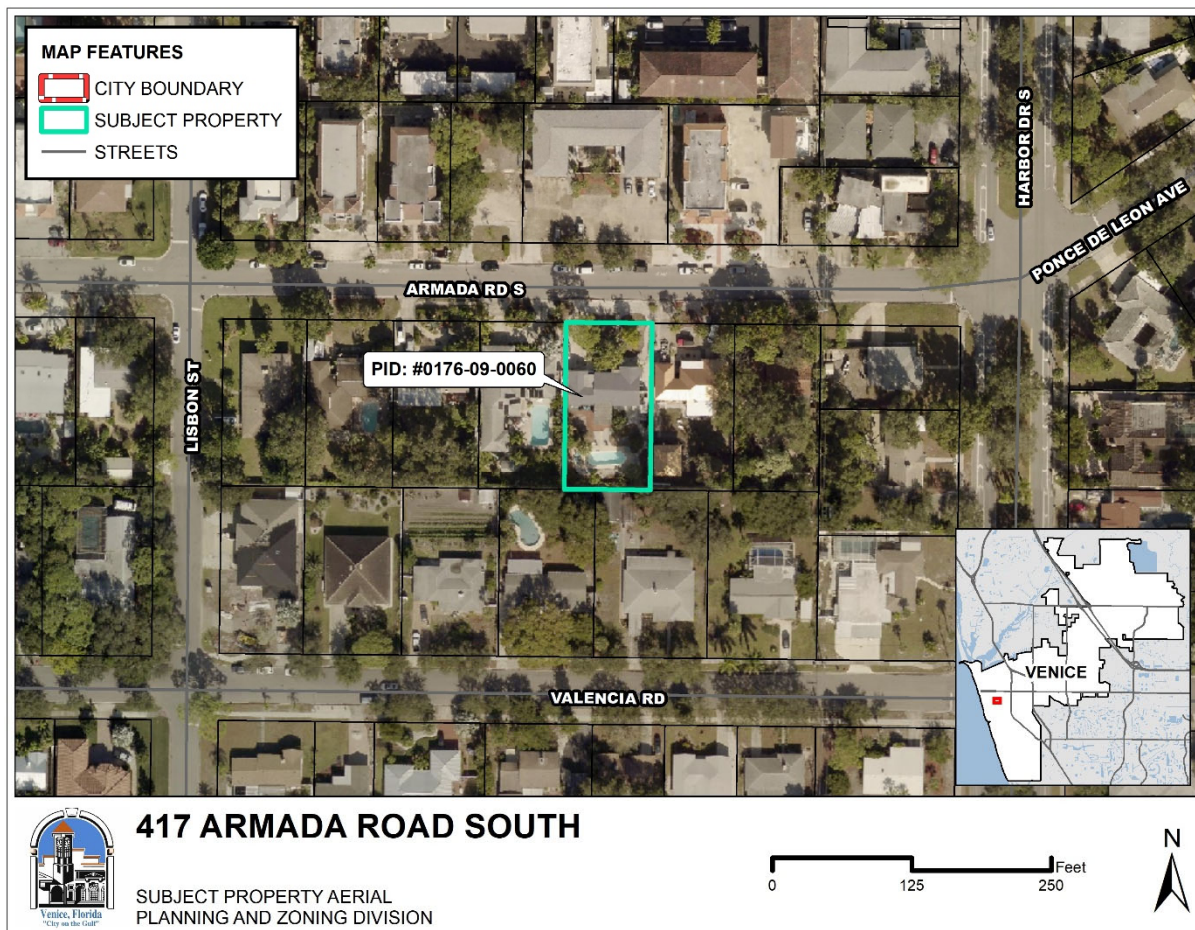


## 20-61VZ, Variance: 417 Armada Road Staff Report



VARIANCE INFORMATION	
<b>Address:</b>	417 Armada Road S
<b>Request:</b>	To vary the driveway side setback standard from 5' to 1' along an existing driveway.
<b>Owner:</b>	Todd and Caren Liljenberg
<b>Agent:</b>	Alan M. McEachern
<b>Parcel ID:</b>	0176090060
<b>Property Size:</b>	11,550 sq. ft.
<b>Future Land Use:</b>	Low Density Residential
<b>Comprehensive Plan Neighborhood:</b>	Island Neighborhood
<b>Existing Zoning:</b>	Residential Single Family (RSF-3)
<b>Application Date:</b>	December 3, 2020
<b>Applicable Code Standard:</b>	Variance requested from Section 86-423(b), which requires a minimum 5 foot driveway side yard in the RSF zoning districts. The applicant requests approval of a reduction in setback to 1 foot.

## I. INTRODUCTION

The subject parcel is located at 417 Armada Road South, a developed single-family lot. To the west, east and south is single family residential (RSF-3) and to the north is Residential Multi-family (RMF).

A variance from Section 86-423(b) is being requested to allow for a recently constructed driveway on an existing lot. The applicant is requesting to reduce the minimum 5' driveway side yard setback along the western side of the property to 1' from the property line. The minimum 5' driveway side setback is being maintained along the eastern side of the property and all other driveway standards are being complied with.

## II. SUBJECT AND SURROUNDING PROPERTY INFORMATION

The subject property is located in a residential single family zoning district. The parcel is a developed lot, immediately surrounded by single family residential, Armada Road to the north, and multi-family residential to the north.

