

Variance Petition 21-15VZ 301 Ponce de Leon Avenue

Owner/Applicant: Henry T. Ziegler

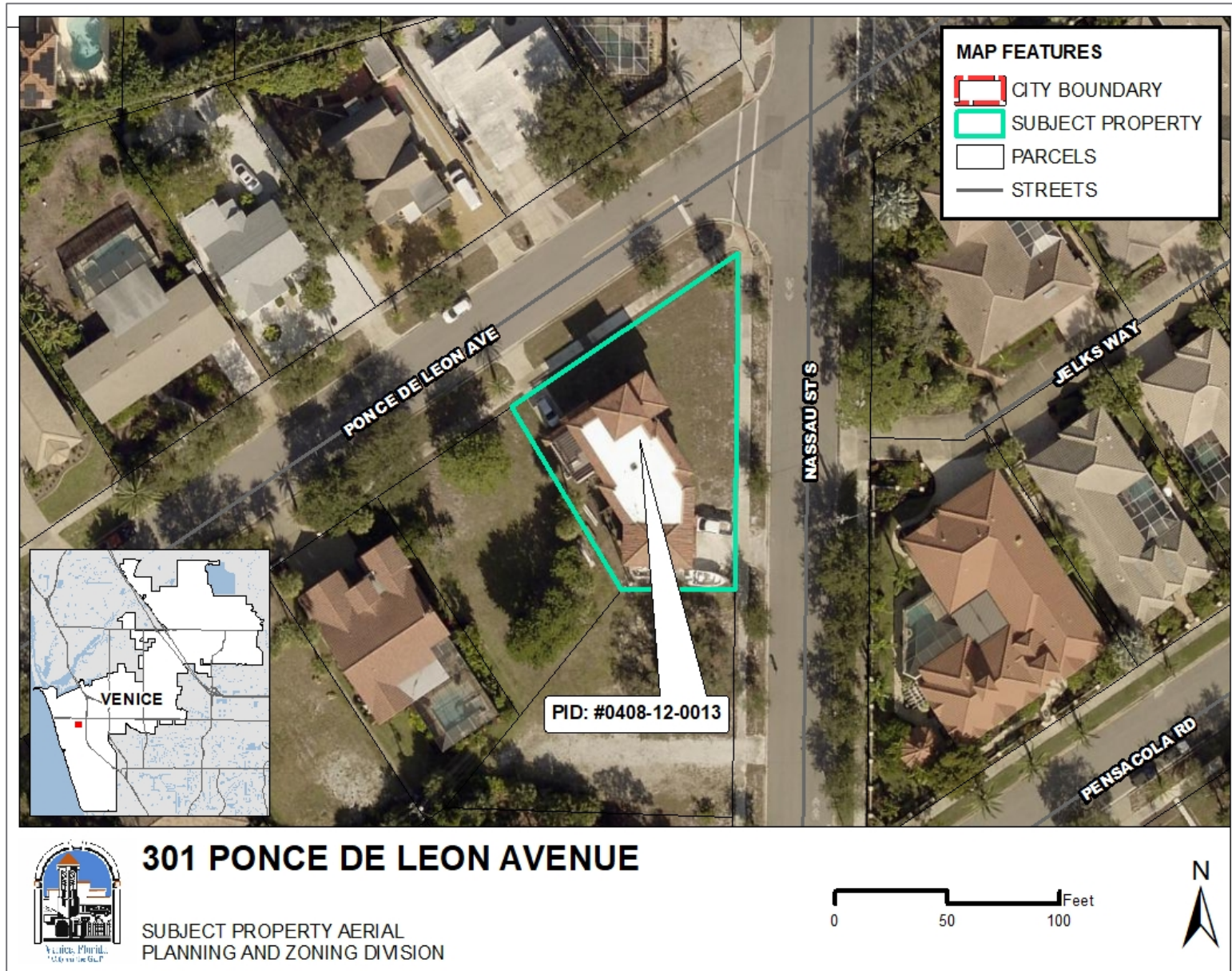
July 6, 2021

VARIANCE INFORMATION

Address:	301 Ponce de Leon Avenue
Request:	The proposal is to vary the front yard setback along Nassau Street from 20' to 8' to allow for a pool.
Owner:	Henry T. Ziegler
Parcel ID:	0408120013
Property Size:	0.2 acres \pm
Future Land Use:	Low Density Residential
Neighborhood:	Island Neighborhood
Existing Zoning:	Residential, Single Family-3/Venetian Theme District (RSF-3/VT)
Application Date:	April 29, 2021
Applicable Code Standard:	Section 86-81(i)(1)(a) - front setback of 20' in RSF districts

