



Project: Starnes Residence
316 Short Road
Variance Petition No. 19-27VZ
Staff Report

Applicant/Owner: James and Mary Beth Starnes

Parcel ID #: 0430050057

Address: 316 Short Road

Property Size: 8,000 sq. ft.

Existing Zoning: Sarasota County Residential, Single-Family-3 (RSF-3)

Future Land Use Designation: Low Density Residential

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and has been found in compliance with the regulatory standards of the City Code of Ordinances, with the exception of the variance request.

Summary of Variance Petition:

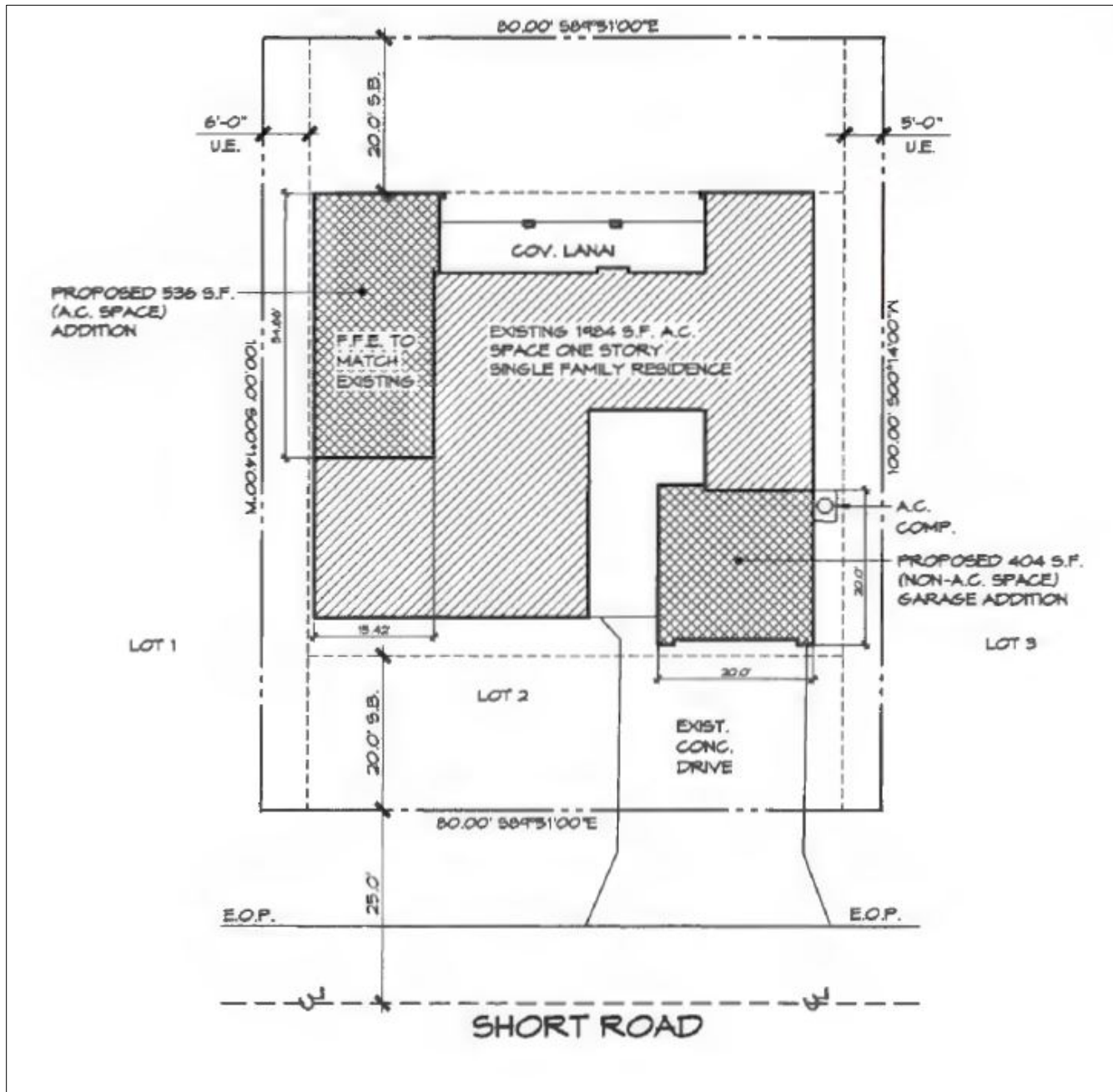
The applicant is requesting a variance from Section 86-82(h)(1) regarding maximum lot coverage in order to construct a residential addition. The maximum lot coverage in the RSF-3 zoning district is 35% and the applicant proposes a lot coverage of 39.3.

