




## Interoffice Memorandum

January 15, 2025

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners 

FROM: Tanya Wilson, AICP, Director  
Planning, Environmental, and Development Services  
Department

CONTACT PERSON: **Laekin O'Hara**  
**Chief Planner, Zoning Division**  
**(407) 836-5943 or [Laekin.O'Hara@ocfl.net](mailto:Laekin.O'Hara@ocfl.net)**

SUBJECT: February 11, 2025 - Appeal Public Hearing  
Applicant: Corey Mills  
Appellant: Steven Alcorn  
BZA Case # VA-24-11-115, November 7, 2024; District 1

Board of Zoning Adjustment (BZA) Case # VA-24-11-115 located at 9225 Lake Mabel Drive, Orlando, Florida, 32836, in District 1, is an appeal to the Board. The applicant is requesting Variances in the R-CE-2 zoning district as follows:

- 1) To allow a residence with a north side setback of 10 ft. in lieu of 30 ft.
- 2) To allow a residence with a south side setback of 10 ft. in lieu of 30 ft.
- 3) To allow a detached structure (garage) in front of the principal structure in lieu of the side or rear.

At the November 7, 2024 BZA hearing, staff recommended denial of the Variance requests, noting that as proposed, the residence could have been designed to comply with Code. There were three individuals present that spoke in opposition of the request, stating the proposed home is not consistent with the surrounding neighborhood as the structure is significantly larger than the existing homes. There were also concerns raised regarding drainage caused by the size of the structure. There was no one in attendance to speak in favor of the requests. It was also noted that prior to the BZA hearing, 13 comments were received in opposition and one comment was received with no objection to the request.

In 2008, Variances were approved to allow a single-family residence to be constructed with a height of 59 ft. in lieu of 35 ft., and to reduce the north and south side setbacks to 10 ft. in lieu of the required 30 ft. The single-family residence associated with the previous Variance requests was constructed in 2008. The current owner acquired the property in June of 2021, and demolished the previous residence in October of 2022. The 2008 Variance approval is tied to the application and plans submitted in association

with that request. As the current proposal deviates from the 2008 site plan, new Variance requests were required.

The BZA recommended approval of all three Variances by a 5-2 vote, subject to the three conditions found in the staff report.

An appeal was submitted on November 19, 2024 by the neighbor directly to the north of the subject site. The appellant agrees with staff's recommendation of denial and notes that the proposed home is approximately three times larger than the home which was previously granted variances.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the Board. A copy is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Laekin O'Hara at (407) 836-5943 or [Laekin.O'Hara@ocfl.net](mailto:Laekin.O'Hara@ocfl.net).

**ACTION REQUESTED: Deny the applicant's request; or approve the applicant's request with conditions. District 1.**

LO/ag

Attachment: Zoning Division public hearing report, Appeal with exhibits, and BZA staff report.

**PLANNING, ENVIRONMENTAL, AND DEVELOPMENT, SERVICES DEPARTMENT  
ZONING DIVISION PUBLIC HEARING REPORT**

**February 11, 2025**

The following is a public hearing on an appeal before the Board of County Commissioners on February 11, 2025, at 2:00 p.m.

**APPLICANT:** COREY MILLS

**APPELLANT:** STEVEN ALCORN

**REQUEST:** Variances in the R-CE-2 zoning district as follows:  
1) To allow a residence with a north side setback of 10 ft. in lieu of 30 ft.  
2) To allow a residence with a south side setback of 10 ft. in lieu of 30 ft.  
3) To allow a detached structure (garage) in front of the principal structure in lieu of the side or rear.

**LOCATION:** 9225 Lake Mabel Drive, Orlando, Florida, 32836, west side of Lake Mabel at the southern terminus of Lake Mabel Dr., southeast of Reams Rd., west of Winter Garden Vineland Rd.

**LOT SIZE:** +/- 25.48 acres (+/- 1.95 acres upland)

**ZONING:** R-CE-2

**DISTRICT:** #1

**PROPERTIES NOTIFIED:** 117

**BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:**

Staff described the proposal, including the location of the property, the site plan, and photos of the site. Staff provided an analysis of the six (6) criteria and the reasons for a recommendation for denial. Staff noted that no comments were received in favor, 13 comments in opposition to the request, and one comment was received with no objection to the request.

The Board questioned if the previous Variances granted in 2008, are still valid. It was determined by staff and counsel that the previous Variances are tied to the application and plans submitted at the time per Section 30-43(3). The current proposal deviates from the 2008 approval thus necessitating Variance request #1 and #2.

The applicant was present and felt that Variances #1 and #2 were already granted to the previous home that was demolished and should still be in effect. The applicant stated that the garage is set back 165 ft. from the front property line limiting any effect the structure will have on the surrounding neighborhood. They went on to address the public comments received in

opposition to the requests by stating, drainage and noise will not be an issue, and they will not be removing any trees.

There were three individuals present that spoke in opposition of the request. It was stated the proposed home is not consistent with the surrounding neighborhood as the structure is significantly larger than the existing homes. There were also concerns raised regarding drainage caused by the size of the structure.

There was no one in attendance to speak in favor to the request.

The BZA discussed alternative designs of the home and locations of the A/C equipment to minimize the impact on the adjacent homes and the limitations of the site. The BZA noted that the proposed setbacks are in harmony with the development pattern in the area, and that the lot shape, wetlands, and Normal High Water Elevation restrict the location of the home and any accessory structures. Therefore, the BZA recommended approval of all three Variances by a 5-2 vote, subject to the three (3) conditions found in the staff report.

