

# 1012 VENETIAN AVE. RE-ZONING APPEAL

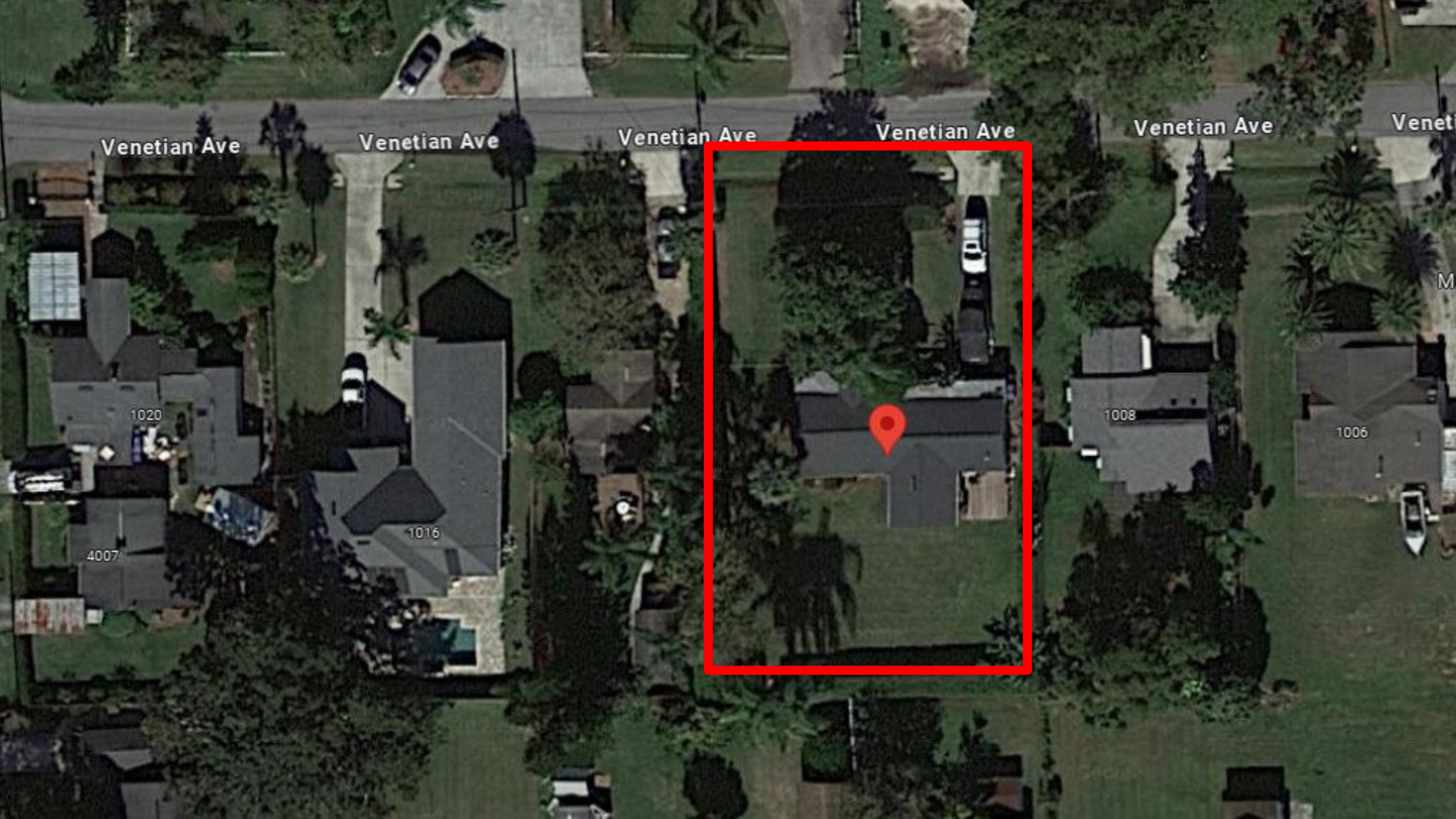
#RZ-23-06-048

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10/24/2024

BRIAN DAVIDSON





Venetian Ave

Venetian Ave

Venetian Ave

Venetian Ave

Venetian Ave

Venetian Ave

1020

4007

1016

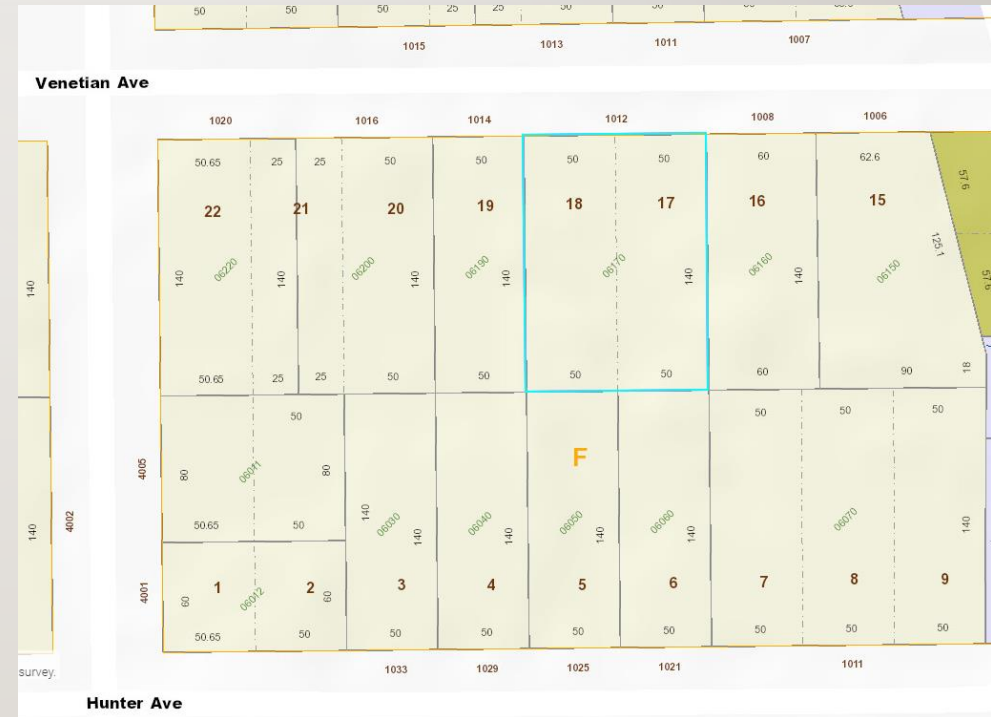
1008

1006

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# THE REQUEST

- I am asking for my lot to be rezoned from R-1A to an R-1
- Lot needs to be re-zoned to allow for potential split in the future
- House was built in 1950 is a 3/2, 1,632 sq. ft
  - It only has two closets, and 7'9 ceiling height throughout most of the house.
- Livable, but I am ready to upgrade



# WHO IS BRIAN DAVIDSON

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- 38 years old
- Lived at property since 1/31/2014 (9 years, and 9 Months)
- My first home.
- Have called Orlando my home my entire life
- Born and raised in Maitland & an OCPS graduate
- Regional Sales Manager at Traka USA, (based in Orlando), for over 13 years
- Avid traveler, Wake surfing/boating, outdoors activities
- Recently engaged (9/22/23)



# WHY

- Two homes could fit on this sized lot and would be inline with the new construction that has gone up in the past 3-4 years in 32804 (including across the street)
- Want to put the house up for sale, marketing its potential to be an investment property that can be split into two lots, or used as a rental
- In 2018 I did a full interior renovation to bring up to date, including a new roof, and new windows
- Want more space as planning to grow my family



1011 Venetian Ave

# FACTS

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- There are 49 homes with addresses on Venetian Ave. or Hunter Ave.
  - 17 (35%) have a width of 50',
  - 16 (33%) have a width of 75',
  - 12 (24%) have a width of 100'+,
  - Remaining 8% falling in between 60' and 80'
- My lot touches 6 other lots
  - 4 of those lots are 50' lots
