



Past (c. 2010-19)



Present (c. 2020-2025)



Appeal: Variance 25-22V

NEIGHBORS PRESERVING OUR VENICE
COMMUNITY'S QUALITY OF LIFE WITH
THOUGHTFUL ARCHITECTURAL DESIGN

CHARLIE & LINDA CRETORS, BRUCE &
JEANNIE PFISTER, DAN SHUGARS, PETER
& BRENDA ZEH – *RESIDENTS OF B.M.V.S.*

Introduction – Why We’re Here

Variance 25-22V Appeal

- To show that 25-22V DOES NOT MEET the standards for being granted a variance
 - Considerable time and resources were spent on creating the 2017 Comprehensive Plan & subsequent Land Use Codes
 - These provide a clear Vision, Intent, and Strategies (VIS); and clear Codes, Rules and Regulations
- 25-22V seeks relief from “strict compliance” with LUC Sect. 7.1. – Venice Historical Precedent (VHP) architectural requirement in the Airport Avenue Mixed-Use
- Demonstrate how the proposal for 240 Base Ave. E., does not conform with the City’s Vision, Intent, Goals, Principles, or Strategies, nor does it meet the Criteria for granting a Variance
 - Case law has repeatedly demonstrated that the bar for waiving existing Code(s) is very high
 - Planning/Land Use Codes are VITALLY IMPORTANT to the City’s future. There needs to be a very good reason(s) for not complying with or ignoring them altogether

Outline

Variance Appeal

- Background: 2017 Comprehensive Plan
 - Vision, Intent and Strategy: Community Needs, High Quality of Life, Critical Role of Design & Aesthetics
 - Mixed Use Corridors: Strategies, Principles
 - Commercial Buildings, Industrial Uses – Knights Trail, Laurel Road
 - Form Based Code, Context Sensitive Design
 - Sec. 7. Architectural Preservation Standards & Controls
 - Mixed Use Corridor Strategies; VHP Architecture examples; Building Massing
- Review of Application 25 – 22V, July 1
 - Land Use Compatibility 87-1.2.C.8 – Applicant did not address the compatibility criteria
 - Variance Criteria: Proof of Hardship
 - Venice Code, Sect. 1.13.3: Variance Decision Criteria (#s 1 – 7), one by one
 - Demonstrate: Applicant DOES NOT MEET the Hardship Rule or ANY of the 7 Decision Criteria

Comprehensive Plan 2017-2027

- Vision LU 1

The City of Venice envisions a development pattern that balances the economic, social, historical and environmental needs of the community and that preserves the high quality-of-life for all residents.

Comprehensive Plan 2017

- Strategy LU 1.2.9.c – Mixed Use Corridors (MUC) ELEMENTS – LAND USE – November 2017
 1. Envisioned to be located in and support the Island Neighborhood (& Laurel Rd Corridor, and Knights Trail Neighborhoods)
 8. ...developed utilizing form based code concepts and standards for building design, placement, and parking; “campus-style” design may be used.
 9. Except for the Laurel Rd MUC, large-scale ...commercial buildings and uses including...outdoor displays...are not permitted.
- Strategy LU 1.2.12 – The City shall adopt a **Form Based Code** for the Mixed Use designations to achieve **context sensitive design**.

Comprehensive Plan 2017

- Strategy LU 1.2.11 - Mixed Use Development - Principles

Mixed use development should generally provide (...residential and... -ed.) non-residential uses (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential ...within walking distance of each other.

Mixed uses should be arranged in a compact and pedestrian friendly form



Comprehensive Plan - 2017

- Strategy LU 2.2.1 - Industrial Development
- The City shall promote and maintain industrial areas, specifically the Knight's Trail area, that provide for the manufacturing of goods, flex space, and research and development ...that are attractive, compatible with adjoining non-industrial uses, and well-maintained.



