City of Belle Isle
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Variance and Special Exception Application

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT SEAN ROONEY	OWNER SEAN & STACY ROONEY
ADDRESS 2834 HOFFNER AVE, BELLE ISLE 32812	PROJECT ADDRESS 2834 HOFFNER AVE, BELLE ISLE 32812
CONTACT NUMBER 678-850-8440	OWNER'S CONTACT NUMBER 678-850-8440
EMAIL 2834HOFFNER@GMAIL.COM	OWNER'S EMAIL 2834HOFFNER@GMAIL.COM

PARCEL ID# 18-23-30-4391-04-410 / LAKE CONWAY ESTATES SECTION 9 2/91 LOT 441

LAND USE CLASSIFICATION SINGLE FAMILY CLASS III (0103)	ZONING DISTRICT BI-R-1-AA

SECTION OF THE CODE VARIANCE REQUESTED ON	X _____ **Variance Fee $300**
Section 50-102(A)(8) of the Belle Isle Land Development Code	
(Accessory Uses and Structures)	_____ **Special Exception $750**

DETAILED VARIANCE REQUEST

PLAN TO INSTALL 10' X 8' SHED IN CORNER OF PROPERTY AT THE END OF DRIVEWAY IN REAR OF HOME WITH GROUND ANCHORS/GRAVEL BASE. THIS IS OL

ONLY LOGICAL PLACEMENT; NO ROOM ON BOTH SIDES OF HOME DUE TO DRIVEWAY OR STRUCTURE/PROPERTY LINE. REAR YARD POOL CAGE AND LAND

SCAPING LIMIT PLACEMENT OPTIONS. PLAN TO HAVE 2' BUFFER TO FENCE. NO UTILITIES, ELECTRIC, OR PLUMBING PRESENT.

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction.
- By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies.
- The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE	Authentisign	OWNER'S SIGNATURE	Authentisign
Sean P Rooney	Stacy Rooney	Sean P Rooney	Stacy Rooney

✓ VARIANCE	____ SPECIAL EXCEPTION	____ OTHER	P&Z CASE NUMBER 2025-11-048	DATE OF HEARING 1/27/2026

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city

manager's designee shall refer the application to the board.

b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.

c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.

d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said 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.