

MEMORANDUM

TO: Planning and Zoning Board

DATE: January 3, 2024

RE: Variance Application – 3433 Cullen Lake Shore Drive

PUBLIC HEARING #2023-11-033 - PURSUANT TO BELLE ISLE CODE SEC. 42-64, 50-73 (A), 54-3(D), AND 54-3(E), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A REAR BUILDING SETBACK OF 45 FEET AND 11 INCHES FROM THE REQUIRED 50-FOOT BUILDING SETBACK FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY, TO ALLOW STRUCTURAL ALTERATIONS TO AN EXISTING NONCONFORMING STRUCTURE AND TO ALLOW AN EXTENSION OF A NONCONFORMING STRUCTURE, SUBMITTED BY APPLICANTS NATHIN AND KRISTINE DAVENPORT, LOCATED AT 3433 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #17-23-30-4380-04-140.

Background:

1. On November 22, 2023, the applicant submitted a variance application and the required paperwork.
2. Letters to the abutting property owners were mailed within 300 feet of the subject property on Dec 19, 2023.
3. A Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on Sat., Dec 23, 2023.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings of fact that are presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

“I MOVE, PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-73 (A), **TO APPROVE** A REAR BUILDING SETBACK OF 45 FEET AND 11 INCHES FROM THE REQUIRED 50-FOOT BUILDING SETBACK FROM THE 86.9 CONTOUR LINE OF LAKE CONWAY, TO ALLOW STRUCTURAL ALTERATIONS TO AN EXISTING NONCONFORMING STRUCTURE AND TO ALLOW AN EXTENSION OF A NONCONFORMING STRUCTURE, SUBMITTED BY APPLICANTS NATHIN AND KRISTINE DAVENPORT, LOCATED AT 3433 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #17-23-30-4380-04-140.

SAMPLE MOTION TO DENY:

“I MOVE, PURSUANT TO BELLE ISLE CODE CODE SEC. 42-64 AND 50-73 (A), HAVING NOT BEEN MET, **TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* A REAR BUILDING SETBACK OF 45 FEET AND 11 INCHES FROM THE REQUIRED 50-FOOT BUILDING SETBACK FROM THE 86.9 CONTOUR LINE OF LAKE CONWAY, TO ALLOW STRUCTURAL ALTERATIONS TO AN EXISTING NONCONFORMING STRUCTURE AND TO ALLOW AN EXTENSION OF A NONCONFORMING STRUCTURE, SUBMITTED BY APPLICANTS NATHIN AND KRISTINE DAVENPORT, LOCATED AT 3433 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #17-23-30-4380-04-140.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a 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.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after the title to the property has passed and the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



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 Nate and Kristine Davenport	OWNER Nate and Kristine Davenport
ADDRESS 3433 Cullen Lake Shore Drive	PROJECT ADDRESS 3433 Cullen Lake Shore Drive
CONTACT NUMBER 407-267-4998	OWNER'S CONTACT NUMBER 407-267-4998
EMAIL nathin.davenport@gmail.com	OWNER'S EMAIL nathin.davenport@gmail.com
PARCEL ID# 17-23-30-4380-04-140	
LAND USE CLASSIFICATION 0130-Sfr-Lake Front	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON 50-73, 54-3(d) and 54-3(e)	
DETAILED VARIANCE REQUEST We are requesting a variance for a setback of 45 feet and 11 inches from the NHWE for the replacement of an existing aluminum covered porch structure. We are requesting that we be granted the variance/special exception as the current covered porch roof is starting to cave in and water has entered our hose when it rains. Wood framing inside the house has shown signs of rote and growth of mold. We want to replace the failing covered porch before more damage is done. The current covered porch appears to be a nonconforming structure so we are requesting a variance for the work we wish to be performed, which includes the alteration, demolition, and extension of the current aluminum covered porch structure.	
<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 <i>Nate Davenport</i>	OWNER'S SIGNATURE <i>Kristine Davenport</i>
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER 2023-11-033
	DATE OF HEARING 01-03-2024

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 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.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- 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.
- 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.
- 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



City of Belle Isle
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Variance and Special Exception Application

- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
 - h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:
 FEE: \$300

11-22-23 00146431984 *[Signature]*
 Date Paid Check/Cash Rec'd By

Nate and Kristine Davenport
3433 Cullen Lake Shore Drive
Belle Isle, FL 32812

Planning and Zoning
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Application for a Variance to Section 50-73, 54-3(d) and 54-3(e)

This property contains an existing aluminum covered porch that was constructed prior to us purchasing the property in April 2019. The current aluminum covered porch is attached to the back of the house and was constructed in 2001 and does not extend past the house.

