

VARIANCE PETITION

25-33VZ

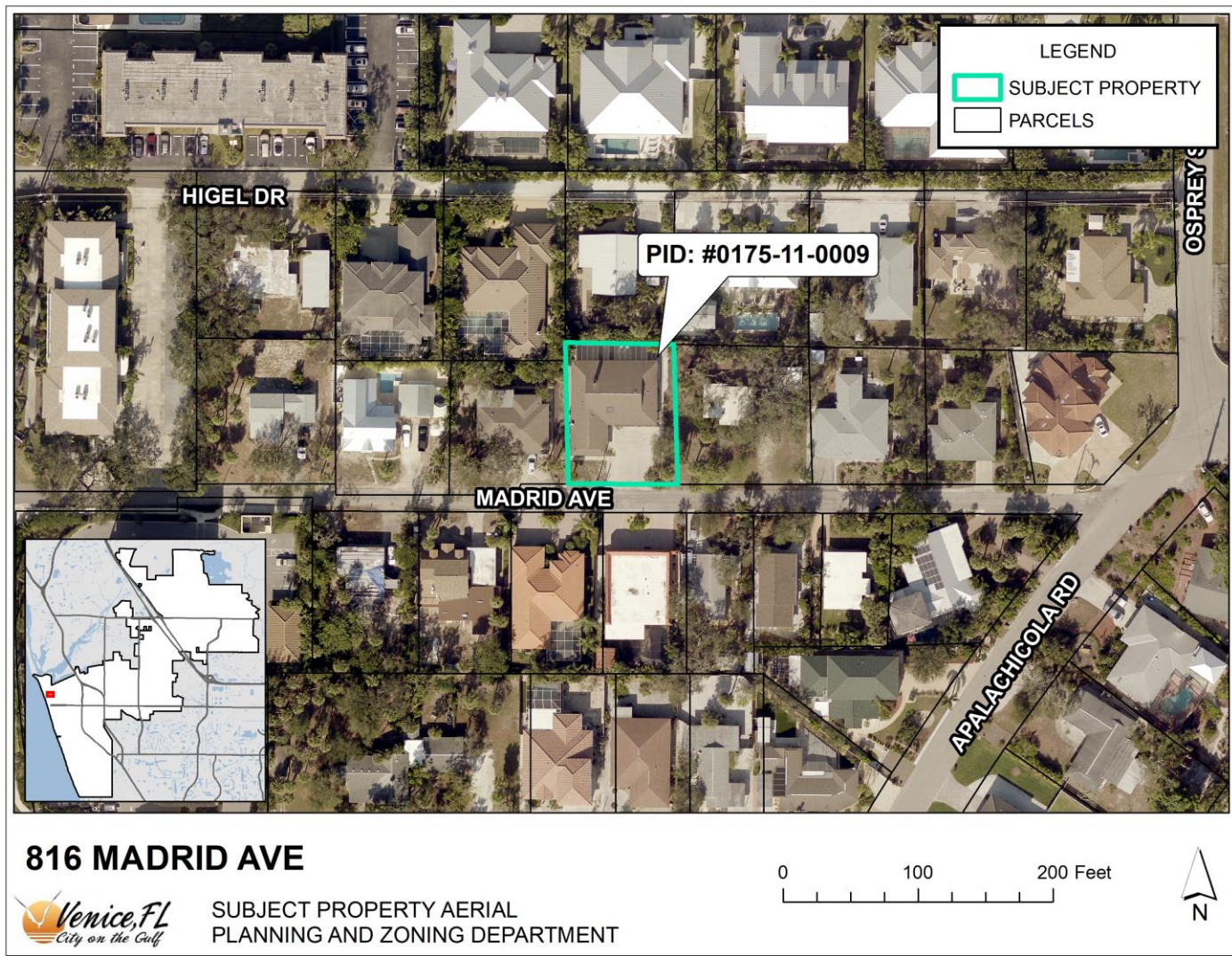
201 The Esplanade S

Owner: Mr. Edward W. Hinz

Agent: Sam Hardie, AIA, LEED AP of Beebe Design Studio

Address:	201 The Esplanade S
Request:	Request to construct a 36" CMU privacy wall with decorative aluminum seaward of the gulf beach setback line
Owner:	Mr. Edward W. Hinz
Agent:	Sam Hardie, AIA, LEED AP of Beebe Design Studio
Parcel ID:	0176060019
Parcel Size:	±.558 acres
Future Land Use:	Low Density Residential
Zoning:	Residential Single Family-2 (RSF-2)
Address:	201 The Esplanade S
Code Variance Requested:	Chapter 89 2.11.4.4.A

GENERAL INFORMATION



AERIAL VIEW

PROJECT DESCRIPTION



Applicant is requesting relief from Chapter 89 Section 2.11.4.4.A. to allow for the construction of privacy wall along the North and West property lines.

