



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 RVD General Contractors	OWNER Tracey Bryson
ADDRESS Bill Dot Dr Apopka 32703	PROJECT ADDRESS 3945 Isle Vista Ave Belle Isle
CONTACT NUMBER Eric Meyers	OWNER'S CONTACT NUMBER 239-628-7182
EMAIL janet@orlandopoolandpatiobyd	OWNER'S EMAIL tsbryson@hotmail.com
PARCEL ID# 20-23-30-0668-00-950	
LAND USE CLASSIFICATION Residential	ZONING DISTRICT
SECTION OF THE CODE VARIANCE REQUESTED ON	
DETAILED VARIANCE REQUEST Pergola for shade	
<ul style="list-style-type: none"> 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. By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. 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. 	
APPLICANT'S SIGNATURE 	OWNER'S SIGNATURE Tracey Bryson
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER 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. 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

Variance Narrative

<p>*Standards of Variance Justification</p>	<p>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.</p>
<p>Special Conditions and/or Circumstances Section 42-64 (1) d</p> <p>The pergola is part of the outdoor space and living area. By putting it on the other sides it will not compliment the pool and enclosure as it stands now. Also on the other side it would be too close to a neighboring property.</p>	<p>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.</p> <p>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?</p> <p>WHAT WOULD BE THE UNNECESSARY HARDSHIP?</p>
<p>Not-Self- Created Section 42-64 (1) e</p> <p>The pool and screen were already permitting and built and we were not aware of this accessory structure/pool enclosure setback rule.</p>	<p>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. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</p>
<p>Minimum Possible Variance Section 42-64 (1) f</p> <p>The zoning variance is the minimum variance needed because the most reasonable way to satisfy all parties is it's proposed placement.</p>	<p>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.</p> <p>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?</p> <p>LIST ALTERNATIVES YOU HAVE CONSIDERED</p>

	<p align="center">AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</p>
<p align="center">Purpose and Intent</p> <p align="center">Section 42-64 (1) g</p> <p>The proposed placement will not infringe on neighboring properties. It is far away from the rear neighbor, the opposite side would be too close to that neighbor. All neighbors have approved of the placement. Also this is consistent design placement with other similar setups in the neighborhood.</p>	<p>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.</p> <p>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).</p>

October 5, 2024

I currently reside on Isle Vista Ave, Belle Isle. I am a neighbor of Jesse and Tracey Bryson residing at 3945 Isle Vista Ave, Belle Isle. The Bryson's are planning to have a pergola installed within their current screen enclosure. I have no objection to the Bryson's adding a pergola within their current screen enclosure.

Thank you,

Denise M Fisher

Denise M Fisher

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 04/01/2024 System Refresh Date: 03/31/2024

3945 Isle Vista Ave 20-23-30-0668-00-950

Name(s): BRYSON JESSE LAMAR
BRYSON TRACEY SLOAN
Physical Street Address: 3945 Isle Vista Ave
Property Use: 0103 - Single Fam Class III

Mailing Address On File: 3945 Isle Vista Ave
Belle Isle, FL 32812-2219
Postal City and Zip: null, FL 32812
Municipality: Belle Isle

[Incorrect Mailing Address?](#)



[Upload Photos](#)

[View 2023 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Has Homestead in 2024

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2023 <input checked="" type="checkbox"/> MKT	\$105,000	\$536,237	\$35,400	\$676,637	14.4%	\$563,732	3.0%
2022 <input checked="" type="checkbox"/> MKT	\$105,000	\$450,197	\$36,160	\$591,357	11.3%	\$547,313	3.0%
2021 <input checked="" type="checkbox"/> MKT	\$95,000	\$394,452	\$41,920	\$531,372	-1.1%	\$531,372	-1.1%
2020 <input checked="" type="checkbox"/> MKT	\$80,000	\$414,634	\$42,680	\$537,314	N/A	\$537,314	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023 <input checked="" type="checkbox"/> \$ HX DAP	\$0	\$25,000	\$30,000	\$112,905	\$2,591
2022 <input checked="" type="checkbox"/> \$ HX DAP	\$0	\$25,000	\$30,000	\$44,044	\$1,451
2021 <input checked="" type="checkbox"/> \$ HX	\$0	\$25,000	\$25,000	\$0	\$660
2020 <input checked="" type="checkbox"/>			\$0		\$0

