



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
VARIANCE APPLICATION

116 - 05 VZ

VARIANCE

Project Name: 104 Alba St. West

Parcel Identification No.: 043014 0051

Address: 104 Alba St. West, Venice, FL, 34285

Parcel Size: 8,023 sq. ft.

FLUM designation: Residential Single Family

Zoning Map designation: RSF-3

Property Owner's Name: Jacques & Gayle Famy

Telephone: 941-445-5211

Fax:

E-mail: jacquesfamy@verizon.net

Mailing Address: 104 Alba St. West, Venice, FL 34285

Project Manager: Jacques Famy

Telephone: 941-445-5211

Mobile / Fax: 609-367-5494

E-mail: jacquesfamy@verizon.net

Mailing Address: 104 Alba St. West, Venice, FL 34285

Project Engineer : Bishop's Aluminum

Telephone: 941-925-3200

Mobile / Fax: 941-993-0365

E-mail:

Mailing Address: 4638 Ashton Road, Sarasota, FL 34233

Project Architect: N/A

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Jacques Famy 10-7-16

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ Statement of Ownership & Control
- ☒ Signed, Sealed and Dated Survey of Property
- ☐ Agent Authorization Letter
- ☒ Narrative describing the petition

The planning commission shall, based upon substantial and competent evidence, make an affirmative finding on each of the following in granting a variance petition:

- o Special circumstances exist in relation to the land, structures, or buildings as compared to other land, structures, or buildings in the same zoning district and the special circumstances are not the fault of the applicant; and,
- o The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property; and,
- o The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and,
- o The grant of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

You must restate and address each of the preceding as an attachment to the project narrative.

Fees

Application filing fee \$400.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

ATTACHMENT TO REQUEST FOR VARIANCE

Pursuant to Section 86-46 (a) of the City of Venice Land Development Code, the Applicant is requesting a variance of 3.7% to increase the lot coverage from 34.6% to 38.3%. The lot is zoned RSF-3 which allows for 35% lot coverage. The minimum lot width requirement in this district is 75 feet wide. The lot width of the subject parcel is 71 feet which makes this a non-conforming lot in the RSF-3 zoning district. The Applicant is allowed lot coverage of 2,808 square feet and is requesting an additional 293.8 square feet to bring the total lot coverage to 3,074 square feet or 38.3%. If the lot was a conforming lot in the District, no variance would be required for lot coverage.

Section 86-46(a)(4) sets forth considerations the Planning Commission shall consider in granting a variance.

Special circumstances exist in relation to the land, structures, or buildings as compared to other land, structures or buildings in the same zoning district and the special circumstances are not the fault of the applicant:

and,

As stated above, the lot in question is a non-conforming lot. See Exhibit 1, which is a map of surrounding properties in Block 352, Lot 10 of the Beach Manor Subdivision. This block is comprised of four unequally divided lots with the largest square footage given to the two end lots which are 91 feet wide. The two middle lots were subdivided into two smaller width lots of 72 feet and 71 feet respectively. If these lots were equally subdivided, each width would equal 81 foot frontage and 113 feet in depth resulting in 9,153 square foot properties. The properties were subdivided in this district many years prior to the applicant's purchase of the property.

The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardships to the property, and:

If the variance is not granted it will deprive the Applicant of rights enjoyed by owners of the end parcels of each block. The Applicant is proposing to build a 22 X 13 foot composite roof screened enclosure as a lateral extension of the current screened enclosure. (See Exhibit 2 picture of lanai extension area.) This structure would not encroach on the rear setback of 22 feet and the side setback of 7.5 feet as shown in the Boundary & Topographic Survey.

The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building, or structure: and,