I. BACKGROUND / OVERVIEW OF VARIANCE REQUEST

The subject property was purchased by the applicants in 2018. It was once a part of the home immediately to the west and has since been separated. The current owners purchased the property with the intent to renovate the home by adding a garage and master bedroom and to establish compliant setbacks on this lot of record.

The applicant's applied for a building permit to accomplish the desired renovation on January 23, 2019. Upon zoning review, it was determined that the proposed construction would not be compliant with the maximum 35% lot coverage requirement in the RSF-3 zoning district. During communications with the applicant, it was indicated that the current design would exceed the maximum lot coverage for the RSF-3 zoning district by 124 square feet. It was indicated that the maximum square footage in order to be compliant for lot coverage was 2,800 square feet. The applicant's resulting plan provided 3,149 square feet. Unfortunately this information apparently was not communicated to the architect and the applicant purchased custom roof trusses for the proposed project based on the indication of 124 square feet. When the permit was resubmitted for review, it was determined that the proposed design still exceeded the 35% maximum and staff indicated the information to the applicant who promptly met with staff to discuss the issue. Mr. Starnes was very understanding in a very difficult situation as he had already ordered the roof trusses and it was too late to stop the process. Mr. Starnes was provided with the option of seeking a variance for the excess lot coverage and that is the reason for the application.

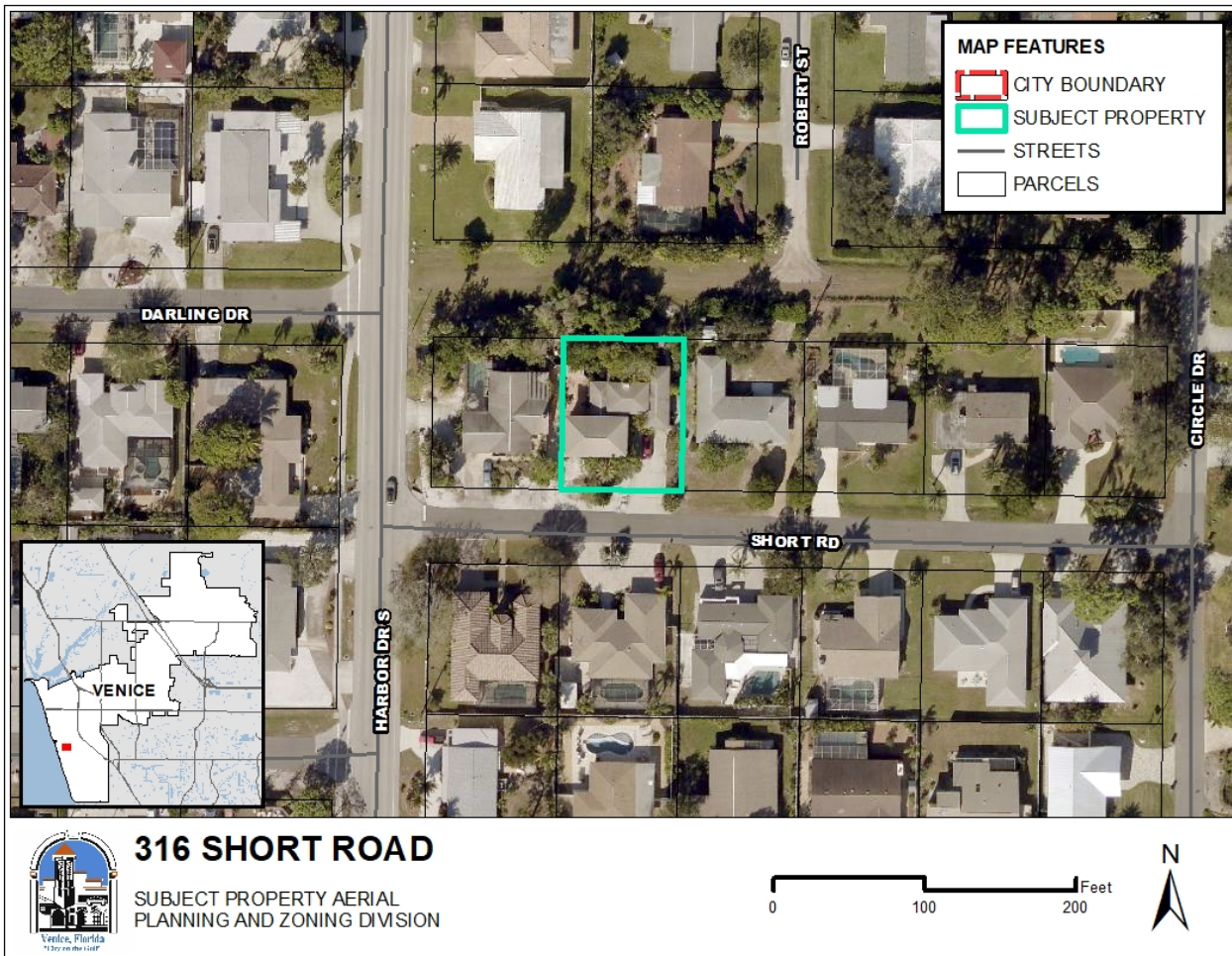
Code Section 86-82(h)(1) indicates that the maximum lot coverage permitted in the RSF-3 district is 35%. When calculating the resulting coverage after the proposed construction, the lot coverage will result in a lot coverage of 39.3%, 4.3% in excess of the code maximum. This is the amount of variance being requested. Below is the site plan provided by the applicant depicting the proposed construction.