2023 Taxable Value and Certified Taxes ⓘ

Tax Year

2023	2022	2021	2020
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$563,732	\$30,000	\$533,732	3.1730	-1.3%	\$1,693.53	20%
Public Schools: By Local Board	\$563,732	\$30,000	\$533,732	3.2480	0.0%	\$1,733.56	20%
General County	\$563,732	\$55,000	\$508,732	4.4347	0.0%	\$2,256.07	27%
City Of Belle Isle	\$563,732	\$55,000	\$508,732	4.4018	0.0%	\$2,239.34	26%
Library - Operating Budget	\$563,732	\$55,000	\$508,732	0.3748	0.0%	\$190.67	2%
St Johns Water Management District	\$563,732	\$55,000	\$508,732	0.1793	-9.2%	\$91.22	1%
Lake Conway Mstu	\$563,732	\$55,000	\$508,732	0.5750	40.0%	\$292.52	3%
Totals				16.3866		\$8,496.91	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

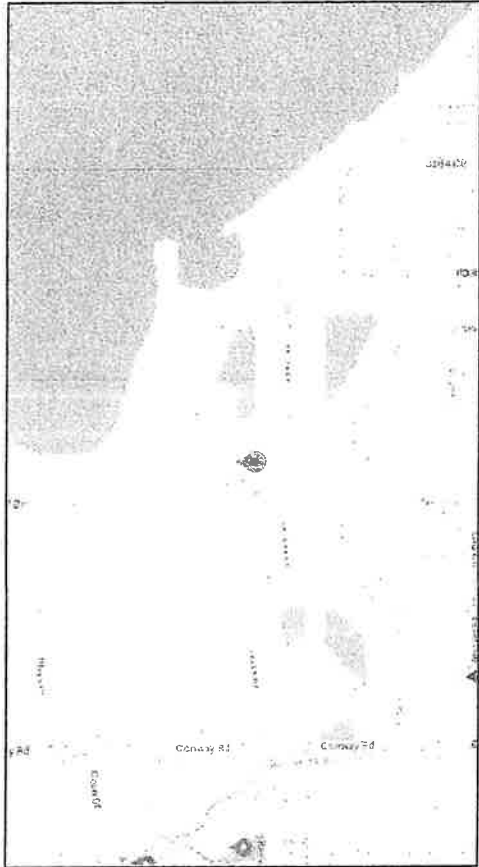
Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - BIGBR - (407)851-7730	1.00	305.40	\$305.40
CITY OF BELLE ISLE	BELLE ISLE STRM - BISTRM - (407)851-7730	1.00	135.00	\$135.00
				\$440.40

2023 Gross Tax Total: \$8,937.31

2023 Tax Savings Tax Savings

Shade Structure

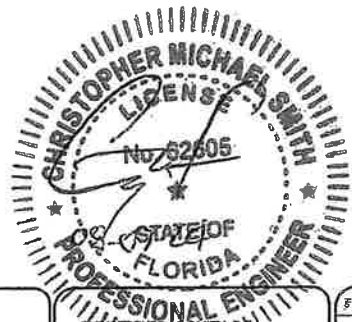
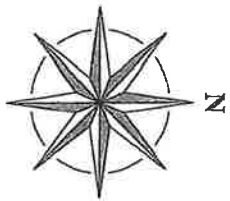
3945 Isle Vista Ave, Belle Isle Florida 32812



Location Map

Sheet Index

- 11 COVER SHEET
- 12 GENERAL NOTES
- 23 CONSTRUCTION PLAN
- 31 ELEVATIONS
- 41 SECTION DRAWINGS



Project	TRACY BRIVSON
Date	04/27/2014
Scale	NONE
	1.1

**ORLANDO
POOL & PATIO**
BY SILVER
 3144 Parkway Center Ct.
 Orlando, FL 32809
 O: 407-966-4498
 C: 407-620-7943
orlandopoolandpatio.com