General Information

Aerial View



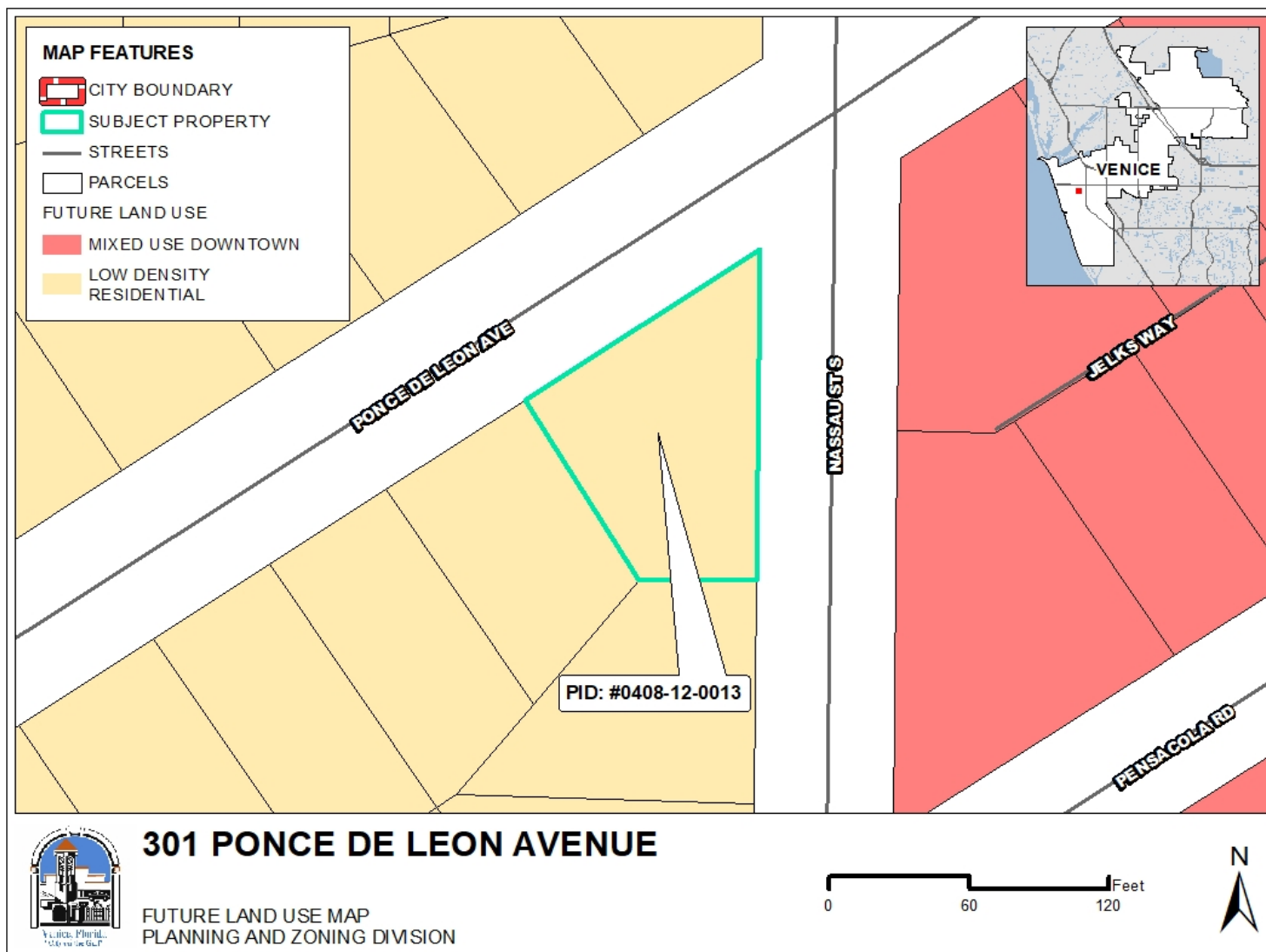
Project Description

- Corner lot with two street frontages and two required front yard setbacks
 - Front yard setback required by code section 86-81(i)(1)(a)
- Requesting to place a pool within the front yard setback along Nassau Street
- Pool will be 8' from Nassau Street
 - 26.2' setback from Ponce de Leon Ave.
- Existing wall and landscaping will screen pool from the street
 - Wall height measures 3' along Ponce de Leon Ave., 6' along Nassau St.

