

Variance Petition No. 25-22VZ 240 Base Avenue East

Owner/Applicant: Walt Kitonis/Technology Development Properties, LLC

Agent: Annette M. Boone, Esq., Boone Law Firm

Address:	240 Base Avenue East
Request:	Seeking variance from Sec. 87-2.3.6 requiring the Venice Historic Precedent architectural style in the Airport Avenue zoning district
Owner/Agent:	Walt Kitonis/Technology Development Properties, LLC
Parcel ID:	Annette M. Boone, Esq., Boone Law Firm
Parcel Size:	0430150030
Future Land Use:	0.74 ± acres
Zoning:	Mixed Use Corridor
Application Date:	Airport Avenue

GENERAL INFORMATION



AERIAL VIEW

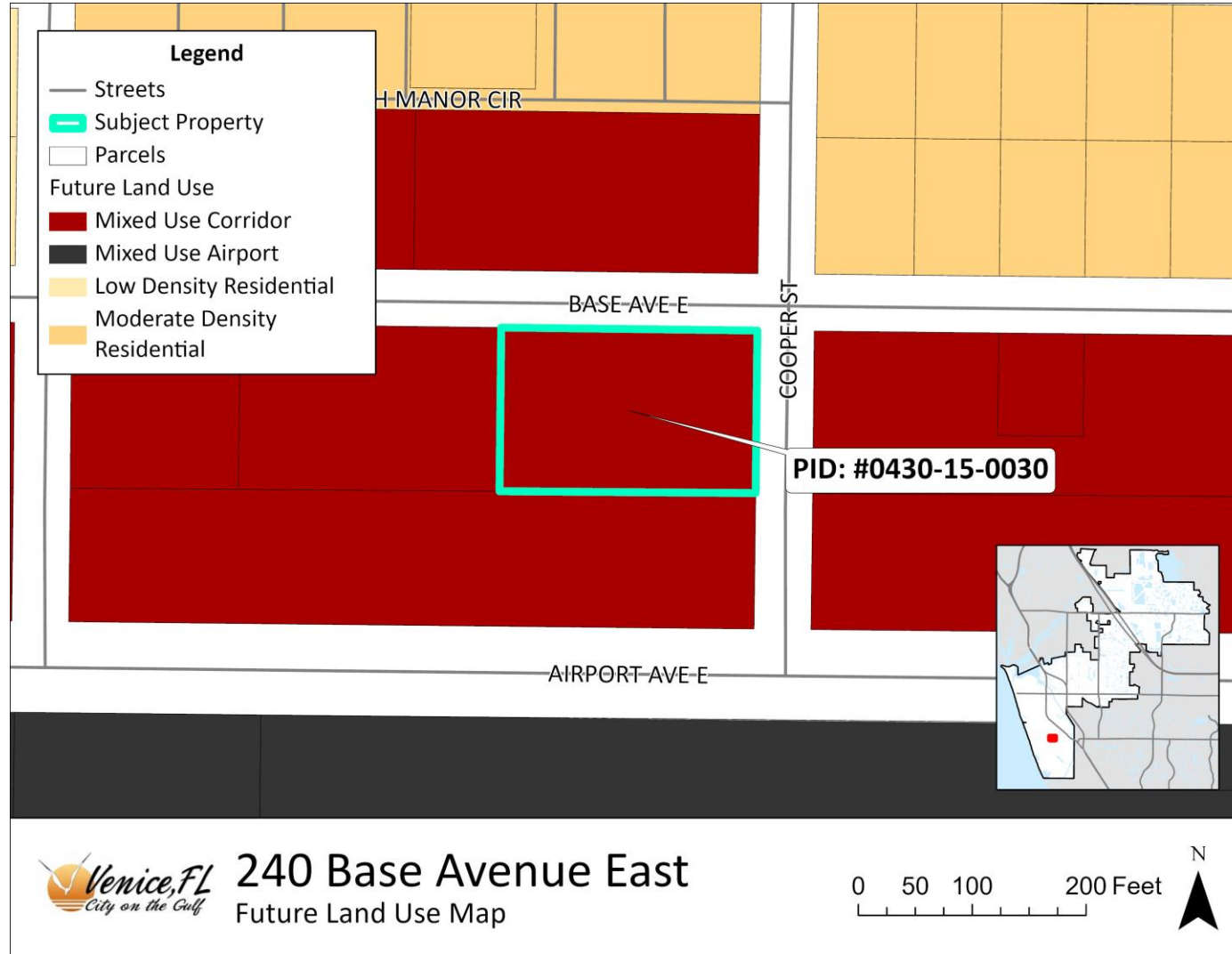
PROJECT DESCRIPTION

Request for relief from Airport Avenue zoning district requirement for Venice Historic Precedent architecture (Chapter 87 Section 2.3.6)