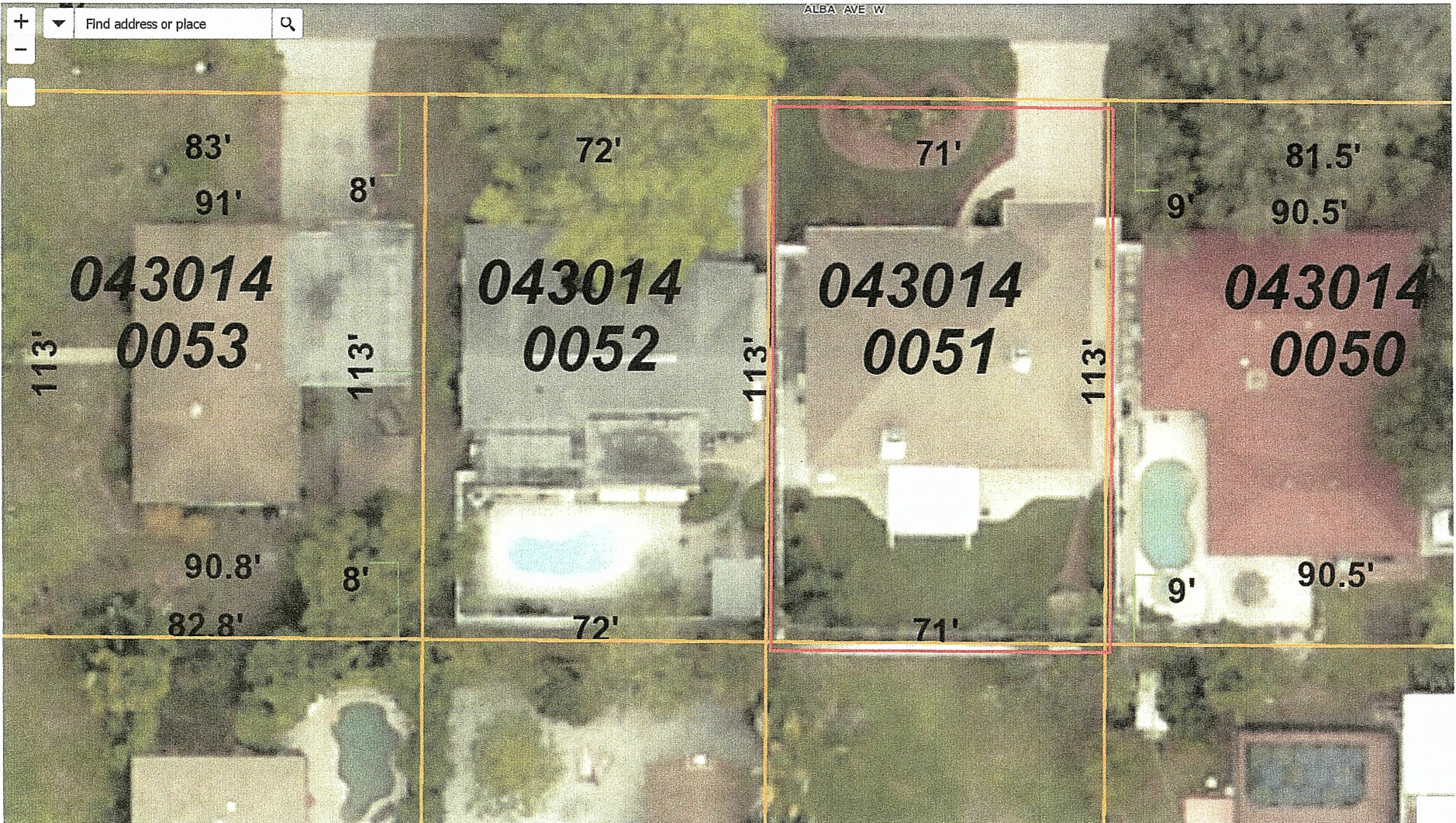
The Applicant is proposing to extend a covered screened enclosure adding 293.8 square feet to the total lot coverage of 2,781 square feet. The addition of 293.8 sq. ft. would result in the total square feet of 3074 sq. ft. or 38.3%.

Included with the application is a design drawing by Bishop's Aluminum for this enclosure (Exhibit 3). This addition would make possible reasonable use of the screened enclosure.

The grant of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The granting of this variance is in harmony with the neighborhood and the community and will not be injurious to the neighborhood. The Applicant is not requesting a variance to any setback requirement, thus the adjoining properties will not be adversely affected. The extension will not be visible because of a 6 foot privacy fence surrounding the back yard.

Included are: Exhibit 4 picture of the rear yard privacy fence and Exhibit 5 Sarasota County Appraiser's lot diagram showing our calculation of the under roof square footage.