Shade Structure
3945 Isle Vista Ave,
Belle Isle Florida
32812

CHRISTOPHER M. SMITH, P.E.
 (407) 375-9453
 4403 OLD SYCAMORE LOOP, WINTER
 GARDEN, FL 34787
 CSMITHENGINEER@GMAIL.COM FL
 LIC.#62605

No.	Revised/Issued	Date

DESIGN CRITERIA

- D1 ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023), ASCE 7-22
- D2 DESIGN LOAD VALUES, WIND SPEED: 130 MPH (V ultimate) 101 (V allowable)
- WIND PRESSURES: ROOF PANELS: 29 PSF (ultimate) 14 PSF (allowable)
- EXPOSURE: "B"
- RISK CATEGORY: 1
- MEAN ROOF HEIGHT: LESS THAN 15'
- DEFLECTION LIMIT: LOUVERS L/80
- D3 TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE APPLICABLE BLDG CODE, LATEST ADOPTED EDITION.

GENERAL NOTES:

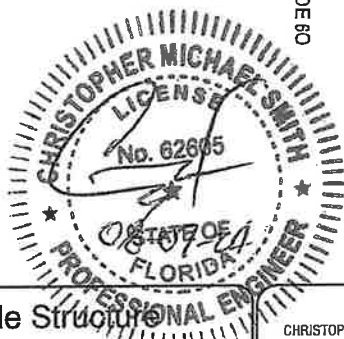
- G1 THIS SHADE STRUCTURE HAS BEEN DESIGNED AS AN ATTACHED STRUCTURE.
- G2 ALL EXTRUSIONS SHALL BE CONNECTED PER SECTIONS AND DETAILS PROVIDED. DETAILS SHALL BE CONSIDERED TO BE TYPICAL UNLESS ANOTHER SECTION OR DETAIL IS NOTED.
- G3 THE NOMINAL THICKNESS OF EXTRUDED STRUCTURAL ALUMINUM MEMBERS SHALL BE FORTY THOUSANDTHS OF AN INCH (0.040) MINIMUM. ALUMINUM ALLOY SHALL BE 6063-T6 OR 6061-T6
- G4 REFER TO DETAILS FOR ADDITIONAL FASTENER SIZE AND NUMBER REQUIRED FOR RIGID CONNECTIONS.
- G5 REFER TO TABLE 1.2.1 FOR MINIMUM FASTENER DIAMETER & EDGE DISTANCES.
- G6 PROPRIETARY MATERIALS SHALL BE INSTALLED IN FULL ACCORDANCE WITH, MFR, FLORIDA PRODUCT APPROVALS OR NOA CERTIFICATE.
- G7 FOUNDATION DESIGN BASED ON A 1500 PSF ALLOWABLE SOIL BEARING CAPACITY

CONCRETE

- C1 CONCRETE SHALL BE A MINIMUM OF 2500 PSI READY MIX OR EQUAL STRENGTH BAG MIX. BAG MIX SHALL BE MIXED IN STRICT ACCORDANCE TO MFR. INSTRUCTIONS.

REINFORCEMENT

- R1 REINFORCING STEEL RODS SHALL BE GRADE 60



Shade Structure
 3945 Isle Vista Ave,
 Belle Isle Florida
 32812

CHRISTOPHER M. SMITH, P.E.
 (407) 375-8458
 4403 OLD SYCAMORE LOOP, WINTER GARDEN, FL 34787
 CSMITHENGINEER@GMAIL.COM FL LIC.#62605

TABLE 1.2.1

SCREW SCHEDULE			
SCREW SIZE	NOMINAL DIAMETER	EDGE TO CENTER	CENTER TO CENTER
#8	0.156	5/16"	5/8"
#10	0.188	3/8"	3/4"
#12	0.219	1/2"	1"
1/4" DIA.	0.250	1/2"	1"