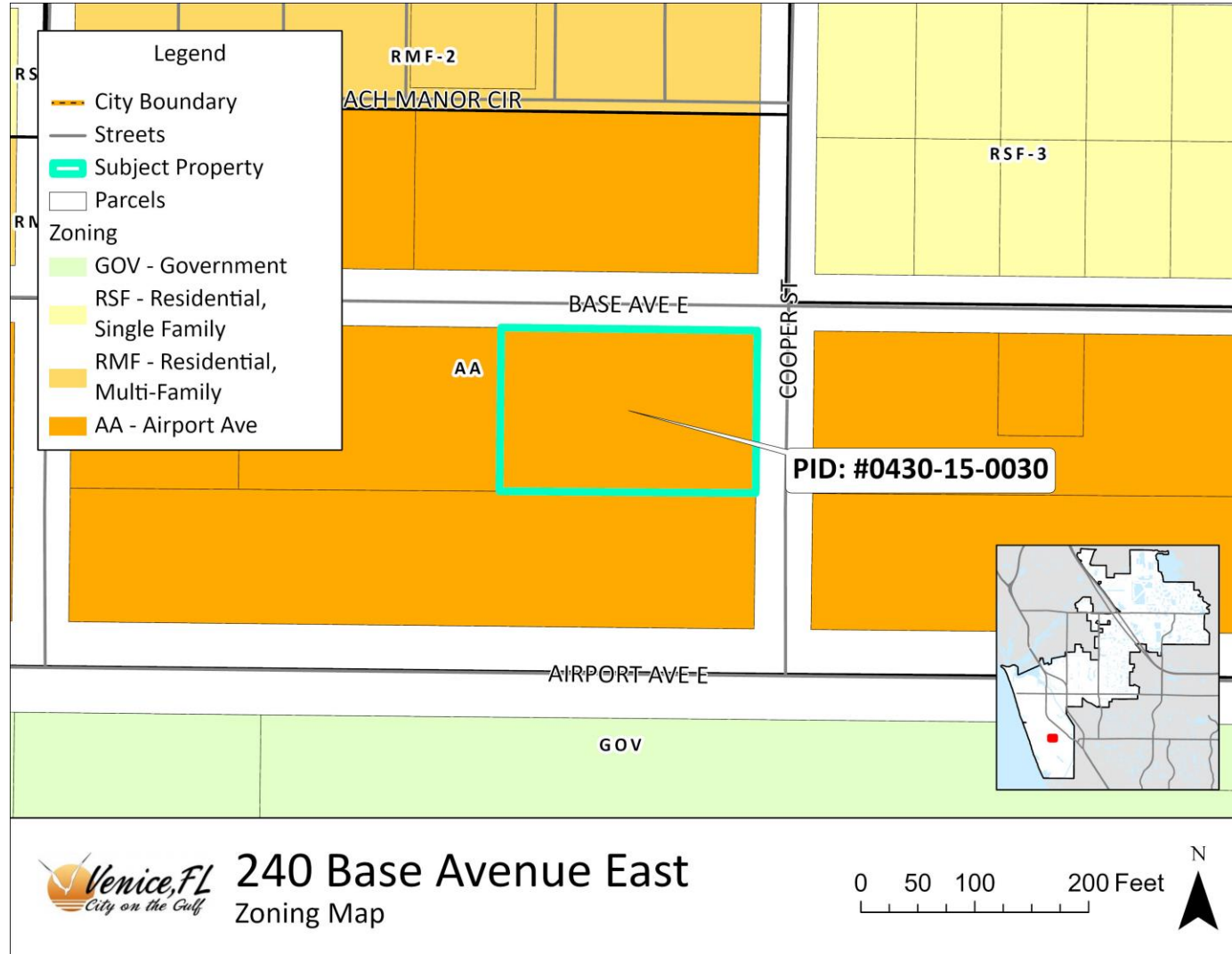
Applicant intends to construct a new industrial building on the site and has provided a conceptual rendering



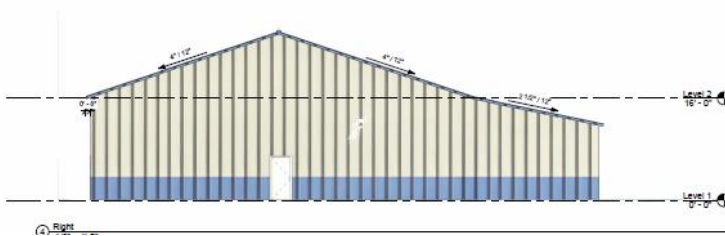
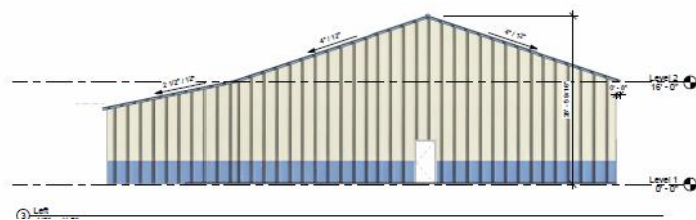
SITE PHOTOS



FUTURE LAND USE MAP



ZONING MAP



CONCEPTUAL ELEVATION

Relevant Code Standard:

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
Architecture	Style	Venice Historical Precedent
	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

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.

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 the variance petition no. 25-22VZ.

PLANNING COMMISSION ACTION