

PROCEEDINGS BEFORE THE ZONING BOARD OF APPEALS

CITY OF POMPANO BEACH, FLORIDA

IN RE APPEAL:

APPEAL #78-54

COMMERCIAL GEAR COMPANY, INC.  
c/o L. Beattie  
780 S.W. 9th Terrace  
Pompano Beach, Florida 33060

Lot 8 of Block 11 of the Subdivision of FAIRVIEW

AMENDED as recorded in Plat Book 10, Page 25,

Broward County Records.

AKA: 929 S.W. 8th Street

ZONED: I-1

THIS IS AN APPEAL FROM THE PROVISIONS OF SECTION 50.45 (2) (d.1) -  
(PARKING REQUIREMENTS FOR COMMERCIAL MANUFACTURING AND INDUSTRIAL ESTABLISHMENTS)  
OF CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

PETITIONER:

COMMERCIAL GEAR COMPANY, INC.

Requests:

A variance be granted in order to provide three (3)  
parking spaces for a building addition, rather than  
sixteen (16) parking spaces : as required by the Code.

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WHEREAS, it appears that special or peculiar circumstances which are not the result of the actions of the appellant or his representative affect the land, buildings or structures for which approval is sought, and further, that the denial of the request by the petitioner would deprive the petitioner of the reasonable use of his property; now, therefore, the Zoning Board of Appeals finds that the granting of this request will be in harmony with the general purpose and intent of the Zoning Ordinances of the City of Pompano Beach, Florida, and will make possible the reasonable use of the petitioners property. The Board further finds that to deny the petitioner his request would impose an unreasonable and unnecessary hardship upon the petitioner and that further, the granting of this permission is wholly harmonious and consistent with the best interest of the general public.

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IT IS, THEREFORE, ORDERED THAT PERMISSION IS GRANTED TO PETITIONER:

COMMERCIAL GEAR COMPANY, INC.

To:

Provide three parking spaces for a building addition,  
rather than sixteen spaces as required by the Code.

This Approval shall become effective and final seventeen (17) days from the date of passage during which time the City Commission shall have the authority and power to reverse this decision in accordance with the provisions of Section 266.1 of the City Charter.

In accordance with the provisions of Ordinance No. 75-86, unless otherwise provided by the Zoning Board of Appeals in a specific order, any

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5/4/2022

1/6/2021

DECISION

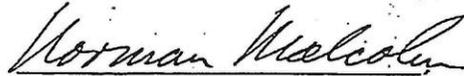
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variance, special exception, temporary permit or other decision of the Zoning Board of Appeals shall expire and become null and void 180 days after said action, unless within said 180 day period a building permit, based upon and incorporating the decision of the Board is issued, or if no building permit is required, a use is commenced pursuant to the decision of the Board.

DONE AND ORDERED this 24th day of August, 1978.



NORMAN MALCOLM  
Chairman  
Zoning Board of Appeals

lrh  
8.29.78

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1/6/2021