



Staff Report

File #: LN-718

ZONING BOARD OF APPEALS

Meeting Date: MAY 15, 2025

VARIANCE - ERIN CENTKOWSKI

Request:	Variance
P&Z#	25-11000008
Owner:	Erin Centkowski
Project Location:	1020 Lyons Park Dr
Folio Number:	494202130530
Land Use Designation:	L (Low 1-5 DU/AC)
Zoning District:	RS-2 (Single-Family Residence 2)
Agent:	Erin Centkowski
Project Planner:	Scott Reale

Summary:

The Applicant Landowner requests a Variance from Section 155.3203(C) of the Pompano Beach Zoning Code, which establishes the intensity and dimensional standards for the RS-2 Zoning District. The requested Variance would allow for the construction of an addition to an existing single-family residence, including a minor encroachment of 3 feet 10 inches into the required 25-foot front yard setback, as well as the continuation of an existing nonconforming 13-foot rear yard setback, in lieu of the 20-foot rear yard setback required by Code.

The property is located in the Lyons Park neighborhood at the southwest corner of the intersection of Lyons Park Drive and SW 1st Terrace.

ZONING REGULATIONS

§155.3203. SINGLE-FAMILY RESIDENCE 2 (RS-2)

...

(C) Intensity and Dimensional Standards

...

Front Yard Setback (Minimum) = 25 feet

Rear Yard Setback (Minimum) = 20 feet

PROPERTY INFORMATION AND STAFF ANALYSIS

1. The subject property was first developed with a single-family residence in the late 1950s, under the jurisdiction of unincorporated Broward County. In 1969, the property became part of Pompano Beach through the annexation of the Lyons Park subdivision.
2. The lot has an irregular configuration, with its frontage influenced by the convergence of Lyons Park Drive and SW 1st Terrace. Due to this unique shape, the original dwelling was legally permitted and constructed with a 13-foot setback from what was officially designated as the rear lot line at the time.
3. The applicant is requesting a variance to allow for a modest addition that would extend the existing south-facing façade along the established 13-foot rear setback line. The proposed addition is in plan review under Building Permit #24-9125. This portion of the home is legally nonconforming, but the extension would remain consistent with the existing structural alignment. The proposal also includes a minor encroachment into the 25-foot front yard setback due to the geometry of the lot.
4. The property maintains substantial pervious surface area, and the proposed addition represents a practical and logical extension of the existing structure given the lot's constraints. Staff finds that the requested variance is justified and that the location of the addition is the most suitable option without imposing any adverse impacts on adjacent properties or the surrounding neighborhood.

LAND USE PATTERNS

Subject property (Zoning District | Existing Use):

- RS-2 | single-family dwelling

Surrounding Properties (Zoning District | Existing Use):

- North: RS-2 | single-family dwelling
- South: RS-2 | single-family dwelling
- West: RS-2 | single-family dwelling
- East: RS-2 | single-family dwelling

VARIANCE REVIEW STANDARDS

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- 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;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- 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;
- d) The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
- e) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- 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; and
- h) The Variance is consistent with the comprehensive plan.

Staff Conditions:

Should the Board determine that the applicant has provided competent and substantial evidence demonstrating compliance with the eight variance review criteria, staff recommends the following conditions be incorporated into the Board's Order of Approval:

1. The applicant shall obtain all necessary permits and approvals, including but not limited to Building and Zoning Compliance permits.
2. Development of the property shall remain in substantial conformance with the plans submitted as part of this variance application and associated Building Permit #24-9125. Any encroachments beyond the approved building footprint are not permitted and will require separate approval through a new variance application or Minor Administrative Adjustment, as applicable.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

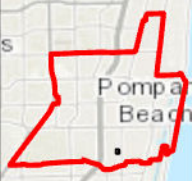
-  Pompano Beach Parcels
-  Applicant Parcel

Scale:
1:1,000

Erin Centkowski
1020 Lyons Park Dr

Variance

Created by:
Department of
Development Services



Scale: 1:1,000