

**CITY OF BELLE ISLE
PLANNING AND ZONING BOARD
TUESDAY, MARCH 27, 2007
7:00 P.M.**

The Belle Isle Planning and Zoning Board met on Tuesday, March 27, 2007 at 7:00 p.m. in the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809. The following members were present:

Boardmember McGee (Acting Chairman)	District 1
Boardmember Stalder	District 7
Boardmember Haan	District 4
Boardmember McLeod	District 6

Also present were: City Attorney Gayle Owens, General Services Coordinator Suzanne O'Shea, City Clerk Belinda Bateman, and others.

Approval of Minutes of February 27, 2007 Meeting

Boardmember McLeod moved to approve the minutes. Boardmember Stalder seconded the motion which passed unanimously.

Case # 07-03-002 Pulled From Agenda

City Attorney Gayle Owens advised that the above stated case had been placed on the agenda in error. Upon examination of the request it was determined the variance process does not apply to the applicant's situation.

Case # 07-03-001: Variance Request by Gary Davis, representing Conway Partners LLC, of 5819 La Belle St., Orlando, Florida 32809 to allow a detached garage to be located in a front yard and with a 5' setback from the front and side lot lines.

Acting Chairman McGee opened the public hearing. There were no public comments and the public hearing was closed.

Attorney Owens stated the variance request is necessary because the subject detached garage does not meet all the criteria of the code. The code does not provide for detached garages in a front yard.

Boardmember McLeod stated he had visited the site and had no problem with the location of the detached garage. He advised it is the logical and most practical location.

Boardmember Haan advised that the standard setback is 7.5 feet and wondered if the garage could meet the standard. He suggested there could be erosion issues due to the elevation of the adjacent property.

Mr. Davis responded that he will make the structure itself act as a retaining wall and is aware of the challenges of the elevation of adjacent property and the tree.

General discussion ensued.

Boardmember Stalder moved to approve the location in the front yard. Boardmember McLeod seconded the motion.

Attorney Owens asked Boardmembers Stalder and McLeod to consider amending the motion to designate the North East portion of the lot to be the front yard. Both agreed to the amendment and the motion as amended was considered. The motion passed unanimously.

Acting Chairman McGee welcomed Boardmember Haan to the Board. Mr. Haan advised he has been a Belle Isle resident for twenty-three years and is pleased to serve.

Boardmember Stalder welcomed Boardmember Haan and also moved to commend James Trimble for his many, many years of service on the Planning and Zoning Board. Boardmember McLeod seconded the motion which passed unanimously.

There being no further business to discuss, the meeting was adjourned at 7:46 p.m.

Belinda L. Bateman, MMC
City Clerk