



City of Belle Isle  
 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**

## Variance and Special Exception Application

|  |   |                        |                                  |                 |
|--|---|------------------------|----------------------------------|-----------------|
| <b>City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code</b>  |   |                        |                                  |                 |
| APPLICANT  | Milroy Construction LLC   | OWNER                  | Scott Lane                       |                 |
| ADDRESS  | 4903 Darden Ave   | PROJECT ADDRESS        | 5215 St Regis Pl, Belle Isle, FL |                 |
| CONTACT NUMBER   | 352-227-0578  | OWNER'S CONTACT NUMBER | 941-735-2678                     |                 |
| EMAIL  | Office@MilroyConstruction.com                                   | OWNER'S EMAIL          | Scottlane17211@gmail.com         |                 |
| PARCEL ID#   | 302319438202300   |                        |                                  |                 |
| LAND USE CLASSIFICATION  | Residential - 0103  | ZONING DISTRICT        | 1                                |                 |
| SECTION OF THE CODE VARIANCE REQUESTED ON  | ___X___ Variance Fee \$300<br>___N/A___ Special Exception \$750 |                        |                                  |                 |
| Sec. 50-73. - Site and building requirements. (Building Setbacks)  |   |                        |                                  |                 |
| DETAILED VARIANCE REQUEST<br>The applicant is requesting a variance from side and rear yard setbacks for construction of a single-story addition to the existing single-family home. The proposed addition measures approximately 24' by 15' 4" and requires approval for a 6-foot side setback and a 10-foot rear setback. The addition has been designed to remain compatible with the home, represents the minimum relief necessary, and ensures no adverse impact to adjacent properties or the public welfare.  |   |                        |                                  |                 |
| <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 property deed restriction.</li> <li>• By applying, I authorize the 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      |                                  |                 |
| <br>02-03-2026   |   |                        |                                  |                 |
| ___X___ VARIANCE   | ___SPECIAL EXCEPTION  | ___OTHER               | P&Z CASE NUMBER                  | DATE OF HEARING |
|  |   |                        | 2026-02-004                      | March 24, 2026  |

**VARIANCE**

**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.



## **VARIANCE JUSTIFICATION NARRATIVE**

**Property:** 5215 St Regis Pl, Belle Isle, FL 32812

To the Planning & Zoning Board,

The applicant respectfully requests approval of a variance from the required side and rear yard setback requirements to allow construction of a modest, single-story residential addition to the existing single-family home located at 5215 St Regis Pl.

The subject property is a corner lot, which creates unique and exceptional site constraints not shared by interior lots within the neighborhood. Due to the dual frontage and the application of side and rear setback requirements on multiple property lines, the buildable area of the lot is substantially reduced compared to similarly zoned non-corner parcels. Strict enforcement of the setback requirements would result in an unnecessary hardship by unreasonably limiting the ability to expand the existing residence in a functional and customary manner.

The proposed addition has been carefully designed to represent the minimum relief necessary to accommodate the intended improvements while maintaining compatibility with the surrounding neighborhood. The addition remains single-story in height, follows the architectural character of the existing home, and has been positioned to minimize visual and physical impacts to adjacent properties.

Similar setback conditions exist on nearby properties, where comparable variances or legally nonconforming setbacks have been established over time, reinforcing that the requested relief is consistent with the prevailing development pattern in the area. Additionally, the applicant has obtained written acknowledgment and support from directly adjacent neighbors, confirming that the proposed addition will not adversely affect neighboring properties.

The requested variance is not self-created, will not be detrimental to public safety or welfare, and is consistent with the intent of the City's Land Development Code. Granting this variance will allow reasonable use of the property while preserving the established character of the neighborhood.

Sincerely,

**Scott Lane**  
Property Owner

**Authorized Representative:**  
Kyle Milroy  
Milroy Construction



To Whom It May Concern,

I am writing to formally request approval for a rear setback variance for my residence located at:

Property Address: 5215 Saint Regis Pl  
Belle Isle, Florida 32812

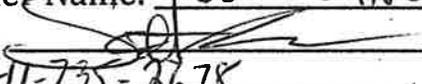
The purpose of this variance request is to allow for a modest residential addition to our existing home in order to provide additional living space for our growing family. The proposed addition is a continuation of the current structure and has been designed to match the existing home in appearance, materials, roofline, and overall architectural style. The addition will be fully consistent with the character of the surrounding neighborhood.