We are seeking to replace the current covered porch due to the roof starting to cave in along with excessive leaking, and we have been told by Raquel Lozano and Susan Manchester that a permit could not be located (we have attempted to contact the previous owner for additional information however have been unsuccessful). The new covered porch will replace the existing covered porch that measures 14.7'x18.8' and we plan to extend the covered porch to create an L-shape by adding on an additional 15' x 7.8 section on the east side of the existing covered porch. The new porch extension falls entirely outside of the 50' lakefront setback. We are requesting a variance specifically to requirements 50-73, 54-3(d) and 54-3(e)

50-73(a) for the replacement of the original porch structure, which states "The setback from Lake Conway shall be 50 feet from the normal high-water elevation (86.9 contour line)." **Applicant is requesting a setback of 45 feet and 11 inches from the normal high-water elevation for an in-line addition to replace the existing aluminum porch.**

54-3(d) for the replacement of the original porch structure, which states "Alteration- A nonconforming building may be maintained, and repairs and alterations may be made, except that in a building which is nonconforming as to use regulations, no structural alterations shall be made except those required by law. Repairs such as plumbing or the changing of partitions or other interior alterations are permitted. **Applicant is requesting permission to demolish/replace the existing porch structure. Current porch structure will be demolished and replaced with a structure that has been redesigned and is more structurally sound. Current structure is failing and it is unknown if it can be repaired. Based on advice from engineers, general contractors and roofers, a redesigned structure that directly ties into the current house roof will be the correct course of action to prevent injury and additional damage to the property.**

54-3(e) for the replacement of the original porch structure, which states "Extension: Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. Any use may be extended if such conforms with current regulations for the district in which it is located." **Applicant is requesting permission to replace the existing covered porch and extend the**

covered porch as shown in the site plan. The new covered porch covering is approximately 62' from the NHWE, which falls well within the required setback.

We are requesting a variance for the replacement of the current covered porch due to its roof failing and the current design has resulted in water damage to our house (mold and wood rot). At the same time we would like to modify the design/add to the covered porch to direct water away from our home and mitigate further water damage from water leaking into our soffit. This will be done by extending the structure with an additional 15 'x 7.8 section on the east side of the existing covered porch (creating an L-shape). Gutters placed on this new section will direct water away from the house with additional downspouts for the overflow we are currently experiencing. The new covered porch extension falls entirely outside of the 50' lakefront setback and will not impact the current ISR. We are requesting a variance specifically to replace our existing covered porch with a new and redesigned/extended covered porch structure. This covered porch expansion falls under requirement 50-73 which states "The setback from Lake Conway shall be 50 feet from the normal high-water elevation (the "NHWE") (86.9 contour line) only because it is being attached to the existing structure (our house) which has a current setback of 45 feet and 11 inches from the NHWE.

The existing covered porch will be replaced with a new redesigned covered porch that will consist of wood framing and traditional roofing shingles and will be tied into the existing roof. The new/redesigned covered porch will not exceed further than 45 feet 11 inches from the northwest side of the property and will measure 50 feet 11 inches from the normal high-water elevation when facing the north side of the property.

The redesigned covered porch (replacement and extension of existing covered porch) will not impact adjacent properties. The property to the east of the covered porch has constructed an extension of their covered porch and house which is set more than 10 feet closer to the lake (obstructing the view of our house) and the property to the west has no objections to the extension as evidenced by the attached letter. The existing and new covered porch will be visible from the lake; however, the covered porch is an open-air covering and will not exceed the back of the house.

We are seeking to modify/add to the existing covered porch for multiple reasons, including but not limited to:

The existing covered porch roof/gutter system is causing water to leak into the main house, resulting in wood trim rotting and mold growth occurring in the north side of the house. Damage extends through the walls where the current covered porch attaches to the house.

