

- A. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity:**

The narrowness of the back yard combined with the location and shape of the house do not allow for adequate area to construct a functional pool and screen enclosure.

- B. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner:**

The house was built in 1996, we purchased the house in 1997 and no changes to the footprint of the house have been made since.

- C. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship:**

We have both retired and this home is our permanent residence, our “forever” home. The pool will provide a place for low impact exercise that has become even more essential with Kachen’s recent bypass surgery. Not adding a pool would more than likely make us consider relocating to another residence with a pool which would be an undue hardship in the current and foreseeable market.

- D. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated:**

Based on a review of the aerial, our request appears consistent with various levels of rear yard setback relief grant to the following addresses on Sahara Springs Boulevard (3641, 3631, 3625, 3615, 3601, 3595, 3591, 3585, 3581, 3571, 3565). These homes all suffer the same predicament of a truncated rear yard.

- E. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure:**

We are seeking the maximum relief from the rear yard setback to accommodate a screen enclosure to maximize safety and to provide adequate access to the pool for maintenance and enjoyment.

- F. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit:**

The variance is in harmony with the Pompano Beach Municipal Code as the pool would not be visible from the front or side streets, would not have any effect on pedestrian or vehicular traffic.

- G. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare:**

The pool and enclosure will be built to match or exceed all building code safety standards. There are presently at least 11 homes with rear setback relief on Sahara Springs Boulevard. The pool would only increase the property values in turn raising the value of neighboring properties.

H. The Variance is consistent with the comprehensive plan:

The variance is consistent with the City of Pompano Beach Comprehensive Plan 2040 and does not violate any Plan Policies or Objectives.