FISHER PLANNING & DEVELOPMENT SERVICES

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**Variance Application: 2010 Hoffner Avenue**

**Planning and Zoning Case Number 2026-10-042:** 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 50-102(A)(4)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

**Project Description and Background:**

This application is to allow a 368 square-foot detached gym accessory building for use by the residents of the property. It will meet all other setback and zoning requirements. The property is a large parcel (.66 acres) and it will sit in the rear yard of the property. The applicant has provided supporting documentation with their application.

**Staff Recommendation**: Deny the requested variance to allow a detached personal gym addition to be built that is 68 square-feet larger than what the land development code allows. 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 is not met as the gym could be designed to comply with the 300 square-feet maximum or be attached to the main house by a breezeway.

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

This criterion is not met as the gym could be designed to comply with the 300 square-feet maximum or be attached by a breezeway.

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

The requested variance is the minimum possible variance needed to accommodate the gym. It meets the required building setbacks and is requesting less than 23% of an increase in the size of an accessory structure.

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

The requested variance could be considered in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it is in the rear yard of the property and will be screened from adjoining properties.

**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 368 square-foot detached gym accessory building to be built in the rear yard as shown in the application.
2. Deny the requested variance to allow a 368 square-foot detached gym accessory building to be built in the rear yard as shown in the application, [specify which standards are not met] or,
3. Continue the requested variance to allow a 368 square-foot detached gym accessory building to be built in the rear yard as shown in the application pending [specify information needed] from the applicant.