



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
VARIANCE APPLICATION

17-03 VZ

VARIANCE

Project Name: Juneman Pool and Solar
Parcel Identification No.: 0177-01-0019
Address: 422 Beach Park Blvd., Venice, FL 34285
Parcel Size: 8640 SF
FLUM designation: Low Density Residential
Zoning Map designation: RSF3
Property Owner's Name: Ron and Lise Juneman
Telephone: 407-719-1988
Fax:
E-mail: ljuneman@hotmail.com
Mailing Address: 422 Beach Park Blvd., Venice, FL 34285
Project Manager: Homeowners
Telephone:
Mobile / Fax:
E-mail:
Mailing Address:
Project Engineer : Pool Contractor yet to be
Telephone: selected
Mobile / Fax:
E-mail:
Mailing Address:
Project Architect: NA
Telephone:
Mobile / Fax:
E-mail:
Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

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7/10/17
JUL 11 2017

VARIANCE APPLICATION

APPLICANT: Ron and Lise Juneman

PARCEL ID #: 0177-01-0019

ADDRESS: 422 Beach Park Blvd., Venice, FL 34285

AGENT: Owner

PARCEL SIZE: 8640

EXISTING ZONING: RSF-3

FUTURE LAND USE DESIGNATION: Low Density Residential

SUMMARY OF VARIANCE PETITION

The applicant is requesting variances from Section 86-81(i)(1)(a) to establish new front yard setbacks for the construction of an in-ground pool, paver deck, and a ground mounted solar pool heating system, as shown on the site plan drawing. The property is a corner lot; therefore it has two front yards, two side yards, and no back yard. The required minimum front yard setback is 20 feet.

1. Request new front yard setback (east front yard on Beach Park Blvd): 2.5 feet for swimming pool.
2. Request new front yard setback (south front yard on Verdi St.): 16 feet for pool and pool steps.
3. Request new front yard setback (east front yard on Beach Park Blvd): 6" for paver deck.
4. Request a new front yard setback (south front yard on Verdi St.): 3 feet for paver deck.
5. Request a new front yard setback (south front yard on Verdi St.): 3 feet for ground mounted solar heating system.

INTRODUCTION/OVERVIEW

We moved to Venice in September 2015 and purchased 422 Beach Park Blvd. for our permanent residence. The property is a corner lot, bordered by Beach Park Blvd. on the east and Verdi St. on the south. Both streets have very little traffic as they are mainly used by local residents. Verdi St. terminates at Beach Park Blvd. on our corner, and Beach Park Blvd. terminates one lot to the north at Sante Joseph St.

We have undergone extensive remodeling of the house and plans have been developed to construct a 15'x32' swimming pool with 3' steps in the east front yard of the property, fronting Beach Park Blvd. Plans also include a ground mounted solar heating system to be installed in the south front yard, fronting Verdi St., measuring a maximum of 12x24 feet of surface area and a maximum of 4.5 feet high. This design evolved due to the property having two front yards and two side yards with no back yard.

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PLANNING & ZONING

The design and location of the pool and solar system necessitates a variance from the minimum front yard setback of 20 feet in our RSF-3 district. The applicant has limited the variance request to the area specifically shown in the site plan drawings, as described in the following paragraphs.

The pool cannot be located in the side yards as both are too narrow to facilitate a pool. The south front yard has 2 sewer lines running through it, so the east front yard was considered most desirable for the construction of a pool, incorporating it as part of a courtyard style entry garden.

We request a variance from Section 86-81(i)(1)(a) to allow the proposed pool to encroach 17.5 feet into the east front yard, as shown in the site plan drawing, leaving a 2.5' setback in this area, and 4' into the south front yard, leaving a 16' setback in this area. This allows for the pool to be 8 feet from the east exterior wall of the house. The pool will be at ground level on all sides with a paver deck and will not be caged.

