



# City of Belle Isle



1600 Nela Avenue, Belle Isle, FL 32809

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

OCT 27 '25 PM 2:05

## 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 Carlos Eric Sanchez	OWNER Carlos Eric Sanchez
ADDRESS 1508 Delia Ave. Belle Isle FL 32809	PROJECT ADDRESS 1508 Delia Ave. Belle Isle FL 32809
CONTACT NUMBER 407 967 7488	OWNER'S CONTACT NUMBER 407 967 7488
EMAIL cesanchez@live.com	OWNER'S EMAIL cesanchez@live.com
PARCEL ID# 24-23-29-0600-05-010	
LAND USE CLASSIFICATION Residential	ZONING DISTRICT R-1-A
SECTION OF THE CODE VARIANCE REQUESTED ON Sec. 50-102 (a)(5)(g)	
DETAILED VARIANCE REQUEST Sec.50-102(a)(5)(g) Requesting a variance on the detached garage set back on the south west corner of the building from 20 Ft to 18 Ft from property lot line to aling detached garage front with the west side of the existing residence building.	
<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>	
APPLICANT'S SIGNATURE 	OWNER'S SIGNATURE 
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION
<input type="checkbox"/> OTHER	P&Z CASE NUMBER 2025-10-043
	DATE OF HEARING

**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 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.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- 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.
- 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.
- 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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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

10/27/25  
 Date Paid

CK118  
 Check/Cash

Rec'd By

SEE VARIANCE 2025-03-015



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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)  
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## 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:

- the \$300 filing fee,
- a completed application form,
- proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- 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.
- For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- 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.**

Carlos Eric Sanchez  
1508 Delia Ave.  
Belle Isle, FL, 32809  
[Cesanchez@Live.com](mailto:Cesanchez@Live.com)  
407-967-7488

October 27<sup>th</sup>, 2025

Belle Isle City Hall  
1600 Nela Ave.  
Orlando, FL, 32809

Board Members of City of Belle Isle,

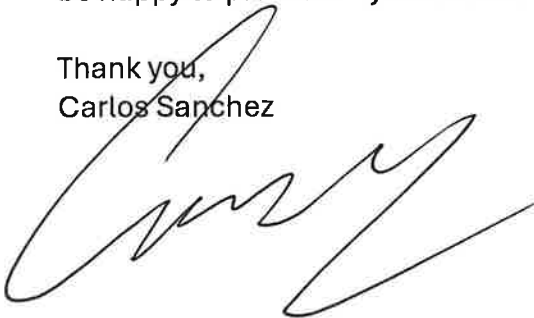
I am writing to formally request a variance for the planned construction of a detached garage on my property located at 1508 Delia Ave. Parcel ID# 24-23-29-0600-05-010. The current city code allows for a maximum detached garage size of 600 square feet which we are in need to maximize since our current home is only about 1300 sf and we own 3 vehicles.

The proposed garage dimensions are 22 feet in width, 27 feet in length and 14.2 feet in height, maintaining architectural consistency with the existing structure on our property. Our goal is to ensure that the detached garage visually integrates with our main building, appearing as though it was always part of the property's original architectural design.

Additionally, due to the shape of our lot and the positioning of existing structures, We are requesting a variance regarding the southwest corner setback of the detached garage. The current code requires a 20 foot setback from property line, but our planned layout places this corner 18 feet. This adjustment is necessary to properly align the new garage while maintaining appropriate distance from the existing structures. Our plans also include a small addition to the existing garage, located north of the future detached garage, Which further influences the optimal placement of the new structure.

We have carefully considered the layout to ensure the detached garage remains within the proper location while respecting property lines, setbacks, and aesthetic continuity with the main house. I appreciate your time in reviewing this request and would be happy to provide any additional information or meet to discuss the proposal further.

Thank you,  
Carlos Sanchez

A large, stylized handwritten signature in black ink, appearing to read 'Carlos Sanchez', is written over the typed name.



















BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 1 AND 2 AND THE NORTH 1/2 OF LOT 3, BLOCK E, BELLE ISLE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