Land Development Code (Chapter 87)

SECTION 7. - HISTORIC AND ARCHITECTURAL PRESERVATION CONTROLS AND STANDARDS

7.1. - Introduction / History: The City continues to believe that the preservation of the historical planning and architectural integrity of the community, and the regulation of general aesthetics... furthers a proper public purpose by preserving and enhancing the beauty and charm of the City, enhancing the attractiveness of the area for...residents and commerce, improving the local economy, improving property values and generally improving the overall quality of life of City residents and visitors.

7.6. - (Historic) Architectural Control Districts

- There are hereby established districts to which architectural standards for the design of structures shall be applied.
- 7.6.3. Mixed-Use Districts (Airport Avenue, Seaboard, North Trail, Laurel W & E, Knights Tr., Knights Tr. Trans) architectural standards and controls are defined within each district's regulations in Section 2 and may include elements of the Venice Historic Precedent Style.

7.10.1 VHP Style Architecture



7.10.1.B.2: ...Commercial buildings differ from residential in their larger size, which presents issues with visual mass.an example here breaks up the large mass and another incorporates it in the design.

As with residential..., each structure is unique while expressing a simplicity of elements that represents the VHP ("style" -ed.).



Brezza Del Mar - NEIGHBOR

7.10.2.a.2.b.4 Building Massing (VHP)

- Structures located on lots greater than 100' lot width, shall have at least 2 different massing forms
- One-story buildings with less than 10,000 sq ft of floor area ...shall be designed with the primary facade having either:
 - a. Offsetting wall planes or upper story setbacks of at least two horizontal feet, or
 - b. A recessed entry space, projecting canopy or portal.



Potential use(s) presented on 7/1/25: LUC Sect. 8 applicability

Proposed Uses of 240 Base Ave. E include.: ...*(applicant may) continue to provide for the coastal reef corporation's equipment storage, repairs to clean-up equipment, and equipment rigging, ...etc. (boats, hoists, etc.) on the property* - Applicant presentation, 7/1/25 Variance Request hearing

Land Use Code, Sect. 8 – NONCONFORMITIES: USES, STRUCTURES, AND EXISTING DEVELOPMENT; 8.4.B. ...if any nonconforming use of land ceases for a period of more than 12 consecutive months, for any reason, any subsequent use shall conform to the regulations for the zoning district in which the use is located. - (Ord. No. 2022-15, § 3(Exh. B), 7-12-22)

* The applicant's proposal ignores the 12-month timeframe established for non-conforming activities in Sect. 8.4.B of the Code. Any "continued uses" that do not follow current Codes are not allowable.

Potential use(s) by Applicant: LUC Sect. 8 applicability

"Proposed Uses" of 240 Base Ave. E. include: "...continue to provide for...equipment storage, repairs to equipment, and equipment rigging, ...etc."

Sect. 8 – NONCONFORMITIES: USES, STRUCTURES... *...uses/structures that do not follow current Codes are not allowed in Airport Ave. MUC.

NOT-PERMITTED: light industrial, equipment storage, warehouses, equipment service, R&D, etc.

KEY: P = Permitted C = Conditional Use X = Use Not Permitted ^H = Permitted according to Sec. 2.3.6 * = Permitted according to Sec. 2.3.12	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE ^H	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL*
INDUSTRIAL CLASSIFICATION										
Warehouse Distribution; Logistics	X	X	X	X	X	X	X	X	X	P
Heavy Industrial	X	X	X	X	X	X	X	X	X	X
Light Industrial & Advanced Manufacturing	X	X	X	X	X	X	X	X	X	P
Research & Development	X	X	X	X	X	X	X	X	P	P
Warehouse Storage—Indoor Only	X	X	X	X	X	X	C	C	P	P
Self-Storage—Indoor Only	X	X	X	X	X	X	C	C	C	P
Self-Storage—Indoor and Outdoor	X	X	X	X	X	X	C	C	C	P
Flex	X	X	C	X	X	X	C	C	P	P
COMMERCIAL USE CLASSIFICATION										
RETAIL										
Retail Sales and Service	P	P	P	P	P	P	P	P	P	P
Gas Station with Convenience Store	C	X	C	X	X	X	C	C	C	P
Car Wash	X	X	C	X	X	X	C	C	C	P
Appliance Repair	X	X	X	C	C	X	X	X	X	P
Laundromat	X	X	C	P	C	X	C	C	C	P
Pawn Shop	X	X	C	X	C	X	C	C	C	P
Car, Boat, Other Vehicle Sales and Rentals	X	X	C	X	X	C	C	C	C	P
Minor Vehicle Service	X	X	C	C	C	X	C	C	C	P