Due to the existing lot configuration and current placement of the home on the property, strict compliance with the required rear setback would significantly limit our ability to expand in a reasonable manner. Granting this variance would allow us to make efficient use of our property while maintaining appropriate spacing, privacy, and compatibility with adjacent homes.

The proposed addition will not negatively impact neighboring properties in terms of light, drainage, privacy, or aesthetics. We have discussed the project with our immediate neighbors, and they have indicated their understanding and support of the proposed improvement. A neighbor acknowledgment section is included below for reference and signature.

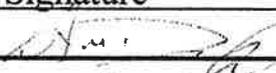
We respectfully request the City's consideration and approval of this rear setback variance. We appreciate your time and attention to this matter and are happy to provide any additional information, drawings, or documentation required for review.

Sincerely,

Homeowner Name: Scott LANE  
Signature:   
Phone: 941-735-2678  
Email: SCOTTLANE17211@gmail.com  
Date: 1-31-26

## Neighbor Acknowledgment & Approval

The undersigned neighbors acknowledge that they have been informed of the proposed residential addition and rear setback variance request and have no objection to the project as described.

| <u>Neighbor Name (Printed)</u> | <u>Property Address</u> | <u>Signature</u>  | <u>Date</u> |
|--------------------------------|-------------------------|---|-------------|
| Erik Dominguez                 | 5205 SAINT REGIS        |     | 1/1/2026    |
| Florula Restrepo               | 5200 Saint Regis P.     |    | 1/1/2026    |
| Amber Phurnugh                 | 5206 Saint Regis Pl.    |    | 1/1/2026    |
| Kyle Brooks                    | 5225 Saint Regis Pl     |   | 1/2/2026    |
| DEAN ASHER                     | 5224 SAINT REGIS PL     |  | 1/2/26      |
| Jimmie Horton                  | 5230 SAINT REGIS PL     |  | 1/4/26      |
| Bill Brooks                    | 5218 ST. REGIS PL       |  | 1/31/26     |



**ABOUT YOUR PUBLIC HEARING**

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. 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.  \$300 filing fee for a Variance: \_\_\_\_\_ \$750 filing fee for a Special Exception
- 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 Lake Conway's Normal High Water Line elevation (NHWL).
- 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 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.<br><br><b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?</b><br><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.<br><br><b>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?</b><br><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 variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest.<br><br><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 that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**

# Property Record - 19-23-30-4382-02-300

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

## Property Summary as of 02/04/2026

### Property Name

5215 St Regis Pl

### Names

Lane Scott D

### Municipality

BI - Belle Isle

### Property Use

0103 - Single Fam Class Iii

### Mailing Address

5215 Saint Regis Pl  
Belle Isle, FL 32812-1033

### Physical Address

5215 St Regis Pl  
Belle Isle, FL 32812

QR Code  
For  
Mobile  
Phone



5215 ST REGIS PL, BELLE ISLE, FL 32812 8/29/2023 10:30 AM



5215 ST REGIS PL, ORLANDO, FL 32812 4/3/2019 8:26 AM



5215 ST REGIS PL 06/06/2014



302319438202300 08/25/2006

**Levying Authority Assessment Description**

CITY OF BELLE ISLE BELLE ISLE RES - GARBAGE - (407)851-7730

**Units Rate Assessment**

1.00 \$305.40 **\$305.40**

CITY OF BELLE ISLE BELLE ISLE STOR - STORMWATER IMPROVEMENT - (407)851-7730

1.00 \$140.00 **\$140.00**

**\$445.40**

**Property Features**

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**Property Description**

LAKE CONWAY ESTATES SECTION 4 Y/36 LOT 230

**Total Land Area**

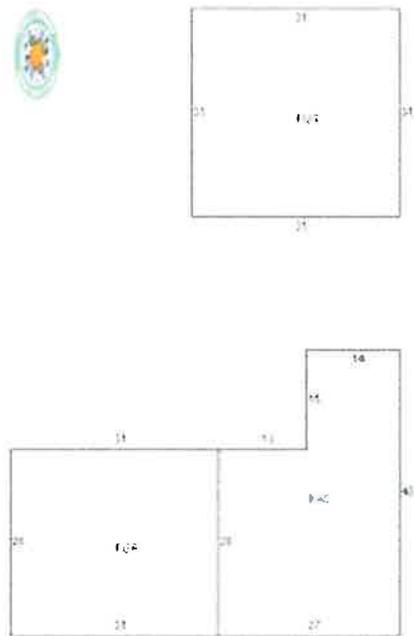
11,248 sqft (+/-) | 0.26 acres (+/-) GIS Calculated

