

Written Correspondence

October 30, 2019

In Re Variance Petition No. 19-36VZ
Hearing Scheduled for Nov. 5, 2019

To: Venice City Planning Commission

I am an owner and resident of a condominium unit directly across the street from the proposed house on the NE corner of Alhambra Rd. and Castille St. in Venice. After viewing the plan provided by the City planning office, I am strongly opposed to this proposed variance for the following reasons:

1. Being on two lots, it would be larger than any other single residence house on Alhambra Rd., thus somewhat changing the nature of the area.
2. The proposed swimming pool and its associated cage (how high?) would come within eleven feet of the Alhambra Rd. curb and be the only such structure that is anywhere near that close to the curb in the neighborhood. This is not an "improvement" as characterized in the notice of this hearing, it is a denigration of our neighborhood.
3. As a citizen of this city, I am concerned that the cage and perhaps the house itself would sit on top of the major drainage pipe designed to funnel rainwaters either into the Gulf or the recently built swale on the beach. In fact, it would abut if not sit on top of the maintenance facility for this drainage system that city built a few years ago on the parcels (I measured the edge of the city's structure at about 11 feet from the curb).

In short, I am astounded that the City would even consider granting a variance of this nature which would greatly change the nature of the single residence housing in this neighborhood. It would not be a minor change in the zoning to accommodate a reasonable request of an owner, but a major change affecting the Alhambra Rd. area.

Yours,



Robert E. Copeland
633 ALHAMBRA RD.

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