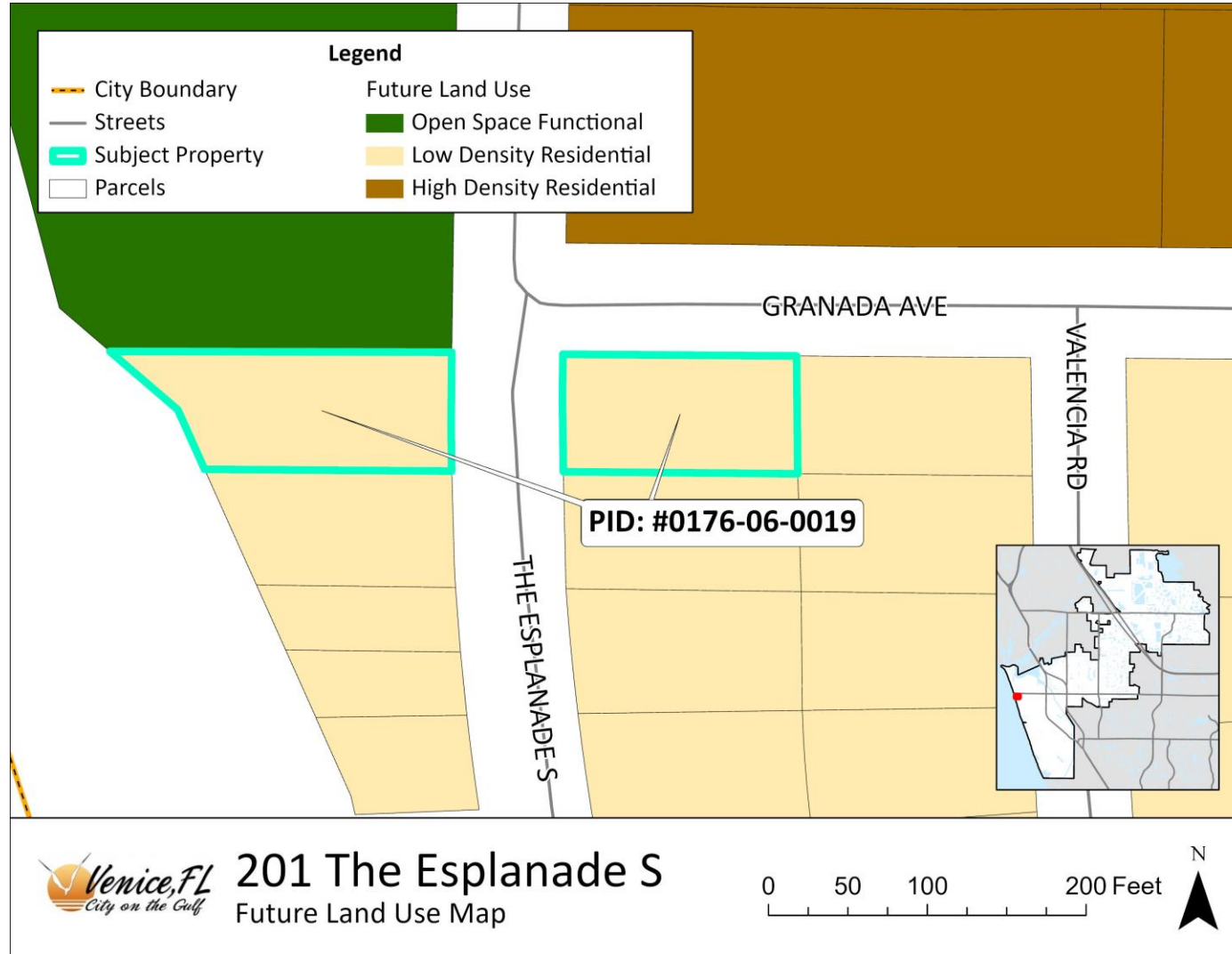


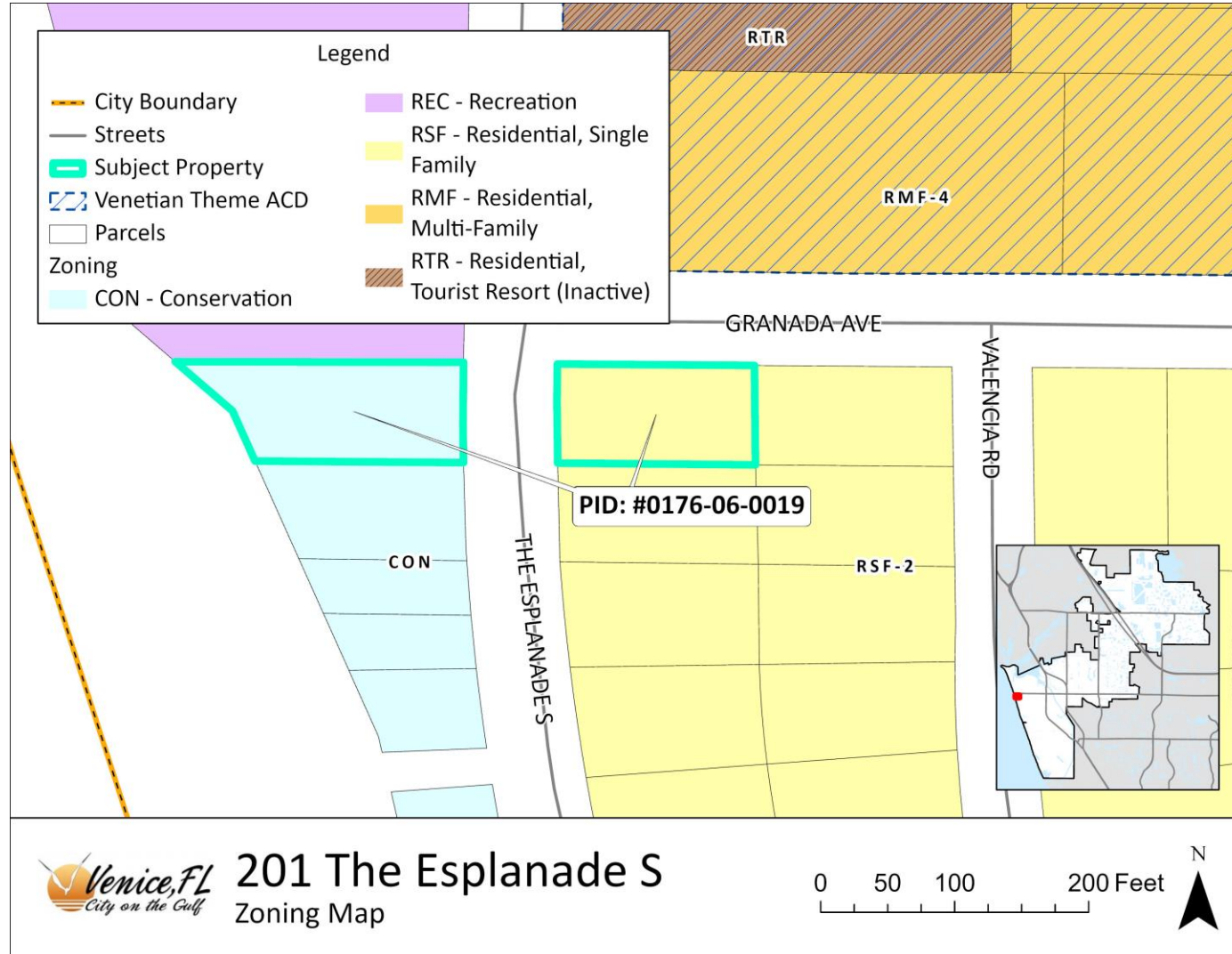
2.11.4. Construction or Excavation Seaward of the Gulf-Beach Setback Line

A. Purpose and Intent. No construction or excavation shall be undertaken within the shoreline hazard area, which is defined as the area seaward of the Gulf-Beach Setback Line.