**Land**

| Land Use Code        | Zoning    | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|----------------------|-----------|------------|------------|------------|------------------|-------------|
| 0100 - Single Family | BI-R-1-AA | 1 Units    | working... | working... | working...       | working...  |

**Buildings**

| Model Code         | 1 - Single Fam Residence    | Subarea Description | Sqft | Value      |
|--------------------|-----------------------------|---------------------|------|------------|
| Type Code          | 0103 - Single Fam Class Iii | BAS - Base Area     | 966  | working... |
| Building Value     | working...                  | FGR - Finished G    | 868  | working... |
| Estimated New Cost | working...                  | FUS - Finished U    | 961  | working... |
| Actual Year Built  | 1962                        |                     |      |            |
| Beds               | 4                           |                     |      |            |
| Baths              | 3.0                         |                     |      |            |
| Floors             | 2                           |                     |      |            |
| Gross Area         | 2795 sqft                   |                     |      |            |
| Living Area        | 1927 sqft                   |                     |      |            |
| Exterior Wall      | Conc/Cindr                  |                     |      |            |
| Interior Wall      | Drywall                     |                     |      |            |







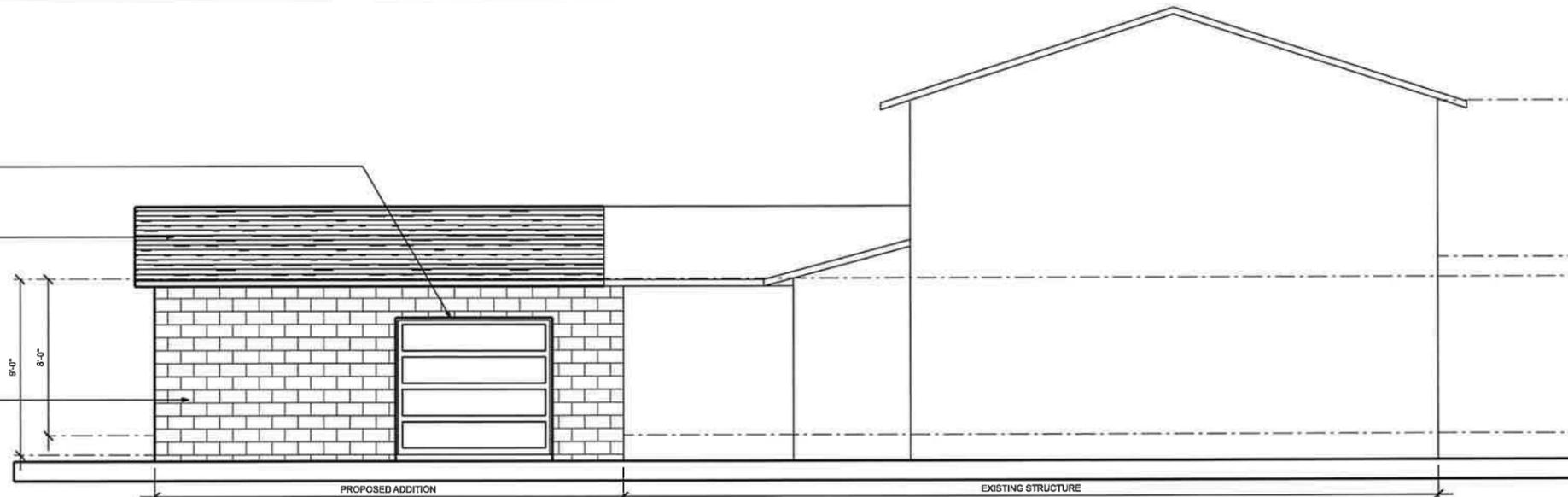




NEW 8'-0"X7'-0" GLASS GARAGE DOOR

ARCHITECTURAL SHINGLE ROOF TO MATCH EXISTING

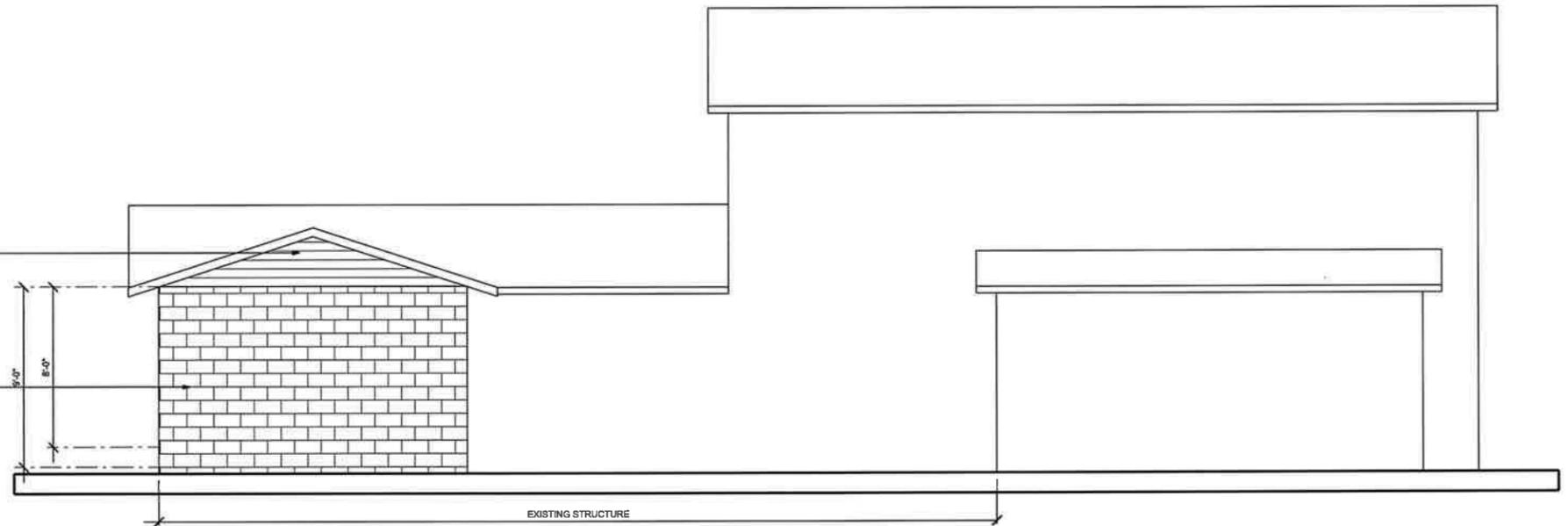
PAINTED BLOCK WALL TO MATCH EXISTING



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

SIDING IN GABLE TO MATCH EXISTING

PAINTED BLOCK WALL TO MATCH EXISTING

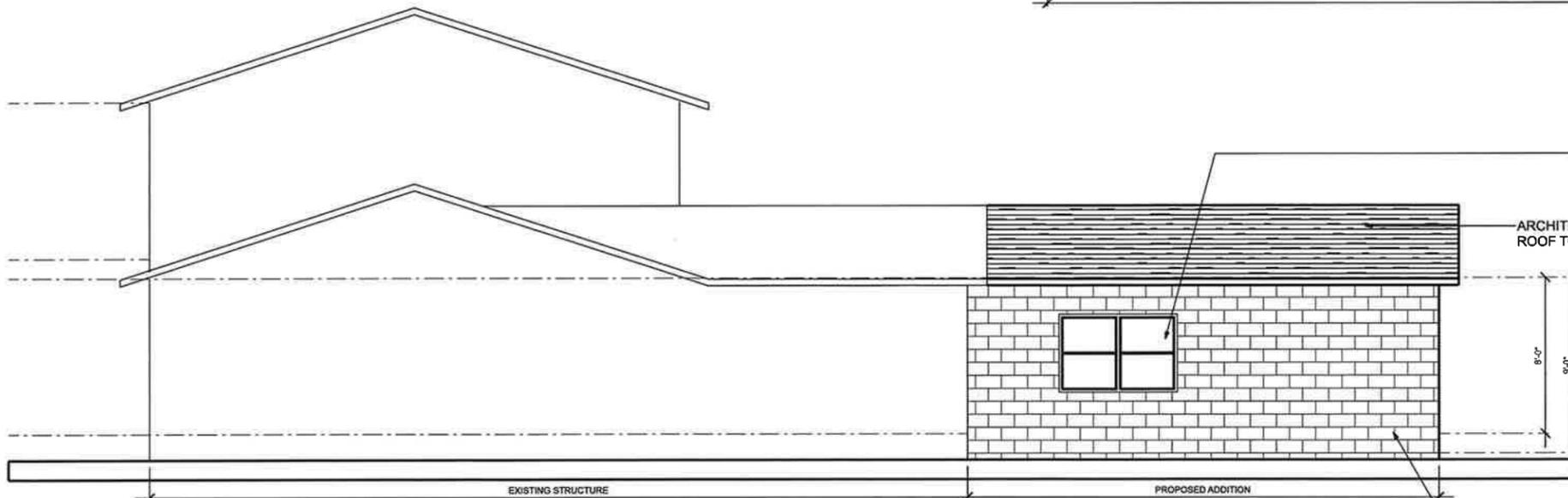


**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

RE-USE (2)36"X48" WINDOWS

ARCHITECTURAL SHINGLE ROOF TO MATCH EXISTING

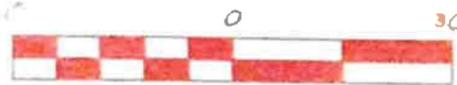
PAINTED BLOCK WALL TO MATCH EXISTING



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

REQUESTED VARIANCE TO ALLOW 6'-0" SIDE SETBACK FOR CORNER OF ADDITION  
REQUESTED VARIANCE TO ALLOW 10'-0" REAR SETBACK FOR ONE-STORY ADDITION

# Boundary Survey



SCALE 1"=30'

