

72 17-201

August 25, 2017

Venice City Planning Commission

Re: Requesting zoning approval, 219 W. Venice Avenue.

To whom it may Concern,

The undersigned are the owners of said property and are planning to build a three story building with rooftop seating. This building shall meet all codes of the State of Florida and the City of Venice. City personnel has mentioned that we make every attempt to position RETAIL stores on the first floor. With our plans we will increase from two to three retail stores on the ground floor. We have also designed this building to house the possibility of offices and/or restaurants on the upper floors. We do not know who will be renting areas on the second and third floor. There could be a CPA firm, a law firm, etc, but we believe the best use would be a restaurant. Therefore these areas are being built to restaurant(s) standards.

Because of the reluctance of the public to frequent non ground floor establishments, we have been conscious of adding incentives for both the public and the proprietors to have an upper floor business. We have specifically kept in mind restaurants. Hence, balconies and rooftop seating. This will allow patrons a distant view of the Gulf of Mexico, and the opportunity to enjoy the Florida weather. There is a possibility that we would add a small herb garden in the center line area. This garden would be maintained and used by a restaurant, in the building, and would be so noted for public interest. We believe with these incentives, this project will experience success, and conversely, without this incentive this project is in danger of failure. Our plans meet all State and City codes and keep under the 35 foot height of a permanent structure (exceptions of machinery, elevator, stair cases, etc). Any items on the roof area shall be portable. This rooftop area, by code, is not dissimilar to a backyard picnic or front walk traffic, as during Halloween, Christmas, etc. (Would that be considered occupancy?) The City encourages open air restaurant additions, as noted in Venice brochure; "A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS" and can be seen today on the City sidewalks.

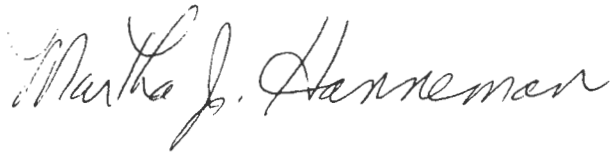
With the high cost of development and building permits, it is necessary to maximize the square footage of projects in order to pay for them. This project cannot go forward without this zoning issue having a positive vote of confidence.

Therefore our request is: **Your approval for rooftop seating, with this building.**

Open: CASHIERING Check: 5051
Date: 10/31/17 00 Rept: not 100483
CHECK \$86.00
Amount: tendered \$86.00
VALIDATION INFORMATION
FOR DEPOSIT ONLY TO
CITY OF VENICE ACCOUNT
PTD: 0408-04-0051

We believe this project is an excellent addition to the City of Venice, both in attracting patrons and businesses, while meeting building codes that currently are not being met We wish to receive the endorsement of all City Departments, and City residents and make this a proud and safe addition to Venice.

Respectfully,

A handwritten signature in cursive script, reading "Martha J. Hanneman". The ink is dark and the signature is fluid, with a large initial 'M' and 'H'.

David D & Martha J Hanneman

Telephone: 941 613-3745