LAND USE COMPATIBILITY Analysis, Sect. 87-1.2.C.8

8. Land Use Compatibility Analysis (included in 25-22V application)

- a. Demonstrate that the character and design of ...new development... (is) compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following...

iii. Character (or type) of use proposed. *Applicant's Answer: N/A. The variance requests relief from VHP architectural standards and does not propose or relate to a use.*

iv. Site and **architectural mitigation design techniques**. *Applicant's Answer: The variance itself requests relief from VHP architectural standards; considering...site and architectural mitigation techniques would negate the purpose...of the variance request.*

- By ignoring the Compatibility Analysis, the applicant implies that NO architectural mitigation and/or design techniques were evaluated or even considered.
- ZERO options were explored; NO estimates were procured. Why?

CRITERIA for Granting Variances

(Generally)

A variance is authorized if due to circumstances **unique to the Applicant's property itself**, and not shared by other property in the area, there exists an undue and unnecessary hardship* created by the zoning regulations.

* The hardship cannot be self-created.

a. Case law indicates that a **mere economic "disadvantage" or the owner's preference as to what he would like to do with the property** is not sufficient to constitute a hardship entitling the owner to a variance. – *Burger King v. Metropolitan Dade Cty*, 349 So.2d 210 (3 DCA 1977); *Metro*

Dade Cty v. Reineng, 399 So.2d 379 (3 DCA 1981); *Nance, supra*; *Crossroads Lounge v. City of Miami*, 195 So.2d 232 (DCA 1967)

b. Neither purchasing of property with restrictions on it, **nor reliance that zoning will NOT CHANGE**, will constitute a hardship. – *Friedland v. Hollywood*, 130 So.2d 306 (DCA 1961); *Elwyn v. Miami*, 113 So.2d 849 (3 DCA 1959)

Decision Criteria for Granting Variance – 1.13.3 No. 1

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

Applicant Answer: The Property is surrounded by properties within the Airport Avenue zoning district and greater neighborhood that do not comply with the VHP. Strict compliance with the VHP would result in a particular hardship to the Applicant as it would prevent the Applicant from constructing the type of building necessary for the intended use of the Property.

What is the Law*:

- * It is the land, and not the nature of the project, which must be unique and create a hardship.

– *Nance, supra; Ft. Lauderdale v. Nash*, 425 So.2d 578 (4 DCA 1982)

- Many other common violations in the neighborhood do not constitute a hardship

– *City of Miami v. Franklin Leslie*, 179 So.2d 622 (DCA 1965)

*** Clearly, NO PHYSICAL or ENVIRONMENTAL condition is causing a hardship here. It is also clear that it is merely an inconvenience for the owner to have to abide by the Code: the VHP architectural requirement.

Decision Criteria for Granting Variance – 1.13.3 No. 2

2. The conditions upon which the request...is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity; *Applicant Answer: Unlike other parcels located in the Airport Avenue zoning district or Island Neighborhood that require VHP architecture, the Property is not located along a primary roadway or key thoroughfare. Compliance with the VHP will result in a much greater hardship to the Applicant than any quantifiable benefit to the public.*

Applicant's reasoning is contrary to the intent and purpose of Criteria 2:

- The VHP architectural standard applies to all parcels within the MUC, not just those on a primary roadway/thoroughfare. *–Table 2.3.6 – Airport Ave. Development Standards, reading*
- If the Applicant's logic was applied throughout the AA Corridor, then the majority of parcels, which are also not on Airport or Circus Ave. (25 of 34 total) would not require compliance with the Code.
- The applicant does not satisfy the Criteria. The condition, "not on a primary road", is not unique to the parcel. The condition is applicable to all properties in the MUC.

