

PZ 16-334



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

Type: OC Drawer: 1
Receipt no: 15872
Date: 11/28/16 00:34
PZ PLANNING & ZONING
1.00
OK CHECK
\$400.00
\$400.00
Trans date: 11/28/16 Time: 10:56:24

16-07VZ

VARIANCE

Project Name:	424 Sunset Drive
Parcel Identification No.:	0178-09-0007
Address:	424 Sunset Drive
Parcel Size:	12,807 sq. ft.
FLUM designation:	Low Density Residential
Zoning Map designation:	RSF-1
Property Owner's Name:	Joy Brown
Telephone:	
Fax:	
E-mail:	
Mailing Address:	
Project Manager:	Jackson R. Boone, Esq.
Telephone:	(941) 488-6716
Mobile / Fax:	
E-mail:	jackson.boone@boone-law.com
Mailing Address:	1001 Avenida Del Circo, Venice, FL 34285
Project Engineer :	
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	
Project Architect:	
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	

Incomplete applications cannot be processed - See reverse side for checklist

Revised 03/15

Applicant Signature / Date:

[Signature]

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NOV 14 2016

PLANNING & ZONING

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: PLEASE SEE ATTACHED

- 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.

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Narrative

The subject property is owned by Joy Brown. It is a 0.3 acre parcel located at 424 Sunset Drive. The Comprehensive Plan Designation for the property is Low Density Residential and the zoning designation is RSF-1.

In May of 2016 variances for the subject property were approved regarding a front yard setback, and the required separation distance for driveways from the edge of pavement of two streets.

While the proposed plans for the subject property have not changed, upon submission of a building permit for the subject property, it was determined that an additional variance from Sec. 86-81(h)(1)(a) with regard to lot coverage would be required.

The proposed total lot coverage for the subject parcel is 4,239 square feet, 261 square feet less than the minimum lot coverage ordinarily permitted on a conforming lot in the RSF-1 zoning district. However, due to the non-conforming lot size of the subject parcel the proposed lot coverage equates to 33.1%, a variance of 3.1% above the 30% lot coverage permitted within the RSF-1 zoning district

The proposed 3.1 % lot coverage variance would allow for the construction of a home consistent with the plans presented at the time of approval of the previous variances, harmonious with the surrounding neighborhood, and consistent with the criteria for variance approvals as evaluated in the application submittal. Therefore, we hereby request approval of the additional variance related to lot coverage.

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PLANNING & ZONING

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

- 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,
The subject parcel is an existing non-conforming lot with regard to lot size in the RSF-1 zoning district. The minimum lot size in the RSF-1 district is 15,000 square feet. The subject parcel is only 12,807 square feet. Houses on a minimum conforming lots in the RSF-1 zoning district are able to have a lot coverage of 4,500 square feet (15,000 square feet x 30%). The proposed total lot coverage for the subject parcel is 4,239 square feet, 261 square feet less than would ordinarily be permitted in the RSF-1 zoning district. However due to the non-conforming lot size of the subject parcel the proposed lot coverage equates to 33.1%
- The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property; and,
The limitation of lot coverage below the 4,500 square feet otherwise permitted in the RSF-1 zoning district places an unnecessary and undue hardship on the property.
- The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and,
The proposed lot coverage of 33.1% equates to variance of 3.1% above the 30% lot coverage permitted within the RSF-1 zoning district and is the minimum variance necessary to meet the requested use of the land.
- 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 grant of the variance will be in harmony with the general intent and purpose of this Chapter. In fact, the building footprint will remain the same as was presented and approved for the previously granted front yard setback.

