

17-197



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

17-04 VZ

VARIANCE

Project Name: 926 Gibbs Road Variance

Parcel Identification No.: 0173-11-0002

Address: 926 Gibbs Road

Parcel Size: 7,500 sq. ft +/-

FLUM designation: Tarpon Center/Esplanade Neighborhood

Zoning Map designation: RSF-1

Property Owner's Name: George W. Huffman, Trustee of the GWH Revocable Trust

Telephone:

Fax:

E-mail:

Mailing Address:

Project Manager: Jeffery A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax: (941) 488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

Project Engineer :

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Architect: Coviello & Associates

Telephone: (941) 486-1212

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Revised 03/15

Applicant Signature / Date:

[Handwritten Signature]

8/16/17

Open CASHIERJS Type: OC Drawer: 1
Date: 8/16/17 00 Receipt no: 97566
PZ 2017
OK CHECK
Trans date: 8/16/17 Time: 9:41:45

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AUG 16 2017

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:

- 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.

PLEASE SEE ATTACHED

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 7,500 square foot lot located at 926 Gibbs Road and zoned RSF-1. A single-family home constructed in 1955 currently exists on the property which is comprised of two separate buildings. In addition two storage sheds exist on the property.

In total, the structures on the property have a lot coverage of 2,891 square feet (38.55%), or 8.55% in excess of the 30% lot coverage permitted in the RSF-1 district.

The applicant proposes to redevelop the subject property by increasing the lot coverage of the existing home while removing the two storage sheds on the property which will result in no net change from the existing lot coverage of 38.55%.

The removal of the storage sheds and redevelopment of the existing home will result in side yard setbacks with a minimum of 8.37 feet on the western boundary, 29.00 feet on the eastern boundary, and a total side yard setback of 37.37 feet, in conformance with the setback requirements. The removal of the storage sheds will eliminate the existing non-conformity with respect to the setbacks of the sheds (accessory structures).

Although the lot coverage will remain the same, a variance is requested to allow for the redevelopment. The proposed variance is to Sec. 86-61(h)(1)a., to exceed the maximum lot coverage of 30% by 8.55%. As noted above, approval of the variance would not increase the currently existing lot coverage on the property.

The proposed variance will allow for redevelopment of an older single-family home which will be a benefit to the community, can be achieved without a net increase to the lot coverage, and will result in the elimination of the current non-conforming setback of two accessory structures, and therefore approval of the proposed variance is hereby requested.

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

- a. 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;

The subject property is zoned RSF-1, but is a non-conforming lot with respect to minimum lot requirements and setbacks. The minimum lot size in the RSF-1 district is 15,000 sq. ft., but the subject property is only 7,500 sq. ft. Whereas the 30% lot coverage may be appropriate for conforming lots in the RSF-1 district it is overly restrictive for a lot of only 7,500 sq. ft. The minimum side yard setbacks in the RSF-1 district are 8 feet minimum, but no less than 18 feet combined, whereas the existing side yard setbacks are 0 feet and 3.7 feet combined.

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

The proposed variances will allow for redevelopment of the property without increasing the existing lot coverage, or reducing the existing setbacks and therefore a literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property.

- c. The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and

The proposed variance is the minimum necessary to meet the requested use of the land, will not increase the existing lot coverage and will increase the existing setbacks.

- d. 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 neighborhood and will allow for redevelopment of the property without any increase to the existing lot coverage and with an increase to existing setbacks.