### **BZA HEARING DECISION:**

A motion was made by Thomas Moses, seconded by Roberta Walton Johnson, carried to recommend APPROVAL of the Variance requests in that the Board finds they meet the requirements of Orange County Code, Section 30-43(3); further, said approval is subject to the following conditions (5 in favor: Thomas Moses, Juan Velez, Roberta Walton Johnson, Sonya Shakespeare, Chris Dowdy; 2 opposed: Deborah Moskowitz, John Drago; 0 absent)



Board of Zoning Adjustment (BZA) Appeal Application

**Appellant Information**

Name: Steven Alcorn

Address: 9209 Lake Mabel Drive

Email: steve@alcorn.com Phone #: 321-332-4180

BZA Case # and Applicant: VA-24-11-115 Corey Mills

Date of BZA Hearing: November 7, 2024

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

OC Zoning staff made it very clear on p.62-63 of their report that the applicant has not met the required variance criteria, and they recommend denial of all three variances. The OC staff attorney made it very clear that variances only convey if the site plan remains the same. The proposed house is ~3 times larger than the prior house that was bulldozed, and has a completely different footprint, so the old variances are null and void.

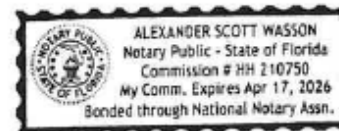
Signature of Appellant:  Date: 14 Nov 2024

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of November, 2024, by Steven Alcorn who is personally known to me ~~or who has produced~~ as identification and who ~~did~~/did not take an oath.

  
Notary Public Signature

Notary Stamp:



**NOTICE: Per Orange County Code Section 30-45, this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.**

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

**See Page 2 of application for the Appeal Submittal Process.**



**Board of Zoning Adjustment (BZA) Appeal Application**

**Appeal Submittal Process**

1. Within 15 calendar days of the decision by the Board of Adjustment, the appellant shall submit the Board of Zoning Adjustment (BZA) Appeal Application to the Zoning Division in person. The application will be processed and payment of \$691.00 shall be due upon submittal. All justification for the appeal shall be submitted with the Appeal Application.
2. Zoning Division staff will request a public hearing for the subject BZA application with the Board of County Commissioners (BCC). The BCC hearing will be scheduled within forty-five (45) days after the filing of the appeal application, or as soon thereafter as the Board's calendar reasonably permits. Once the date of the appeal hearing has been set, County staff will notify the applicant and appellant.
3. The BCC Clerk's Office will provide a mailed public hearing notice of the hearing to property owners at a minimum of 500 feet from the subject property. Area Home Owner Associations (HOA) and neighborhood groups may also be notified. This notice will provide a map of the subject property, as well as a copy of the submitted appeal application.
4. Approximately one week prior to the public hearing, the memo and staff report of the request and appeal will be available for review by the applicant, appellant, and the public.
5. The decision of the BCC is final, unless further appealed to the Circuit Court. That process is detailed in Section 30-46 of the Orange County Code.

Dear OC Zoning Staff and BCC Commissioners:

We'd like to express our strong opposition to the variance requests included in Case # VA-24-11-115 for the proposed house at 9225 Lake Mabel Dr. Orlando, FL 32836. This is a "substandard" lot that's only 165' wide (20' narrower than the minimum lot width for the RCE-2 Zoning). OC Zoning Staff recommends denial and we couldn't agree more.

#### **PRIOR VARIANCES DO NOT CONVEY TO NEW SITE PLAN**

There was discussion at the BZA Hearing regarding the prior variances on this lot. The OC staff attorney made it very clear that variances only convey if the site plan remains the same. The proposed house is ~3 times larger than the prior house that was bulldozed, and has a completely different footprint, so the old variances are null and void.

#### **REQUESTED VARIANCES DO NOT MEET OC REGULATORY VARIANCE CRITERIA**

OC Zoning staff made it very clear on p.62-63 of their report that the applicant has not met the required variance criteria, and they recommend denial of all three variances. There was discussion at the BZA Hearing alleging that the proposed house would have to be downsized if the variances are denied. That is completely false. The applicant has proposed a 2-story 27,579sf house. The lot is 165' wide and the side setbacks are 30' without a variance. That leaves 105' of buildable width. The lot is 642' long and the front and rear setbacks are 50' without a variance. That leaves 542' of buildable length. The footprint for the proposed 2-story, 27,579sf house could be 105'x132'. That leaves 105'x410' of space left over for a very large pool and a very large yard. In other words the applicant could build their proposed house without any variances, and still have enough space left over for an NFL football field. The applicant does not need these variances to build their proposed house.

#### **MISTAKES IN STAFF REPORT**

Zoning staff wrote in their report that "there are other properties in the area **developed** with single-family homes with similar side setbacks." The other properties on Lake Mabel Dr have a **minimum** side setback of 10' because of their A2 zoning. However, nearly every house was actually **developed** with 20'-40' side setbacks (including the house next door at 9209 Lake Mabel Dr). Additionally many of the other houses are built at varying distances from the lake, so the actual distance between many of the houses is greater than 100'.

Zoning staff wrote in their report that "Approval of the requests will be in harmony with the purpose and intent of the Code, which is to provide for single-family development in a rural atmosphere." Clear-cutting all of the trees and building a

house that's bigger than some hotels ten feet from the property line is not in harmony with a rural atmosphere.

### **DRAINAGE ISSUES**

It's important for the proposed house to be at least 30' from the shared side lot line to ensure adequate drainage. This lot was originally Class 1 Conservation area, and there are still wetlands and a retention pond immediately to the west that drain eastward into Lake Mabel. The homes at the south end of Lake Mabel Dr have been dealing with soggy yards ever since KB Homes directed all of the drainage for their 200+ house neighborhood to Mabel Bridge Pond #4 with a Spreader Swale discharging directly across from 9209 and 9225 Lake Mabel Dr.

### **NOISE ISSUES**

The proposed site plan has the mechanicals (4 of the 8 HVAC condenser units, generators, pool pumps, vacuums, equipment alarms, etc.) located on the north side of the proposed house, directly adjacent to the 9209 Lake Mabel Dr pool deck and bedrooms. Please keep in mind that the mechanical equipment for a 27,579sf house will be substantial and create a lot of noise.

