



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

19-27VZ

VARIANCE

Project Name: 316 SHORT ROAD
Parcel Identification No.: 0430050057
Address: 316 SHORT RD. VENICE, FL 34285
Parcel Size: 80 x 100
FLUM designation: LOW DENSITY RESIDENTIAL
Zoning Map designation: LOT 2, GULF SHORES NO. 4, RSF-3
Property Owner's Name: JAMES & MARY BETH STARNES
Telephone: 239.250.9900
Fax: X
E-mail: DESIGNSTARVES@AOL.COM
Mailing Address: 316 SHORT RD VENICE, FL 34285
Project Manager: OWNER
Telephone:
Mobile / Fax:
E-mail:
Mailing Address:
Project Engineer: ROBERT A RICCIARDELLI
Telephone: 239-777-1445
Mobile / Fax: X
E-mail: 41robicci@gmail.com
Mailing Address: BURNING TREE DR NAPERES, FL
Project Architect: ROBERT A RICCIARDELLI
Telephone:
Mobile / Fax:
E-mail:
Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

RECEIVED 6/11/19

JUN 12 2019

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 *N/A*
- ☐ 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.

To Whom It May Concern,

We purchased 316 Short Road in August of 2018. I was born in Venice in 1959, and it has been my dream to come back home. The residence we purchased had been neglected and had set vacant for several years, and we set out with a vision to bring the house back to its former architectural intent, along with a thorough modernization through a renovation. The original house had been divided in two, and 316 Short Rd, was left without a garage or master bedroom, because the former attachment is now a separate home next door, including both. Prior to purchasing, we scheduled a meeting with the city to verify the additions/renovations we wanted to make and were assured we could make the proper additions. My husband and I are award winning designers, and this house is going to be our primary residence as we look to make Venice and the community our home.

We applied for permitting in January of 2019 after several meetings with our architect, and the city, and submitted the necessary documents to get the project going. Two weeks later, we were notified that our dwelling impeded the 35% lot rule for city zoning. So, after months of corrections, expenses, and architectural changes we went back to the city to verify (in person) on two separate occasions that our renovation plans indeed meet the zoning guidelines. We were told that they do, and we resubmitted with the graceful note that our permit would be expedited because of our lengthy process and miss communication on the city's end.

We have now been notified that the city misinformed us in regards to the zoning regulations and that our dwelling is in need of a variance. We have been very impressed by the City of Venice building and zoning departments through the entire process, and while frustrating on our end, it has been informing and well received because of the great people of each department we have been blessed to work with. We have done everything correctly on our part to renovate this house, and we are eager to begin renovating the dwelling.

We are reaching out to the planning commission to ask for a simple variance in regards to the unique situation of our property, and the easement zone adjacent with makes our lot size smaller and takes away from the ability to make the necessary additions to the dwelling. We simply want code 86-81-H-1-B that allows for 35% of the setback to allow a variance to 39.3% resulting in 4.3% addition allowance. Our architectural drawings have been completed at 3149 sq ft. We have done all we can, and are anxious to begin the renovation and make 316 Short Rd our home. Hopefully, the committee can assess our situation and allow us to fulfill our dreams of making this house a home that adds to the aesthetic and beauty of Venice, Florida. Thank you for your time and consideration, and we look forward to your response.

James and Beth Starnes,
Homeowners of 316 Short Rd.

-In regards to special circumstances existing in relation the land, structures and zones, and special circumstances not the fault of the applicant,

-We purchased this property with the affirmation that we could make the necessary additions. 316 short rd is unique in the sense that the original property was added on to and then separated, with 316 losing a garage, master bedroom and half of its square footage. The set back is significantly smaller than most due to the easement zone in the rear. The current structure is in dire need of a renovation. The structure is not enclosed, up to date, and the patio holds water not allowing for proper runoff. We want to correct these issues as homeowners and make the house function properly. We did everything correct through this entire process, going above and beyond to double check with planning, building, and zoning.

-In regards to the literal interpretation of the provisions,

-We are looking to update and renovate this home. We are award-winning designers with over 40 years of experience in home restoration and renovations. We specialize in historic homes in historic neighborhoods. There is no garage, and no master bedroom. We are looking to make this a living property. In our design, we found this property needs more than the 35% to complete the home properly. The plans have been made, and trusses have been ordered pending this approval. This hardship has also caused several economic provisions including redoing architectural drawings, engineering, and time constraints, as well as numerous additional costs imposed by the city during this process.

-In regards to the variance, and minimum variance being requested,

-We are asking for the original square footage (3149 sq ft) we were told we would be able to receive to make the necessary additions (a garage and master bedroom) to the home. The 4.3 % variance needed will allow for the proper execution of this. It is necessary to make the home function like any normal property should.

-In regards to the grant of the variance being in harmony with the intent and will not be injurious to the neighborhood or detrimental to the public welfare,

-We are looking to do the opposite of injury or detriment. We are looking to increase home value, design, and bring a prominence to a neglected home. We have a reputation of restoring and renovating homes to an exceptional level. We will be full time residents on the island, and look forward to being a part of the neighborhood and greater Venice community.