

## Variance Request for 6319 Gibson Drive

This variance request is for permission to renovate and extend an existing boat dock that does not currently meet code, due to the existence of solid walls on the three sides of the boathouse.

What are the special conditions and circumstances unique to your property?  
What would be the unnecessary hardship?

There is an existing, partially enclosed boathouse that provides privacy and security from possible exposure via the adjacent parcel, which is a public park. Losing those walls would eliminate the privacy and security provided by them.

How were the special conditions noted above created?

The existing boathouse was there decades before the owner purchased the property.

Can you accomplish your objective in another way?

No, the privacy and security provided by the existing walls cannot be achieved any other way.

What effects will approval of the variance have on adjacent properties or the surrounding neighborhood?

Since this non-compliant condition has been in place for decades, it won't change or affect the ambiance of the area in a negative way. The adjacent property owners to the North and to the South of Gene Polk Park are in support of the variance. There are many historical old, enclosed boathouses in Belle Isle, so rebuilding this one 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.