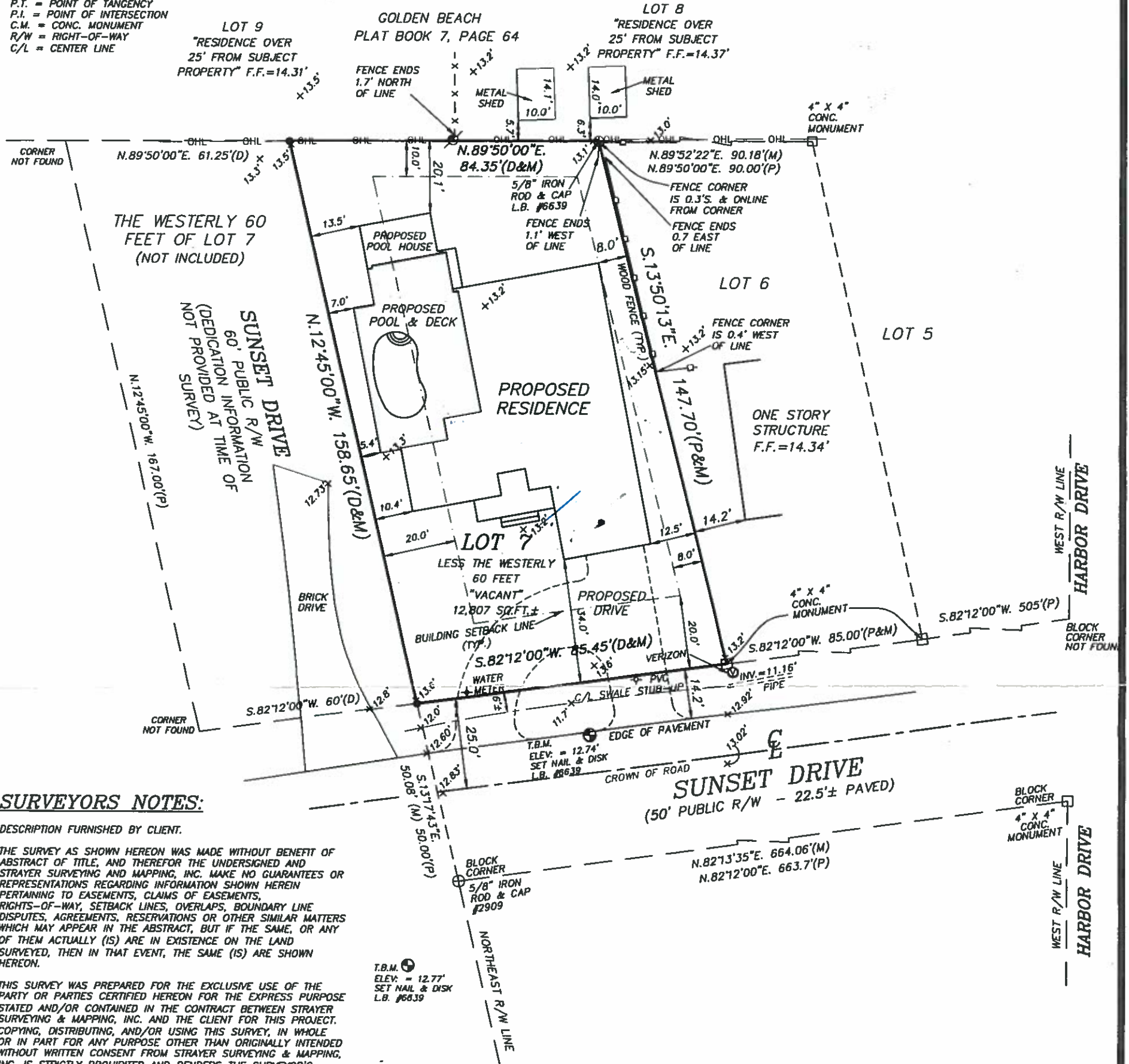
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PLANNING & ZONING

LEGEND

- = CONCRETE MONUMENT FOUND. (SIZE & I.D. NOTED)
- ⊗ = 5/8" IRON ROD FOUND (I.D. NOTED)
- = 5/8" CAPPED IRON ROD SET (L.B. #6639)
- ⊙ = NAIL & DISK (I.D. NOTED)
- ⊖ = FOUND METAL DISK (I.D. NOTED)
- ⊕ = 1/2" IRON PIPE FOUND (NO I.D.)
- ▽ = SURVEY NAIL
- (P) = PLAT DIMENSION
- (M) = MEASURED DIMENSION
- (C) = CALCULATED DIMENSION
- (D) = DEEDED DIMENSION
- U. & D. = UTILITY & DRAINAGE
- L.B. = LICENSED SURVEYOR BUSINESS
- L.S. = LAND SURVEYOR
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- C.M. = CONC. MONUMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- OHL- = OVERHEAD UTILITY LINES (TYP.) = TYPICAL
- CONC. = CONCRETE
- I.D. = IDENTIFICATION
- A/C = AIR CONDITIONER
- ⊘ = UTILITY POLE
- ⊙ = TELEPHONE RISER
- ⊙ = CABLE TELEVISION RISER
- ⊙ = VERIZON HAND HOLE
- ⊙ = BACKFLOW PREVENTER
- ⊙ = WATER METER
- ⊙ = SANITARY CLEANOUT



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THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF GULF SHORES NO. III, THE NORTH R/W LINE OF SUNSET DR. BEING S. 82°12'00" W. ASSUMED PER PLAT

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

FLOOD ZONE DATA:

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "B" BASE FLOOD ELEVATION (NOT DETERMINED) AS PER F.I.R.M. MAP #125144-329 B, DATED 09/03/92. *TO BE VERIFIED BY THE LOCAL BUILDING OFFICIAL*

BOUNDARY & TOPOGRAPHIC SURVEY OF: LOT 7, LESS WESTERLY 60' THEREOF GULF SHORES NO. III

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 37, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA CITY OF VENICE, FLORIDA

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO THIRD PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

CERTIFIED TO:
JOY LYNN BROWN

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

EST. 1987

STRAYER

SURVEYING & MAPPING, INC.

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(941) 624-4900
Fax (941) 497-6186

www.strayersurveying.com

REVISION:
3/31/16, ADD PROPOSED DRIVE & TEXT

DATE OF FIELD SURVEY:
11/17/15

FIELD BOOK: 677 PAGE: 4

CHECKED BY: RBS DRAWN BY: M.S.P.

FILE #: 15-11-12

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR/BUSINESS NO. 5639

ROBERT B. STRAYER, JR.
FLORIDA SURVEYOR & MAPPER REG. NO. 15027

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