

April 17, 2026

Variance Application: 1420 Belle Vista Drive

Planning and Zoning Case Number 2026-04-007: 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 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

Project Description and Background:

This application is to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage. The property is an irregular shape as it is a rhombus shape, creating a varying front setback line as the house is not parallel to the front property line. The applicant has provided supporting documentation with their application.

Staff Recommendation: Approve the requested variance to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage. 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 lot is irregular shape as it is a rhombus, creating a varied setback line from the principal structure that does not sit parallel to the front property line.

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

This criterion is met due to the irregular shape of the lot.

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

The requested variance is the minimum possible variance needed to accommodate the garage. It does not extend past the front of the existing house.

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 an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage.
2. Deny the requested variance to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage, [specify which standards are not met] or,
3. Continue the requested variance to allow an attached two-car garage addition to be built that will project into the required front yard building setback approximately 10 feet on the northeast corner and 1.5 feet on the northwest corner of the proposed garage, pending [specify information needed] from the applicant.