*** Clearly, the parcel has no unique condition(s). The VHP requirement applies to ALL parcels in the MUC. There is no hardship. The VIS's of the Comp. Plan and the LU Codes lay out the clear benefits to the public.

Decision Criteria for Granting Variance – 1.13.3 No. 3

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;

Applicant Answer: *The variance request is not based on any conditions, including financial, occupational, or ability, that are personal to the applicant as applied to the Property.*

Statements by Applicant contradict the above answer:

- Applicant states, in several instances, and without any fiscal analysis or business plan, that:
 - 1) *“Without a variance, the Property will remain unimproved as the Applicant will only be able to repair the existing structures...”* and,
 - 2) *“New construction would require compliance with the VHP; however, this is cost prohibitive.”*

– Applicant’s Variance Request Narrative; – Applicant email correspondence

*** The Applicant’s personal goals and interests, while both notable and well intentioned, were evident throughout the Narrative, at the July 1 hearing, and in communications with the public. The owner has stated his preference for the parcel’s uses/occupants, a willingness to (dis)continue based on the outcome of the variance request, and a financial condition (without a plan) as reasoning for the request.

Decision Criteria for Granting Variance – 1.13.3 No. 4

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;

Applicant Answer: *The hardship has not been created by any person having an interest in the Property and rather was created by the City's automatic rezoning of the Property and requiring compliance with the VHP for all properties located in the Airport Avenue zoning district.*

Facts and the Law:

* Neither purchasing of property with restrictions on it, nor reliance that zoning will NOT CHANGE, will constitute a hardship. – *Friedland v. Hollywood, 130 So.2d 306 (DCA 1961); Elwyn v. Miami, 113 So.2d 849 (3 DCA 1959)*

* Applicant purchased the property (~2020), three (3) years after the City's Comprehensive Plan was approved and adopted. The City conducted property owner and land use workshops in 2019 outlining the new zoning codes. These presentations and explanations were available then and remain on the City's website for reference

– *City of Venice, Property Owner workshops, 2019, on-line*

*** The hardship is clearly self-created; "*ignorance of the law*" is not a legitimate defense

Decision Criteria for Granting Variance – 1.13.3 No. 5

5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity; *Applicant Answer: The granting of the variance will not be detrimental to the public welfare or injurious to the other property or improvements in the vicinity, but rather, will provide a benefit to the public and vicinity through the Applicant cleaning up and improving the existing state of the property and providing a space for civic organization use and public engagement.*

Land Use Code counterpoint: Chp. 87, Sec. 7: “The City continues to believe...the preservation of the ...architectural integrity of the community, and the regulation of general aesthetics... further a proper public purpose by preserving and enhancing the beauty and charm of the City, enhancing the attractiveness of the area for...residents and commerce, ...improving property values and generally improving the overall quality of life of City residents and visitors.” –Sect. 7.1, Architectural Controls, Standards

**** Neither the cleaning up of an abandoned parcel, nor the applicant’s subjective idea of “what constitutes an improvement” resolves the question of “a non-detrimental effect on the public welfare or injury to other properties” in the area.**

**** Non-conformity with LUC Chp.87,S.7 is a direct detriment to the architectural integrity, property values, aesthetics, beauty, attractiveness, & overall quality of life clearly laid out in the Code and that was set up to protect and promote.**

Decision Criteria for Granting Variance – 1.13.3 No. 6

6. The variance granted is the minimum variance that will make possible the reasonable use of the property; *Applicant Answer: The variance granted is the minimum variance necessary for the Applicant to clean up and improve the property so that it may be **effectively used**...*

Response:

- The applicant's use of the term, "effective use", as a response to the question of the "reasonable use", is arbitrary. The Criteria is correctly interpreted as referring to any "reasonable use" – and is not limited to the applicant's desire (an "effective" use). Neither the cleaning up of an abandoned parcel, nor the applicant's subjective interpretation of what constitutes "a reasonable use" satisfies the criteria for the "minimum variance necessary to make possible the reasonable use of the property".

