

Project: **Hinz Residence,
Privacy wall seaward of G.B.S.L.**
201 The Esplanade South,
Venice, FL 34285

Date: August 4, 2025

Subject: Narrative for Variance Request

The owner of the reference property is requesting a variance to **Chapter 89 Sec. 2.11.4 –** “Construction or Excavation Seaward of the Gulf-Beach Setback Line” specifically to construct a portion of a privacy wall as shown on the provided site plan “*Hinz_CSP-1_Rev#3_02.27.25.pdf*” and the cover sheet of the building permit for the primary residence “*Hinz_G1.0_01.16.23.pdf*”.

This privacy wall would be a continuation of the permitted privacy wall that will be constructed along the north and west property lines. This wall is required to provide privacy due to public parking that is most impacts the property at this corner, minimize erosion and flooding, and maintain vegetation. Additionally, we believe this privacy wall conforms to the purpose and intent of the code as listed Ch. 89 Sec. 2.11.4.A.

A variance would allow the owner to update the current Letter of No Objection with the City of Venice, and then update the active F.D.E.P. permit (Permit No: ST002438 M1) before applying for a City of Venice building permit.