



CITY OF BELLE ISLE, FL

Planning and Zoning: Staff Report

October 25, 2022

Variance Application: 6814 SEMINOLE DRIVE

Applicant Request: PURSUANT TO BELLE ISLE CODE SEC. 50-102 (B) (5) (A) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A LANDSCAPE WALL OF 32 INCHES IN HEIGHT IN THE FRONT YARD, SUBMITTED BY APPLICANT STEVE KNEIPP, LOCATED AT 6814 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #29-23-30-4389-02-031.

Existing Zoning/Use: R-1-AA / Single-Family Residence

Review Evaluation

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

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

The variance request meets a special condition due to the configuration of the lot and the approved building plans for the new single-family residence. The drain field and septic tank were placed in the front yard during the construction of the SFR.

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

The unique circumstance of this variance request is self-created, as the property owner and assigned building contractor approved the drain field and septic tank in the front yard.

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

The applicant has proposed to make the low front wall 16 to 32 inches in height, with the lowest portion of the wall extended towards the end of the driveway, before contacting the sidewalk. The height of the front yard wall is designed to contain the earth mound as it exists.

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

The low wall aims to contain the raised earth mound created by installing the drain field and septic tank. The low wall is less than three feet in height from the natural grade

level and does not present a negative impact on the surrounding neighbors. Regarding other properties located on Seminole Drive, the adjacent neighbors also have front yard fences.

Staff Recommendation

Staff provides a recommendation to approve the requested variance. The board may set the maximum height allowed to satisfy the applicant's request for containing the drain field area. By establishing a height requirement, the board can ensure the front wall barrier does not exceed its intended use, nor would it drastically alter or deviate from the overall character of the neighborhood.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, and continue the application if additional information is being requested for consideration, or deny the application, citing which criteria are not met.

A decision by the Board may be appealed by any aggrieved person to the City Council pursuant to Code Sec. 42-64.