**** Furthermore, prior to the 7/1 hearing, in several meetings, the applicant explored various development options with Planning Staff, including, but not limited to, improving the existing structures on the site. Several options were reviewed, all of which provide "reasonable uses" that are also subject to the Land Use Codes (including the VHP architectural requirement) for the AA Mixed Use Corridor.**

– emails from Walter Kitonis, Aug. 4, 2025, 11:21am, & Jun. 27, 12:39pm

**** No variance (including the proclaimed "minimum" requested), is needed for the reasonable use of the property.**

Decision Criteria for Granting Variance – 1.13.3 No. 7

7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.

Applicant Answer: The Property cannot be put to a reasonable *or desirable* use in its unimproved state; the *desired use* of the Property that will clean it up and provide a public benefit *requires* constructing a new, multi-purpose building. New construction requires compliance with the VHP; however, this is cost-prohibitive and inconsistent with *the use desired* and intended—the use that will benefit the public. Without the variance, the Property will remain in its existing state.

Counterpoint summary, Legal:

- Applicant's response to #7 is a repetition of previous responses. Please see prior Counterpoints in #'s 3, 4, 5, and 6.

The applicant lists a hardship that is self-created. A mere economic "disadvantage" or the owner's preference as to what he would like to do with the property is not sufficient to constitute a hardship entitling the owner to a variance.

– *Burger King v. Metropolitan Dade Cty*, 349 So.2d 210 (3 DCA 1977); *Metro Dade Cty v. Reineng*, 399 So.2d 379 (3 DCA 1981); *Nance, supra*; *Crossroads Lounge v. City of Miami*, 195 So.2d 232 (DCA 1967)

*** The Applicant (repeatedly) expresses a "desired" use. The use(s) do NOT "REQUIRE" the current building plan. Development options are available which would provide "reasonable uses" that can be compliant with the Land Use Codes, including the VHP architectural requirement.

In Summary



- Application 25-22V did not meet, follow, comply with, or otherwise adhere to:
 - The Vision, Intent, and Strategies of the 2017-2027 Venice Comprehensive Plan
 - Planning Commission Chairman Barry Snyder, July 1 hearing
 - City of Venice Land Use Code
 - 7.1 Arch. Standards; 7.10.2.a.2.b.4 Bldg. Massing
 - General Hardship Criteria for Granting a Variance
 - Various Florida Case Law, cited previously
 - City's Criteria for Granting a Variance
 - Venice Code, Sect. 1.13.3 Criteria 1-7
- Variance 25-22V **should be repealed.** Applicant's request did not meet ANY of the relevant aspects of the City's Land Use CODE, did not meet the VIS's laid out in the 2017 COMPREHENSIVE PLAN, and it did not meet any of the hardship criteria for granting a VARIANCE.



Questions?