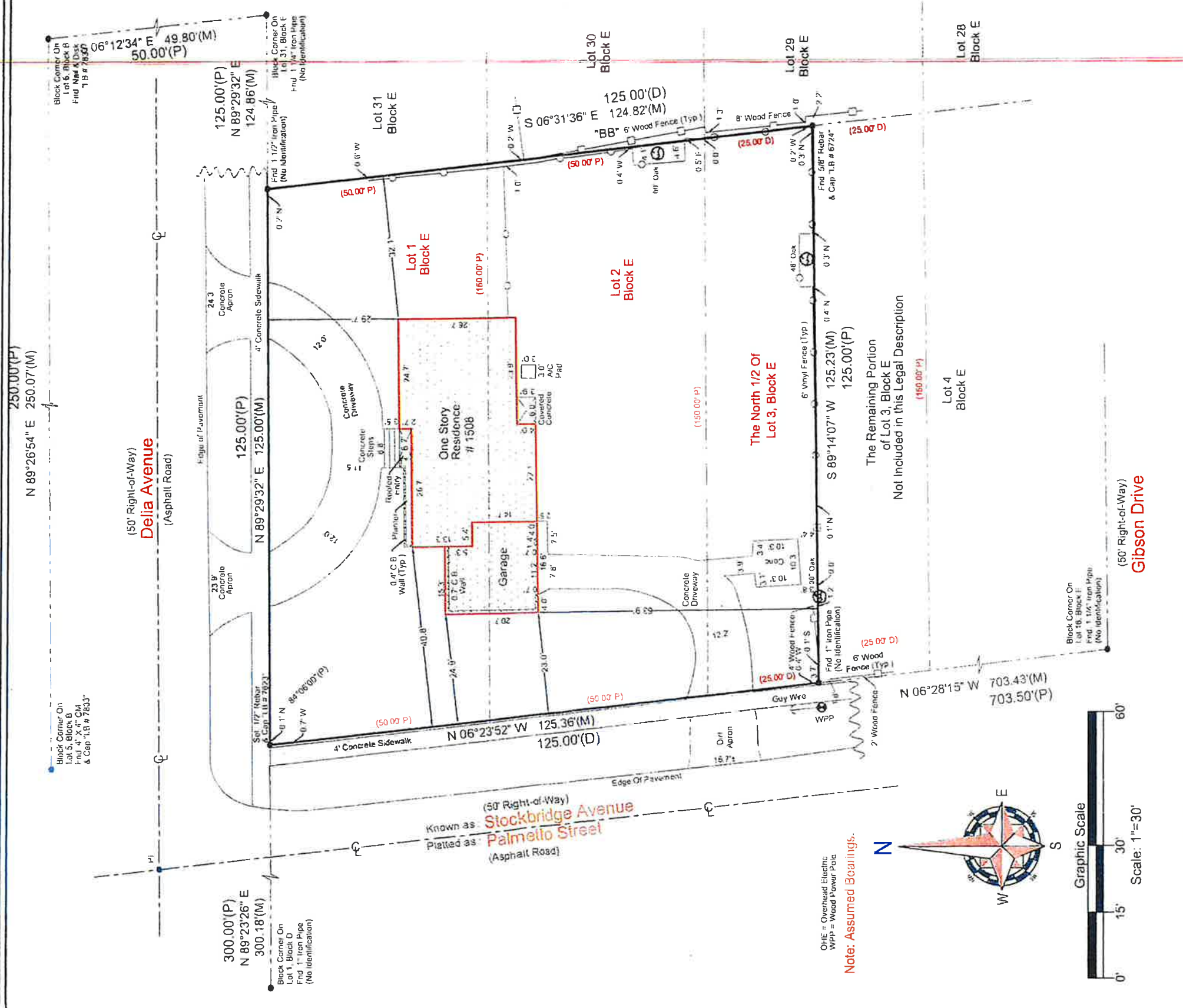
FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

CERTIFIED TO:



1508 DELIA AVENUE, BELLE ISLE, FLORIDA 32809



Field Date:	3/3/2023	Date Completed:	03/02/23
Drawn By:	G.S.	File Number:	S-115360
Legend:			
Calculated	PC	Point of Curvature	
Centerline Block	PI	Point of Intersection	
Concrete Monument	POB	Point of Beginning	
Concrete	POL	Point of Line	
Description	PP	Power Pole	
Drainage Easement	PRM	Permanent Monument	
Easement	PI	Point of Tangency	
FEMA	R	Radius	
Management Agency	Rad.	Radial	
Finished Floor Elevation	R&C	Rebar & Cap	
Found	R&C	Recovered	
Iron Pipe	Rid	Roofed	
Length (Arc)	Set	Set 1/2" Rebar & Cap "LB 7623"	
Measured	Typ.	Typical	
Non-Radial	UL	Utility Liasement	
Official Records Book	WM	Water Meter	
Plat	UL	Delta (Central Angle)	
Plat Book	Δ		
Wood Fence	-O-	Chain Link Fence	

NOTES:  
> Survey is Based upon the Legal Description Supplied by Client  
> Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiaus  
> Subject to any Easements and/or Restrictions of Record  
> Bearing Ties are NOT to be used to reconstruct Property Lines  
> Building Ties are NOT to be used to reconstruct Property Lines  
> Fence Ownership is NOT determined  
> Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.  
> Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies  
> Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified

POINTS OF INTEREST:

Patrick K. Ireland  
FOR THE FIRM  
Patrick K. Ireland  
Surveyor  
PS 6637  
LB 7623  
This Survey is intended only for the use of Said Certified Parties.  
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.  
800 Currency Circle | Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165



# REFERENCE SHEET



- + ALLOCATOR'S REF LOCATION
- EXACT TREE LOCATION
- PROPOSED CUTLINE
- ALLOWING DIRECTION TO GO
- REQUESTING DIMENSION
- GATES



1508 DELIA AVE.  
GARAGE