The ceiling of the existing covered porch roof is caving in and is creating a safety hazard to anyone who exits the back of our house. Currently we are not able to use the back covered porch area due to the compromised roof and we must use our bedroom as an exit or walk around the side of the house. We have a 16-month-old who likes to play under the covered porch however we cannot let him until we ensure he is not at risk of injury.

We would like to build a more secure covered porch. We are not sure who built the original covered porch however we would like to take this opportunity to build a structure that we can ensure is structurally sound and properly disperses water away from the house.

We would like to expand the current covered porch to keep water further away from our house, better accommodate the volume and properly direct the water coming off of our roof. We will accomplish this through an improved roof design that ties into the current roof and has a better slope and gutter system with additional downspouts.

We plan to replace the existing covered porch and extend the covered porch as shown in the site plan. The new covered porch covering is approximately 62' from the NHWE, which falls well within the required setback. The replacement of the existing porch will not exceed further than 45 feet 11 inches from the northwest side of the property and will measure 50 feet 11 inches from the normal high-water elevation when facing the north side of the property.

The new covered porch will meet all current Belle Isle code requirements. The new structure will be more visually appealing and inline with the house and community standards.

We can show the Board that the requirements for approving the variance have been met:

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.

With the current design of the house there is not an effective way to divert the water in a manner that is different from the current gutter/ roof configuration. After numerous attempts, and hiring a variety of companies over a four-year period owning this home, we have been unsuccessful at diverting water and continue to experience water intrusion, causing rot and mold growth. This is why we are requesting a variance to modify the roofline and seamless integration into the covered porch structure.

Special Conditions and/or Circumstances 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.

Our house currently extends approximately 46 feet from the NHWE, and, at the time of purchase, a covered porch was attached to the house and does not extend further than the existing house. If the 50- foot setback is enforced, the porch roof line would not be able to extend and be consistent with the existing house, which could result in areas being susceptible to water damage. Additionally, leaving the existing covered porch would create a safety hazard to anyone who enters or exists our house from our back yard. The new redesigned covered porch extension will tie the covered porch structure into our roof to allow for a watertight structure/ integration to the house. We also intend to improve the current gutter system with one seamless gutter to eliminate the water intrusion we are currently experiencing.

Special Conditions and/or Circumstances 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.

Given the shape and location of our house on our property, there is no alternative location for the covered porch. We have met with multiple general contractors, architects and covered porch companies and the current design appears to be the only option they have recommended as it ties into the current roof and eliminates the possibility of additional water damage from water entering the house. The covered porch extension far exceeds the minimum 50-foot setback, and the replacement of the existing covered porch will be an in-line addition to replace the existing aluminum porch.

Special Conditions and/or Circumstances 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 zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest.

Approval of the variance request will have no effect on the adjacent properties or surrounding neighborhood. The views of the covered porch from the adjacent properties is blocked by the current house and/or the neighbor's house. The lake views from the adjacent properties will not change with the new covered porch structure. The structure is not viewable from the street and will have no effect on traffic control or pedestrian safety.

Attached are photos of the property and existing covered porch along with a copy of the site plan for the proposed replacement of the existing structure with a redesigned expansion. Additionally, a copy of the no objection letter from the adjacent property owner on the west side (the side for which the variance is being requested) is attached. Thank you for your consideration of this application.

Respectfully submitted,



Kristine Davenport
Nate and Kristine Davenport

(407)267-4998

Nathin.davenport@gmail.com

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 11/20/2023 System Refresh Date: 11/19/2023

3433 Cullen Lake Shore Dr 17-23-30-4380-04-140

Name(s): Davenport Nathin Davenport Kristine

Physical Street Address: 3433 Cullen Lake Shore Dr

Property Use: 0130 - Sfr - Lake Front

Mailing Address On File: 3433 Cullen Lake Shore Dr Belle Isle, FL 32812-1109

Postal City and Zip: Orlando, FL 32812

Municipality: Belle Isle

Incorrect Mailing Address?



Upload Photos

View 2023 Property Record Card



2024 Values will be available in August of 2024. To see the certified values, go to the Values, Exemptions and Taxes Tab.