II. SUBJECT PROPERTY / SURROUNDING PROPERTY INFORMATION

The subject property is located at 316 Short Road. Map 1 is an aerial photograph showing existing conditions of the subject and surrounding properties.

Map 1: Aerial Photograph



Following are photographs of the subject property.





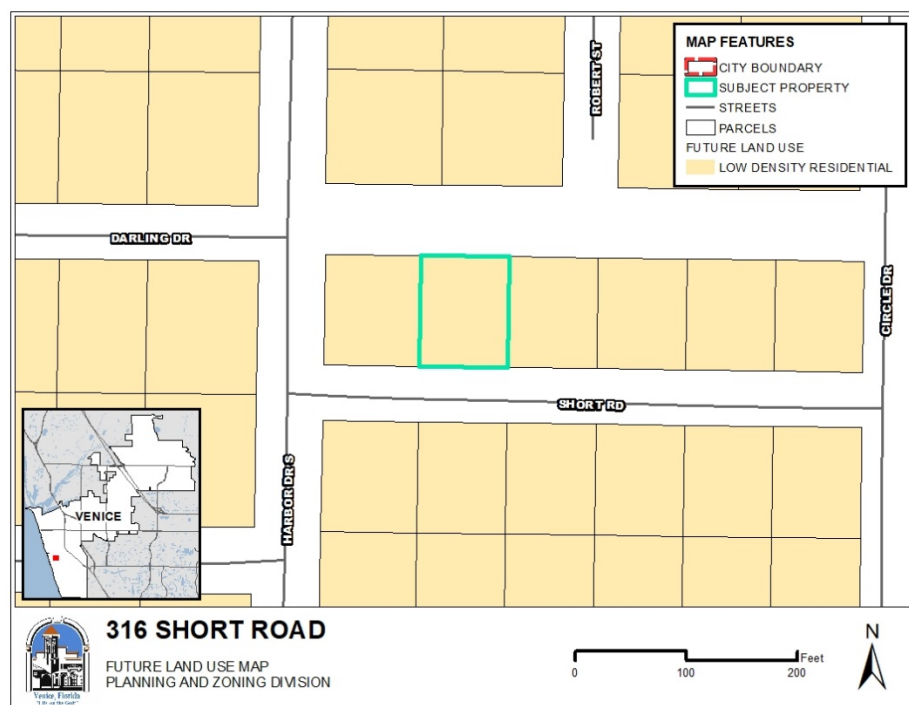
Future Land Use:

Map 2 below is the future land use map that depicts the subject and surrounding properties having a Low Density Residential designation. This designation is intended to accommodate single-family residential uses.