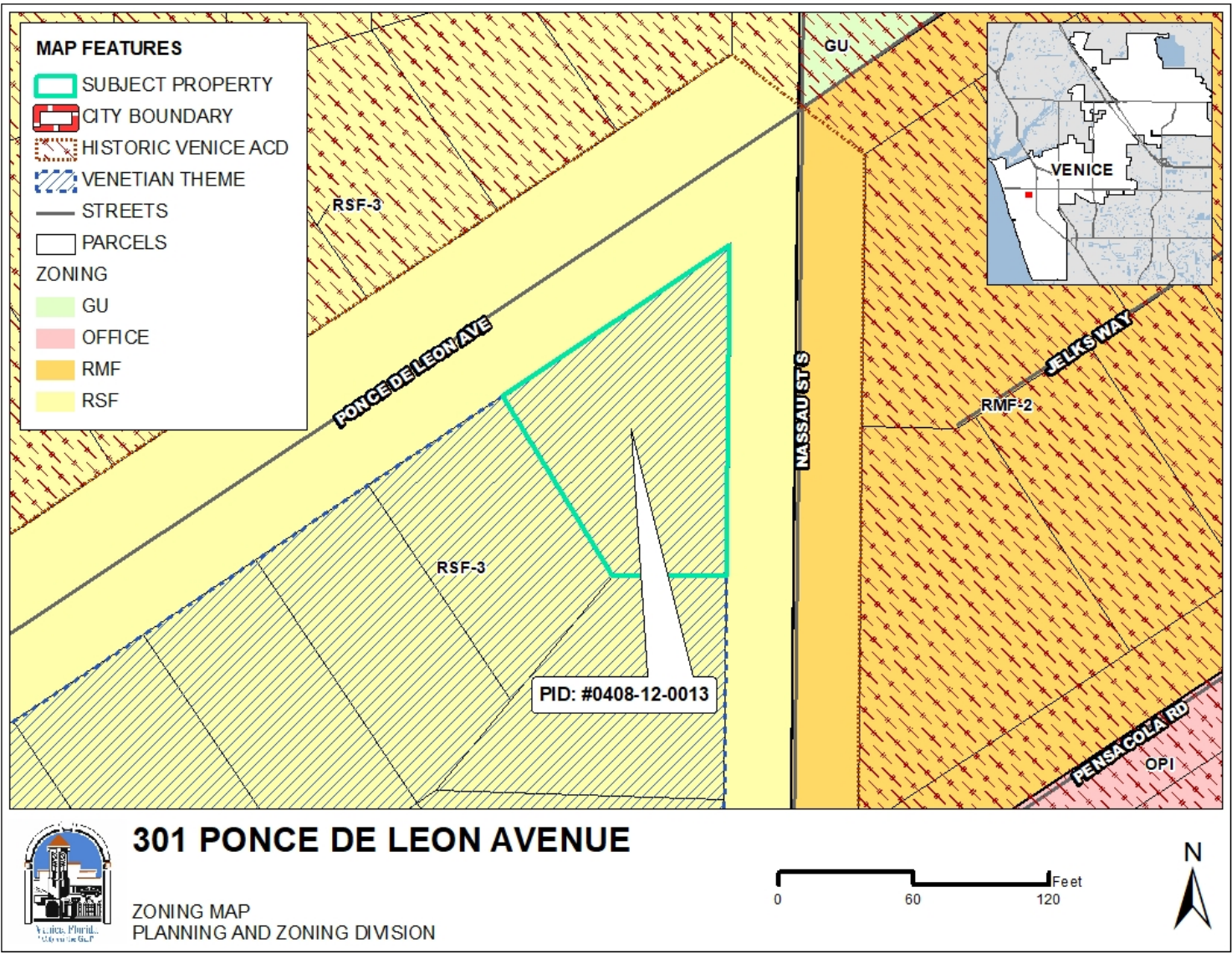


Site Photos

Future Land Use Map



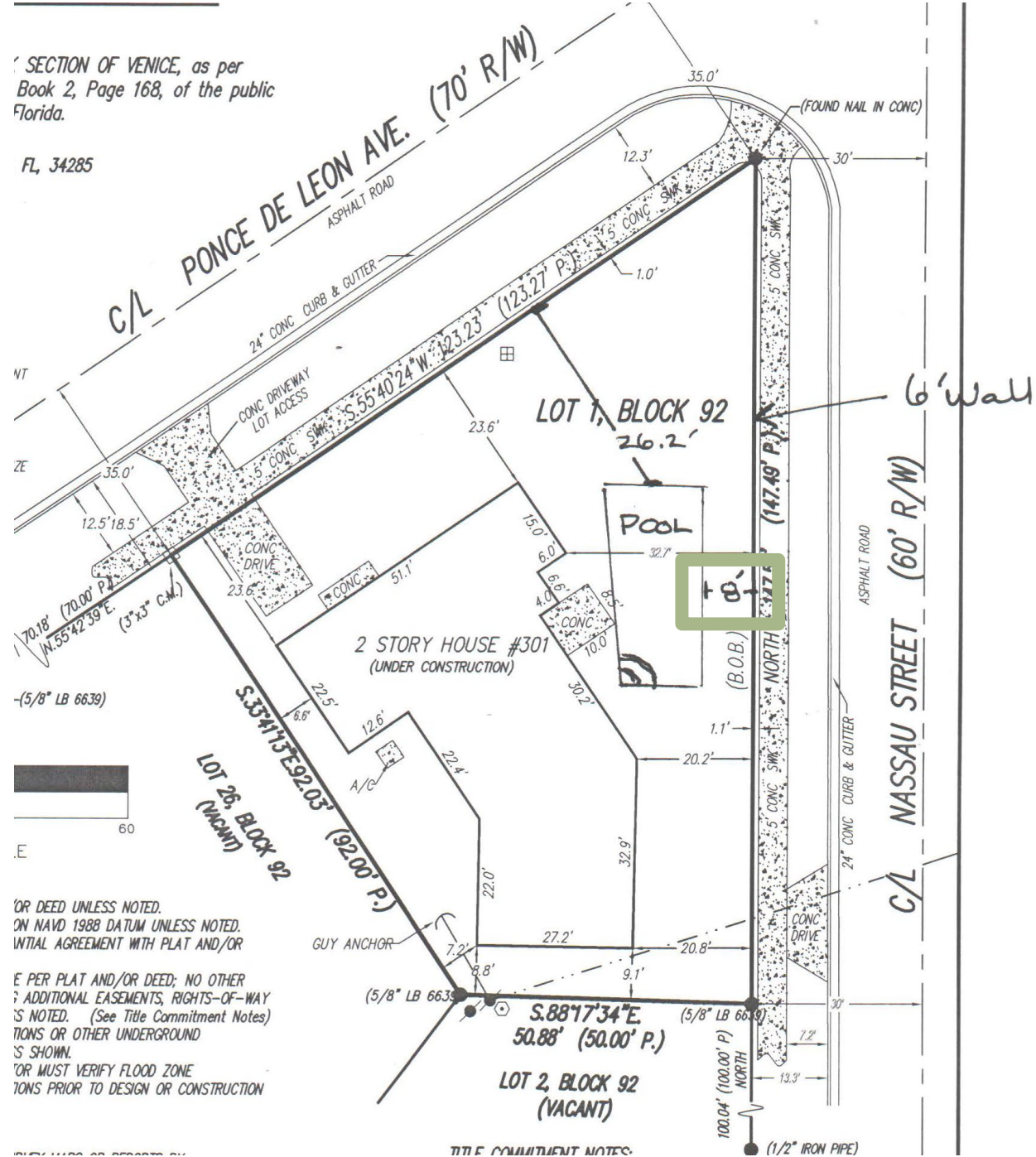
Zoning Map



Proposed Site Plan

SECTION OF VENICE, as per Book 2, Page 168, of the public Florida.

FL 34285



OR DEED UNLESS NOTED.
ON NAVD 1988 DATUM UNLESS NOTED.
INITIAL AGREEMENT WITH PLAT AND/OR

E PER PLAT AND/OR DEED; NO OTHER
ADDITIONAL EASEMENTS, RIGHTS-OF-WAY
IS NOTED. (See Title Commitment Notes)
TIONS OR OTHER UNDERGROUND
S SHOWN.
OR MUST VERIFY FLOOD ZONE
TIONS PRIOR TO DESIGN OR CONSTRUCTION

TITLE COMMITMENT NOTES:

Section 86-81(i)(1)(a)

(i) *Minimum yard requirements.* Minimum yard requirements in the RSF districts are:

(1) Single-family dwellings:

a. Front yard: 20 feet.

See applicant responses to variance criteria in staff report.

Sec. 86-46(a) – Procedure and conditions for granting variances

- (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.

- Based on the information submitted by the applicant, the staff report, and testimony provided during the public hearing, there is sufficient information to allow the Planning Commission to take action on the subject petition.

Planning Commission Action