### Site Photographs



Subject site from Armada Road S



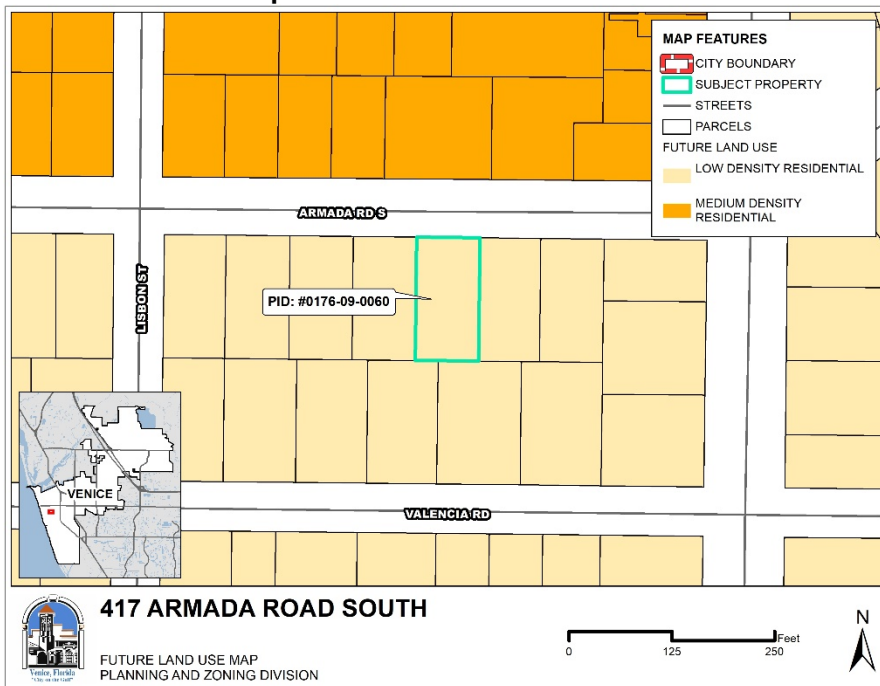
View along roadway, beside subject site



## Future Land Use

The Comprehensive Plan shows the subject property and parcels surrounding it as Low Density Residential with Medium Density Residential to the north.

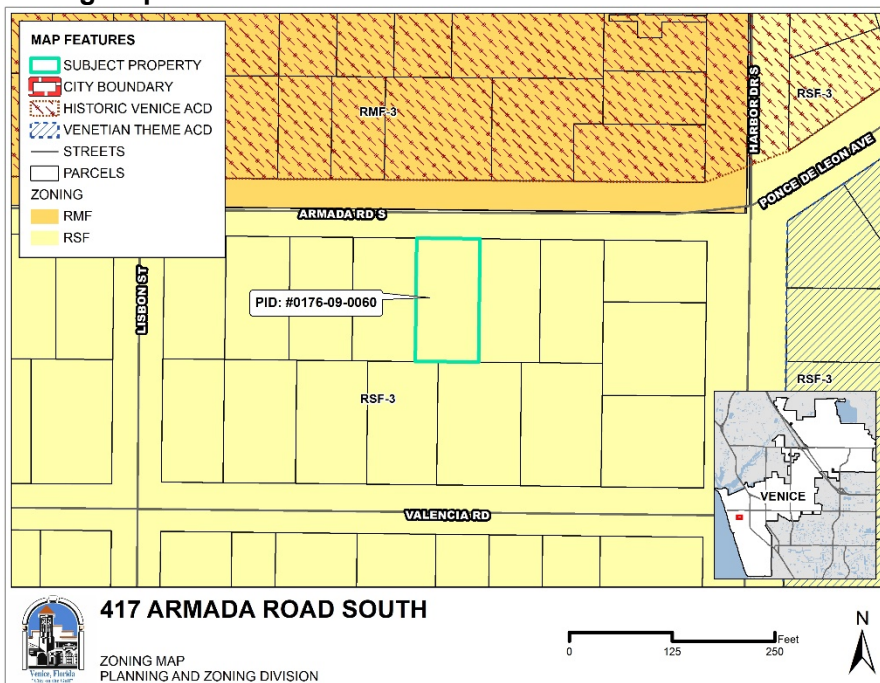
## Future Land Use Map



## Zoning

The subject property, and those surrounding it are zoned RSF the north is RMF-3 and the Historic Venice(HV)Architectural Control District (RMF-3/HV).

## Zoning Map



**Proposed Area Drawn in 3/4 Scale**  
3/4" = 20'

**Key:**

- Brick Paver Driveway Area - [Yellow Shaded Area]
- Footprint of Existing Driveway - [Brown Line]
- 5' Setback Boundary Line - [Blue Line]
- Existing Utilities - [Circle with Crosshair]

**DESCRIPTION:** (AS FURNISHED BY CLIENT)  
EAST 29 FEET OF LOT 17 AND WEST 43 FEET OF LOT 18 BLOCK 94 OF THE MAP OR PLAT ENTITLED "SOUTH GULF VIEW SECTION OF VENICE" AS RECORDED IN PLAT BOOK 2, PAGE(S) 213 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

**FLOOD ZONE:**  
"C" AS TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY / PANEL NUMBER 125154 0005 0  
REVISED / EFFECTIVE DATE: 18 MAY 1999

**CERTIFIED TO:**

***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 the public welfare.

**Applicant's Response** (the following responses were taken directly from the applicant's submittal):

*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.*

**Summary Staff Comment:** The responses provided here are sufficient to allow the Planning Commission to take action on the subject petition.