

Diane & Charles Perkins
2585 SE 4th St.
Pompano Beach, FL 33062
RE: Screen enclosure for existing pool area

155.2420 VARIANCE REVIEW STANDARDS

POINT BY POINT RESPONSE

- 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;
We purchased this home in 2000 and at that time had a pool installed. The home was originally built in 1959 and the houses on our side of 4th street have very shallow back yards that are only about 10 feet deep but have wider side yards. In 2000, the easement requirements easily allowed the pool installation with normal permit as long as the pool was small and placed in the back corner.
- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
As new homeowners in Pompano Beach, we could not have foreseen a future problem of easement changes that would prevent modifications to our home or enhancements to the pool area.
- 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;
With the current increase in disease carrying mosquitos and iguana infestation leaving toxic droppings and pool invasion, it has become almost impossible to use the patio and pool area without going to extreme measures of precaution using insect repellents, citronella candles, fans, etc. just to sit outside. Screening the pool area would allow this, however, the current easement requirement prevents an enclosure to the pool even if built on the small existing back and side patio.
- d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
The screen enclosure would be within our property line and would in no way impact the neighbors or infringe on the use of their existing property.
- e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
We ask only to allow enough space to allow the screen to be built close to the pool. The contractor has indicated that we can use much of the small existing deck as footer. The purpose is not to enclose the entire yard but only that area directly around the pool to allow access from the patio area close to the house.
- f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
The structure design will be compatible with the size of the home to keep with the surrounding neighborhood design and keep the beauty and aesthetic appeal that those of us living in this area have come to love so well. The screen design will also enhance the side yard appeal to our neighbor by replacing wood fencing that is in regular need of repair and maintenance.

- 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 structure would be contained only in the pool area and have no impact on neighboring landscapers, workers, etc. There would be enough clearance to allow FPL to access when needed for clearing foliage from power lines along the UE.

- h. The Variance is consistent with the comprehensive plan.

As homeowners in Pompano, we, as well as our neighbors, consider our neighborhood a hidden gem of older homes that each have distinctive and timely enhancements. Improvements have kept the feel of a comfortable area where neighbors are friends and families have grown. We believe this would be an enhancement to our home well within the merits of our neighborhood.