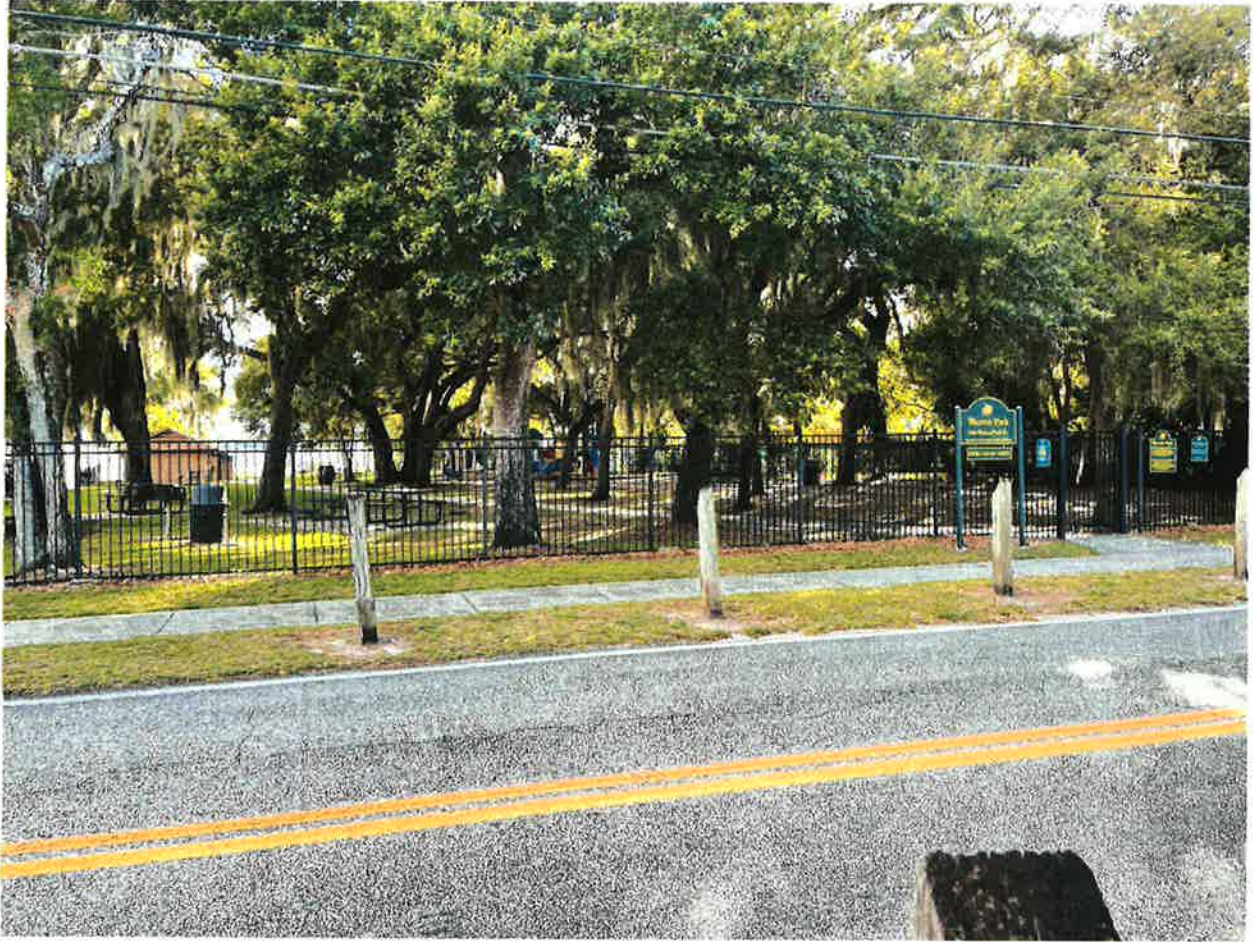


6' Black Aluminum Fence Separating Warren Park from Seminole Drive- Immediately across the street from 7208 Seminole Drive



Property North with PVC Fence and Aluminium Gate in front of the house

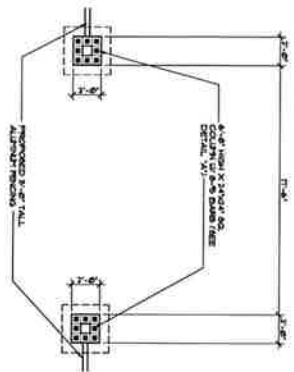




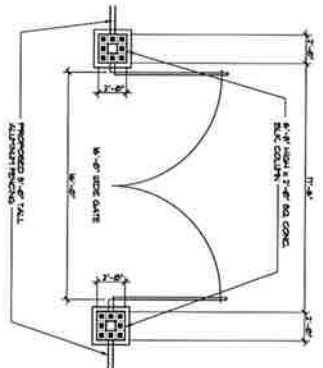
2 properties north, is Warren Park Lake Access- 6' Black Aluminum Fence along the sidewalk.