  - One of those lots was rezoned as an R-1 in 2017, (1011 Hunter Ave. RZ-17-01-002)
- Three properties in this same area have separate living structures (mother in-law suites?)
  - Two of the three are on Venetian and are smaller lots than mine.
- The lot was originally plotted as 1010 and 1012, but combined in 1926

# CONCERNS - FLOODING

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- FEMA defines a flood zone as an area that will be inundated by the flood event having a one-percent chance of being equaled or exceeded in any given year. ([www.fema.gov](http://www.fema.gov))
  - This equates to 3.6 days a year, every year, water from flooding causes excessive damage
- Since living here, I can only recall three times of having standing water in my backyard.
  - Hurricane Irma 2018, (~7") Hurricane Ian 2022 (10-15"), stalled front Oct. 22. (none caused and damage)
- 2022 Marked the wettest fall on record with 28.23" (17.21" above normal) in Orlando.
  - I believe this is the reason why we are here today
- Complaints were made about the fill dirt used at a new construction on Hunter Ave.
  - County inspector came and confirmed everything was within code
  - Suggestions made were to consider regrading property if concerned with flooding



# REASONS TO APPROVE

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- While I do not have any plans to develop this property, I am certain that what ever is done, will be within the rules and regulations already set in place by this board and others.
- A single-story home could be built in my homes current place, with a similar footprint to two, two-story homes, without the input from the community.
- I can appreciate the desire to move to county managed sewer system, however I should not be adversely impacted from making the best financial decisions with my property for not only me, but also the county, to wait on a much larger county project that may never take place.

THANK YOU

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