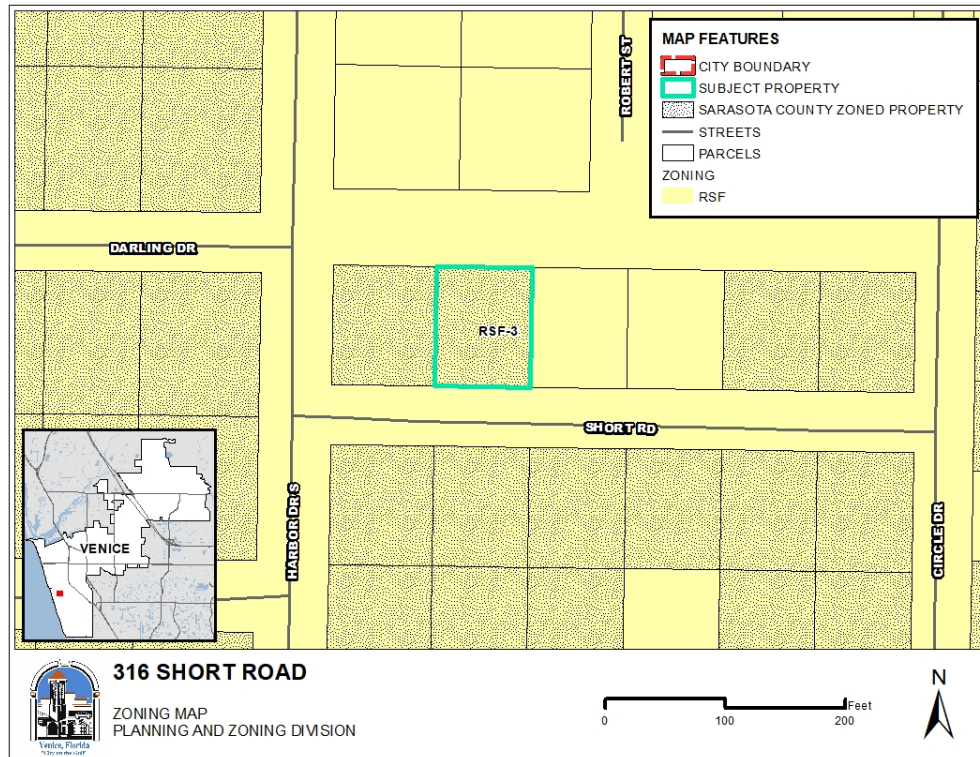
Existing Zoning:

Map 3 on the following page shows the existing zoning of the subject and surrounding properties. The subject property and the surrounding properties are still a mixture of Sarasota County and City properties zoned RSF-3. The subject property is zoned county RSF-3 and the owner has agreed to have his property rezoned to a like City of Venice zoning designation upon the City's adoption of a new zoning map.

Map 2: Future Land Use Map



Map 3: Existing Zoning Map



III. PROCEDURAL REQUIREMENTS FOR VARIANCE REVIEW

The procedural requirements contained in Section 86-46(a) concerning receipt of written petition, notice of public hearing and conduct of hearing have been satisfied. Section 86-46(a)(4) specifies that the Planning Commission shall, based upon substantial and competent evidence, make an affirmative finding on each consideration in granting a variance. The applicant has provided a written response to each consideration as part of the submitted application material.

- 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.**

Applicant's Response: 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.

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

Applicant's Response: 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.

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

Applicant's Response: 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.

Staff Comment: This is the minimum variance required to accomplish the construction requested in the building permit that is on file.

- 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; and**

Applicant's Response: 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.

Staff Comment: Upon review by the City's Technical Review Committee (TRC), no issues have been identified.

Summary Staff Comment: The responses provided above are the basis to allow the Planning Commission to take action on the subject petition.