3 properties north - Chainlink fence in front of the house.



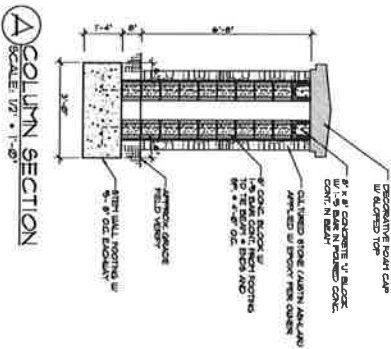
ENTRY GATE FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



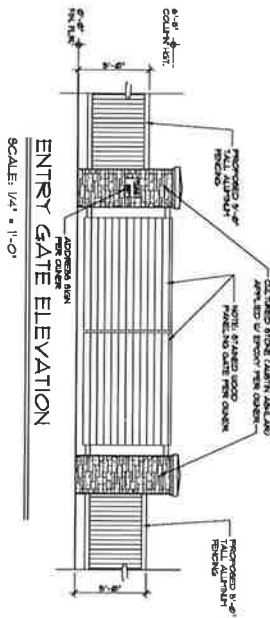
ENTRY GATE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**ENGINEERING NOTES (MASONRY)**

1. DESIGN WIND SPEED - 140 MPH
2. CONCRETE SHALL BE 3000 PSI
3. CONCRETE SHALL BE 3000 PSI
4. REINFORCING - GRADE 40 ASTM A63, LAP REINFORCING
5. COVERAGE - 1" MINIMUM
6. CONCRETE SHALL BE 3000 PSI

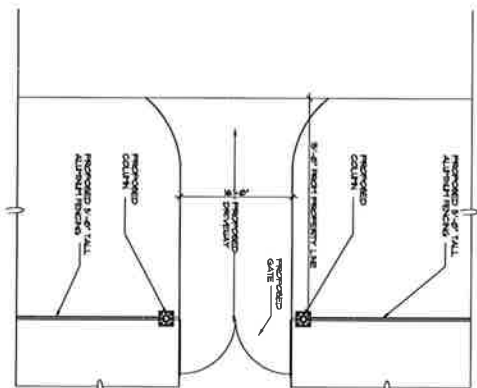


COLUMN SECTION  
SCALE: 1/2" = 1'-0"



ENTRY GATE ELEVATION  
SCALE: 1/4" = 1'-0"

PARTIAL SITE PLAN  
SCALE: N.T.S.



**N. ORLAN STRONOFF, INC.**  
CONSULTING ENGINEERS  
540 N. GOLF BLVD.  
SUITE 110  
DUNEDIN, FL 33511  
PH: 727-951-1111  
FAX: 727-951-1111  
WWW.NOSI.COM