3444 Parkway Corner Ct.
 Orlando, FL 32835
 P: 407-245-3444
 C: 407-670-7143
 www.orlandopoolandpatio.com

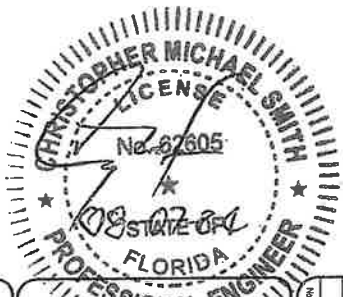
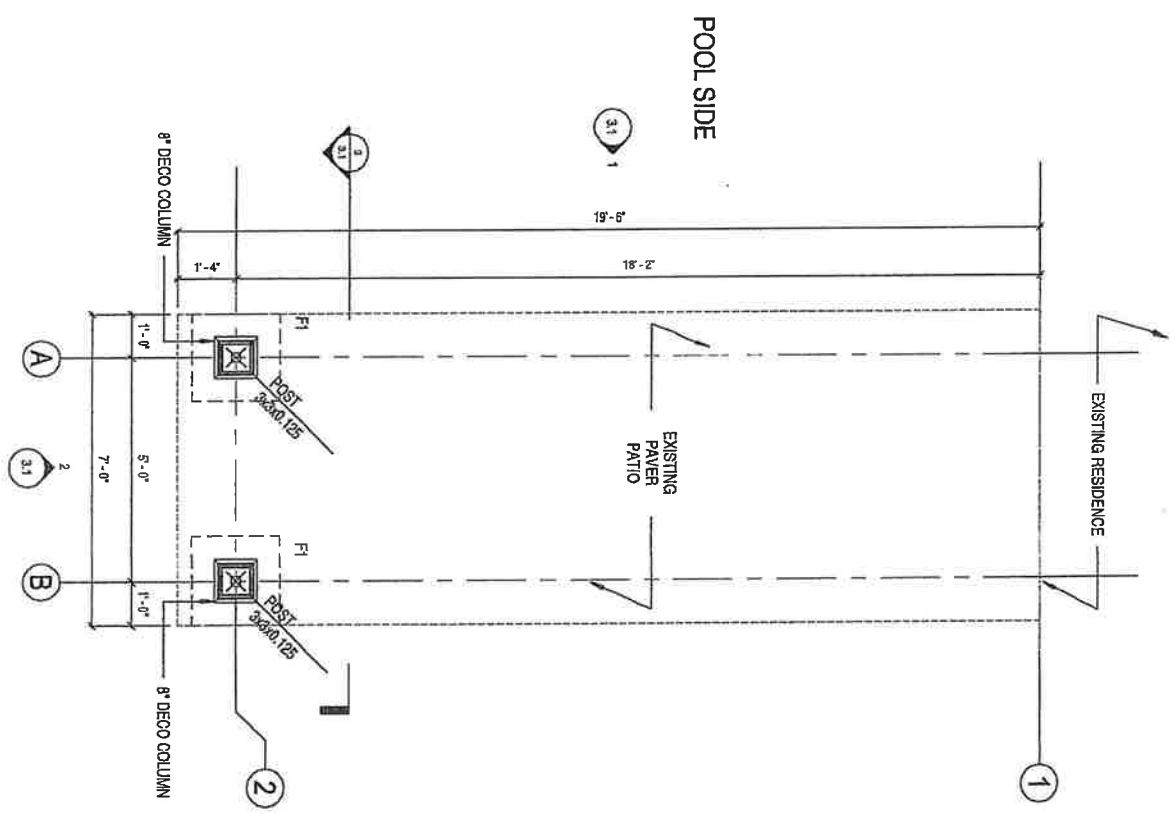
FRANCIS BRIVSON
 Date: 04/27/2024
 Scale: NONE

