



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

Variations Application

Section 1.13 Variations (Quasi-Judicial Application)

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. Incomplete applications will be returned to the applicant/agent.

Project Name: MADRID LAP POOL

Brief Project Description: INSTALL LAP POOL

Property Information

Address/Location(s): 816 MADRID AVE, VENICE ISLAND, FL 34285
 Parcel Identification No.(s): ~~816/11-0009~~ 0175-11-0009
 Parcel Size: 80x106 (8,480 SQ FT)
 Zoning Designation: RS F3 - RESIDENTIAL SINGLE FAMILY
 FLUM Designation: AE

Application Fees:

Total Fees: \$827.86 (Application Fee \$441.53 / Review Fee \$386.33)

A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.

Applicant/Owner Name (for billing purposes): MICHAEL PARSONS & RONNIE APPLING

Address: 816 MADRID AVE, VENICE, FL 34285

Email: parsonsappraisal@hotmail.com

Phone Number: 313 510-1000

Signature: *Michael Parsons* *Ronnie Appling*

Date: 08-24-2023

Authorized Agent (project point of contact): TO BE DETERMINED BUT LIKELY JACKSON POOLS INC

Address: 13401 Rickenbacker Parkway - Unit 1, Fort Myers, FL 33913 *Mike Bell*

Email:

Phone Number: 586 360-8496 - Mike Bell

Signature:

Date:

(SEE ATTACHED COPY OF BUSINESS CARD)

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.

VARIANCES APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- NARRATIVE** – See Specific Application Requirements below.
- LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- AGENT AUTHORIZATION** (if applicable)
- STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).

Specific Application Requirements (Section 1.13.2):

- NARRATIVE** must include:

1. Justification of the need for a variance.
2. Reference to the standards from which the variance is requested.
3. Response to the items identified as decision criteria in Section 1.13.3.

1.13.3. Decision Criteria

1. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity;
3. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application;
4. The alleged hardship has not been created by any person presently having an interest in the property or, if it was, it was created as a result of a bona fide error;
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity;
6. The variance granted is the minimum variance that will make possible the reasonable use of the property; and
7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.

Specific Application Requirements (Section 1.13.2):

NARRATIVE

1. Justification of the need for a variance.

The rear yard of subject property is only 14 feet deep from the rear of the subject property structure to the property line where the existing concrete patio and screen cage align. Presumably when the house was built in 1985 a screened in cage with a concrete patio were built simultaneously to the end of property line.

A severe sciatic attack of the owner in late summer of 2022 resulted in permanent damage to left side of body of which swimming laps is great physical therapy and mitigates pain.

2. Reference to the standard from which the variance is requested.

3. Response to the items identified as decision criteria in Section 1.13.3.

1. The particular physical surroundings, shape, topographical condition, or other physical environmental condition of the specific property involved would NOT result in a particular hardship upon the owner or surrounding owners, as distinguished from a mere inconvenience, if the variance were to be carried out.

2. The conditions upon which the request for a variance is based are unique to the parcel, in that the yard is only 14 feet deep from the edge of the existing house structure to the rear property line, and would not be applicable, generally, to other property within the vicinity, in that most have deeper yards/setbacks.

3. The variance is not based on any conditions including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application.

4. The alleged hardship has not been created by any person presently having an interest in the property or, if it was, it was created as a result of a bona fide error. (there is no alleged hardship to this variance request to owner's knowledge).

5. THE GRANTING OF THE VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE VICINITY.

6. The variance granted is the minimum variance that will make possible the reasonable use of the property as requested

7. The property cannot be put to a reasonable use (in-ground lap pool) which complies fully with the requirements of the Code unless the variance is granted.



Imagery ©2023 Google, Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 200 ft

SUBJECT
Property



Home Building

- Directions
- Save
- Nearby
- Send to phone
- Share

816 Madrid Ave, Venice, FL 34285

LEGEND

- = 5/8" IRON ROD FOUND (NO CAP)
- = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND (SIZE NOTED)
- = CAPPED IRON ROD FOUND (# NOTED)
- = NAIL & DISK (# NOTED)
- = NAIL FOUND
- = SET NAIL
- P = PLAY DIMENSION
- M = MEASURED DIMENSION
- D = DESCRIPTION DIMENSION
- U & D = UTILITY & DRAINAGE
- W.M. = WATER METER
- GAR. = GARAGE
- F.F. = FINISH FLOOR
- CONC. = CONCRETE
- = EXISTING ELEVATION
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.I. = POINT OF INTERSECTION
- P.C.P. = PERMANENT FLAT CONTROL POINT
- P.C. = POINT OF CURVE
- P.T. = POINT OF TANGENT
- C.M. = CONCRETE MONUMENT
- L.S. = LICENSED SURVEYOR BUSINESS
- L.S. = LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- O/H = OVERHEAD UTILITY LINES
- (TYP.) = TYPICAL
- H. & D. = NAIL & DISK
- ⊕ = UTILITY POLE
- T.B.M. = TEMPORARY BENCHMARK SET

