



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

17-01 VZ

VARIANCE

Project Name: Knapp - Side Porch Expansion and Enclosure
Parcel Identification No.: Lot 9 The Eagle Point Club Book 36, Page 3, 3A through 3G inclusive
Address: 753 Eagle Point Drive, Venice, FL 34285
Parcel Size: Approx. 7,500 sq ft
FLUM designation:
Zoning Map designation: RMF - 1
Property Owner's Name: Gerald & Diane Knapp
Telephone: 941-485-4516
Fax: 941-485-4516
E-mail: gjknapp@comcast.net
Mailing Address: 753 Eagle Point Drive
Project Manager: Gerald Knapp
Telephone: 941-485-4516
Mobile / Fax: Cell - 410-991-0152
E-mail: gjknapp@comcast.net
Mailing Address: 753 Eagle Point Drive, Venice, Florida 34285
Project Engineer : Mary Tracy, Plans
Telephone: 941-474-0659
Mobile / Fax: 941-474-0659
E-mail: marytracyplans@gmail.com
Mailing Address: 580 Artist Ave. Englewood. FL 34223
Project Architect: Beebe Architectural / Mary Tracy Plans
Telephone: 941-484-6782
Mobile / Fax: 941 485-7408
E-mail: mark@beebedesignstudio.com
Mailing Address: 825 S. Tamiami Trail, Venice Florida, 34285

Incomplete applications cannot be processed - See reverse side for checklist

Revised 03/15

Applicant Signature / Date:

 6/14/17

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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.

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October 26, 2017

From: Gerald Knapp
753 Eagle Point Drive
Venice, Florida 34285

To: CITY OF VENICE, Development Services - PLANING AND ZONING DIVISION

Subject: Narrative Describing the Petition for the Feasibility review for a Variance from Venice City, side yard requirements appearing in Section 86-82(j)(1)(b) of the Land Development Code.

As our family grows in size we would like to expand and enclose our existing side porch. This will give us more flexibility to accommodate our growing grandchildren.

Request for a variance from the Venice Planning And Zoning Division for an exception from the Venice City, Land Development Code Section 86-82(j)(1)(b) requiring nine feet side yard set back and over all Fifteen feet combined set back.

Approval by the Eagle Point Club Subdivision Owners Association, was granted at the Architectural Review Committee meeting on May 3, 2017. (See attached letter).

The following is a description summary:

- There have been no changes or modifications to the Attached Survey of 10/14/11
- The present existing over all ground level yard set backs do not change.
- The proposed enclosure will not go beyond the existing roof overhang set backs.
- The change requested is a site setback reduction from nine feet to five feet four inches.
- This would be a combined setback reduction of three feet five inches.
- Side yard set back from nine feet four inches to five feet three eight inches.
- The combined side yard set back would become eleven feet seven inches.
- A reduction of three feet five inches combined total.
- The change is requested on the side of the house where the community boat house is.
- There would be no change in the set back on one side of the house.

The expansion will be under the existing roof lines. It will not require any additional footings and will be cantilevered. It will be opened on ground level and the porch is at a 15 feet elevation. The adjacent property is the Eagle Point Club Boat House and is not a residence. The variance will **not** be detrimental to the purpose of this ordinance, or to property in the zone or the vicinity where the property is located. It will **not** conflict with the objectives of any city plan or policy.

The variance I am requesting is the minimum variance which would alleviate our hardship. The expansion will **not** create a negative impact on the properties in the vicinity or the same zone. Approval will **not** conflict with any other aspect of the Comprehensive Plan, Zoning ordinance, or other City policy.

If the variance is not approved it would be impractical for us to continue with the project, a smaller size room would not be functional for its desired purpose.

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To: City of Venice Florida, Planning & Zoning Board

Subject: Planning Commissions Variance Findings.

- - Special Circumstances exist in relation to the land, structure, 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

The proposed variance request will not exceed the present roof line of the existing structure. The structure variance will not be at ground level and will not create any adverse effect on the surrounding neighbors, land, structures or other buildings in the same zoning district.. This variance will not require any work to the existing footprint of the building. the ground level vegetation and plantings will not be disturbed. My house was built in 2003 with the intent of expanding & enclosing this porch in the future.

- - The literal Interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property.

To interpret this provision literally would cause an unnecessary and undue hardship from realizing the full potential of our property (home). We would not be able to provide our growing family with additional space for the comfortable living we want them to have.

- - The variance, if granted, is the minimum variance necessary to meet the requested use the land, building structure.

If the variance is granted it will enable us have the full utilization of the property with the minimum variance necessary for us to accomplish our objective. The footprint of the house will not be altered by this variance being granted.

- - The grant of this 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 will be in harmony with the intent of this chapter. It will compliment the community and not be injurious. The Eagle Point Club Home Owners Board and Architectural Committee have reviewed and approved this request. The Neighborhood will not have any detrimental effect. The public welfare will not experience any adverse effects by granting this variance.

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