1.2

No.	Revised/Issue	Date

FOOTING SCHEDULE:
 F1: 2'-0" x 2'-0" x 2'-0" DP #5 REBAR (2) EACH
 WAY BOTTOM

1 COLUMN LAYOUT PLAN
 SCALE 3/8" = 1'-0"



FRANK BRYSON
 Date 06/27/2024
 Scale NONE
2.1

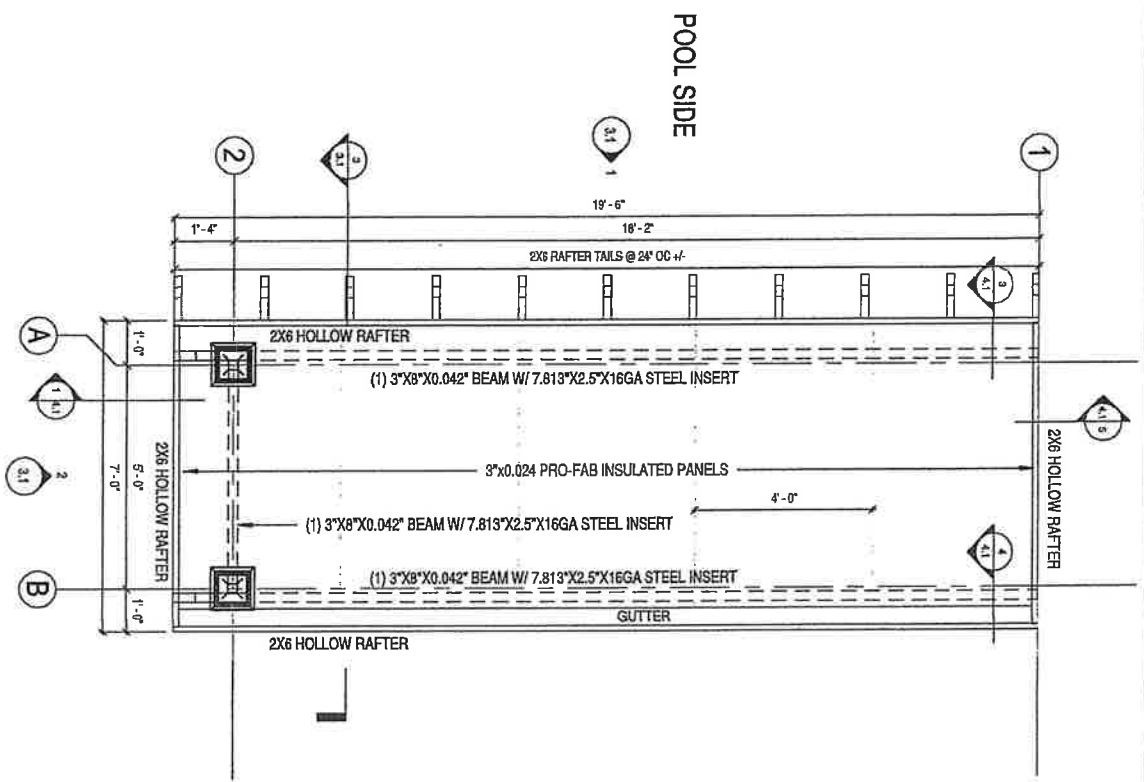


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 CMSMITHENGINEER@GMAIL.COM FL
 LIC.#62605

No.	Revised/Name	Date

1 SHADE STRUCTURE PLAN
22 SCALE 3/8" = 1'-0"



CHRISTOPHER MICHAEL SMITH
LICENSE
No. 62605
08-07-24
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHRISTOPHER MICHAEL SMITH
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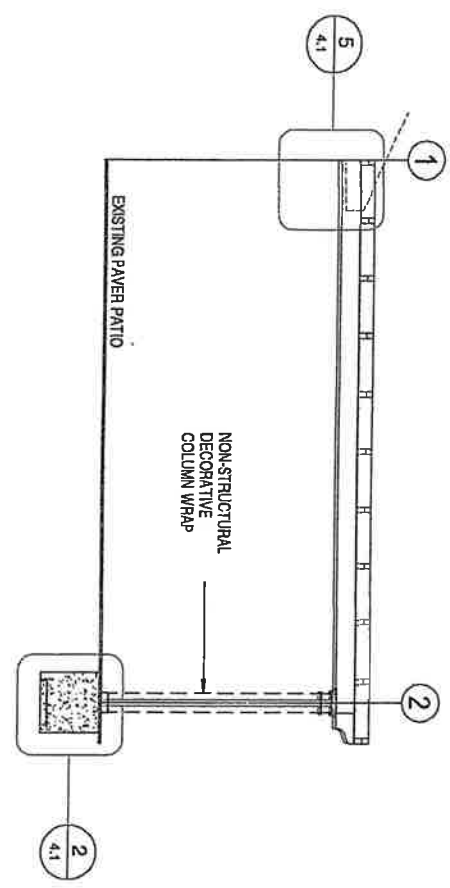
DATE	
REVISION	