We request a variance to allow a paver deck 2' beyond the pool in the east front yard, leaving a 6" setback in this area, and 13' beyond the pool steps in the south front yard, leaving a 3' setback in this area, as shown in the site plan drawing

The south front yard is ideal for a ground mounted solar system because of the southern exposure to the sun. It will be attractively landscaped and will not be easily seen from the street or adjoining properties. (Please see included photographs of a similar ground mounted solar system at 716 Granada St.) The roof of the house was eliminated as an option because it is a hip-style roof and the south facing side has too little surface area for an appropriately sized solar heating system. Solar panels attached to the south side of the roof would also be unsightly on this prominent side of the house. The remaining sides of the roof do not have adequate surface area, are shaded by trees, have inadequate sun exposure, or would be made unsightly by panels attached to the front roof of the house. We request a variance from Section 86-81 (i)(1)(a) to allow the proposed solar heating system to encroach 17 feet into the south front yard, as shown in the site plan drawing, leaving a 3 foot setback in this area.

REQUIREMENTS FOR VARIANCE REVIEW

The following comments are submitted as a written response to each criterion to be considered by the Board and are part of the submitted application.

- 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.*

Applicants Response: The special circumstances include: The property is on a corner lot and has no back yard in which to build a pool. Because of the placement of the home when it was built in 1978, the west side yard is 15.1 feet deep and the north side yard is 15.3 feet deep, too narrow to allow for the construction of a pool or solar system. Also,

there are two sewer lines in the south front yard, preventing constructing a pool in this area. The house has a hip style roof. The south facing side of the roof has too little surface area for an appropriately sized solar heating system. The remaining sides of the roof do not have adequate surface area, are shaded by trees, have inadequate sun exposure, or would be made unsightly by panels attached to the front roof of the house. These special circumstances constrain the location of the pool in the east front yard and a solar system in the south front yard of the property, through no fault of the owner.

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

Applicants Response: The application of the front yard setback places an unnecessary and undue hardship on the property as it does not allow for any location on the property to construct an in-ground swimming pool. Because of the narrow size of the two side yards, the only areas on the property with enough square footage for a pool of typical size are the two front yards.

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

Applicants Response: The proposed variances of:

1. A new east front yard setback of 2.5 feet and
2. A new south front yard setback of 16 feet, as shown in the site plan drawing, is the minimum necessary to allow for the construction of a swimming pool. The pool will be at ground level with no screen enclosure. The pool fence will be a 4 to 5 foot high, 4:1 ratio, open fence, consistent with code requirements of Section 86-497(b) and (f), and Section 122-391. The fence will have two 16"x6' columns at the south side of the driveway to act as gate posts for the entry gate from the driveway to the courtyard and pool, consistent with code requirements of Section 86-47(e).
3. A new east front yard setback of 6" and
4. A new south front yard setback of 3 feet, as shown on the site plan drawing, is the minimum required for the paver deck to extend beyond the edge of the pool.
5. A new south front yard setback to 3 feet, as shown on the site plan drawing, is the minimum necessary to allow for the construction of a ground mounted solar system. The panels will be mounted to a frame of aluminum or pressure treated wood. The southernmost part of the system, closest to the property line, will be no more than 18" from the ground, and the northernmost part of the system, closest to the house, will be no more than 4.5' from the ground.

- 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.*

Applicants Response: The grant of the variances will be in harmony with the general intent and purpose of the zoning code, as it would allow the owners to build a reasonably sized pool, similar to the other pools in the neighborhood, heat the pool with a solar heating system, and not be injurious to the neighborhood or otherwise detrimental to the public welfare. The surrounding fence and location at the corner of a quiet intersection used by predominantly local traffic does not pose any detrimental effect on the neighborhood. Additionally, all requests are consistent with Section 86-81(c) regarding *Permitted accessory uses and structures*, and Section 86-81(h)(1)(b) regarding *Maximum lot coverage*. Oral conversations with immediate neighbors on all sides have resulted in no objections to the pool, deck, fence, or solar heating system.

CONCLUSION

Thank you for your consideration of our request for zoning variances. We are very excited to have become a part of the Venice community and sincerely believe the improvements to our property that these requests would allow would only serve to enhance our lovely neighborhood.



Photo 1 – Example of ground-mounted solar system
Juneman Variance Request

716 GRANADA – VIEW FROM STREET OF 4.5' HEDGE & FENCE
THAT SCREENS A GROUND MOUNTED SOLAR SYSTEM



Photo 2 - Example of ground-mounted solar system
Juneman Variance Request
716 GRANADA – VIEW OF SOLAR SYSTEM OVER HEDGE
VIEWED FROM 7'