

2834 Hoffner -
Intend to put new
shed in back
corner.

2842
Hoffner -
Shed in
Corner

2835
Alsace -
Shed in
Corner

2834 Hoffner The blue circle represents where we want to place the shed.

2842 Hoffner: This house is 2 doors down from me to the East. Their shed sits less than 5' from the property line to the back right corner of their lot.

2835 Alsace: The lot for this house is closer in proximity to our home than 2842 Hoffner and their shed looks to be a permanent block structure. The shed sits in the back left corner of their lot, and is less than 5' from the property line.



2823 Montmart: Shed on back fence less than 5' from property line.

2822 Hoffner: This house is 3 doors down to the West from us. Shed on back fence less than 5' from property line.

2829 Montmart: Shed on left side fence less than 5' from property line.

2822 Hoffner: This house is 2 doors down from us. Pool less than 5' from back property line.





2826 Cullen Lake Shore: Across the street to the left of our house. Structure/gazebo less than 5' from property line.

2827 Hoffner: Directly across the street from us. Shed in back left corner less than 5' from property lines.

4907 Jinou: Shed in back right corner of lot less than 5' from right side property line.

The 4 pictures below represent the corner area where the shed will be placed. The first image shows the general area and shrubbery from neighbors. The 4 other images have grids placed at 10' x 8' footprint, approximately 2' off of the fence/property line.





This image represents a wide angle of the back yard and driveway. For scaling / reference this is a single lane driveway and 2-car garage.



Front of home with left/right side views.



Variance and Special Exception Application

Special Conditions and/or Circumstances Section 42-64 (1) d

The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?

Our home in Belle Isle is unique due to the layout of the lot, driveway, and garage in comparison to the majority of the homes in Belle Isle, Orange County, and the State of Florida. Our lot size is a pretty average and typical ¼ acre with a 3,828 sqft total area single family home residential structure. The special circumstance for this particular home is the layout with rear garage and a driveway that runs the length of the left property line, addition to the home, and the pool with deck and screen cage. The unique layout and position of driveway and structures limits placement of a shed to almost the middle of the back yard. This limits our enjoyment of the back yard space due to lack of area for our dog, direct line of sight to the patio, and placement in the middle of the yard takes away a lot of area. The old layout was also bad for irrigation and water consumption. Due to the separation of yard space it required more heads and an additional zone. We're also hoping to reduce water usage with Florida-friendly plants/palms and more efficient watering.

Not-Self- Created Section 42-64 (1) e

The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct.

HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

The special conditions and circumstances do not result from any actions we have taken. We purchased the home in September 2016. The current shed/pad was permitted in 1990, and the home addition, pool addition, and screen cage were permitted and built in 2005. The home itself was built in 1969.

Minimum Possible Variance Section 42-64 (1) f

The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible.

CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?

No. The shed placed in 1990 was in a poor location, falling apart, and unsafe. When that shed was originally placed, there was much more area to the back yard and a significant distance from the rear of the home to it. In 1990, it was in the back corner of the yard at the 5' buffer. It took up significant area that we utilized for green space beautification and additional usable yard space. It sat directly in the line of sight of our lanai and took up a lot of the yard, which limited our enjoyment of the back area of our home. The close proximity to the pool screen also made it difficult to egress and move equipment in/out as well.

LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.

Our alternatives are limited due to the lack of space in the yard, and right and left sides of the home. The left side is dominated by the driveway and the right side does not have the space between the home, pool screen, and property line for a reasonably sized shed. We are planning to downsize from the old 14x12 shed to a 10x8. Even with the downsize our options are limited on placement. Our options are 1) the current location, 2) move it more to the middle of the back yard, or 3) install it at the back left corner of our property at the end of the driveway where it will be out of the way and open up the yard for our dog, increase usable space, and unobstructed view from the patio. We have no room to the left or right sides of the home, and the back yard space is small and limited. We also gained back some impervious surface with the removal of the concrete pad that was sodded.

Purpose and Intent Section 42-64 (1) g

The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest.

WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

I do not believe there will be a negative effect on our neighbors or the neighborhood. A search of Google Maps shows several homes within ¼ mile with sheds and/or structures either right on the property line or visibly less than the 5’ buffer. 3 of the homes we can easily see their sheds and it’s never been a concern for us. The location we want to place the shed is also blocked from view by trees or greenery. The planned placement has zero effect on use of adjacent properties, density, compatibility, traffic control, or pedestrian safety. We also recently had Sunshine 811 survey the property to locate underground power or utilities and the proposed shed location is free of issues.