NO. 1  
OF 2

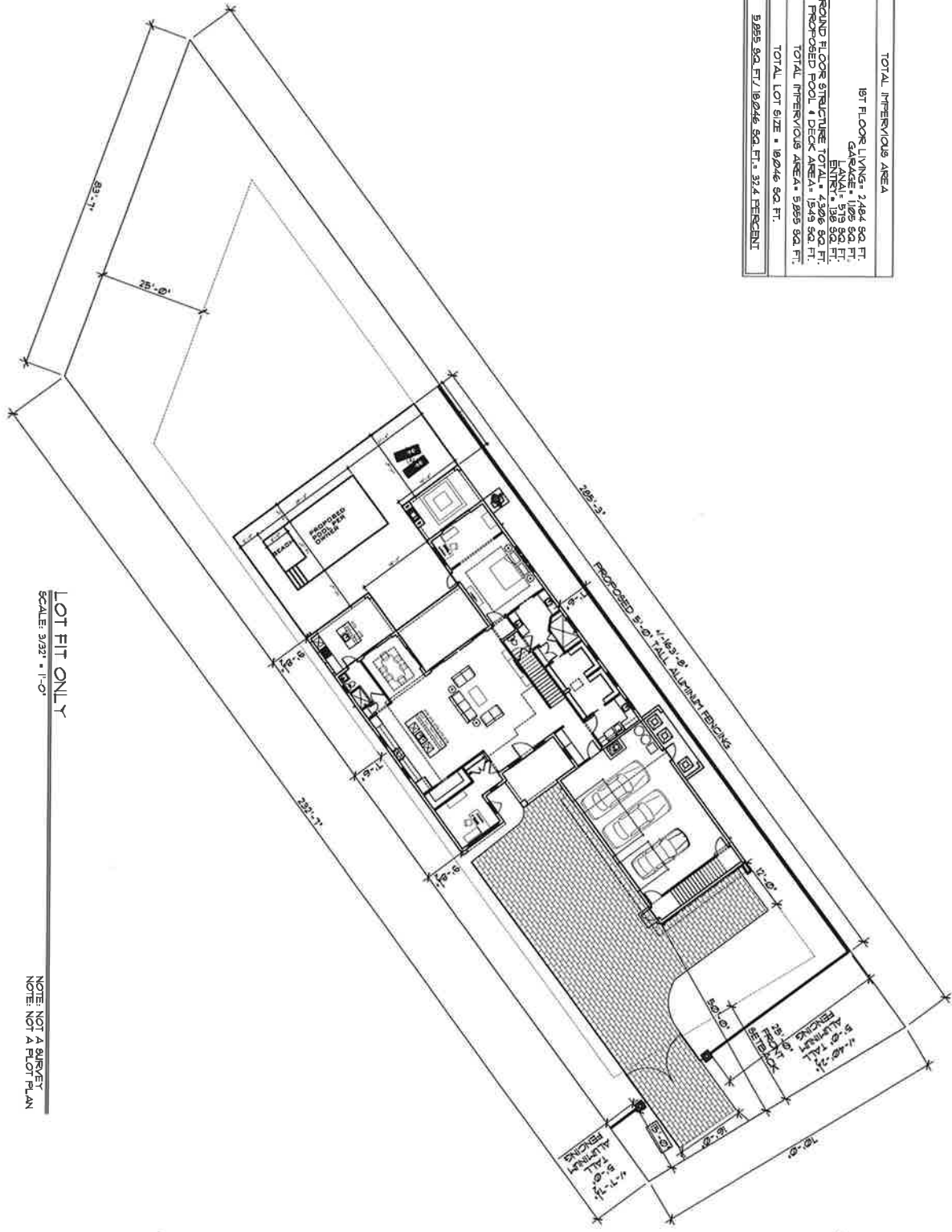
ENTRY COLUMN & GATE FOR  
**GRANGER AND GLOBE RESIDENCE**  
1300 BELMONT DRIVE  
BELLE ISLE, FLORIDA 32822

C.B. DRAFTING DESIGNER, INC.  
VISIT OUR WEBSITE AT  
WWW.CBDRAFTINGDESIGNER.COM  
CONTACT NUMBER FAX PHONE NUMBER  
DUNEDIN, FLORIDA 32822 813-211-1111  
Charlotte, NC



1  
OF 2

TOTAL INTERIORS AREA
1ST FLOOR LIVING = 2,484 SQ. FT.
GARAGE = 1,025 SQ. FT.
BATH = 519 SQ. FT.
KITCHEN = 519 SQ. FT.
GROUND FLOOR STRUCTURE TOTAL = 4,547 SQ. FT.
PROPOSED POOL & DECK AREA = 1,549 SQ. FT.
TOTAL INTERIORS AREA = 5,295 SQ. FT.
TOTAL LOT SIZE = 19,046 SQ. FT.
5,295 SQ. FT. / 19,046 SQ. FT. = 27.4 PERCENT



LOT FIT ONLY  
SCALE: 3/32" = 1'-0"

NOTE: NOT A SURVEY  
NOTE: NOT A PLOT PLAN

	SHEET NO. <b>2</b>	PROJECT NO. <b>2008-01</b>	PROJECT NAME <b>GRANGER AND GLOBE RESIDENCE</b>	PROJECT ADDRESS <b>1206 BEMINOLE DRIVE BELLE ISLE, FLORIDA 33812</b>	DATE <b>08/11/2008</b>	DRAWN BY <b>CHLOE BURGESS</b>	CHECKED BY <b>CHRISTOPHER BURGESS</b>	SCALE <b>3/32" = 1'-0"</b>	PROJECT LOCATION <b>1206 BEMINOLE DRIVE BELLE ISLE, FLORIDA 33812</b>	CONTACT NUMBER <b>781-344-1111</b>	FAX/PHONE NUMBER <b>781-344-1112</b>	C.B. DRAFTING DESIGN, INC. VISIT OUR WEBSITE AT <b>WWW.CBDRAFTINGDESIGN.COM</b>		SHEET NO. <b>2</b>