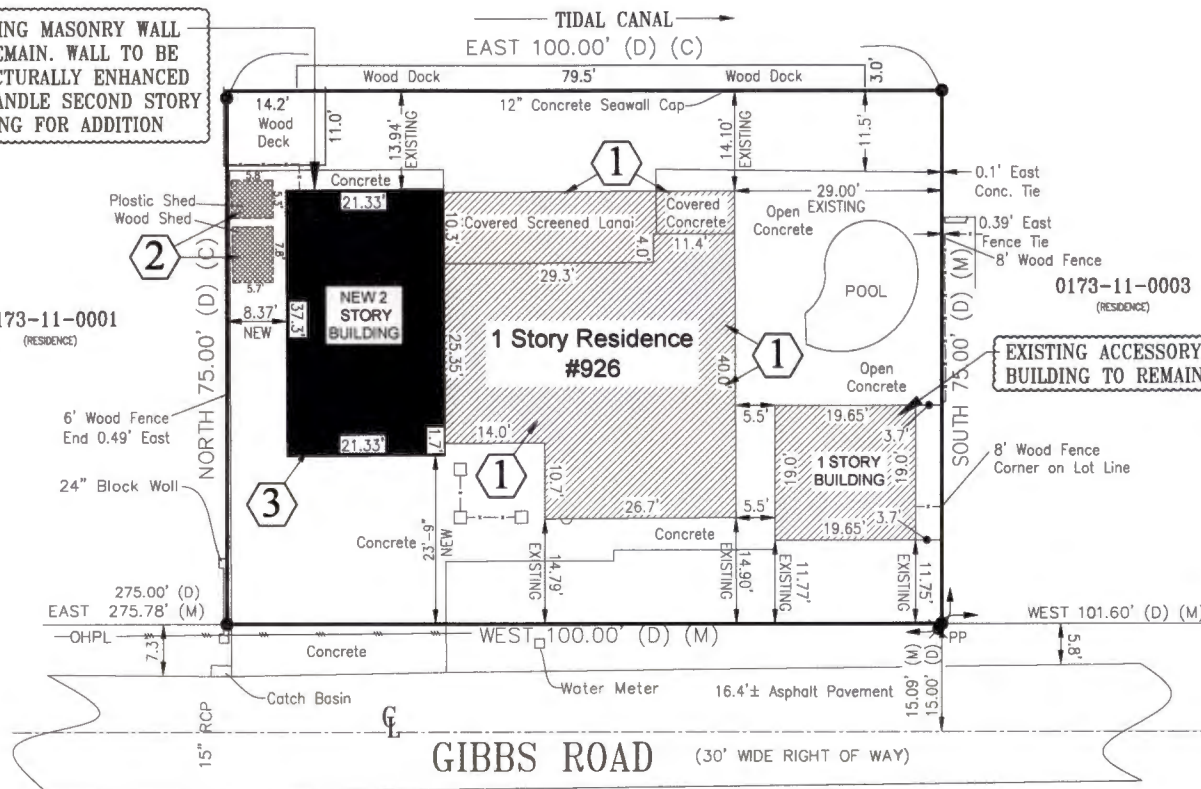
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EXISTING MASONRY WALL TO REMAIN. WALL TO BE STRUCTURALLY ENHANCED TO HANDLE SECOND STORY LOADING FOR ADDITION

0173-11-0001
(RESIDENCE)



Site Plan

Scale 1/8" = 1'-0"

Project Scope

- 1) Remodel Existing 1 Story Building
- 2) Remove Existing Sheds
- 3) Remove Existing 1 Story Building and Car Port. Replace with New Two Story Building.

Parcel #0173-11-0002

Zoning Data

LOT SIZE	7,500 sqft
ZONING	RSF-1
Max Lot Coverage	30 %
Existing House to Remain	2,095 sqft
Existing House to Remove	720 sqft
Existing Sheds to Remove	76 sqft
Existing Buildings	2,891 sqft
Existing Lot Coverage	38.55 %
Existing House to Remain	2,095 sqft
New Addition	796 sqft
New Total Area	2,891 sqft
Proposed Lot Coverage	38.55 %

LEGEND

- = PROPERTY LINE
- - - = SET BACK LINE
- - - = EASEMENT
- = DRAINAGE FLOW
- 10.0' = PROPOSED ELEVATION
- 9.5' = EXISTING ELEVATION

