



Planning and Zoning Department
 401 W. Venice Avenue
 Venice, FL 34285
 941-486-2626 ext. 7434
www.venicegov.com

HISTORIC VENICE DISTRICT

VENETIAN THEME DISTRICT

Historic and Architectural Preservation Board Application

VARIANCE

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record.

→ Section 7.10.13 Variance to Venice Historic Precedent

- Commercial Fees: \$75.00
- Single Family or Duplex (new construction) Fees: \$50.00
- Single Family or Duplex (alterations, addition, restoration, demolition, or relocation) Fees: \$25.00

If this submission requires a Historic and Architectural Preservation Board hearing, applicant will be additionally billed for hearing notice advertisement and mailing postage.

Property Information

Address/Location(s): 649 S. Tamiami Trail, Venice
 Parcel Identification No.(s): 0000007127
 Property Owner: Country Club Apartments Condo Association, Inc.

Brief Project Description:

Re-roof of both 3 story residential buildings and clubhouse

Applicant Name: Bernard Doogue, Cond Association Manager

Applicant Signature: 

Email address: Bernard@dukeprofessionalmanagement.com

Phone Number: 941-220-3407

Date: 12/9/24

Contractor Name: James Robinson Roofing, LLC

Address: 22365 Albany Avenue, Port Charlotte, FL 33952

Email address: pres.jrllc@gmail.com

Phone Number: 941-281-9772

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.

HISTORIC AND ARCHITECTURAL PRESERVATION BOARD APPLICATION Variance Checklist

Variations to Venice Historic Precedent (Section 7.10.13):

The HAPB shall have the authority to grant a variance from the VHP. The burden of proof shall be on the applicant to show that, due to special conditions, a literal enforcement of the regulations will cause an unnecessary and undue hardship on the applicant.

Specific Application Requirements.

Floor plans and elevations for the proposed variance.

A detailed narrative is required that:

1. Cites the specific VHP section from which a variance is being requested.
2. Addresses the proposed variance and provides justification.
3. The Director or HAPB may require any additional information needed to facilitate a review of the variance being sought.

In a separate document, please restate and address each item:

1. Whether special conditions and circumstances exist that are peculiar to the structure or building involved;
2. The degree to which the structure in question is constructed in the VHP Style;
3. The degree to which structures in the immediate area are constructed in the VHP Style;
4. The visibility of the proposed improvement from the street and adjoining properties; and
5. The cost of compliance with the regulations compared to the cost of the improvement with the variance and the value of the existing structure.

In granting any variance, the board may prescribe appropriate conditions and safeguards, including but not limited to, time limits for the work to commence or be completed. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of Section 7.10.13.C. A variance granted for one structure shall not be a precedent of grounds for a variance for another structure.