

12/10/20

To whom it might concern:

The request for this variance is due to the denial of the Pool Permit POM20-19. An inspection completed by zoning determined that the pool equipment was not installed in the location shown on the approved plans. We are requesting a variance to waive the setback requirements for mechanical equipment and keep the pool equipment in the currently installed location. Please refer to the survey for the current setbacks.

I made the decision to change the location of the pump equipment to the rear of the property due to the lack of traffic and use in that area; not only on the inside of my property; but as well on that alley. The equipment size is a major obstacles we had to overcome to do this pool. Another one of them was the septic tank/drain field in the rear. Which would require the relocation of the drain field to the front of the house in order to have the setbacks needed for the pool equipment. In the rear we have the septic tank. We also have an existing concrete slab that we cannot altered. If we were to leave the equipment in the original location, it will leave me with no room for my kids to enjoy the little patio left.

These are the reasons why we are applying for the "non-use variance to the terms of this Code. Which maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provide that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community."

As I mentioned above, the equipment is located on the rear (inside of my property) there is no use on that part of the home and/or alley. This placement will not affect the welfare of the public or impact the land use or appearance of our community. The existing location of the pool equipment is in the rear of the property and shielded with landscaping.

All in all, I would really appreciate anything you can do for my family. Again this to see if we can have approved a non-use variation about the pool equipment location been in the rear due to all the hardships mentioned above.

Sincerely,  
Jeniffer and Jorge Tabares  
1960 NE 180 th Street  
North Miami Beach FL, 33162 POM20-19