TRACY BRYSON
DATE 06/27/2024
SCALE NONE
2.2

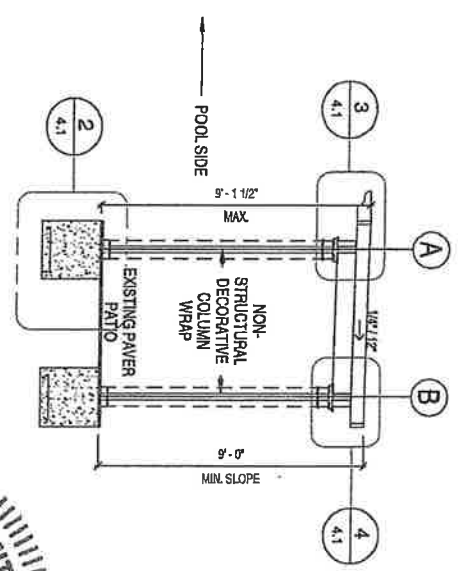


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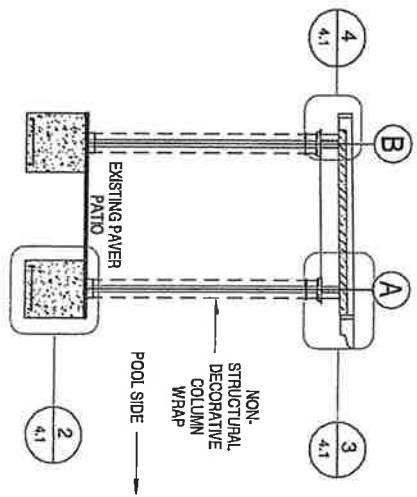
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



3 SECTION
SCALE 1/8" = 1'-0"



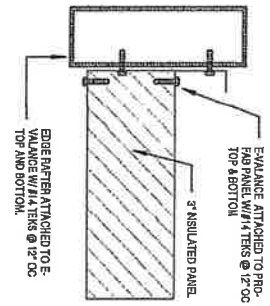
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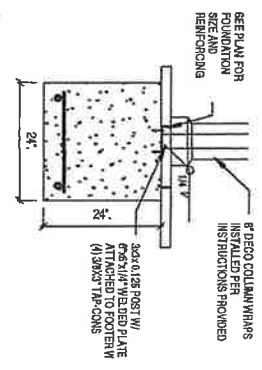
No.	Revised/Issue	Date

Project: TRACES RENOVATION
Date: 04/27/2024
Scale: NONE
3.1

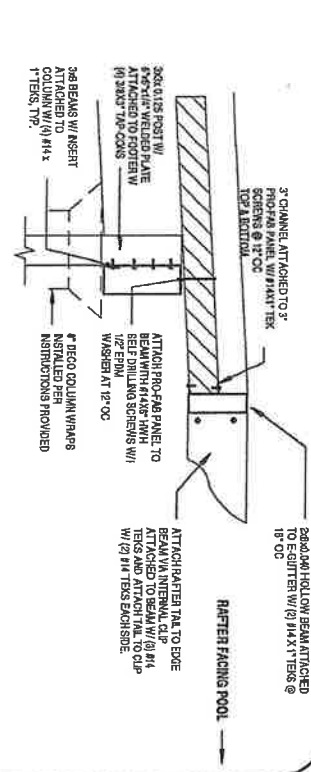




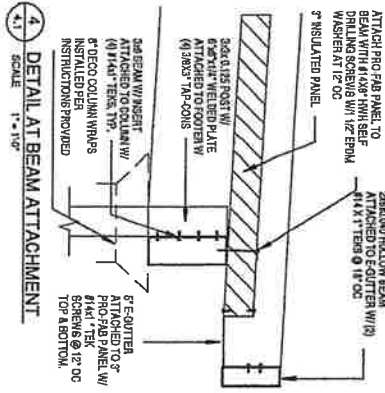
1.1 SECTION AT VALANCE
SCALE 3" = 1'-0"



