

February 26, 2026

City of Venice

Zoning and Planning Department

Narrative

400 Park Blvd North.

Venie, FL 34285

To Zoning Plan Reviewers,

The following is a written narrative for the request for Variance for the Driveway permit.

The Building plans for the remodel and alterations to 400 Park Blvd North were submitted for permit review in June of 2024. We had several comments and responded to each and everyone in a compliant manner. The permit was approved and the general contractor began construction. The project has a new attached front carport with concrete columns. These were built as per plans and approved site plan. The General Contractor applied for the Driveway sub permit as commonly done, and was informed that the drive way does not match the required 40' distance from driveway edge to parallel road asphalt edge. This information was not addressed to us at any time during review. The original site plan had a 12' wide driveway at 34'-1" from the asphalt edge. Because of the already built carport and columns, the driveway could not be moved 5'-11" to satisfy the requirement.

We have redesigned the driveway from a 12' wide driveway to a 11' wide driveway. We have also moved it as close to the column as possible without causing an accessibility issue with the turning radius. This has reduced our **request for variance down to 2'-0"**. **We are requesting a 38'-0" variance.**

Sincerely,

Brian Zambrano,

Certified Florida Architect. AR100948