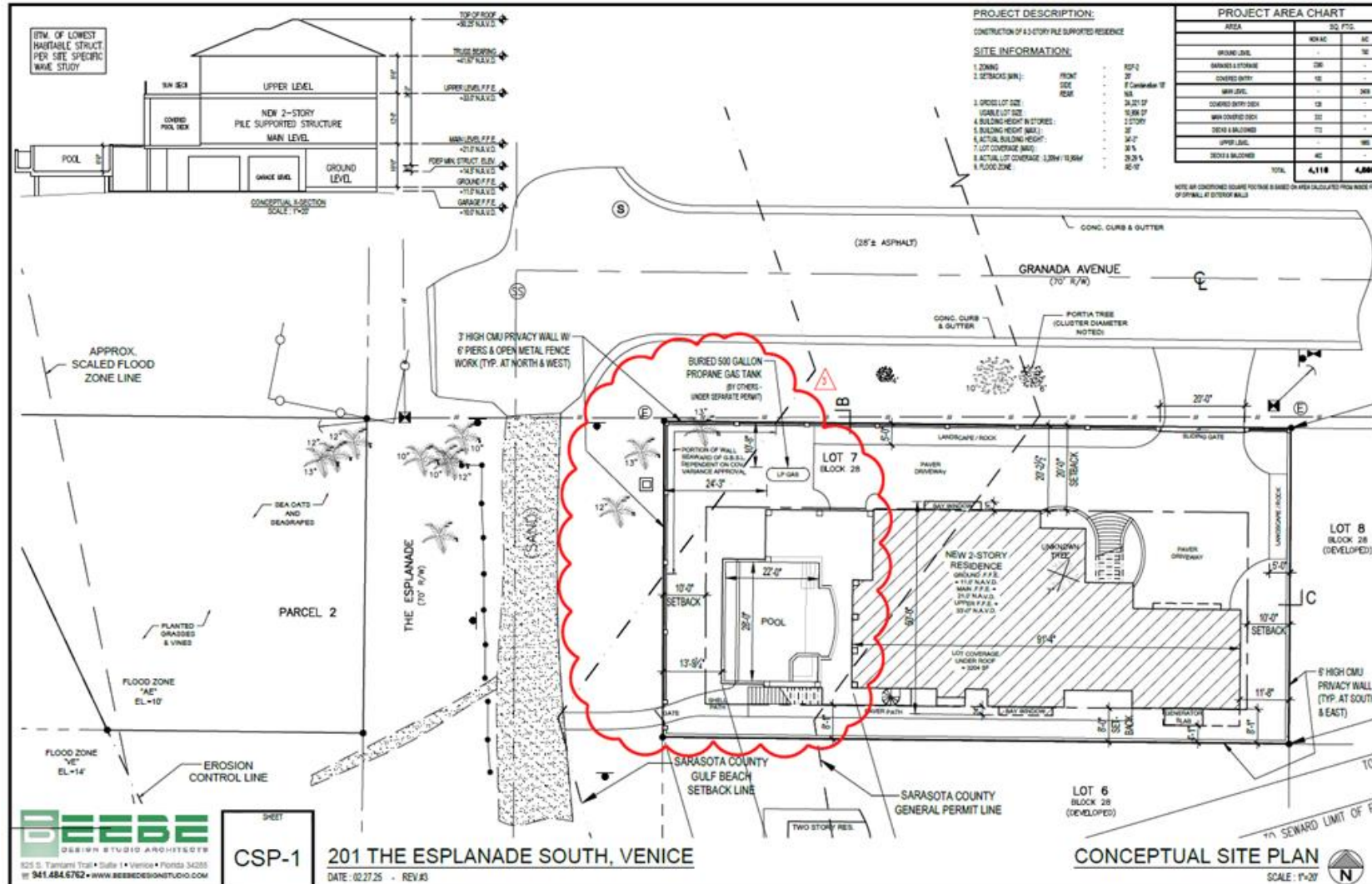


SITE PHOTOS





ZONING MAP



PROPOSED SITE PLAN

DECISION CRITERIA FOR VARIANCE

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.



PLANNING COMMISSION ACTION

Based on the information submitted by the applicant, the staff report, and testimony provided during the public hearing, staff believes there is sufficient information on the record to allow the Planning Commission to take action on Petition 25-33VZ.