View Plat

Property Description

LAKE CONWAY ESTATES SECTION TWO REPLAT X/150 LOT 14 & BEG SE COR LOT 13 RUN WLY ALONG S LINE 1.65 FT N 33 DEG W 60 FT N 42 DEG W 97.96 FT TO 86.4 CONTOUR LINE OF LAKE CONWAY NELY ALONG CONTOUR LINE 15.73 FT TO NW COR LOT 14 TH S 33 DEG E 158.96 FT TO POB BLK D

Total Land Area

18,306 sqft (+/-) | 0.42 acres (+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1-AA	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...



Page 1 of 1 (Total Records: 1)

Building



More Details

Model Code: 01 - Single Fam Residence
Actual Year Built: 1960
Gross Area: 4650 sqft
Type Code: 0103 - Single Fam Class III
Beds: 4
Living Area: 3641 sqft
Building Value: Working Value...
Baths: 4
Exterior Wall:

Concrete/Cinder Block

Estimated New Cost:

Working Value...

Floors:

1

Interior Wall:

Plastered

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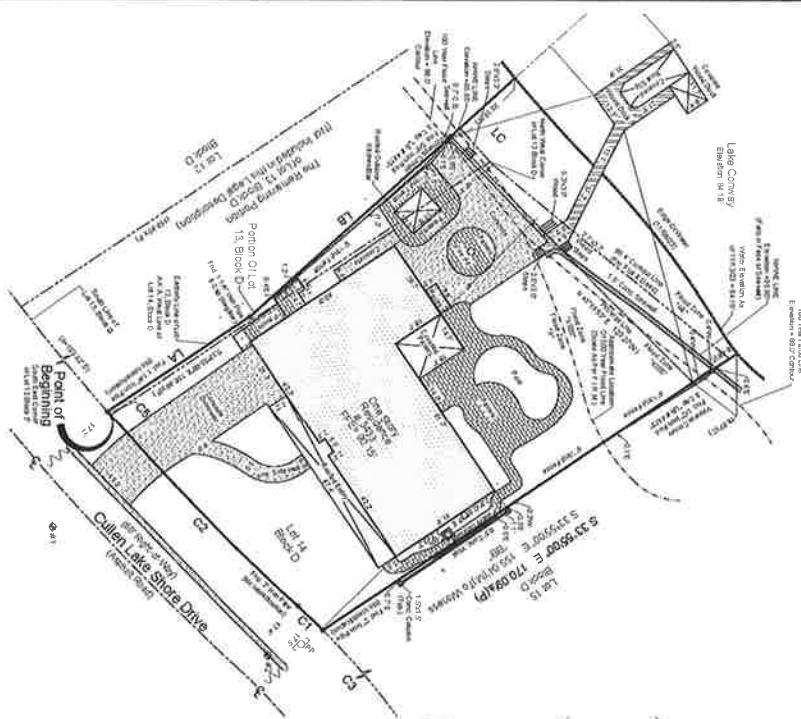
Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	XJob Value
Bc3 - Boat Cover 3	01/01/1990	1 Unit(s)	Working Value...
Bd2 - Boat Dock 2	01/01/1977	1 Unit(s)	Working Value...
Cval - Cover Alum	12/31/2021	192 Unit(s)	Working Value...
Fpl1 - Fplace 1	01/01/1977	1 Unit(s)	Working Value...
P12 - Pool 2	09/01/2001	1 Unit(s)	Working Value...