### **RECENT VIOLATIONS**

We'd like to remind OC staff and Commissioners that the applicant has a recent history of multiple violations at the subject property (see attached EPD Violation). They built a seawall without a permit and backfilled substantially beyond the Normal High Water Line (in other words they filled the lake). They built a barn without a permit, and they built a gate without a permit on Lake Mabel Dr. in an attempt to convert ~100' of Lake Mabel Dr (a public Orange County street), into their private driveway. Our residents had to spend many hours fighting these multiple violations. We attended on-site meetings with OC Zoning and EPD staff, and exchanged multiple phone calls and emails with OC staff and Commissioner Wilson's office regarding these violations. We'd like to thank everyone at OC for their assistance, which led to the removal of the seawall and backfill, removal of the barn, and removal of the gate.

Thank you for your attention to this very important matter.

Sincerely,

Lake Mabel Shores HOA

President: JoAnne Quarles

Vice-President: Mike Dutton

Secretary: Doug Mikkelsen

and the adjacent homeowners: Steven and Linda Alcorn 9209 Lake Mabel Dr.



# BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **NOV 7, 2024**

Commission District: **#1**

Case #: **VA-24-11-115**

Case Planner: **Catherine Glase (407) 836-9615**

**Catherine.Glase@ocfl.net**

## GENERAL INFORMATION

**APPLICANT(s):** COREY MILLS

**OWNER(s):** ASHISH PAL, SUNITA HANOT

**REQUEST:** Variances in the R-CE-2 zoning district as follows:

- 1) To allow a residence with a north side setback of 10 ft. in lieu of 30 ft.
- 2) To allow a residence with a south side setback of 10 ft. in lieu of 30 ft.
- 3) To allow a detached structure (garage) in front of the principal structure in lieu of the side or rear.

**PROPERTY LOCATION:** 9225 Lake Mabel Drive, Orlando, Florida, 32836, west side of Lake Mabel at the southern terminus of Lake Mabel Dr., southeast of Reams Rd., west of Winter Garden Vineland Rd.

**PARCEL ID:** 06-24-28-0000-00-004

**LOT SIZE:** +/- 25.48 acres (+/- 1.95 acres upland)

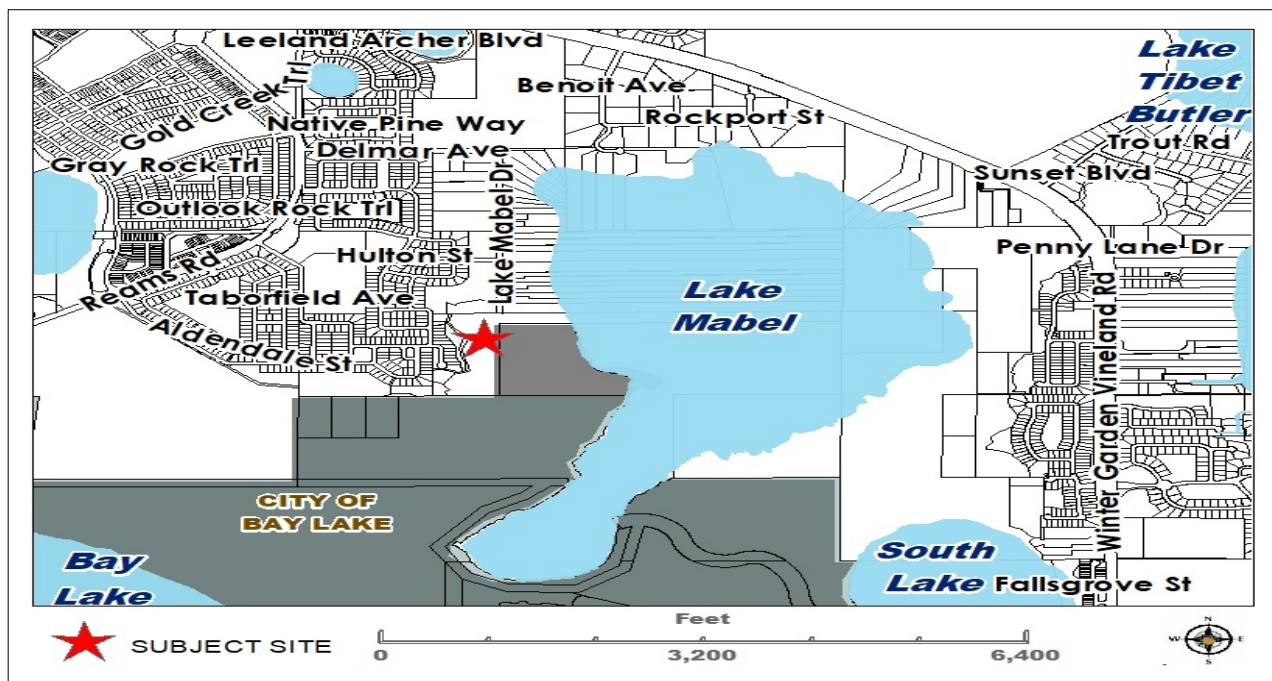
**NOTICE AREA:** 500 ft.

**NUMBER OF NOTICES:** 117

## STAFF RECOMMENDATIONS

Denial. However, if the BZA should find that the applicant has satisfied the criteria necessary for the Variance requests, staff recommends that the approval be subject to the conditions in this report.

## LOCATION MAP



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**SITE & SURROUNDING DATA**

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	Property	North	South	East	West
Current Zoning	R-CE-2	A-2	City of Bay Lake	Lake Mabel	PD
Future Land Use	Village	Village	City of Bay Lake	Lake Mabel	Village
Current Use	Vacant	Single-family residence	Timberland	Lake Mabel	HOA Tract

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**BACKGROUND AND ANALYSIS**

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**DESCRIPTION AND CONTEXT**

The subject property is located in the R-CE-2, Rural Residential District, which allows primarily single-family homes and certain agricultural uses with a minimum lot area of two (2) acres. The Future Land Use is Village (V), which is inconsistent with the R-CE-2 zoning district. The Planning Division provided a comment regarding the inconsistent zoning and future land use stating, “the property is vested for a single-family home, therefore single-family residential construction, expansions and ancillary uses are permitted”.