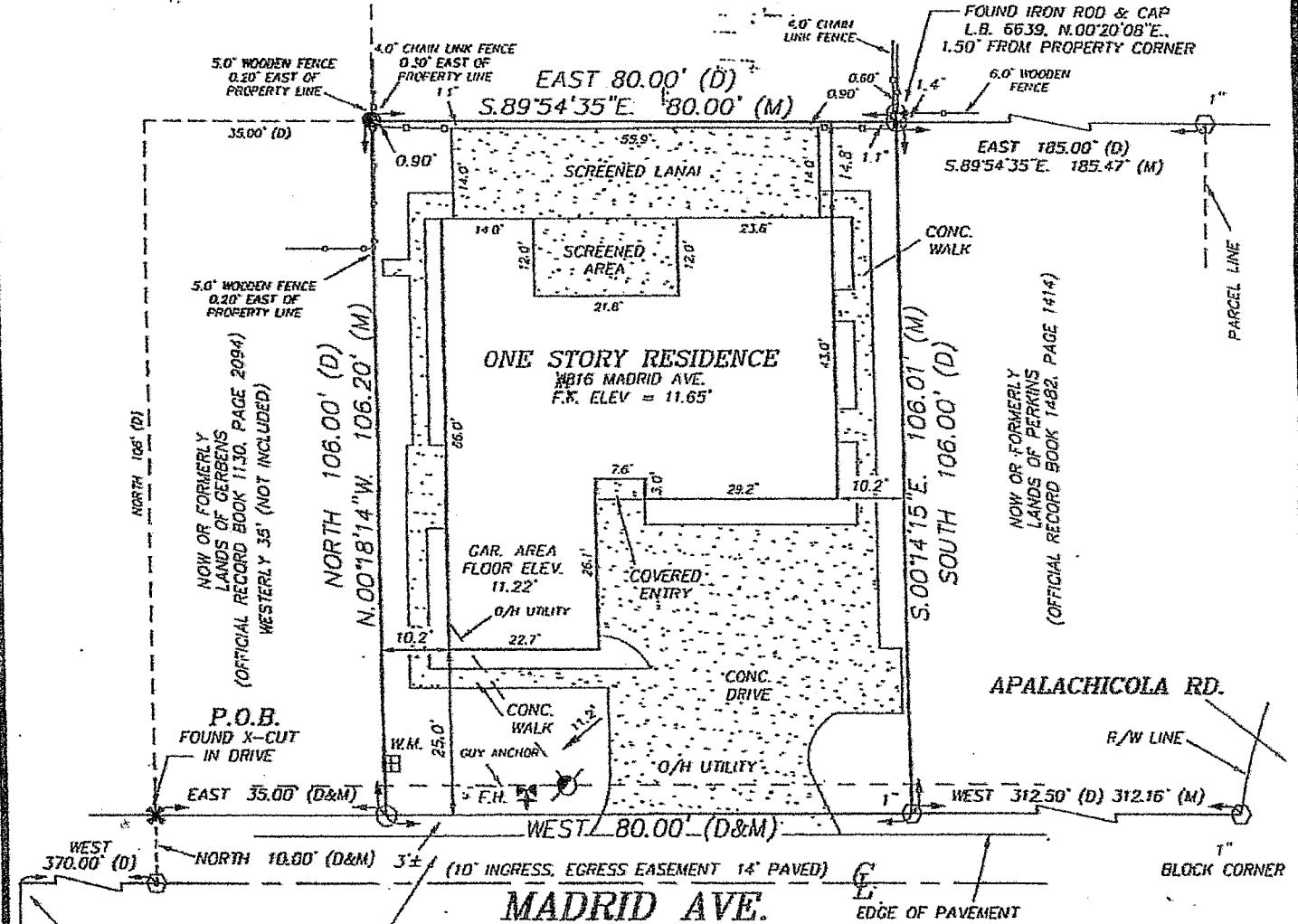
NOTE:
REMAINDER OF LOT 2, BLOCK 5 WAS NOT SHOWN DUE TO SAID LOT BEING DIVIDED INTO NUMEROUS METES AND BOUNDS PARCELS



