



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285
(941) 486-2626 ext. 7434 www.venicegov.com

VARIANCE APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-46 Variances for the complete

Project Name:	
Brief Project Description and Applicable Code Sections: Installation of brick paver driveway including dual purpose walkway/auxiliary parking area within <u>5' minimum</u> set back established by code: 86-423.B	
Address: 417 Armada Rd. S Venice, FL 34285	
Parcel Identification No.(s): E 29 FT OF LOT 17 & W 48 FT OF LOT 18 BLK 94 SOUTH Parcel Size: 11,550 SqFt	
Zoning Designation(s): RSF3 - Residential, Single Family FLUM Designation(s): Moderate Density Residential	
Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>	
<input type="checkbox"/> Variance \$410.00 <input type="checkbox"/> Review Fee \$358.75	
Applicant Name/ and Property Owner Name: Todd & Caren Liljenberg	
Address: 417 Armada Rd. S. Venice, FL 34285	
Email: Caren@TechOneVenice.Com Phone: (941)321-8572	
Design Professional or Attorney: N/A	
Address: N/A	
Email: N/A Phone: N/A	
Authorized Agent (1 person to be the point of contact): Alan M. McEachern	
Address: 885 US 41 Bypass S. Venice, FL 34285	
Email: Al@PaverMac.com Phone: (941)497-4012	

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness. Package concurrently filed applications separately. If a document is not being submitted, please indicate N/A and why it is not being submitted.

☐ **Application:** Signed by agent and applicant (3 copies)

☐ **Narrative:** Provide a document describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).

☐ **Planning Commission Report:** Address findings for each Code Section 86-46(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; b. The 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 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.

☐ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This person will be the single point of contact for staff (1 copy).

☐ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents identifying who is authorized to act on behalf of the entity (1 copy).

☐ **Legal Description:** Electronic version must be editable to "copy and paste".

☐ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:**

☐ **Site Plan:** containing the project address, code variance drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; and c. All screens and buffers.

☐ **CD with Electronic Files:** Provide PDF's of ALL documents one pdf per document, identified simply by name on one CD/thumb drive.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name/Date/Signature:

Applicant Name/Date/Signature:

Narrative:

PaverMac working on behalf of property owners Todd & Caren Liljenberg are seeking variance for brick pavers inside of the required minimum 5' setback from the property line to provide stability to the shell area to the right side of the existing driveway that has been prone to washout. Todd & Caren Liljenberg have experienced hardship in this area due to the continuous washing out of shell material in this area causing continuous replacement of shell material as it erodes into the street and the City of Venice drainage system located on Armada Rd. S.

The additional area is consistent with the City of Venice current comprehensive plan. Area constructed from sand set brick pavers and installed to replace existing shell area that has been prone to washout due to slope and drainage of property. The paver area is intended to provide stability from wash out that is causing damage to this area of the property as well as allowing shell and general yard debris to be washed into City of Venice drainage systems. The intended brick area will beautify the property and allow the home owners a better quality of life by gaining full access to the rear of the property at all times and under all environmental conditions. Brick pavers will have no permanent effect on the ecosystem of this property. Brick pavers are installed on sand base and have no permanent effect on the existing drainage on this property. Brick pavers are constructed from concrete using aggregates native to Florida and are commonly recycled at time of removal making them an ideal choice for sustainability of our community resources.



Example of Washout



**Comparison of homes located within the
same zoning district**

Planning Commission Report

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.

- The special circumstances present at the 417 Armada Rd. S. are as follows:
 - Drainage between 417 Armada Rd S. & 421 Armada Rd. S. causing washout of shell area/Yard debris being carried into drainage area and city drainage systems

B.) The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property

- The literal interpretation of this of this provision would result in unnecessary and undue hardship to the homeowner due to the following:
 - Continuous grading and replacement of shell in existing area of washout. As well as removal of shell from roadway at end of driveway and City of Venice drainage located on Armada Rd. S.

C.) The Variance if granted is the minimum variance necessary to meet the requested use of the land, building or structure.

- Per code 86-423.b: No driveway shall be constructed with its center closer than 20 feet to a property line, except when the drive is jointly used by the adjoining properties, or 50 feet to the intersection of the edge of the pavement of two streets , or 40 feet to the center of the next nearest entrance driveway providing that , for one- and two-family dwellings, no portion of any driveway shall be constructed closer than 5 feet to a property line, except when the drive is jointly used by the adjoining properties, or 40 feet to the intersection of the edge of the pavement of two streets, or ten feet to the edge of the next nearest driveway.

- Home owner is seeking variance to reduce required setback of driveway from property line from 5 feet to approximately 1 foot for approx. 60 lineal feet on the west side of property for installation of brick paver area. This is the minimum amount of variance required to meet home owners needs for desired usage of property and is the minimum variance needed to mitigate drainage and erosion issues causing hardship
- *5 foot minimum set back will be maintained within right of way*

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 public welfare.

- The granting of this variance will comply with all aspects of the current City of Venice Comprehensive plan as the proposed area will be constructed from brick pavers to prevent washout and provide stability to drainage area preventing unwanted debris or shell from entering City of Venice drainage systems. The proposed area will be constructed from brick pavers on sand bed having no permanent environmental impact on property. Brick pavers are a 100% recyclable material. The proposed variance has no impact on future land use, economic development, or mobility as defined in the City of Venice comprehensive plan.