



April Fisher, AICP

PRESIDENT

407.494.8789

fisherpds@outlook.com

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Variance Application: 7209 Gondola Drive

Planning and Zoning Case Number 2025-02-003: 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 AN ATTACHED CARPORT TO PROJECT INTO THE REQUIRED FRONT YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT DAWN STOCKDALE, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 7209 GONDOLA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-14-020.

Project Description and Background:

This application is to allow an attached 2-car carport to be built that will project into the required front yard building setback approximately three feet. The property is an irregular shape as a triangle, there is an existing septic drain field in the side yard adjacent to the proposed carport location, and there is limited room for covered parking on the property.

Staff Recommendation: Approve the requested variance to allow an attached carport to project into the required front yard building setback 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 lot is irregular shape as it is a triangle. This configuration provides limited side 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 and location of the septic drain field confine opportunities for the carport location.

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

The requested variance is the minimum possible variance needed to accommodate the carport. The proposed carport is 24 feet by 19 feet. This is a standard size to accommodate 2 cars and have some space around the cars covered. Additionally, the carport will only extend into the front yard setback just enough to accommodate the existing septic drain field location.

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 carport to project into the required front yard building setback consistent with the accompanying plan for this application.
2. Deny the requested variance to allow an attached carport to project into the required front yard building setback consistent with the accompanying plan for this application [specify which standards are not met] or,
3. Continue the requested variance to allow an attached carport to project into the required front yard building setback consistent with the accompanying plan for this application [specify information needed] from the applicant.