FISHER PLANNING & DEVELOPMENT SERVICES

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**October 20, 2026**

**Variance Application: 4232 Bell Tower Court**

**Planning and Zoning Case Number 2026-10-001:**

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) TO ALLOW A ROOFED PATIO COVER ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED REAR YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT NICHOLAS GAROFALO FOR THE PROPERTY LOCATED AT 4232 BELL TOWER COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1618-00-620.

**Project Description and Background:**

This application is to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet.

**Staff Recommendation**: Approve the requested variance to allow a roofed patio cover attached to the house that will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application.

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 met by the fact that the house is sitting at the required rear building setback line and the pool patio is already built past that setback line, consistent with land development code requirements. The proposed structure is similar to a screened enclosure but the land development code defines screened enclosure with having open mesh on the roof. The proposed structure will have open sides with a solid roof as shown in the application photos.

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

This criterion is met as there is no other space in the rear yard to add shade at the existing pool area without encroaching into the rear setback area.

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

The requested variance is the minimum possible variance needed to accommodate the structure as it is proposed to be located on the existing patio.

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

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it meets the supporting criteria above.

**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 roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application.
2. Deny the requested variance to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application [specify which standards are not met] or,
3. Continue the requested variance to allow a roofed patio cover addition to be added on an existing pool patio, attached to the house and will project into the required 35-foot rear yard building setback by 18 feet, consistent with the accompanying plan for this application. [specify information needed from the applicant]