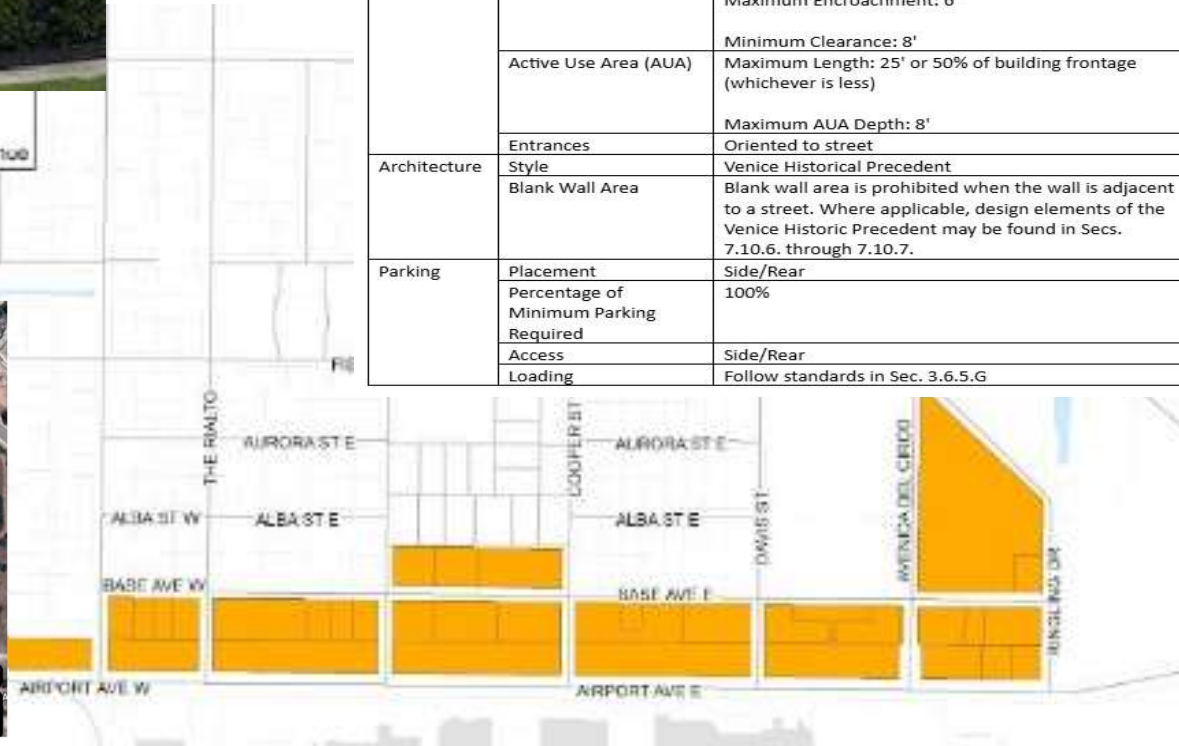


Table 2.3.6. Airport Avenue Development Standards

Airport Avenue Development Standards Table		
Standard		Measurement Requirement
Building Height		35' by right/57' through Height Exception
		Compliance with Airport Master Plan is required
		See also F.S. Ch. 333
Building Placement	Front (Street)	10'/25'
	Side	5'/15'
	Rear	5'/20'
Lot	Length (min)	100'
	Width (min)	50'
	Coverage (min/max)	35%/75%
Building Frontage Requirement	% Requirement	60%
	Encroachments	Maximum Length: 25' or 50% of building frontage (whichever is less)
		Maximum Encroachment: 6'
		Minimum Clearance: 8'
Active Use Area (AUA)		Maximum Length: 25' or 50% of building frontage (whichever is less)
		Maximum AUA Depth: 8'
	Entrances	Oriented to street
	Style	Venice Historical Precedent
Architecture	Blank Wall Area	Blank wall area is prohibited when the wall is adjacent to a street. Where applicable, design elements of the Venice Historic Precedent may be found in Secs. 7.10.6. through 7.10.7.
Parking	Placement	Side/Rear
	Percentage of Minimum Parking Required	100%
	Access	Side/Rear
	Loading	Follow standards in Sec. 3.6.5.G

Addenda – *blank page*



Addenda - *applicant email correspondence*

From: Walter Kitonis <wkitonis@gmail.com> **Sent:** Friday, June 27, 2025 12:39:03 PM

