



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

17-02-VZ

VARIANCE

**Project Name:** Schwalbe Deck Cover  
**Parcel Identification No.:** Section 7 Township 39 Range 19  
**0407-03-0021**  
**Address:** 32 Plumosa Dr Venice FL 34285  
**Parcel Size:** \_\_\_\_\_  
**FLUM designation:** \_\_\_\_\_  
**Zoning Map designation:** \_\_\_\_\_  
**Property Owner's Name:** Todd & Desiree Schwalbe  
**Telephone:** 941-809-2452 941-626-7146  
**Fax:** \_\_\_\_\_  
**E-mail:** DesireeKis@gmail.com  
**E-mail:** ToddSchwalbe@gmail.com  
**Mailing Address:** 32 Plumosa Dr Venice FL 34285  
**Project Manager:** Jody Denham  
**Telephone:** 941-927-1765  
**Mobile / Fax:** \_\_\_\_\_  
**E-mail:** Jody@denhamaluminum.com  
**Mailing Address:** 2609 Proctor Rd Sarasota FL 34231  
**Project Engineer:** Erik Stucart #77605  
**Telephone:** \_\_\_\_\_  
**Mobile / Fax:** 816-824-7894  
**E-mail:** \_\_\_\_\_  
**Mailing Address:** 6272 Abbott Station Dr Zephyrhills  
**Project Architect:** N/A FL 33542  
**Telephone:** \_\_\_\_\_  
**Mobile / Fax:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_

Incomplete applications cannot be processed - See reverse side for checklist

Revised 03/15

**Applicant Signature / Date:**

Todd Schwalbe 6/9/17

**RECEIVED**

**JUN 13 2017**

**PLANNING & ZONING**

**Project Narrative For**  
**32 Plumosa Drive, Venice FL 34285**

The subject property is owned by Todd and Desiree Schwalbe purchasing the subject property June 2016. This is an irregular shaped lot that backs up to a canal in an area zoned for mobile homes. Our park has been in existence since the 1940's and many homes in our park are non-conforming with the current codes due to the age of our park.

The current zoning requires a set back of 20 feet from the waters edge. The applicant is requesting a zoning variance to allow for a 10 foot set back to the structure/supporting post and 8.5ft from the roof over hang to the waters edge due to preexisting condition that are not the fault of the owner.

We are respectfully asking for a variance from Section 86-146 (d)(15)a, that will allow us to enjoy our home the way most of the homes in our area are able by protecting us and our back yard from the sun and other harsh elements here in Florida. In fact, there are homes in our park that have roof lines right up to the sea wall. Because of our irregular property line and the fact that the house is already set at the now zoned 20 foot line, we are asking you to please grant us the ability to have shade and protection taking our roofline to 8.5ft from the waters edge/seawall.

This will be a site specific, professionally engineered roof. Venice Bay Adult park (which is one block from this residence) already enjoys the privilege of a blanket zoning variance granted March of 2009 to be able to build within 10 feet of the seawall with an over hang not closer than 8.5ft from the waters edge/seawall.

The variance we are requesting is indeed in harmony with our neighborhood, since there are already many homes with covers and rooflines that are closer to the seawall than we are requesting. This request will not be injurious, detrimental or in any way adversely affect our neighbors or any other property in our area. In fact oral conversations with immediate neighbors east, north & south have resulted in no objections to our request of a patio/deck roof that would be 8.5 ft from the waters edge/seawall.

Allow me to close with these thoughts; We are so very grateful and blessed to be living here in Venice, not a day goes by that we don't make that very statement to each other. This home is our forever home, not a flip for a quick dollar and we are just asking for a variance to giving us shade and protection that other homes in our & adjoining parks already have with there patio covers. We love our neighbors, our neighborhood and so we would never do anything that would be detrimental or harmful, in fact we hope the granting of this request would be beneficial in increasing property values in Venice and our neighborhood.

RECEIVED

AUG 02 2017

PLANNING & ZONING

## Planning Commission

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

*Our park and area has been in existence since mid 1940's as a result, many units are non-conforming with the current code & our home sits on an irregular shaped lot. Our home was placed in 1988 with one corner of our home is already set at the minimum set back. We purchased the home less than a year ago as a result the special circumstances are not the fault of the applicant.*

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

*If the variance is not granted it will deprive the applicant of rights enjoyed by other owners of similar nearby parcels. The applicant is proposing to build a site specific, engineered lanai roof/cover over part of the deck & patio. Due to the easterly exposure of the back of the house we have no protection from the sun or elements to enjoy our backyard.*

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 site specific, engineered roof extending from the rear of existing structure to within 8.5ft of the water line/seawall. Included with this application is a designed drawing & engineering from Denham Aluminum. This addition would make possible reasonable use of deck and patio area that so many other similar properties in our area already enjoy.*

The grant of the variance will be in harmony with the general intent and purpose of the 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 community and will not be injurious/detrimental to the to the neighborhood. The applicant is not requesting a variance to any side set back thus the adjoining properties will not be adversely affected. The extension will not obstruct any other property owners views because it will be open and not screened in.*

RECEIVED  
AUG 02 2017  
PLANNING & ZONING



