

January 19, 2026

**Variance Application: 2834 Hoffner Avenue**

**Planning and Zoning Case Number 2025-11-048:** 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)(A) TO ALLOW A SHED TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD SETBACK AREAS AND THE REAR UTILITY EASEMENT, SUBMITTED BY APPLICANTS SEAN AND STACY ROONEY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2834 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4391-04-410.

**Project Description and Background:**

This application is to allow an 80 square-foot shed to be built in the rear yard that will project approximately 3 feet into the required 5-foot side and rear yard accessory building setback. There is a six-foot wide utility easement in the rear yard as well that the shed will sit within. The applicant has submitted supporting documentation for their request.

**Staff Recommendation:** Approve the requested variance to allow an 80 square-foot shed to be built in the rear yard that will project approximately 3 feet into the required 5-foot side and rear yard accessory building setback and utility easement, consistent with the accompanying plan for this application. If this application is approved, the applicant agrees that upon approval, if the easement ever needs to be utilized, and the shed is impacted, relocation of the shed will be the responsibility of the owner and not the City.

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 property layout existed prior to the property owner buying this property. This configuration of the existing driveway and rear yard limit where a shed can be placed.

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

This criterion is met as the property layout existed prior to the property owner buying this property. This configuration of the existing driveway and rear yard limit where a shed can be placed.

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

The requested variance is the minimum possible variance needed to accommodate the shed. It is only 80 square-feet in size and seeks to limit its footprint on the property, thereby increasing greenspace for stormwater drainage. It will also be predominantly screened by existing fencing.

### 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 80 square-foot shed to be built in the rear yard that will project approximately 3 feet into the required 5-foot side and rear yard accessory building setback and utility easement.
2. Deny the requested variance to allow an 80 square-foot shed to be built in the rear yard that will project approximately 3 feet into the required 5-foot side and rear yard accessory building setback and utility easement [specify which standards are not met] or,
3. Continue the requested variance to allow an 80 square-foot shed to be built in the rear yard that will project approximately 3 feet into the required 5-foot side and rear yard accessory building setback and utility easement, pending [specify information needed] from the applicant.