To: Lisa McManus <mcmanusgulfair@gmail.com>; Ce: Cindy Arasim <cindyarasim215@yahoo.com>; ruckleds@yahoo.com <ruckleds@yahoo.com>; Vanessa Ruckle <vanessar1@ptd.net>; Willie019@hotmail.com <Willie019@hotmail.com>; lemmrichard99@gmail.com <lemmrichard99@gmail.com>; rbeli@allertonbell.com <rbeli@allertonbell.com>; bobbjames2010@gmail.com <bobbjames2010@gmail.com>; micksmd@aol.com <micksmd@aol.com>; mongoandjb@hotmail.com <mongoandjb@hotmail.com>; Mongo B. <mongo_1970@hotmail.com>; ethompr@aol.com <ethompr@aol.com>; Danamikeg@gmail.com <Danamikeg@gmail.com>; DanaMikeG@aol.com <DanaMikeG@aol.com>; Gman57@comcast.net <Gman57@comcast.net>; luvtorace42@comcast.net <luvtorace42@comcast.net>; IJarvio <IJINParadise@gmail.com>; Jim Lewellyn <jlewellyn@completecontrol.biz>; juliemsw@ptd.net <juliemsw@ptd.net>; penny@leeeverassociates.com <penny@leeeverassociates.com>; Philip Wright <wrightes772@aol.com>; harpertah@aol.com <harpertah@aol.com>; Sam <samschack@yahoo.com>; Greg Gustin <Gustin7888@gmail.com>; gusintjo@gmail.com <gusintjo@gmail.com>; sally hulbert <infovrbocm@gmail.com>; andrea@orthoadvantage.com <andrea@orthoadvantage.com>; JIM FOLCK <jfolck@aol.com>; chrissyprinkel@yahoo.com <chrissyprinkel@yahoo.com>; Dave Sprinkel <david.sprinkel@gmail.com>; Mugas8@yahoo.com <mugas8@yahoo.com>; Ken Carpenter <kcarpenter5@hotmail.com>; criskitchen45425@gmail.com <criskitchen45425@gmail.com>; anna_g41@yahoo.com <anna_g41@yahoo.com>; Dale Nergaard <dalen15@att.net>; kklitzke4@gmail.com <kklitzke4@gmail.com>; Joe Czarnecy <joe@czarnecy.com>; Annette Boone <Annette.Boone@boone-law.com>; Jeff Boone <jboone@boone-law.com>; Lueanne Wood PA <lueannewd@cs.com>; Rick McNamara <rmcnamara62@gmail.com>; Franklin Williams <fwilliams55@gmail.com>; Jacyln Kitonis McNamara <jacylnmcnamara1@gmail.com>; Beth Kitonis <bkitonis@gmail.com>; Paul Kitonis <pkitonis@gmail.com>; Jean Kitonis <jean.kitonis@gmail.com>; Bill Sylvester <wsylvesterjr1967@gmail.com>; Lisa Sylvester <lsylvester12@gmail.com> **Subject:** Re: 240 Base Ave Property

Subject: Input Needed on Zoning and Future Use of 240 Base Avenue

Dear Friends and Neighbors, First, I apologize if I missed anyone in this email—please feel free to forward it to others who may have an interest.

I'll be brief. As many of you know, I've been working to improve my property at **240 Base Avenue** by removing the old structures and constructing a new, meaningful resource for our community.

Unfortunately, this process has turned into a bureaucratic nightmare. The zoning on my property was **changed without my knowledge or notification**, and since then, I've met with the city on **seven different occasions**, only to encounter continuous roadblocks. The one idea that seemed to generate enthusiasm "with incentives" from the city's zoning team was **affordable housing**.

Let me be clear: I understand the importance of affordable housing. I grew up in the housing projects of Pittsburgh, and I live just half a mile from Base Avenue. I support the **concept**, but **not the location**. Venice Island is not the right place for this kind of development—it simply doesn't have the infrastructure, oversight, or long-term resources needed to manage it responsibly. There are **other more suitable areas within Venice** for such efforts.

<https://www.heraldtribune.com/story/news/local/venice/2023/03/02/venice-florida-council-to-discuss-incentives-to-promote-affordable-housing/69955964007/>

As a nearby homeowner and lifelong advocate for community betterment, I believe we should aim higher. My vision for 240 Base Avenue is not to create a housing development, but rather a **community resource**—a space for children's learning, hands-on activities, volunteerism, and creativity.

Think of it this way: I want to build a team that can play baseball—but we first need a ballfield. The revitalized property would be that field. Lastly, I sincerely thank those of you who signed the petition—it truly helps our case.