SCALE 1" = 20'

NOW OR FORMERLY
LANDS OF HOLLOWAY
(OFFICIAL RECORD BOOK 1995, PAGE 287)

NOW OR FORMERLY
LANDS OF COVEY
(OFFICIAL RECORD BOOK 456, PAGE 869)



P.O.C.
SOUTHWEST CORNER OF
LOT 2, BLOCK 5

10' NON-EXCLUSIVE INGRESS AND EGRESS
PER OFFICIAL RECORD BOOK 1130, PAGE 2094

ELEVATIONS ARE BASED ON A SARASOTA COUNTY
BENCHMARK #176, ELEVATION 14.61, (M.G.V.D. 1929).
A BRONZE DISK ON A CONCRETE POST, LOCATED
152' EAST FROM THE CENTERLINE OF AVENUE DES
PARQUES AT THE EDGE OF TENNIS COURTS

NOTES:

DESCRIPTION FURNISHED BY CLIENT.

SUBJECT TO EASEMENTS AND RESTRICTION OF
RECORD IF ANY.

THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN.
NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS
OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS
HAVE BEEN LOCATED EXCEPT AS NOTED.

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD
DEED, THE NORTH R/W LINE OF MADRID AVE. BEING WEST

PROPERTY HEREON LIES WITHIN FLOOD ZONE "A12"
ANNUAL FLOOD ELEVATION REQUIRED "11.00"
AS PER F.L.R.M. PANEL #00050, DATED 9/03/92

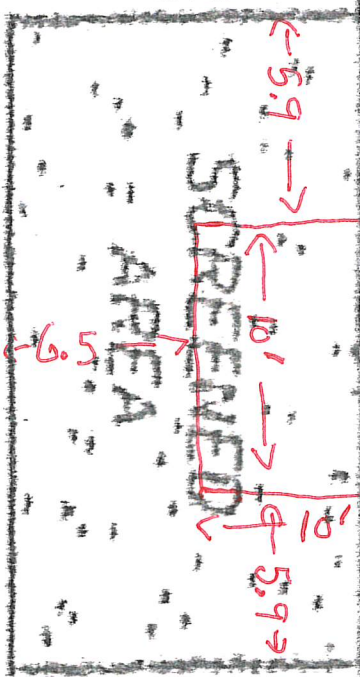
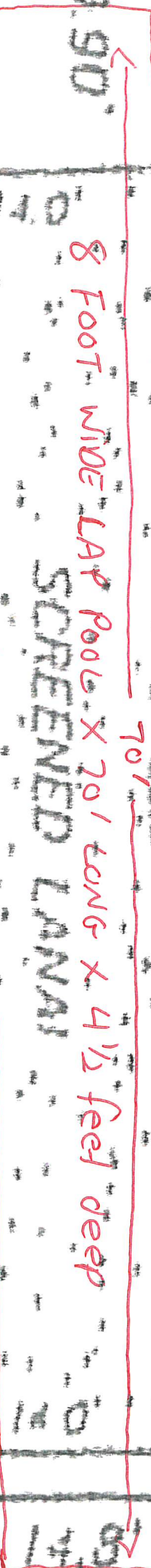
IT IS THE RESPONSIBILITY OF THE OWNER AND/OR
CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION
AND ANY BUILDING RESTRICTIONS, PRIOR TO
CONSTRUCTION.

BOUNDARY SURVEY OF:

Begin at the SW corner of Lot 2, Block 5, Replot of a portion of GULF VIEW SECTION OF
VENICE, as per plat thereof recorded in Plat Book 4, Page 98, of the Public Records of Sarasota
County, Florida; thence East 370 ft.; thence North 10 ft. For a Point of Beginning; thence North
106 ft.; thence East 115 ft.; thence South 106 ft.; thence West 115 ft. To the Point of Beginning
Less the Westerly 35 ft. thereof. Subject to restrictions, reservations and easements of record, if
any.

S. 8954 35 E. 80.00' (M)

Concrete Block Fence to install for privacy
1 1/2 feet space from edge of property line to beginning of 8' wide Pool



ONE STORY RESIDENCE

3815 MADRID AVE.
F.S. ELEV = 11.65'