



Date: January 6, 2022
To: City of Belle Isle
From: Sheila Cichra
Re: Variance Application Narrative for 6319 Gibson Drive

The attached application package is a request for a variance from Belle Isle's boat dock ordinance Section 48-32(7)(c) regarding solid walls on boathouses.

The subject parcel is located directly adjacent to Gene Polk Park. There is an existing boathouse, which has solid walls on three sides, and it has been there for decades.

The proximity of the boathouse to a public park presents two major problems - privacy and security. Those boathouse walls provide the property owner with a view buffer from the park and provide security for their boat and boating paraphernalia. Please see attached several photos of the existing boathouse, the survey showing the existing footprint, a site plan, elevation and floorplan of the proposed boathouse and the variance application. I have also included a setback waiver that the City Manager will need to sign, so that we can obtain a General Permit from the DEP.

Since the boathouse is so old, it desperately needs maintenance and is undersized for today's boats, so it not functional without being renovated and extended. The current depth in the boat slip area is not adequate for mooring.

We propose to:

- 1) Remove all the existing dock and deck, leaving only the boathouse
- 2) Rebuild a 4' x 100' dock and a 5.5' x 15' deck per the attached plans
- 3) Renovate the existing boathouse by removing the roof, extending the boat slip, then building a new hip roof over the entire boathouse area.

We believe that the granting of this variance will be in harmony with the general purpose and intent of the zoning ordinances, will not be detrimental to the public welfare and will not be contrary to the public interest.