Lot 10[↑] Block 352

Exhibit 1



Exhibit 2

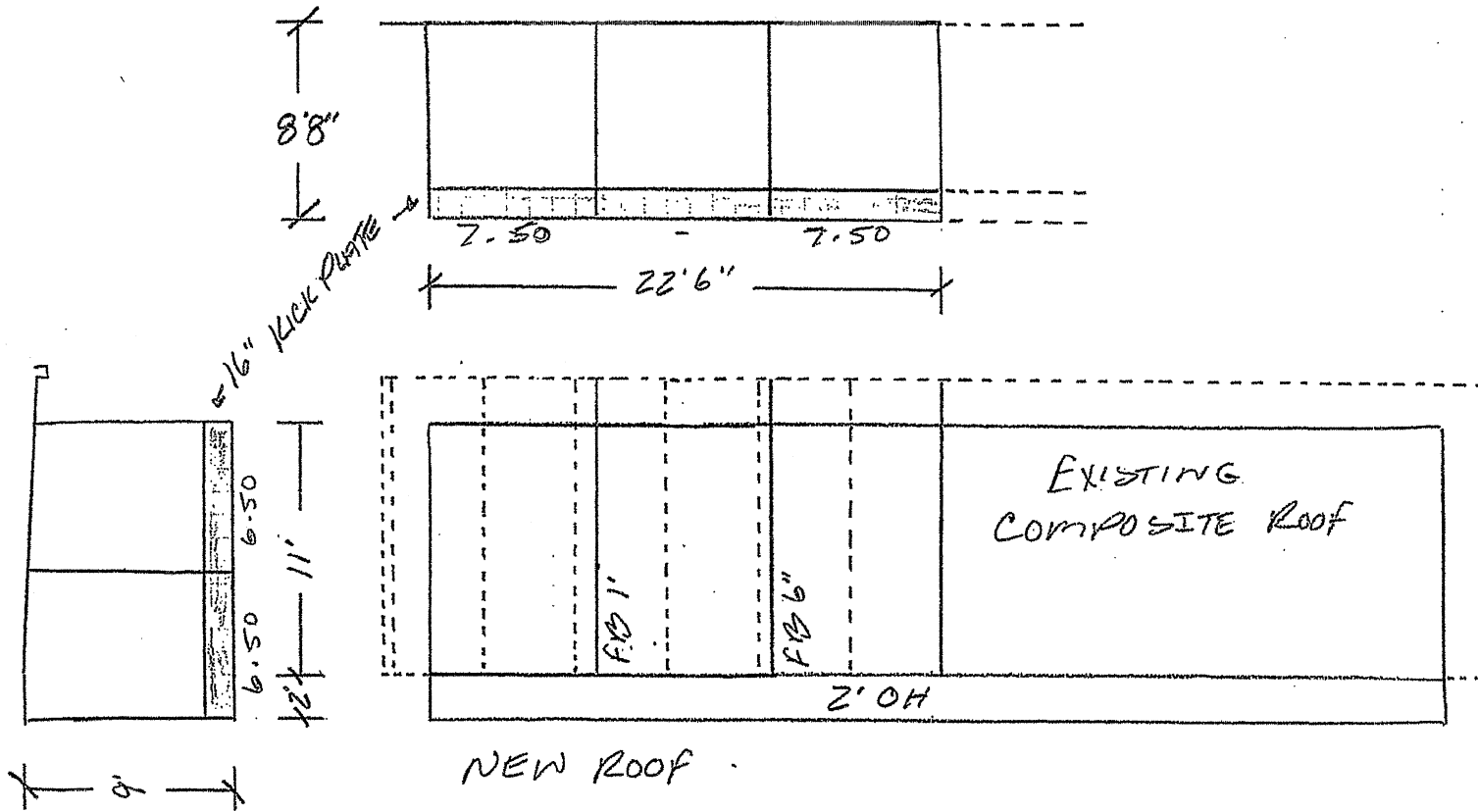
Lenai extension
area

09/25/2016 10:01

FAMY
104 ALBA AVE W.
LOT 10 - BEACH MANOR
CITY OF VENICE

Exhibit 3

20/20 SCREEN
16" KICK PLATE
"WEEP" SHIMS






Exhibit 4

09/25/2016 10:02

Exhibit 5

Lot $71 \times 113 = 8023$ sq ft.

$$2780.6 \div 8023 = 34.66\%$$

2224.8	MLA
102.0	OPA
238.0	AGA
<u>215.8</u>	SPF
2780.6	

