

Pool Cage Variance Narrative -520 Venezia Parkway

The subject property , 502 Venezia Parkway, includes a pool and pool deck which were constructed more than thirty years ago. At the time the pool and pool deck were sited, there were no prohibitions on the location of pool cages relative to property lines and the applicant reasonably believed they would be able to add a pool cage in the future to enclose the pool and pool deck within a pool cage without any setback requirement for the pool cage. Since that time, the City has adopted Sec. 3.1.9.C.2. prohibiting screened enclosures closer than five (5) feet from the side or rear property line.

The applicant proposes a variance to Sec. 3.1.9.C.2 to allow for construction of a pool cage without any setback requirement for the southwest and northwest property lines as would have been permitted at the time the pool was originally sited. Without approval of the proposed variance the pool and pool deck cannot reasonably be enclosed within the pool cage and the existing vegetative buffer between the adjacent property owner along the same property line cannot be maintained.