Proof of Ownership

Parcel Details

Owner:	ROONEY STACY PADGETT ROONEY SEAN PATRICK	Account	18-23-30-4391-04410
Owner Address:	2834 HOFFNER AVE BELLE ISLE, FL 32812-1065	Alternate Key	348811
Situs:	2834 HOFFNER AVE BELLE ISLE 32812	Millage code	20 BI - 20 BI-BELLE ISLE SJWM LK CONWAY
Billing Address:	ROONEY STACY PADGETT, ROONEY SEAN PATRICK 2834 HOFFNER AVE BELLE ISLE, FL 32812-1065	Millage rate	16.4296

Legal Description

Lot 441, LAKE CONWAY ESTATES SECTION NINE, according to the plat thereof, as recorded in Plat Book 2, Page(s) 91, of the Public Records of Orange County, FL.

Community number: 120181 Panel: 0430

Suffix: F F.I.R.M. Date: 9/25/2009 Flood Zone: X

Date of field work: 9/20/2016 Completion Date: 9/20/2016

Certified to:

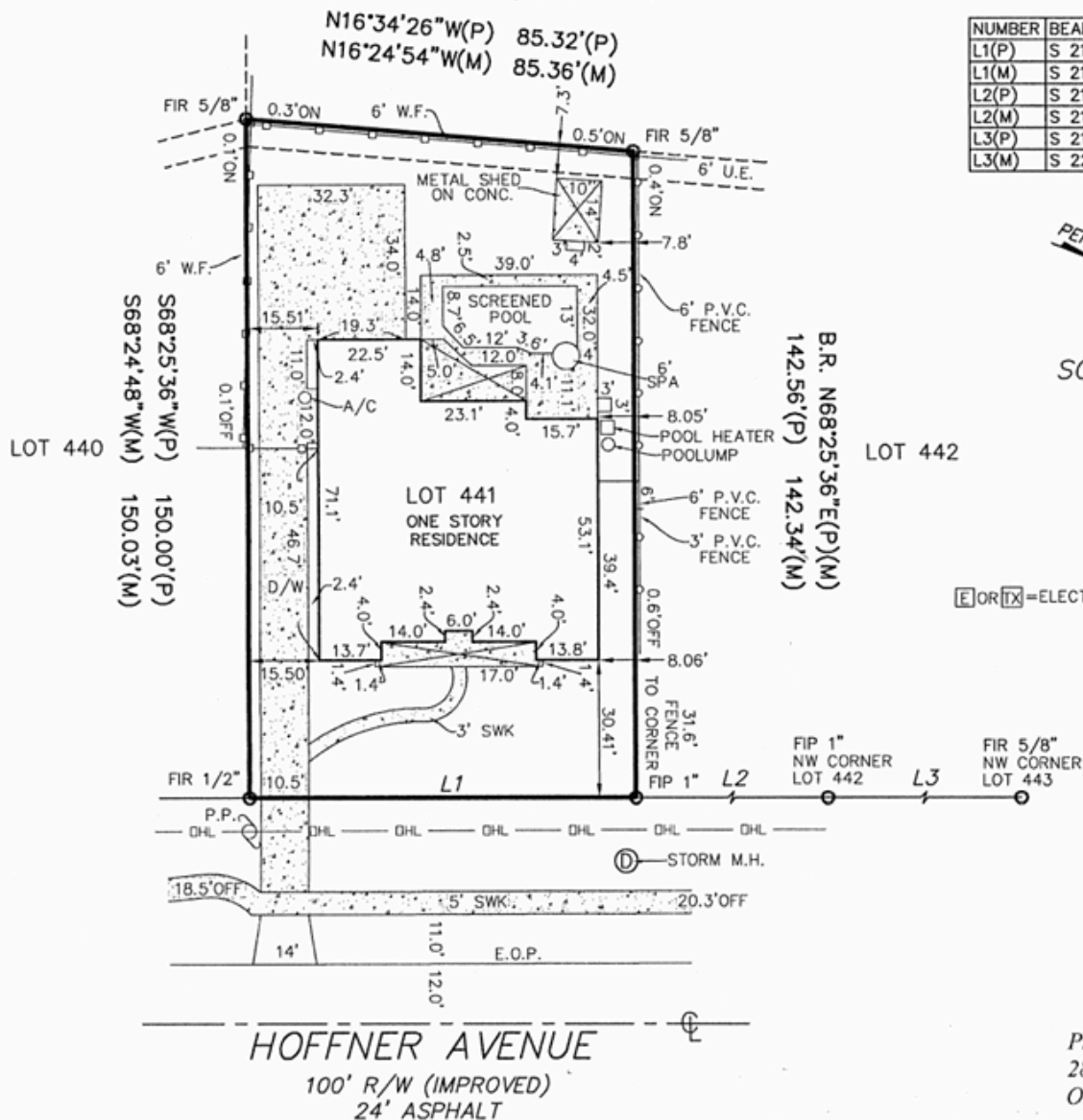
Stacey Padgett; Clear Title of Florida, LLC; Fidelity National Title Insurance Company; United Wholesale Mortgage, its successors and/or assigns.



