

Project Narrative for 301 Ponce De Leon Ave:

We are currently seeking approval for an inground swimming pool installation at our primary residence on the left side of the home, which fronts Nassau Rd.

Below are the items we have considered in this request.

(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;*

Owners Comments:

Due to the lot shape, the lot being a corner lot and the setbacks the only option to place a pool is the location requesting the variance for.

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

Owners Comments:

This being a "family home" and with older children, a pool is something that would create great enjoyment of the property and make the home more marketable in the future. A pool is a common amenity sought after and expected in a home of this size (5,138 sq ft.). By not having a pool it would be detrimental to the appraised value & resale of the property in the future.

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

Owners Comments:

This requested variance is the minimum variance necessary to install a pool

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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.

Owners Comments:

Much cost, care and planning have gone into the hardscape and landscaping of the left side yard, where the proposed pool would be located. Work we have permitted and performed to date work that would include the installation of a 6 ft masonry privacy wall on the Nassau side, a 3 ft masonry wall with fencing to 6 ft. & pitch apple shrubs at the front Ponce De Leon frontage and front corner point of the lot, to obscure the view of the pool & pool areas from any roadway or sidewalk.

Also, a 5 ft. pool fencing with plantings in front of it will enclose both ends of the pool area for safety and security of the pool.

All pool equipment will be hidden from view with a 5 ft masonry wall surround. This too will deaden any sound from the pumps.

The home on the adjacent corner lot also has a pool and screen enclosure as well as the home to our right on Ponce. We do not plan to enclose this pool with a screen cage, due to how it would change the character and architectural look of the home. Our goal is to maintain the Venetian Theme of the Northern Italian Renaissance look and feel of our home, to keep it more in line with the City's vision.