The area around the subject site consists of A-2 and PD zoned properties developed with single-family homes, many of which are lakefront. The City of Bay Lake is located directly to the south. The subject lot was also originally zoned A-2, until 1981 when it was rezoned to its current zoning district, R-CE-2.

The subject property is a vacant 25.48 acre (+/- 1.96 upland) lakefront lot, located on Lake Mabel. The property is unplatted, and is a substandard lot, as it does not meet the minimum lot size or lot width. The property is deemed a substandard lot of record by a previous Variance approval in 1988 in relation to the lot width. The property was legally created by a lot split in 2014. At the time of the lot split, a Conservation Area Determination was completed showing the subject lot containing 2.19 upland acres. Since that time, the upland acres have been reduced due to changes in the wetland area. The property now contains +/- 1.96 acres (upland) in lieu of 2 acres. Therefore, this property is a substandard lot of record in relation to the lot area and an additional Variance request for the upland area is not required.

In 2008, a Variance was approved to allow a single-family residence to be constructed with a height of 59 ft. in lieu of 35 ft. and to reduce the north and south side setbacks to 10 ft. in lieu of 30 ft. The single-family residence subject to the Variance request was built in 2008. The previous residence was demolished in October of 2022. The current owner acquired the property in June of 2021.

The proposal is to construct a 2 story 27,579 gross sq. ft. two story single-family home on the property. The proposed residence does not comply with development standards. As proposed, the residence is located 10 ft. from the north and south property lines in lieu of 30 ft., requiring Variance request #1 and #2. The surrounding properties to the north and northeast, along the lakefront are zoned A-2, allowing 10 ft. side setbacks. Many of the homes in the area are constructed at the 10 ft. setback in conformance with their zoning district, however, none of the homes in the area are as large as the proposed structure.

The proposal includes a garage attached to the principal structure by a passageway 53 ft. in length. The applicant’s cover letter states that the passageway is 35 ft. in length, however it’s 53 ft. from doorway to doorway which is the measurement required by code. Per Sec. 38-1426 (1) c. 2. Detached accessory structures include those that are not physically connected to the principal structure or are connected to the principal structure via a fully enclosed or open-sided passageway that exceeds twenty (20) feet in length. Since the

passageway exceeds 20 ft. in length, detached structure standards apply.

Per Sec. 38-1426 (1) c. 2. (iii) A detached accessory structure may not be located in front of the principal structure unless the entire principal structure is located in the rear half (½) of the lot/parcel, or when located on a lot/parcel with five (5) or more developable acres. The house is not located entirely in the rear half of the lot and the lot is under 5 developable acres, requiring Variance request #3 for the garage location.

The request was routed to all relevant reviewing Divisions. No other comments were provided.

Staff recommends denial of the Variance requests since a residence can be constructed on the property in a code compliant manner, eliminating the need for the requests.

As of the date of this report, no comments have been received in favor or opposition to this request.

#### **District Development Standards**

	Code Requirement	Proposed
Max Height:	35 ft.	35 ft.
Min. Lot Width:	185 ft.	165 ft. (Previous Variance Approval)
Min. Lot Size:	2 acres upland	+/- 1.96 acres upland

#### **Building Setbacks (Principal Structure)**

	Code Requirement	Proposed
Front:	45 ft.	+/- 164.58 ft. (West)
Rear:	50 ft.	+/- 2,961 ft. (East)
Side:	30 ft.	10 ft. (North) Variance #1 10 ft. (South) Variance #2
NHWE:	50 ft.	+/- 215.25 ft. (East)

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### **STAFF FINDINGS**

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#### **VARIANCE CRITERIA**

##### **Special Conditions and Circumstances**

There are no special conditions and circumstances specific to the lot. A smaller home can be constructed on the property without the requested variances, or the proposed home could be redesigned to fit within the large buildable area permitted on the site.

##### **Not Self-Created**

The request is self-created as a single-family residence can be constructed in a code compliant manner, eliminating the need for the requests.

##### **No Special Privilege Conferred**

**Variance request #1 and #2:** Granting these requests will not confer special privilege since there are other properties in the area developed with single-family homes with similar side setbacks.

**Variance request #3:** Granting this request would confer special privilege as the structure could be redesigned or relocated to comply with code.

### **Deprivation of Rights**

Without approval of the requested variances, the owners would not be deprived of the ability to construct a single-family residence in a code compliant manner.

### **Minimum Possible Variance**

The requested variances are not the minimum necessary to construct a single-family home on the property. A home can be designed in a code compliant manner, eliminating the need for the requests.

### **Purpose and Intent**

Approval of the requests will be in harmony with the purpose and intent of the Code, which is to provide for single-family development in a rural atmosphere. The setbacks as proposed will not be detrimental to the neighborhood as the proposed residence will be consistent with surrounding lots. The accessory structure will not be detrimental to the neighborhood as it will be setback from the front property line by +/- 164 ft. which is greater than what is required for a principal structure in that zoning district, thereby limiting any quantifiable negative impact to surrounding property owners.

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### **CONDITIONS OF APPROVAL**

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1. Development shall be in accordance with the site plan date stamped October 14, 2024, and the elevation date stamped September 12, 2024, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

C: Corey Mills  
30 Windsormere Way, Suite 300  
Oviedo, FL 32765



September 3, 2024

Board of Zoning Adjustments  
Orange County Zoning Division  
201 South Rosalind Ave., 1<sup>st</sup> Floor  
Orlando, FL 32801

To Whom It May Concern:

The purpose of this letter is to outline the details and reasons why we are applying for a variance on Mr. Pal's Behalf.