LOCATION SKETCH

NOT TO SCALE

LAKE CONWAY ESTATES SECTION 4, THIRD ADDITION (P.B. 1, PG. 143)



NUMBER	BEARING	DISTANCE
L1(P)	S 21°34'24" E	85.00'
L1(M)	S 21°35'01" E	84.98'
L2(P)	S 21°34'24" E	85.00'
L2(M)	S 21°41'28" E	85.29'
L3(P)	S 21°34'24" E	85.00'
L3(M)	S 22°34'12" E	84.79'



SCALE: 1"=40'

[E] OR [TX] = ELECTRICAL FACILITY

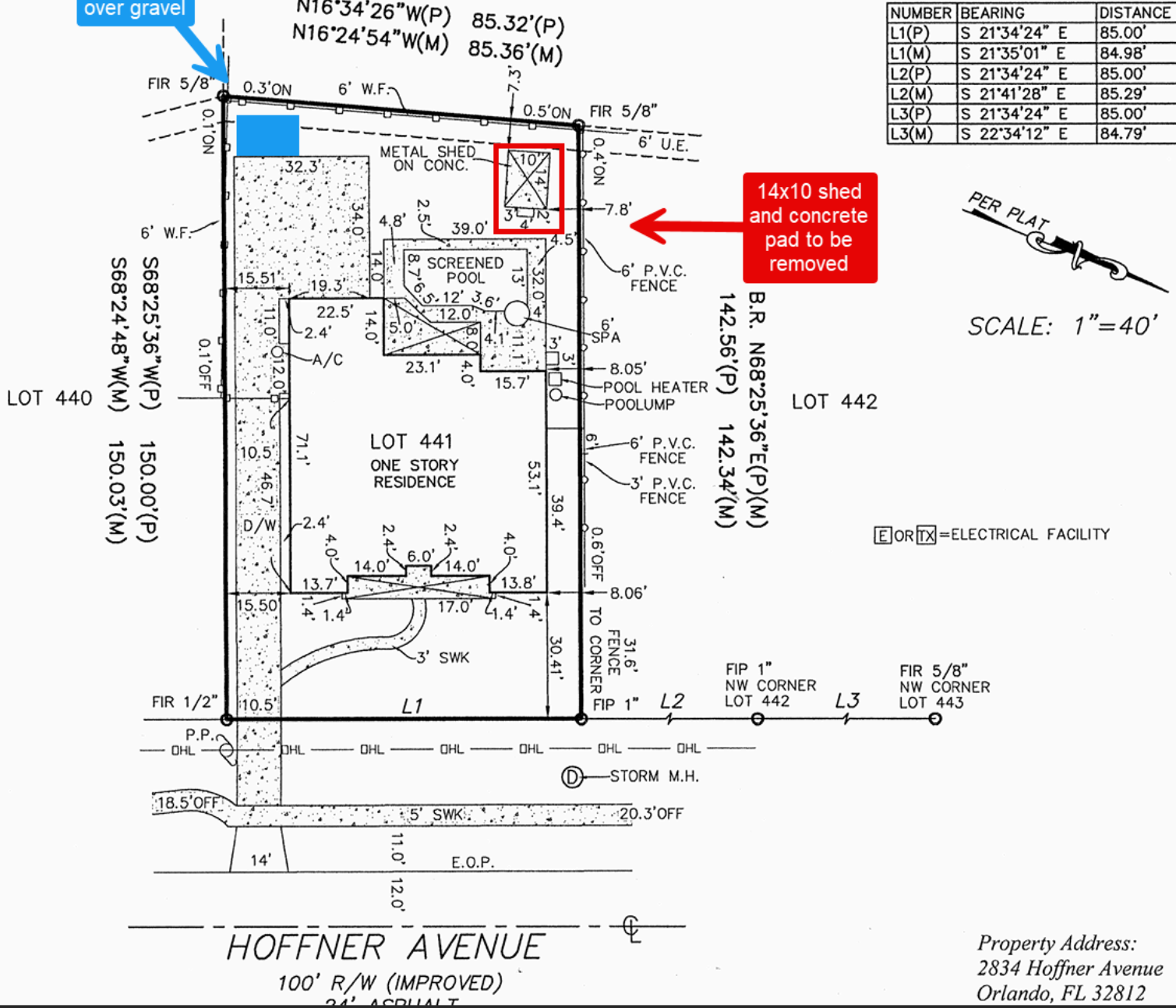
Property Address:
2834 Hoffner Avenue
Orlando, FL 32812

Survey number: SL 170485

NOT TO SCALE

N16°34'26"W(P) 85.32'(P)
N16°24'54"W(M) 85.36'(M)

NUMBER	BEARING	DISTANCE
L1(P)	S 21°34'24" E	85.00'
L1(M)	S 21°35'01" E	84.98'
L2(P)	S 21°34'24" E	85.00'
L2(M)	S 21°41'28" E	85.29'
L3(P)	S 21°34'24" E	85.00'
L3(M)	S 22°34'12" E	84.79'



Property Address:
2834 Hoffner Avenue
Orlando, FL 32812