

September 16, 2025

Variance Application: 2801 Hoffner Avenue

Planning and Zoning Case Number 2025-08-014: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 (A), SECTION 50-102 (A)(2), AND SECTION 50-102 (A)(5)(F) TO ALLOW A DETACHED GARAGE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE YARD BUILDING SETBACK AREA, BE LOCATED IN THE FRONT YARD, AND EXCEED THE MAXIMUM SIZE ALLOWED, SUBMITTED BY APPLICANT DANIEL KENNEDY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-03-970.

Project Description and Background:

This application is to allow an detached garage to be built in the front yard, project into the required front yard building setback by approximately five feet and be larger than 600 square feet at 905 square feet. The property is an irregular shape as can be seen in the enclosed survey, and there is limited room in the rear yard of the property due to this irregular shape.

Staff Recommendation: Approve the requested variance to allow a detached garage to be built in the front yard and project into the required front yard building setback by approximately five feet, but, not approve the detached garage to be larger than 600 square feet at 905 square feet as there is no special circumstance as to why the additional square feet are needed. This recommendation is based on evaluation of the variance criteria below.

An evaluation based on the variance criteria for the application is below.

1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

This criterion for the location is met by the fact that the lot is irregular shape and there is not room to build the structure in the rear of the property. The configuration provides limited yard areas that are customary to other typical rectangular shaped lots.

2. Not Self- Created (Section 42-64 (1) e):

This criterion is met as the irregular shape of the lot. There is not information as to why the 905 square-foot size is needed due to special conditions or circumstances however and is therefore self-created.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance is the minimum possible variance needed to accommodate the detached garage location. There is not a special condition or circumstance that substantiates the need of the 905 square-foot size, however.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance can be defined as being in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood. The applicant has provided photos that show the detached garage will largely be screened from view.

Next Steps

The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

Motion Examples:

1. Approve the requested variance to allow a detached garage to be built in the front yard and project into the required front yard building setback by approximately five feet, and the detached garage to be larger than 600 square feet at 905 square feet, consistent with the plan submitted with this application, or
2. Approve the requested variance to allow a detached garage to be built in the front yard, project into the required front yard building setback by approximately five feet, but not approve the detached garage to be larger than 600 square feet at 905 square feet, or
3. Deny the requested variance to allow a detached garage to be built in the front yard, project into the required front yard building setback by approximately five feet, and the detached garage to be larger than 600 square feet at 905 square feet. [specify which standards are not met] or,
4. Continue the requested variance pending additional information [specify information needed] from the applicant.