

# **VARIANCE PETITION: 24-57VZ**

## **520 VENEZIA**

Owner/Applicant: Jeffery A. Boone

# GENERAL INFORMATION

<b>Address:</b>	<b>520 Venezia Parkway</b>
<b>Request:</b>	<b>Request for Variance for Swimming Pool Cage</b>
<b>Owner/Agent:</b>	<b>Jeffery A. Boone</b>
<b>Parcel ID:</b>	<b>0429-05-0045</b>
<b>Parcel Size:</b>	<b>.19± acres</b>
<b>Future Land Use:</b>	<b>Low Density Residential</b>
<b>Zoning:</b>	<b>Residential Single Family (RSF-3)</b>
<b>Application Date:</b>	<b>10/31/2024</b>
<b>Applicable Code Standard:</b>	<b>Chapter 87, Section 3.1.9.C.2</b>

# PROJECT DESCRIPTION



The applicant is requesting relief from Chapter 87 Section 3.1.9.C.2 to have a pool cage installed without a setback requirement.

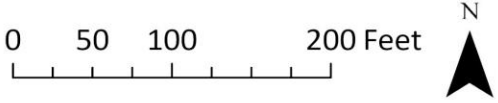


Applicant states that at the time the pool and deck were sited, there were no prohibitions on the location of pool cages relative to the property line and the applicant believed that enclosing the pool would be permissible in the future.