-Forwarded message-Fr: Walter Kitonis Date: Mon, Aug 4, 2025 at 1:21 AM Re: 240 Base Ave Property

To: Lisa McManus <mcmanusgulfair@gmail.com>; Maria Ugas-Carpenter <mugas8@yahoo.com>; <ccretors@ccretors.com>; <pezdesign246@gmail.com>; <plsterbj@yahoo.com>; <deshugars@gmail.com> **Cc:** Cindy Arasim <cindyarasim215@yahoo.com>; ruckleds@yahoo.com <ruckleds@yahoo.com>; Vanessa Ruckle <vanessar1@ptd.net>; Willie019@hotmail.com <Willie019@hotmail.com>; lemmrichard99@gmail.com <lemmrichard99@gmail.com>; rbeli@allertonbell.com <rbeli@allertonbell.com>; bobbjames2010@gmail.com <bobbjames2010@gmail.com>; micksmd@aol.com <micksmd@aol.com>; mongoandjb@hotmail.com <mongoandjb@hotmail.com>; Mongo B. <mongo_1970@hotmail.com>; ethompr@aol.com <ethompr@aol.com>; Danamikeg@gmail.com <Danamikeg@gmail.com>; DanaMikeG@aol.com <DanaMikeG@aol.com>; Gman57@comcast.net <Gman57@comcast.net>; luvtorace42@comcast.net <luvtorace42@comcast.net>; IJarvio <IJINParadise@gmail.com>; Jim Lewellyn <jlewellyn@completecontrol.biz>; juliemsw@ptd.net <juliemsw@ptd.net>; penny@leeeverassociates.com <penny@leeeverassociates.com>; Philip Wright <wrightes772@aol.com>; harpertah@aol.com <harpertah@aol.com>; Sam <samschack@yahoo.com>; Greg Gustin <Gustin7888@gmail.com>; gusintjo@gmail.com <gusintjo@gmail.com>; sally hulbert <infovrbocm@gmail.com>; andrea@orthoadvantage.com <andrea@orthoadvantage.com>; JIM FOLCK <jfolck@aol.com>; chrissyprinkel@yahoo.com <chrissyprinkel@yahoo.com>; Dave Sprinkel <david.sprinkel@gmail.com>; Ken Carpenter <kcarpenter5@hotmail.com>; criskitchen45425@gmail.com <criskitchen45425@gmail.com>; anna_g41@yahoo.com <anna_g41@yahoo.com>; Dale Nergaard <dalen15@att.net>; kklitzke4@gmail.com <kklitzke4@gmail.com>; Joe Czarnecy <joe@czarnecy.com>; Annette Boone <Annette.Boone@boone-law.com>; Jeff Boone <jboone@boone-law.com>; Lueanne Wood PA <lueannewd@cs.com>; Rick McNamara <rmcnamara62@gmail.com>; Franklin Williams <fwilliams55@gmail.com>; Jacyln Kitonis McNamara <jacylnmcnamara1@gmail.com>; Beth Kitonis <bkitonis@gmail.com>; Paul Kitonis <pkitonis@gmail.com>; Jean Kitonis <jean.kitonis@gmail.com>; Bill Sylvester <wsylvesterjr1967@gmail.com>; Lisa Sylvester <lsylvester12@gmail.com>

Folks....I wanted to pass along that 4 residents who live north of Base Avenue have submitted an appeal to my project. I tried to reach out to them to understand their issues but they refused.

I apologize for yet another delay, if you know the individuals who submitted the appeal, please ask them to state their reasons.

Their names, addresses and phone numbers are documented in the appeal which I attached to this email....they are also on email copy.

If the appeal is successful, I fear that this could be a much longer process...and I may just sell it to a developer or just fix it up the way it is. Either way, it's not desirable and my plans have been put on hold. Unfortunately, I already spent money on legal support, engineering, and material. We'll just have to see what happens. Please let me know if have any questions or concerns.
Sincerely, Walt Kitonis