Per the latest CAD (Conservation Area Determination) Survey, completed in 2024, the new upland acreage is 1.958 acres. Prior to this new CAD Survey, the previous completed survey was back in 2012, and was approved to be zoned as R-CE-R at 2.19 Acres with a 165' Lot Width where a single Family home was built. The R-CE-R Zoning District minimum requirement for a Lot Size is 2 Acres. Since the difference is only 0.042 acres, we are requesting that the parcel stays as the R-CE-R Zoning District.

The current Lot Width is 165'. It was the same 165' width back in 2012 when it received approval to be Zoned as R-CE-2. Since now R-CE-2 Zoning Requires a minimum 185' Lot Width, we are requesting the 165' lot width remain zoned as the R-CE-2.

This specific parcel of land that this new home is being constructed on is peculiarly narrow. The previous homeowners for the old home requested a variance for the North and South side setbacks to go from 30 feet to 10 feet, which received approval from the BZA. We are, again, requesting for the side setbacks to be reduced to 10 feet for this new home. Neighboring lots to the North have 5 ft., 7ft., and 10ft maximum side setbacks.

Also, it's important to mention that the old house that was previously on the property got approval to go above the 35' max ht. This new house has a proposal height that does not exceed the allowable 35' Overall Building Height.

In addition, we are proposing a front garage that is connected to the main house via a Porte cochere and an open drive passageway. We got a comment back from the county stating that the garage would be considered a "detached accessory structure". The passageway is 35 feet in length, therefore, exceeding the county 20ft. max length requirement. Nevertheless, in order to back out of the garage, the drive length will need to be greater than 20 feet, as to not hit the back of wall of the house. For this reason, we are requesting the garage not be considered a "detached accessory structure".

This request meets the 6 standards for variance approval. There is no special privilege being granted due to the unique set-up of this lot. Also, this is the minimum possible

**MILLS DESIGN**  
G R O U P

407.257.0626 // 10 Windsormere Way, Suite 500 // Oviedo, FL 32765 // [MillsDG.com](http://MillsDG.com)



variance for building on this lot. Finally, we have confirmed that the approval variance will be in harmony with the purpose and intent of the Zoning Regulations and such zoning variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

We appreciate your consideration in approving this variance request.

Sincerely,

Corey Mills, RLA #6666831  
Mills Design Group, Inc.

**MILLS DESIGN**  
**G R O U P**

407.257.0626 // 10 Windsoremere Way, Suite 500 // Oviedo, FL 32765 // [MillsDG.com](http://MillsDG.com)

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**COVER LETTER**

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1. **Special Conditions and Circumstances** - Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. Zoning violations or nonconformities on neighboring properties shall not constitute grounds for approval of a proposed zoning variance.

Confirmed, see attached detailed cover letter for clarification.

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2. **Not Self-Created** - The special conditions and circumstances do not result from the actions of the applicant. A self-created or self-imposed hardship shall not justify a zoning variance; i.e., when the applicant himself by his own conduct creates the hardship which he alleges to exist, he is not entitled to relief.

This is not a self-created lot.

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3. **No Special Privilege Conferred** - Approval of the zoning variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other lands, building, or structures in the same zoning district.

There is no Special Privilege Conferred.

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4. **Deprivation of Rights** - Literal interpretation of the provisions contained in this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Chapter and would work unnecessary and undue hardship on the applicant. Financial loss or business competition or purchase of property with intent to develop in violation of the restrictions of this Chapter shall not constitute grounds for approval or objection.

There is no Deprivation of Rights.

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5. **Minimum Possible Variance** - The zoning variance approved is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Confirmed

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6. **Purpose and Intent** - Approval of the zoning variance will be in harmony with the purpose and intent of the Zoning Regulations and such zoning variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Confirmed

