Venice,FL
City on the Gulf

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

Variances Application

Section 1.13 Variances (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: 240 Base Avenue E.

Brief Project Description: Seeking variance from VHP architectural design standards (Section 7

Property Information

    Address/Location(s): 240 Base Avenue E., Venice, FL 34285

    Parcel Identification No.(s): 0430150030

    Parcel Size: 0.74 acres (+/-)

    Zoning Designation: Airport Avenue (AA)

    FLUM Designation: MUC

Application Fees:

    ☑ Total Fees: $848.56 (*Application Fee $452.57 / Review Fee $395.99*)

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): Walt Kitonis/Technology Development Properties LLC
Address: 1116 Sunset Drive, Venice, FL 34285
Email: wkitonis@gmail.com
Phone Number: 703-282-6102

Signature:

Date:

Authorized Agent (project point of contact): Annette M. Boone
Address: 1001 Avenida Del Circo, Venice, FL 34285
Email: annette.boone@boone-law.com
Phone Number: 941-488-6716
Signature:
Date: 04/10/25

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.

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.