

April 15, 2025

Variance Application: 5000 St. Denis Drive

Planning and Zoning Case Number 2025-02-007: 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 (A) AND SECTION 50-102 (A) (2) TO ALLOW AN ACCESSORY SHED TO SIT IN THE REQUIRED FRONT YARD BUILDING SETBACK AREA, AND FROM SECTION 50-102 (A) (4) (E) TO ALLOW MORE THAN TWO ACCESSORY BUILDINGS PER LOT, SUBMITTED BY APPLICANT DIRK REINERS, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 5000 ST. DENIS COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-04-030.

Project Description and Background:

This application is to allow a shed to be located in the required front yard building setback area of a single-family lot. The property is an irregular shape as it is surrounded on three side by the lake. In essence, the portion of the front yard, where the proposed shed is to be located, functions like a side yard. It abuts the side yard of the next-door property.

Reviewing the application, staff determined that the additional variance to allow more than two accessory buildings is not required. There is only one other accessory building that meets the Land Development Code (LDC) definition for accessory, which is the pool pump house due to it being larger than 25 square feet in area. The irrigation pump house is only nine square feet in area, so it is not defined as an accessory building per LDC Sec. 50-102 (a) (1).

Staff Recommendation: Approve the requested variance to allow a shed to be located in the required front yard building setback area of a single-family lot 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 surrounded by the lake on three sides. In essence, the portion of the front yard, where the proposed shed is to be located, functions like a side yard.

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 carport. The proposed shed meets the size and location requirements for a shed placed in a side yard.

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 shed to be located in the required front yard building setback area consistent with the accompanying plan for this application.
2. Deny the requested variance to allow a shed to be located in the required front yard building setback area consistent with the accompanying plan for this application [specify which standards are not met] or,
3. Continue the requested variance to allow a shed to be located in the required front yard building setback area consistent with the accompanying plan for this application. [specify information needed] from the applicant.