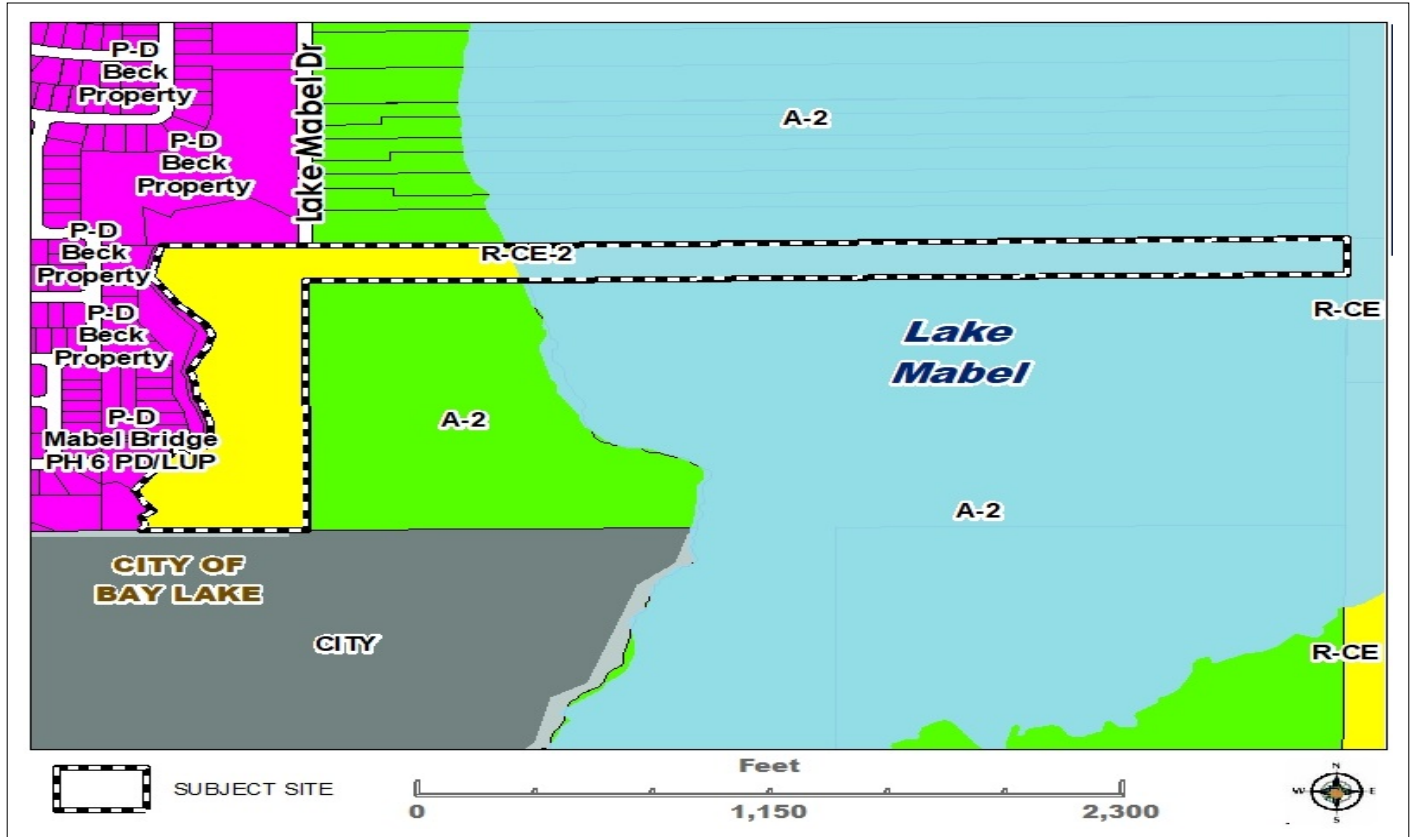
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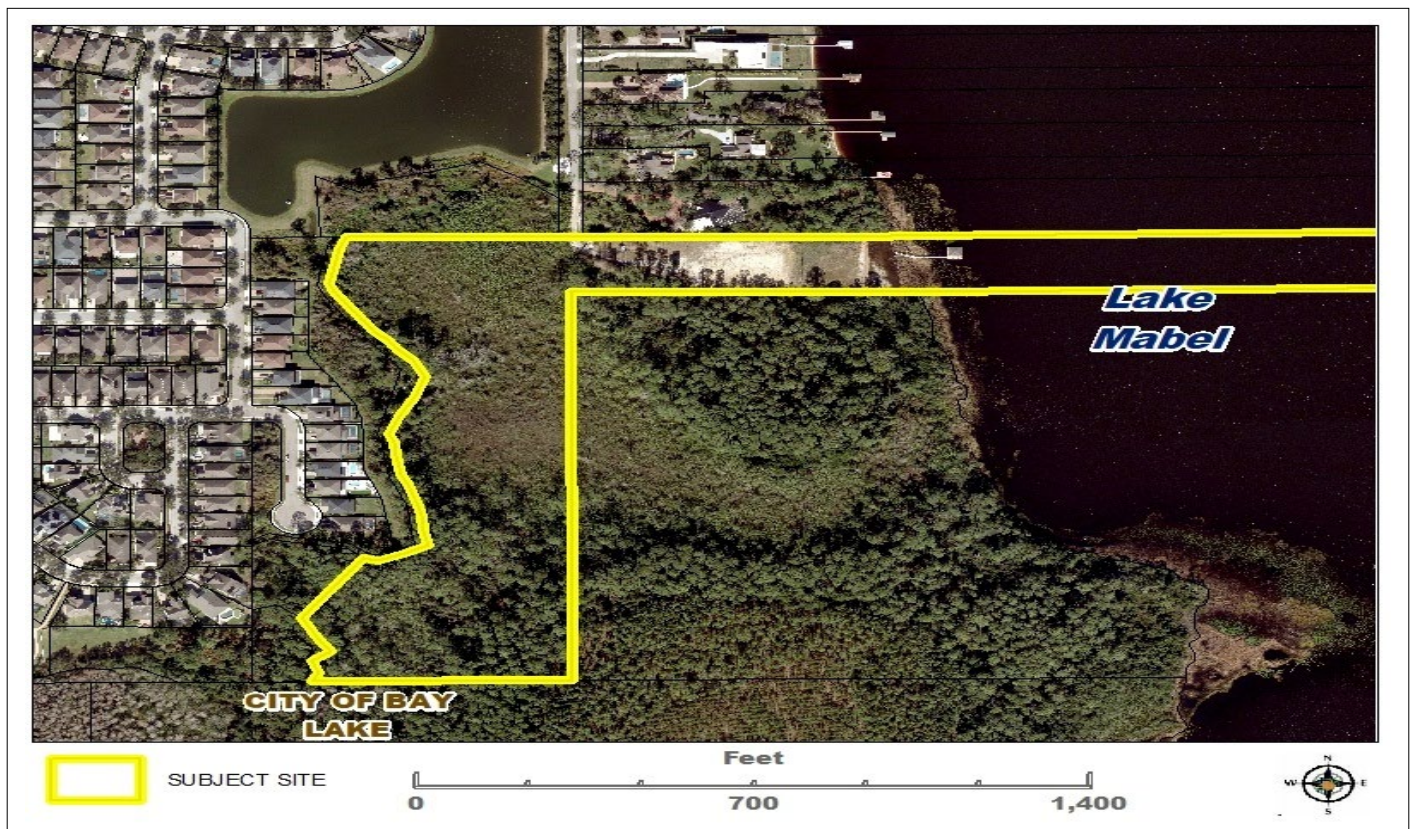
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## ZONING MAP