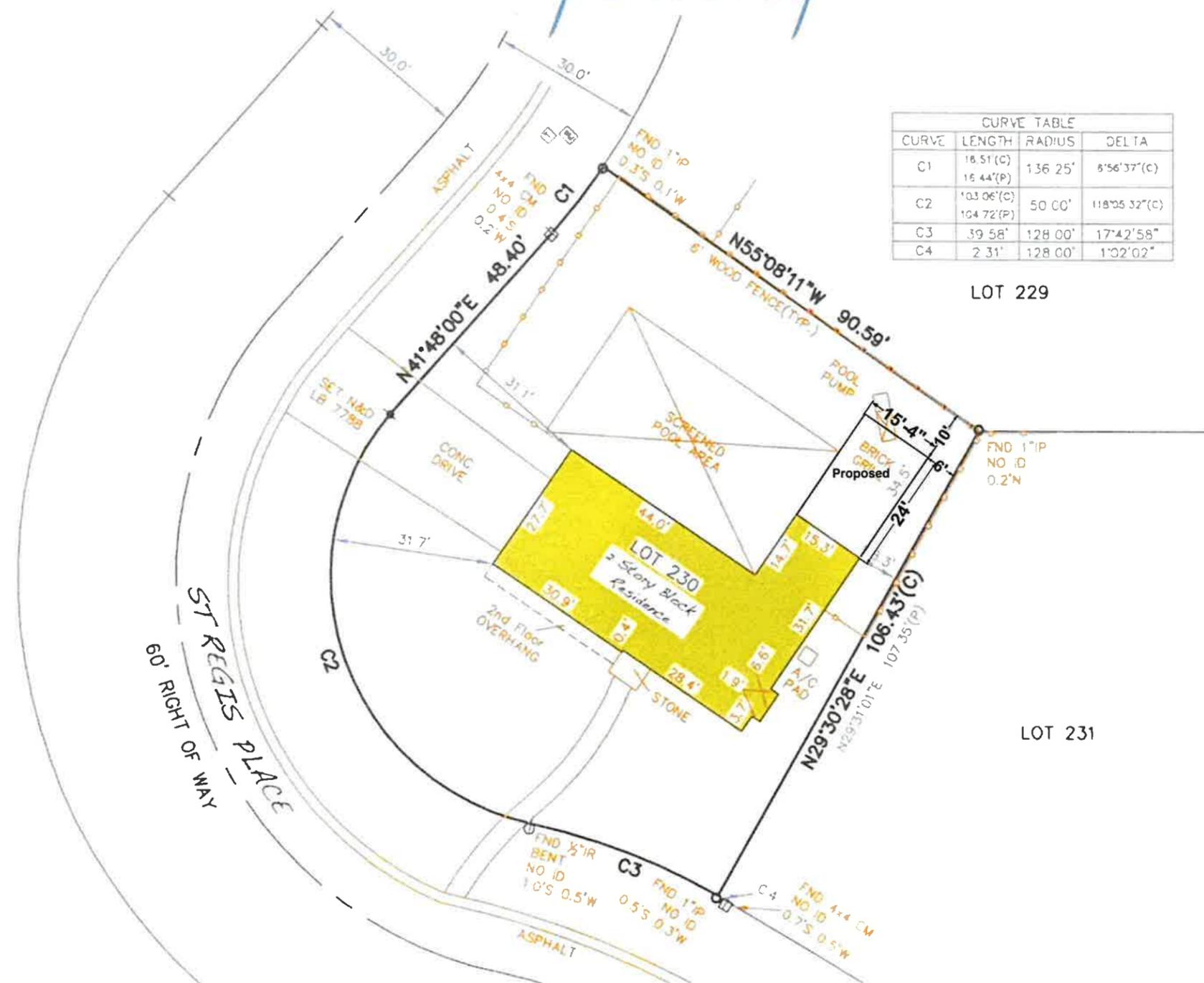


ADDRESS  
5215 St Regis Place  
Orlando, FL 32812

### LEGEND

- = Concrete Monument (CM)
- = Iron Pipe & Cap (IP)
- = Iron Rod & Cap (IR)
- = Nail & Disk (N&D)
- OR Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- TYP. = Typical
- ☎ = Telephone Riser
- ⊕ = Water Meter
- (C) = Calculated Distance
- (P) = Plat Measurement

|            |             |
|------------|-------------|
| JOB #      | VLSR15-9102 |
| CLIENT #   |             |
| FIELD DATE | 04-15-15    |
| CREW       | BC          |
| DRAFTER    | BT          |
| APPROVED   | JFW         |
| SCALE      | 1" = 30'    |



| CURVE TABLE |                          |         |                |
|-------------|--------------------------|---------|----------------|
| CURVE       | LENGTH                   | RADIUS  | DELTA          |
| C1          | 16.51 (C)<br>16.44 (P)   | 136.25' | 85°56'37" (C)  |
| C2          | 103.06 (C)<br>104.72 (P) | 50.00'  | 118°05'32" (C) |
| C3          | 39.58'                   | 128.00' | 17°42'58"      |
| C4          | 2.31'                    | 128.00' | 1°02'02"       |

### CERTIFIED TO: (AS FURNISHED)

Scott D. Lane  
DCP Title, LLC  
Old Republic National Title Insurance Company  
Trustco Bank

### FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRMAPANEL NUMBER 12095CD430 F. LAST REVISION DATE 09-25-09 PER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

### LIST OF POSSIBLE ENCROACHMENTS:

FENCES CROSS PROPERTY LINES  
OWNERSHIP OF FENCES NOT DETERMINED

### BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHEAST LINE OF THE SUBJECT PROPERTY WHICH HAS A BEARING OF N 55°08'11" W PER PLAT

### NOTES

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- Additions or deletions to the survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED. HEREON LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



**VISION LAND**

9415 Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-6474

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



Joseph E. Williamson, PLS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION #48573  
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED 04-15-15

| DATE | REVISION | DATE | REVISION |
|------|----------|------|----------|
|      |          |      |          |

### Legal Description (per OR Book 4540, Page 438)

Lot 230, Lake Conway Estates, Section Four, according to the plat thereof as recorded in Plat Book Y, Page 36, Public Records of Orange County, Florida.

X Borrower's Acknowledgment and Acceptance  
X Borrower's Acknowledgment and Acceptance