

# **Katz Residence at Vizcaya Falls PUD (Lot 15) Variance Application**

Project No. P22-272



# Request Summary

**Agent:** Dan Sorrow, Cotleur and Hearing

**Owner:** Roberta Katz

**Address:** 1831 NW Cataluna Circle

**Request:** To grant a variance to reduce the rear setback to the pool edge of water by two (2) feet, from seven (7) feet to five (5) feet. The proposed pool will not have a screen enclosure, which normally has a setback of five (5) feet.

# Aerial

Direction	Future Land Use	Zoning	Existing Use
North	Residential Low (RL)	Planned Unit Development (PUD)	Tract B-8 Viscaya Falls
South	RL	PUD	Proposed Single Family Residential
East	RL	PUD	Proposed Single Family Residential
West	RL	PUD	Proposed Single Family Residential





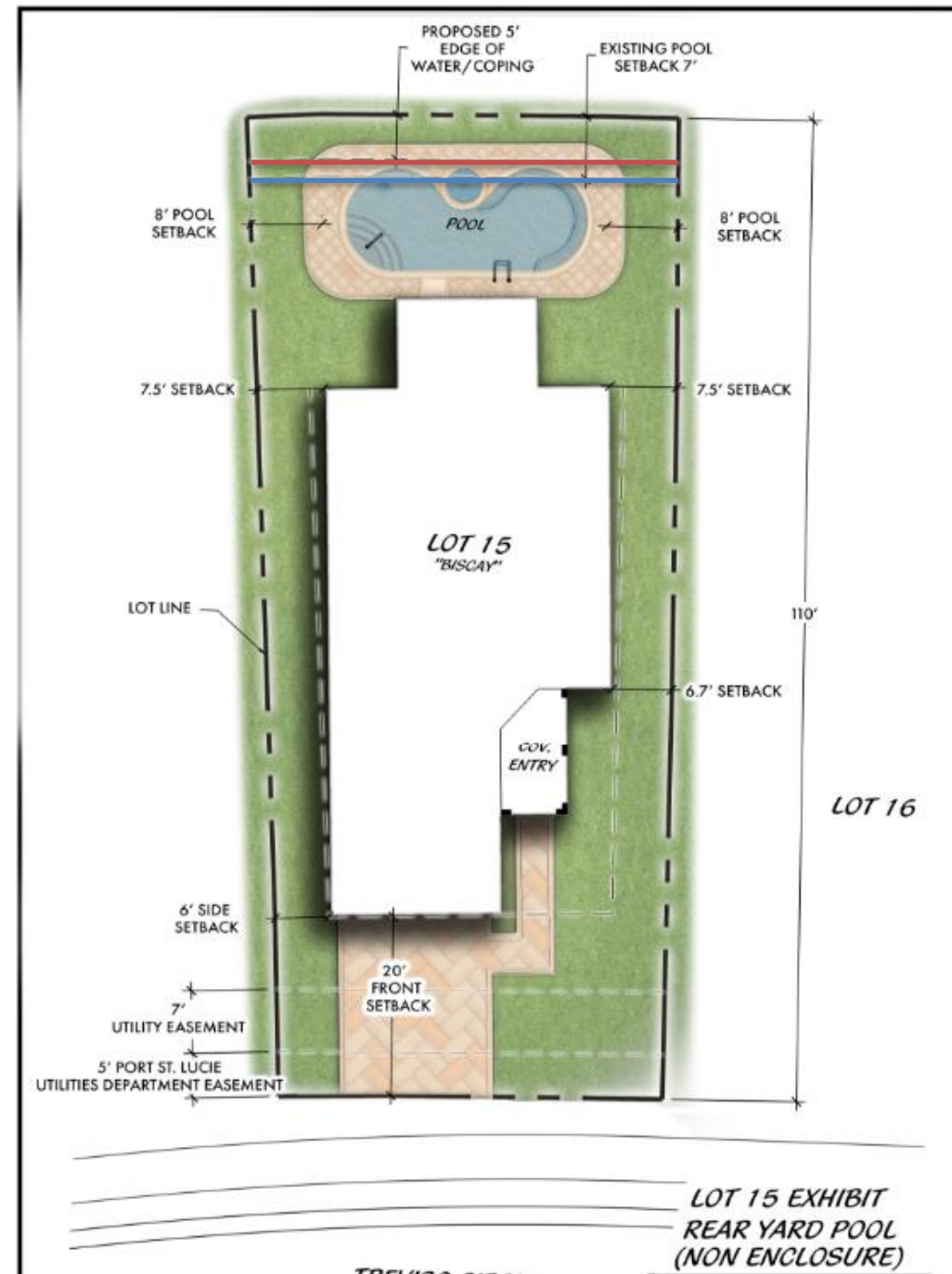
# Zoning

## PUD (Planned Unit Development)

Direction	Future Land Use	Zoning	Existing Use
North	Residential Low (RL)	Planned Unit Development (PUD)	Tract B-8 Viscaya Falls
South	RL	PUD	Proposed Single Family Residential
East	RL	PUD	Proposed Single Family Residential
West	RL	PUD	Proposed Single Family Residential



# Proposed Conceptual Site Plan



# Staff Findings

- 1) There are no special conditions and circumstances that exist with the residential lot. However, the rear of the lot does border a Vizcaya Falls Master HOA open space tract, separating the lot from the community entrance. The open space tract will not be developed. It serves as a buffer and therefore would create a unique circumstance to the rear of the subject lot.
- 2) All residential lots within the Vizcaya Falls PUD are required to provide a minimum setback of 7 feet from the edge of water of a pool to the rear property line. The applicants are proposing a pool without a screen enclosure. If the applicants or a subsequent property owner wish to add a pool enclosure in the future, a variance would be required.
- 3) Granting this variance would allow the applicants to construct the pool as proposed. A smaller pool or one with a different configuration would fit within the required setback.

# Questions or Comments?

## Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