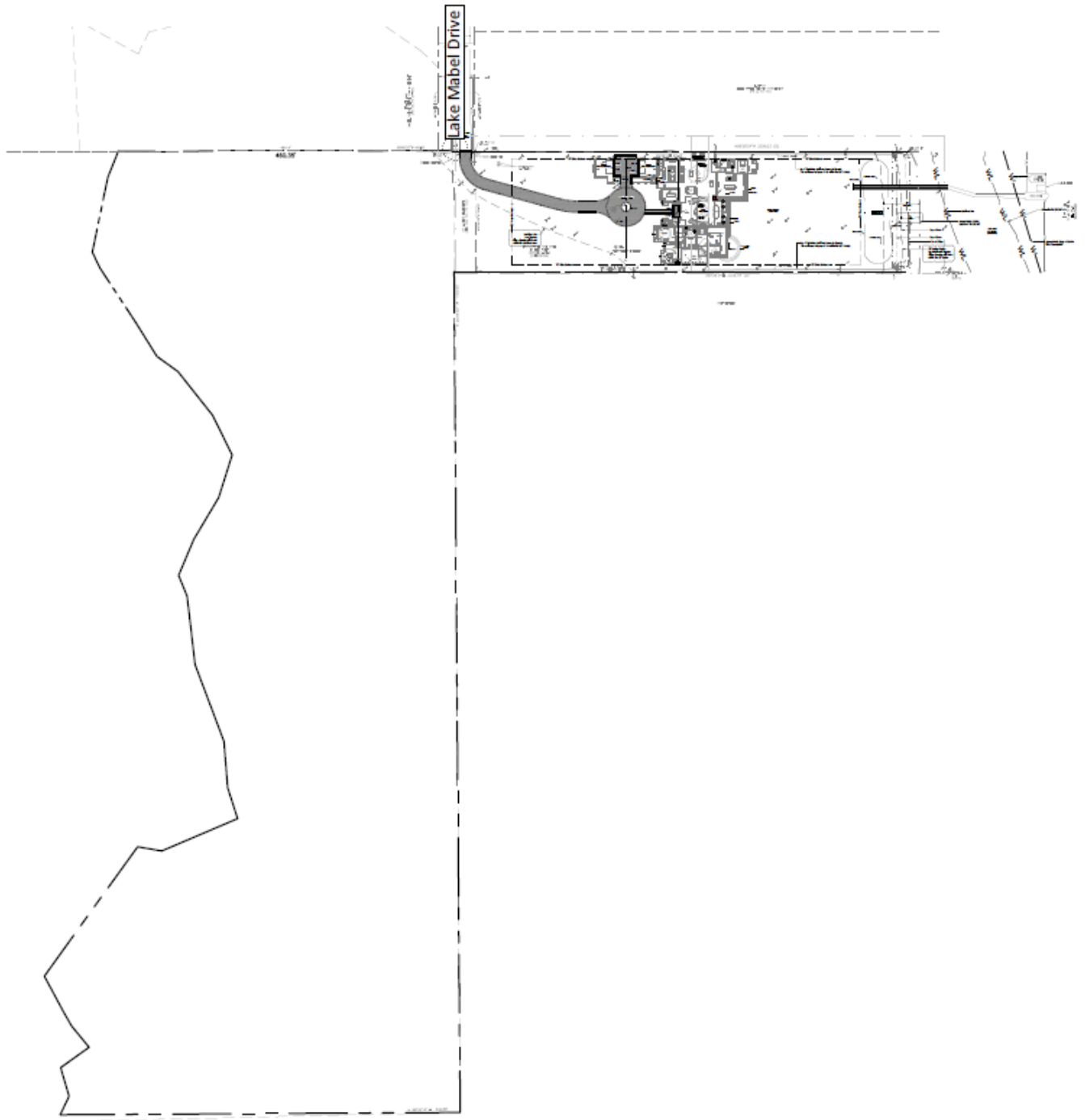


## AERIAL MAP

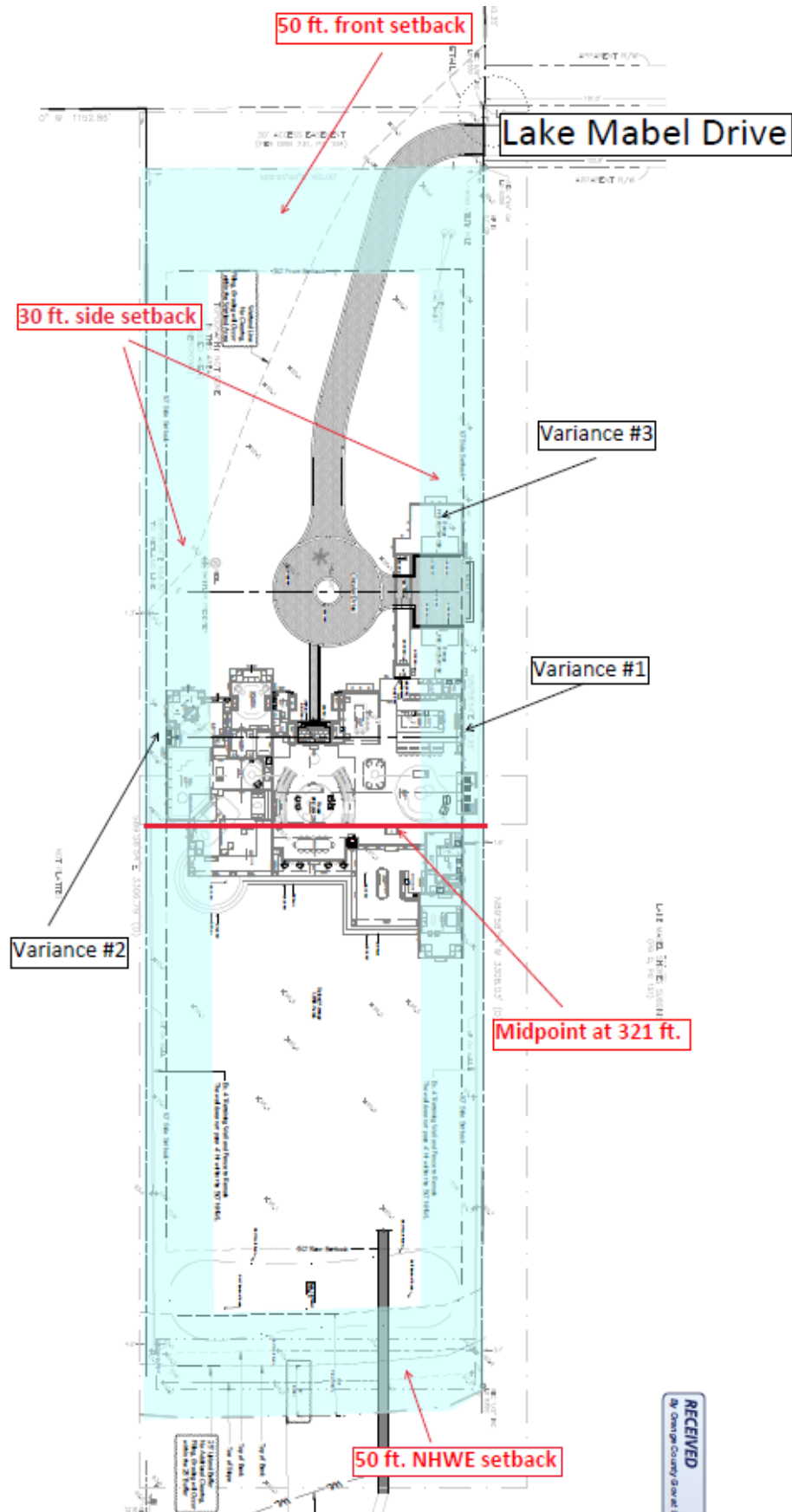




# OVERALL SITE PLAN



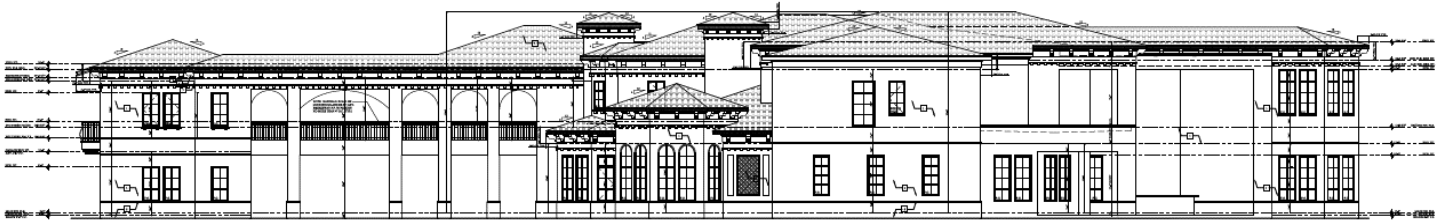
# ZOOMED IN SITE PLAN



# ELEVATIONS

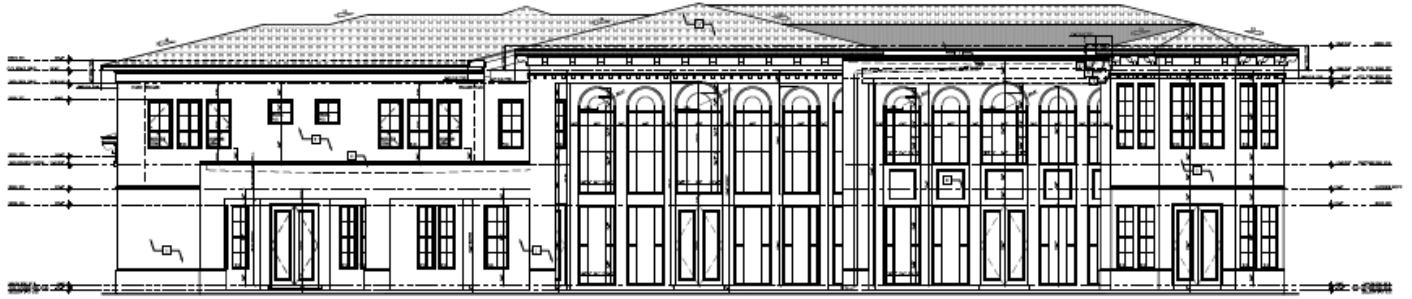


FRONT ELEVATION  
WEST  
SCALE 1/8" = 1'-0"

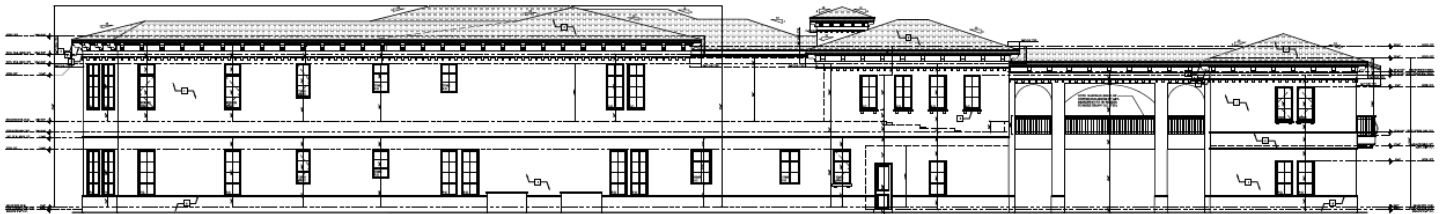


RIGHT ELEVATION  
SOUTH  
SCALE 1/8" = 1'-0"

RIGHT ELEVATION  
SOUTH



REAR ELEVATION  
WEST  
SCALE 1/8" = 1'-0"



LEFT ELEVATION  
NORTH  
SCALE 1/8" = 1'-0"

LEFT ELEVATION  
NORTH



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**SITE PHOTOS**

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**Property facing south from Lake Mabel Drive**



**Facing northeast towards neighboring property to the north**



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## SITE PHOTOS

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**Facing southwest towards neighboring property to the south**



**Facing east towards Lake Mabel**