# AERIAL VIEW



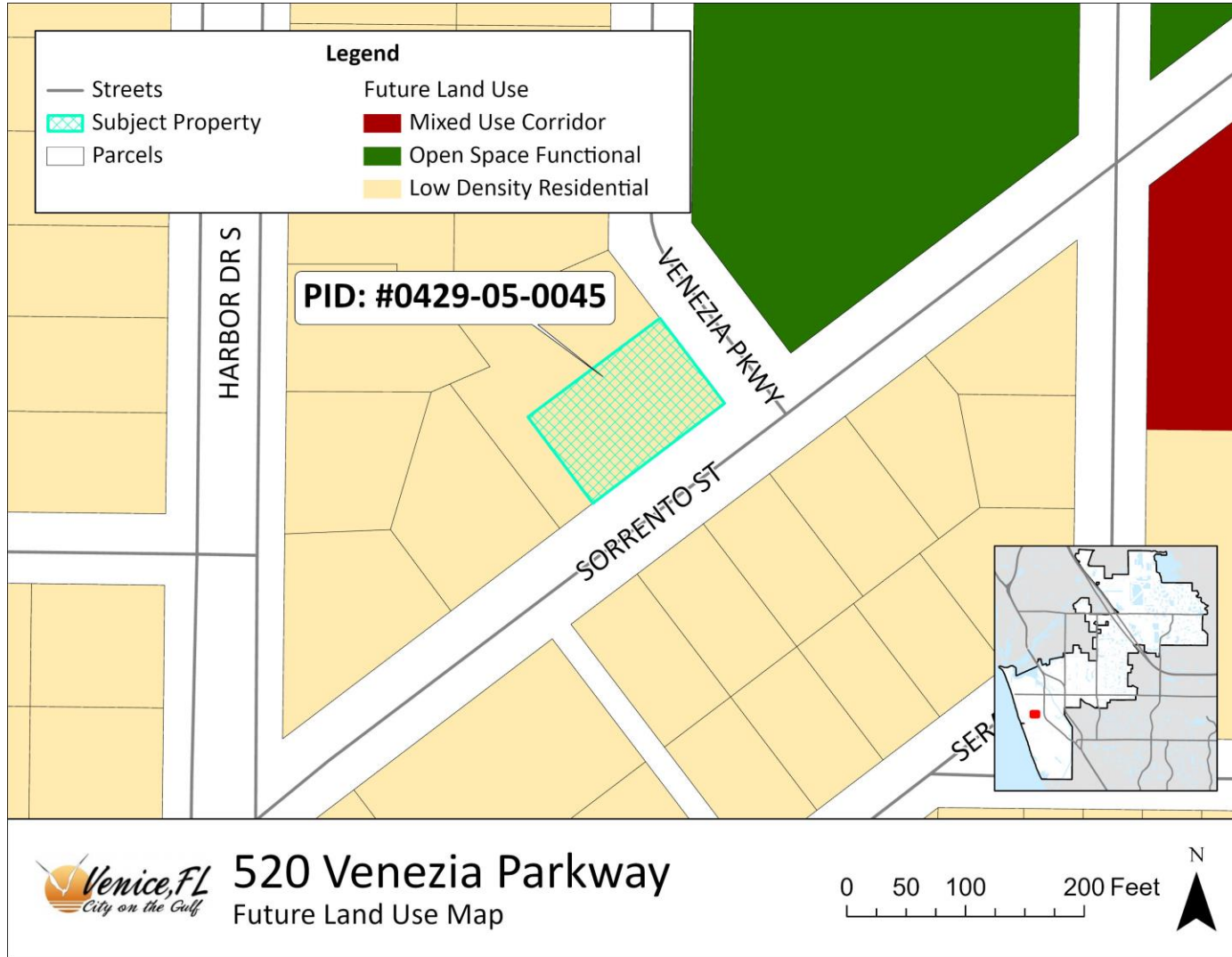
**520 Venezia Parkway**  
Aerial Map



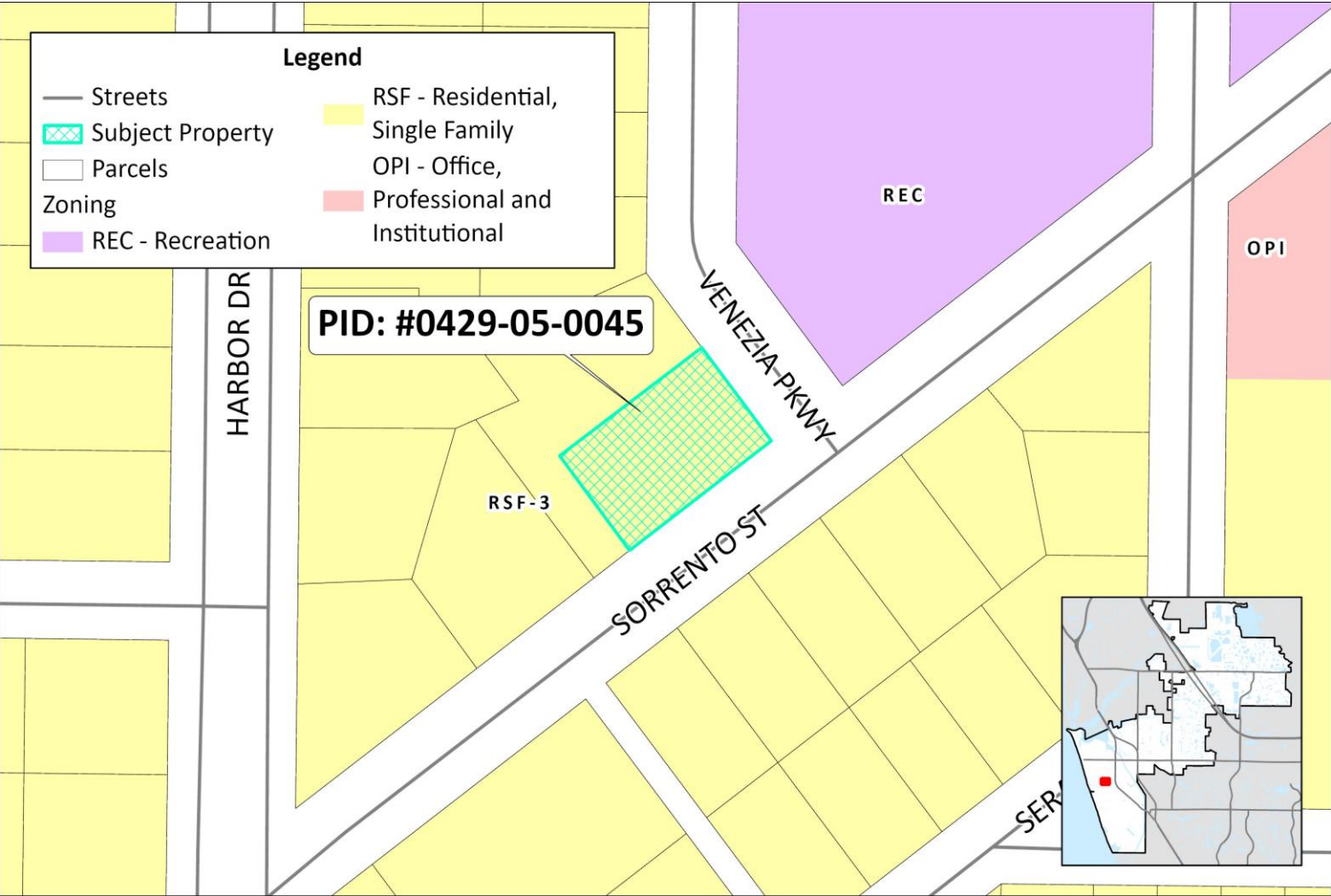
# SITE PHOTO



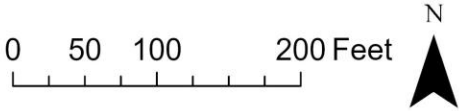
# FUTURE LAND USE



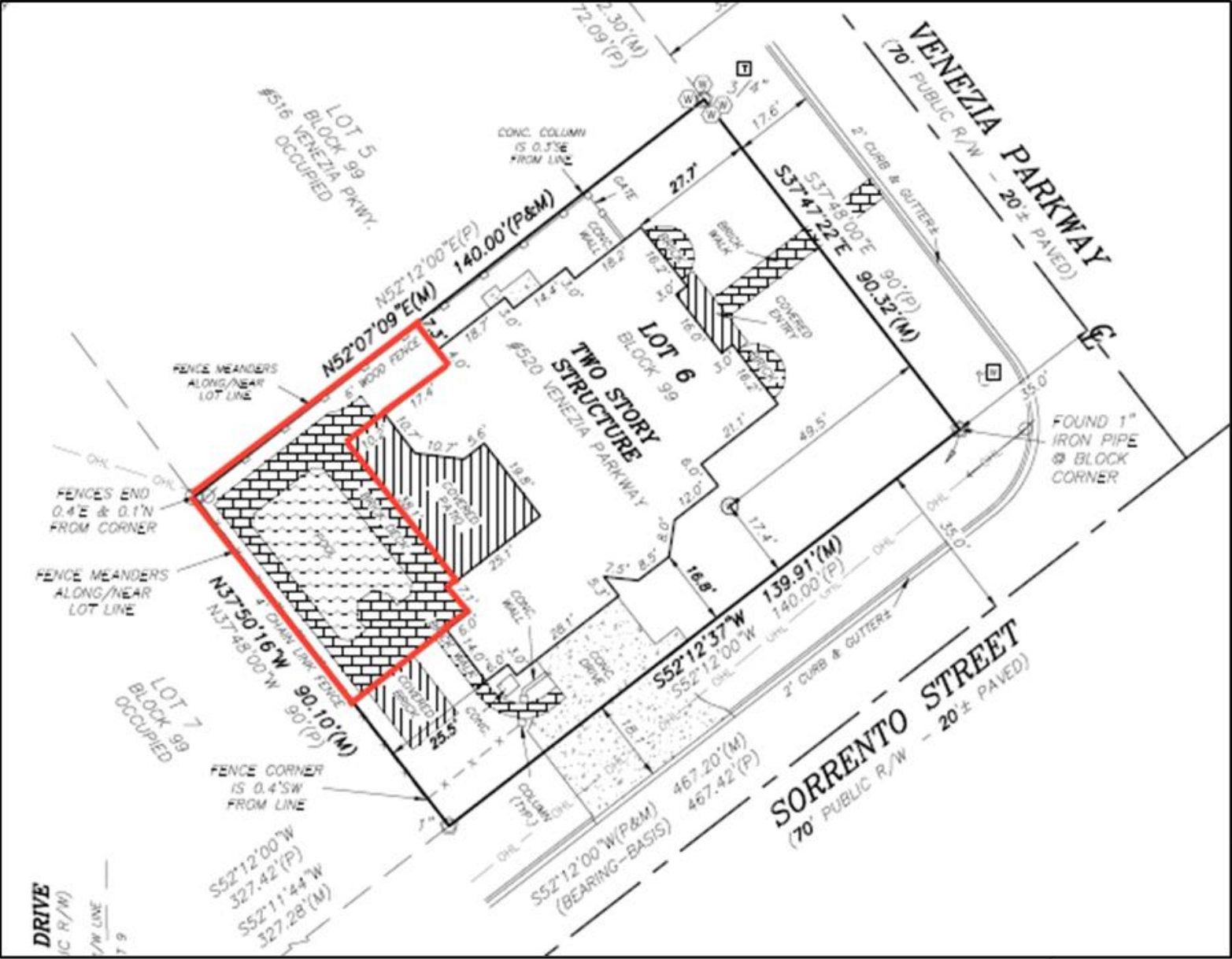
# ZONING MAP



**520 Venezia Parkway**  
Zoning Map



# PROPOSED SITE PLAN





## REFERENCE TO THE STANDARD FROM WHICH THE VARIANCE IS REQUESTED:

Chapter 87, Section 3.1.9.C.2: Cages or Screened Enclosures. Pool cages and screened enclosures are permitted no closer than five (5) feet from the side or rear property line. In no instance may a cage or enclosure be permitted in an easement. Cages or enclosures in waterfront yards shall be no closer than fifteen (15) feet from the property line adjacent to the waterfront, or to the mean high-water line, whichever is more landward.

*See applicant responses to variance criteria in staff report.*

# DECISION CRITERIA FOR VARIANCES

1. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity;
3. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application;
4. The alleged hardship has not been created by any person presently having an interest in the property or, if it was, it was created as a result of a bona fide error;
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity;
6. The variance granted is the minimum variance that will make possible the reasonable use of the property; and
7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.

# PLANNING COMMISSION ACTION

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