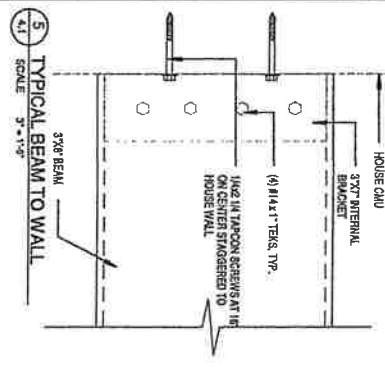
2.1 POST TO SLAB CONNECTION
SCALE 1/2" = 1'-0"



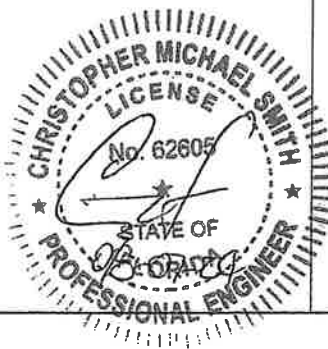
3.1 DETAIL AT BEAM ATTACHMENT
SCALE 1" = 1'-0"



4.1 DETAIL AT BEAM ATTACHMENT
SCALE 1" = 1'-0"



5.1 TYPICAL BEAM TO WALL
SCALE 3" = 1'-0"



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No.	Revised/Issued	Date

Project	Scale
THORNTON COURT 06/27/2014	4.1
KONE	

ORLANDO
POOL & PATIO
BY DESIGN

2444 Parkway Center Ct.
Orlando, FL 32805
Tel: 407-553-4488
Tel: 407-620-7943
www.orlandopoolandpatio.com

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 95, BELLE VISTA ON LAKE COMWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 12 THROUGH 15, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

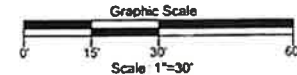
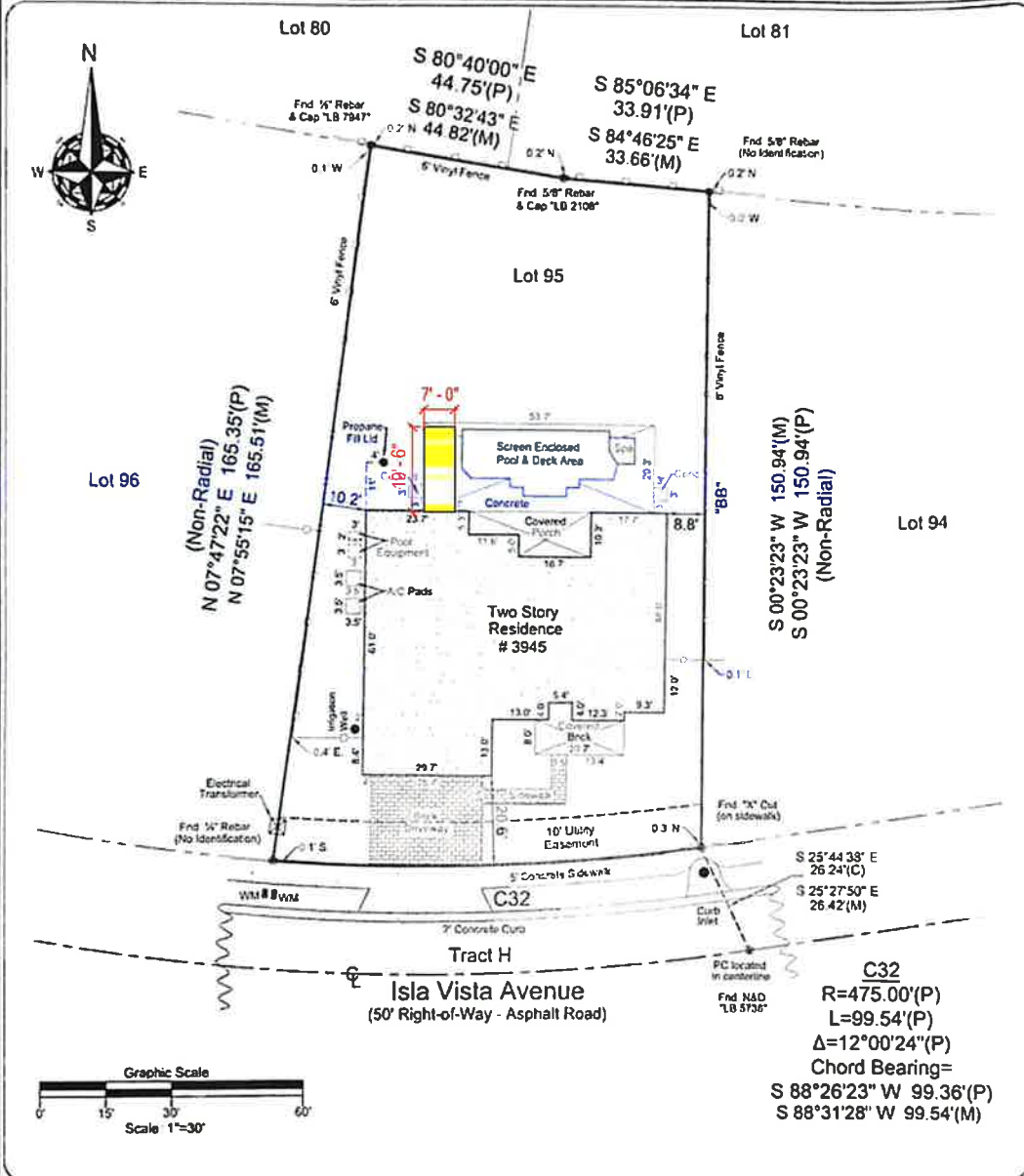
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY COMMUNITY NUMBER 120179, DATED 9/25/2009.