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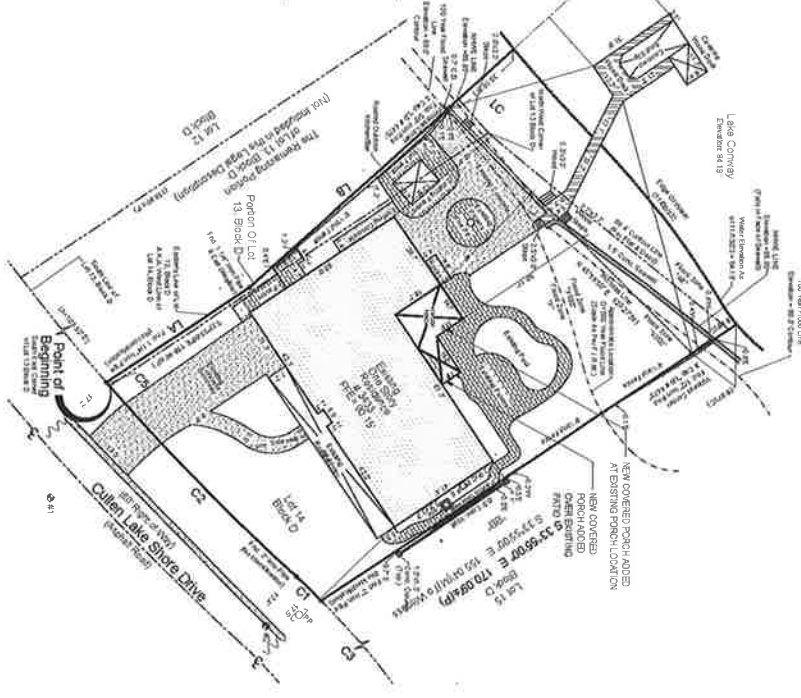
Page 1 of 2 (Total Records: 8)



15.R ANALYSIS
SITE AREA 18,306 SF
EXISTING SITE PLAN

MAIN RESIDENCE 4,169 SF
 ENTRY PORCH 481 SF
 DRIVE / PATHS 1,291 SF
 POOL & SURROUNDING 3,224 SF
 REAR PORCH 268 SF
 TOTAL IMP. 9,373 SF
 15.R 0.512

EXISTING ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"
 CONTRACTOR: VERRY / A.L. DIMONDINO IV, JOB SITE.



15.R ANALYSIS
SITE AREA 18,306 SF
PROPOSED SITE PLAN

MAIN RESIDENCE 4,169 SF
 ENTRY PORCH 481 SF
 DRIVE / PATHS 1,291 SF
 POOL & SURROUNDING 3,224 SF
 DEMO POOL, DECK FOR NEW PORCH (117 SF)
 EXISTING REAR PORCH 268 SF
 DEMO REAR PORCH (268 SF)
 NEW REAR PORCH 365 SF
 TOTAL IMP. 9,373 SF
 15.R 0.512

PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"
 CONTRACTOR: VERRY / A.L. DIMONDINO IV, JOB SITE.



PROJECT NAME:
 DAVENPORT PORCH
 3493 CULLEN LAKE SHORE DR.,
 ORLANDO, FL 32812
MUNICIPALITY:
 BELLE ISLE

SCOPE OF WORK:
 1. PREPARE THE PRELIMINARY AND FINAL ARCHITECTURAL PLANS FROM THE USA.

SHEET INDEX

5-1	CONTRACT / SITE PLAN
A1	FOUNDATION PLAN & SECTION
A2	EXISTING ELEVATIONS, DETAILS
A3	ROOF / GOLF TRENCH PLANS & ELECTRICAL PLAN
5-2	FOUNDATION PLAN & SECTION PLAN

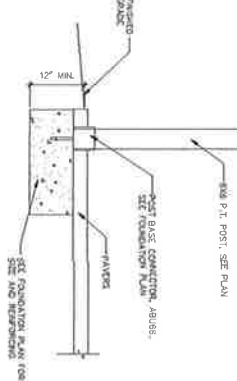
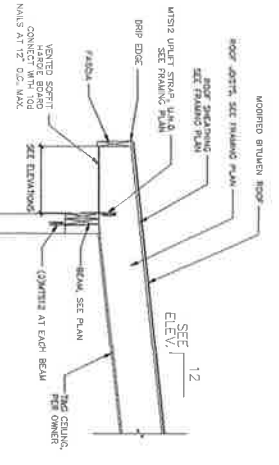
GENERAL NOTES:

- ALL DETAILS AND SECTIONS SHOWN ON DRAWINGS ARE INTENDED TO BE SPECIFIC AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION UNLESS NOTED OTHERWISE BY THE ARCHITECT.
- THE BUILDING CONTRACTOR SHALL CHECK ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER TRADES AND SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES AND SHALL VERIFY RESPONSIBILITY FOR THE PROPER LOCATION, PLACEMENT AND CONNECTIONS.

