



*April Fisher, AICP*  
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**Variance Application: 1614 Overlook Road**

Applicant Request: PUBLIC HEARING CASE#2021-02-032 – PURSUANT TO BELLE ISLE CODE SEC. 42-64, AND SEC. 30-82, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 30-133, TO ALLOW A CAMPER TRAILER TO BE PARKED IN THE DRIVEWAY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT SEAN S. EDSON, LOCATED AT 1614 OVERLOOK ROAD, BELLE ISLE, FL, 32809, ALSO KNOWN AS PARCEL #25-23-29-5884-11-060.

Existing Zoning/Use: R-1-A/ single-family residential

**Review Comments**

This application seeks a variance to be able to park a 30-foot camper trailer in the driveway of the owner's single-family residential lot. The camper trailer is a 2013 Coachmen Catalina Deluxe 27fbck. The dimension of the camper trailer are 30 feet long, 9 feet wide, and 12 feet high.

The code (Sec. 30-133) does not allow recreational vehicles to be parked in the driveway or in the front yard of houses. Recreational vehicles are required to be parked in an enclosed garage or structure, or in the side or rear yards. The applicant is seeking relief from this restriction due to the lack of access to and space in their side or rear yards to park the recreational vehicle.

The applicant has provided information supporting the variance request. Please see this information enclosed with the agenda item packet.

**Staff Recommendation**

The code requirements for parking on residential lots vary by the type of vehicle being parked. Sec. 30-133 (b) and (c) (4) clearly identifies that no recreational vehicles may be parked in the front yards of single-family residential properties.

*Unless completely housed in a garage or other suitable structure, all watercraft, recreational vehicles and utility trailers parked, stored or kept in any residential district shall be parked, stored or kept in the side yard or rear yard where accessible by alley, public or private road, or other legally permissible means. (Sec. 30-133 (b))*

*No recreational vehicle or utility trailer shall be parked, stored or kept in the front yard of the property, or on any vacant or undeveloped property. (Sec. 30-133 (c) (4))*

Sec. 30-82 provides that if an applicant seeks a variance from the requirements for parking of recreational unit parking, they must make application to the Planning and Zoning Board. The following criteria must be met for the variance request to be approved by the Board:

- a) Access to the rear or side yard of the property cannot be gained for parking of the subject recreational unit or the unusual configuration of the real property is such that literal compliance with the provisions of this chapter would be impossible or would create an unreasonable hardship on the applicant.
- b) The granting of the variance is in harmony with the general purpose and intent of this division and would not be detrimental to the character of the neighborhood.
- c) The variance is the minimum variance possible to overcome the hardship for the applicant.

Staff does not find that all the criteria has been met by this application, for the following reasons:

- a) Although access to the rear and side yards of this property may be limited for the camper trailer, it is not due to an unusual configuration of the property. The subject property is zoned R-1-A, which is a smaller configuration than the R-1-AA zoning district by the lot size requirements. The subject property and layout of the home existed prior to the current owner purchasing the property. The lot lines of the property are perpendicular and parallel, forming a standard rectangular lot configuration.
- b) Granting of this variance is not in harmony with the code nor the character of the neighborhood. The code expressly prohibits parking of recreational vehicles in the front yards. This can be interpreted as existing to preserve the neighborhood character where no other recreational vehicles are parked in front yards. The subject property abuts other properties zoned R-1-A with similar lot configurations. If this application is granted, the proposed camper trailer would occupy over 50% of the property's driveway. This is not in keeping with the neighborhood character of Overlook Road.
- c) This request may be the minimum variance possible for location of the recreational vehicle on the subject site, however, off-site options exist for storing of recreational vehicles when they can not comply with Belle Isle Code requirements.

**Due to the reasons above, staff recommends denial of the variance request.**

### **Additional Notes**

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met. A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.