CERTIFIED TO:

JESSE LAMAR BRYSON AND TRACEY SLOAN BRYSON, FIRST SERVICE TITLE OF FLORIDA STEWART TITLE GUARANTY COMPANY, AMERIFIRST FINANCIAL CORPORATION



1715 ISLE VISTA AVE, BELLE ISLE, FLORIDA 32817



Field Date: 6/11/2020	Date Completed: 06/12/20		
Drawn By: S P	File Number: 15-74705		
-Legend-			
CC	Calculated	PC	Point of Curvature
CH	Centerline	Pg	Page
CU	Concrete Curb	PI	Point of Intersection
CM	Concrete Monument	POB	Point of Beginning
CCOC	Concrete	POL	Point on Line
DC	Drainage	PP	Power Pole
DL	Drainage Easement	PRM	Permanent Reference Monument
LE	Easement	PT	Point of Tangency
FEMA	Federal Emergency Management Agency	R	Radius
FFC	Finished Floor Elevation	REC	Rebar & Cap
FD	Found	RE	Recovered
FP	Foot Pole	REB	Rebar
L	Length (S&C)	REB	Rebar & Cap
M	Measured	REB	Rebar & Cap
N&D	Nail & Cap	REB	Rebar & Cap
NR	Non-Radial	REB	Rebar & Cap
OR	Official Records Book	REB	Rebar & Cap
P	Plot	REB	Rebar & Cap
PB	Plot Book	REB	Rebar & Cap
RF	Wood Fence	REB	Rebar & Cap

NOTES:
 1. Survey is based upon the Legal Description supplied by Client.
 2. Adjacent Property Deeds have NOT been researched for Caps, Overlaps and/or Markers.
 3. Subject to any Easements and/or Restrictions of Record.
 4. Bearings have been assumed to be assumed and based upon the Line Denoted with a "P".
 5. Building This site NOT to be used to reconstruct Property Lines.
 6. Fence Ownership is NOT determined.
 7. Roof Overhangs, Underground Utilities and/or Features have NOT been located UNLESS otherwise noted.
 8. Septic Tanks and/or Drain Field Locations are approximate and MUST be verified by appropriate Utility Location Companies.
 9. Notice of this Survey for Purposes where that 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 Right to or Revoke to Anyone Other than those Certified.
POINTS OF INTEREST:
 DRIVEWAY OVERLAPS SOUTH EASEMENT

I hereby certify that this Boundary Survey of the above described Property is True and Correct to the Best of my Knowledge and Belief as accurately furnished under my Direction on the Date Shown. Based on information furnished by Me as noted and Conform to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17, 013 Florida Administrative Codes, Pursuant to Section 473.217 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, P.S. 6837 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 Gurrency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