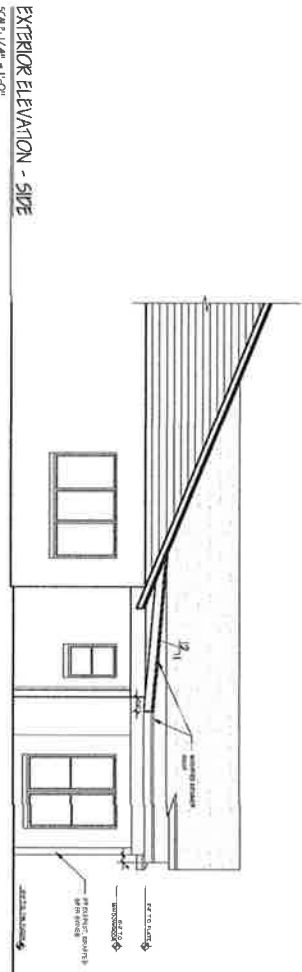
APPLICABLE CODES:

4-10	FLORIDA BUILDING CODE	1-14	FLORIDA FIRE MARSHAL'S CODE
4-11	FLORIDA MECHANICAL CODE	1-15	FLORIDA ELECTRICAL CODE
4-12	FLORIDA ELECTRICAL CODE	1-16	FLORIDA FIRE MARSHAL'S CODE
4-13	FLORIDA FIRE MARSHAL'S CODE	1-17	FLORIDA MECHANICAL CODE
4-14	FLORIDA MECHANICAL CODE	1-18	FLORIDA ELECTRICAL CODE
4-15	FLORIDA ELECTRICAL CODE	1-19	FLORIDA FIRE MARSHAL'S CODE
4-16	FLORIDA FIRE MARSHAL'S CODE	1-20	FLORIDA MECHANICAL CODE
4-17	FLORIDA MECHANICAL CODE	1-21	FLORIDA ELECTRICAL CODE
4-18	FLORIDA ELECTRICAL CODE	1-22	FLORIDA FIRE MARSHAL'S CODE
4-19	FLORIDA FIRE MARSHAL'S CODE	1-23	FLORIDA MECHANICAL CODE
4-20	FLORIDA MECHANICAL CODE	1-24	FLORIDA ELECTRICAL CODE

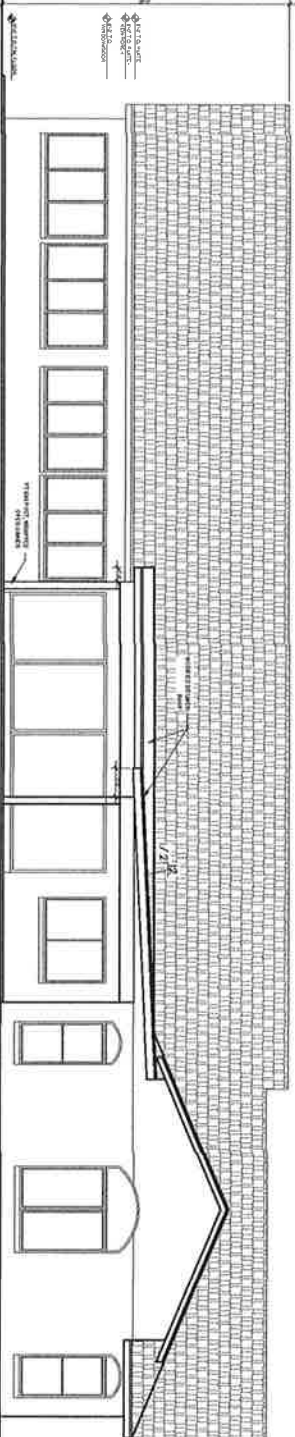
	Consultant O.A. BISHOP P.E. (FL. 12187) P.E. (FL. 12188) P.E. (FL. 12189)	Project Title: DAVENPORT PORCH 3493 CULLEN LAKE SHORE DR., ORLANDO, FL 32812	Sheet Title: COVER SHEET / SITE PLANS
	November 30, 2023 15 15 NOTED	CS-1	CATEGORY ARCHITECTURE KYLE S. SHEPPARD 1710 TRIANGLE AVE ORLANDO, FL 32808 DESIGN @ CATEGORYARCHITECTURE.COM (407) 415-4160



PORCH COLUMN DETAIL
 SCALE: 1/4" = 1'-0"
 CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.



