

Project: **Hinz Residence,
Privacy wall seaward of G.B.S.L.**
201 The Esplanade South,
Venice, FL 34285

Date: May 16, 2025

Subject: Decision Criteria for Variance Request

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;

The address in question is located completely seaward of the C.C.C.L. and a portion of the northwest corner sits seaward of the G.B.S.L. The property is located on a corner lot with public parallel parking spaces along the portion of the parcel, Granada Ave. The Venice Beach public parking lot is located directly northwest of this property and privacy of the property is of utmost concern to the owner.

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;

The location of the G.B.S.L. as it crosses this property appears to be arbitrary and not parallel with the mean high water line. The G.B.S.L. intersects the parcel in the Northeast corner of the parcel that faces the Venice Beach public parking lot. The proposed perimeter privacy wall would not be complete unless construction beyond the G.B.S.L. is granted.

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;

The owner is requesting a variance to complete the perimeter wall to the property boundary as shown on the architectural site plan included in the supporting documentation.

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;

The hardship has been created by the unique & untypical jog of the G.B.S.L. at this location.

5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity;

The granting of the variance will in no way be detrimental to public welfare or any adjacent properties.

6. The variance granted is the minimum variance that will make possible the reasonable use of the property; and
The granting of this variance makes possible reasonable use of the property.

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

The property corner in question would become unusable unless the variance is granted.