NOTE: FINAL PROJECT WILL RESULT IN A SINGLE FAMILY HOME UNIT. MAX HEIGHT OF THE TWO STORY ADDITION WILL NOT EXCEED 35'



Front Elevation

Scale 1/4" = 1'-0"

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COVIELLO
ASSOCIATES
941-486-1212
CUSTOM RESIDENTIAL DESIGN
AND COMMERCIAL DRAFTING

Designed For:
**Mr. & Mrs.
Miller**
926 Gibbs Road
Venice, FL 34285

Contractor:
MPS Contractors LLC
Residential - Remodeling
Licensed - Insured
333 S. Ingalls Trail
Suite 205
Venice, FL 34285
Lic. #CC06061063
Call (941) 869-8114

DRAWN BY:
MICHAEL COVIELLO
PAGE DESCRIPTION
9-28-17
DATE
SITE PLAN
1/8" = 1'-0"
JOB NUMBER
CUSTOM HOME
DEC

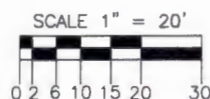
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OF 1 SHEETS

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DESCRIPTION

Begin at the NE corner of Lot G, SCHUTTS SUBDIVISION, as recorded in plat book 1, Page(s) 8, of the Public Records of Sarasota County, Florida; thence East along North line of Lot G extended 738.6 feet; thence N 1 degree, 10 minutes West, 101.2 feet; thence West 101.6 feet for a Point of Beginning; thence continue West 100 feet; thence North 75 feet; thence East 100 feet; thence South 75 feet to the Point of Beginning, being located in Section 1, Township 39 South, Range 18 East, Sarasota County, Florida.



ABBREVIATIONS OF SURVEYING TERMS

- (M) = MEASURED DISTANCE OR ANGLE
- (D) = DEED DISTANCE OR BEARING/ANGLE
- (C) = CALCULATED DISTANCE OR BEARING/ANGLE
- CONC. = CONCRETE
- RCP = REINFORCED CONCRETE PIPE
- F.B. = FIELD BOOK
- FND. = FOUND
- I.R. = IRON ROD OR RE-BAR
- L.B. = LICENSED BUSINESS
- OHPL = OVERHEAD POWER LINE
- P.C. = POINT OF CURVATURE
- P.G. = PAGE
- P.I. = POINT OF INTERSECTION
- P.K. = PARKER KALON (NAME BRAND)
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PP = POWER POLE
- P.T. = POINT OF TANGENCY
- P.O.L. = POINT ON LINE

THIS LIST IS PROVIDED PURSUANT TO SJ-17, FLORIDA ADMINISTRATIVE CODE AND TO ASSIST YOU IN UNDERSTANDING THE ATTACHED SURVEY.

NOTES:

1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
4. GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

SURVEYOR'S CERTIFICATE

This is to certify that a survey was made this day of the property as described and shown hereon, and that this survey and sketch are accurate and correct to the best of our knowledge and belief, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Surveying and Mapping in Chapter 5J-17, Florida Administrative Code, and pursuant to Section 122.05, Florida Statutes.

Shremshock Surveying, Inc. LB #7747

DATE: 9/5/12
DAVID J. SHREMSHOCK
Professional Surveyor No. 5637
State of Florida
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