EXTERIOR ELEVATION - SIDE
 SCALE: 1/4" = 1'-0"
 CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.



EXTERIOR ELEVATION - REAR
 SCALE: 1/4" = 1'-0"
 CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.

A-2	DAVENPORT PORCH 3433 CULLEN LAKE SHORE DR., ORLANDO, FL 32812		CATEGORY ARCHITECTURE I KYLE S SHEPPARD 1700 TRIANGLE AVE ORLANDO, FL 32836 DESIGN & CATEGORY ARCHITECTURE, LLC (407) 415-4150
	NOVEMBER 30, 2023 ORLANDO, FL 1/4" = 1'-0"		

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 14 AND THAT PORTION OF LOT 13 OF LAKE CONWAY ESTATES, SECTION TWO REPLAT, AS RECORDED IN PLAT BOOK X, PAGE 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 13, RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 145.5 FEET, THENCE NORTH 23°55' WEST PARALLEL TO THE EASTERN LINE OF SAID LOT 13 A DISTANCE OF 40.0 FEET, THENCE NORTH 92°03'30" WEST A DISTANCE OF 97.96 FEET TO THE 80-FT. CONTOUR LINE OF LAKE CONWAY, THENCE NORTH-EASTERLY ALONG SAID CONTOUR LINE 15.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, THENCE SOUTH 33°55' EAST ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 158.86 FEET TO THE POINT OF BEGINNING.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, X500, X. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 09/25/2009.

CERTIFIED TO:

NATHIN DAVENPORT



1433 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FLORIDA 32812

-Benchmark Information-

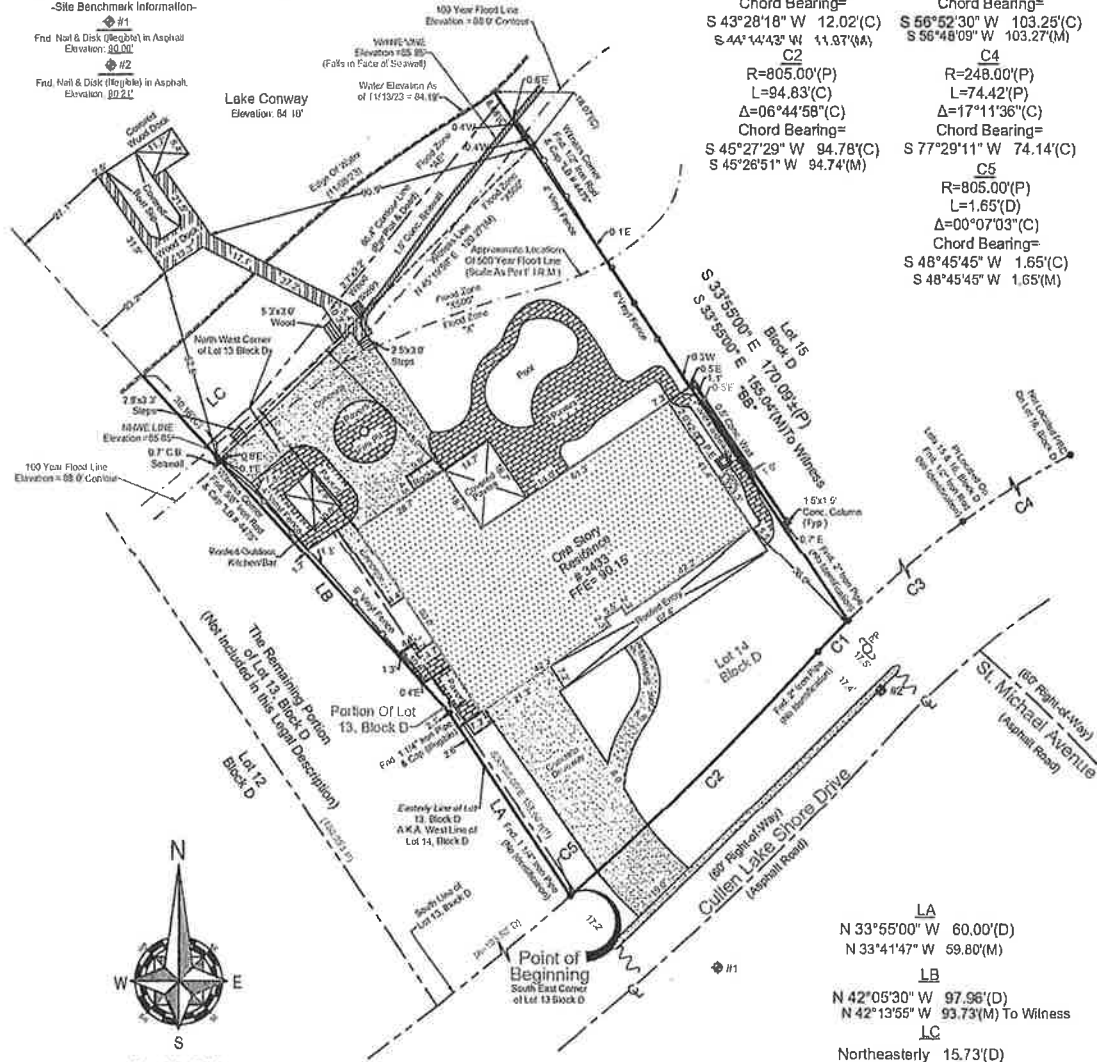
Orange County

Point ID: S1140014
Elevation: 100.50'
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-

Find Nail & Disk (Rebar) in Asphalt
Elevation: 80.00'

Find Nail & Disk (Rebar) in Asphalt
Elevation: 80.21'



<p>C1 R=248.00'(P) L=12.02'(P) Δ=02°46'37"(C) Chord Bearing= S 43°28'18" W 12.02'(C) S 44°14'43" W 11.87'(M)</p>	<p>C3 R=248.00'(P) L=104.01'(P) Δ=24°01'46"(C) Chord Bearing= S 56°52'30" W 103.25'(C) S 56°48'09" W 103.27'(M)</p>
<p>C2 R=805.00'(P) L=94.83'(C) Δ=06°44'58"(C) Chord Bearing= S 45°27'29" W 94.78'(C) S 45°26'51" W 94.74'(M)</p>	<p>C4 R=248.00'(P) L=74.42'(P) Δ=17°11'36"(C) Chord Bearing= S 77°29'11" W 74.14'(C)</p>
<p>C5 R=805.00'(P) L=1.65'(D) Δ=00°07'03"(C) Chord Bearing= S 48°45'45" W 1.65'(C) S 48°45'45" W 1.65'(M)</p>	

<p>LA N 33°55'00" W 60.00'(D) N 33°41'47" W 59.80'(M)</p>
<p>LB N 42°05'30" W 97.96'(D) N 42°13'55" W 93.73'(M) To Witness</p>
<p>LC Northeasterly 15.73'(D)</p>

P.E. = Pool Equipment
NWHE = Normal High Water Elevation

Field Date: 11/27/2023 Date Completed: 11/10/23
Drawn By: G.S. File Number: JS-124536

Legend:

C - Calculated	PC - Point of Curvature
CB - Centerline	Pg - Page
Clf - Concrete Block	PI - Point of Intersection
Conc. - Concrete Monument	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
Emt. - Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Find - Found	Rtd. - Road
IP - Iron Pipes	R&C - Rebar & Cap
L - Length (Asc)	Rec. - Recovered
M - Measured	Rfd. - Road
N&D - Nail & Disk	Set 1/2" Rebar & Cap "LB 7620"
N.R. - Non-Resid	TYP - Typical
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Central Angle)
— - Wood Fence	— - Chain Link Fence

NOTES:

- >Survey is Based upon the Legal Description Supplied by Client.
- >Abutting Property's Deeds have NOT been Researched for Gaps, Overlaps and/or Histories.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing basis shown hereon, is Assumed and Based upon true Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drains/field locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST:

NONE VISIBLE

PATRICK K. IRELAND
SURVEYOR
STATE OF FLORIDA

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Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

City of Belle Isle

&

Nate and Kristine Davenport
3433 Cullen Lake Shore Drive
Belle Isle, FL 32812

You have informed us that you will be requesting a variance to replace your existing patio roof and expanding it (see image below). The patio side where it connects to the existing house will be approx. 4 ft short of the required 50 ft set back. We have no objection to your project.

Tim Rutherford
(3427 Cullen Lake Shore Drive)