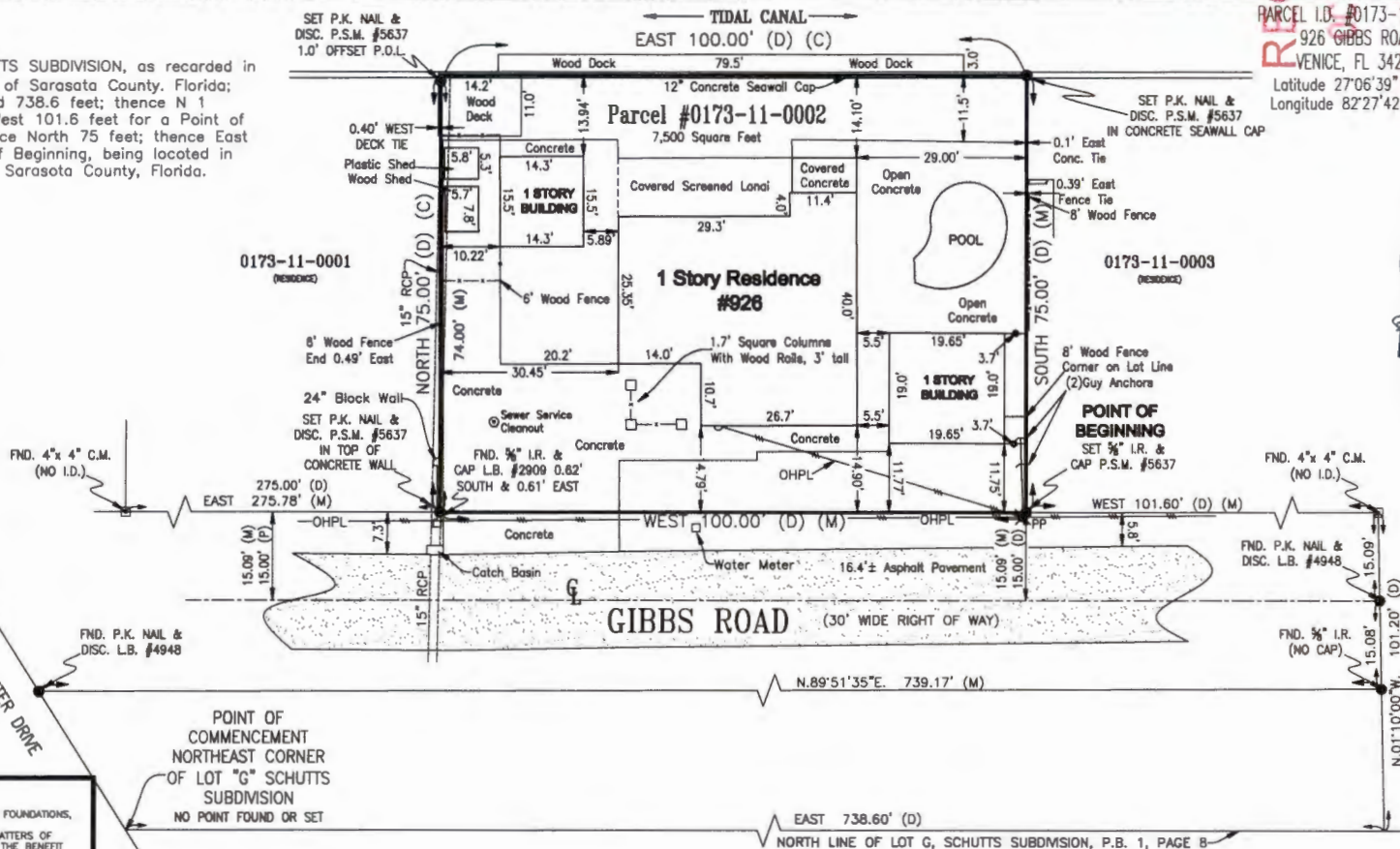
CERTIFIED TO:

George W. Huffman, Trustee of the GWH Revocable Trust, Dated May 11, 2010
Fidelity National Title of Florida, Inc.
Chicago Title Insurance Company
Florida Shores Bank Southwest

Title: BOUNDARY SURVEY
Prepared for: George W. Huffman
Certified to: SEE ABOVE
Sketch No. 279-12-B Scale: 1" = 20'
Field Book: 112 Page: 55 to 58
Drawn By: D.B. Checked By: DAVE

FLOOD ZONE "A-12"
11.0' BASE FLOOD EL.
COMMUNITY #125154
PANEL #0005 "D"
FIRM DATE 5/18/92

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamosos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax. 423-4365
e-mail: shremshocksurveying@comcast.net



NOTE: Elevations, Trees, & Underground Utilities Are Not Shown.