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City of Pompano Planning Department\

RE: Request for a variance **PZ21-12000025**.

**RNL Facility LLLP**

915 South Dixie Highway E, Pompano, FL, 33080.

We are writing to seek a setback variance for an addition to the existing RollNLock warehouse building at 915 south Dixie highway in Pompano. The project faces Dixie highway and proposes a new shipping receiving space added to the west side of the existing warehouse.

- 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;

*Current zoning rules, (155.3305 A), say the north side of the property lot must have a rear yard setback of 30 feet from the property line because of the property's shape and orientation to the street on the south side. The property's unique shape and angle is setting the orientation and in turn has created a setback which is constricting the use of the site.*

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

*The owner is not creating the exceptional or extraordinary setback condition they are due to the existing odd shape and angle of the property lot.*

- 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;

*In our research we did not find any future need for emergency vehicle access, utility easements, nor code related reason at this location. With the 30 foot setback in place the proposed shipping receiving area would not be viable. In essence this setback would create an inefficient use of the land and an unnecessary hardship towards its intended use.*

- 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 uniqueness of the property's shape is a one of situation and to that end the owner does not seek special privilege but rather improve the efficiency of the property for both the business and local community. Permitting the variance allows the use of the whole property as it was originally intended does not confer any special privilege.*

- e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

*Currently semi-trailer trucks enter the business from Dixie highway west one way through an existing truck entrance into the main building and then exit in the same direction onto Dixie highway east. The trucks are unloaded and loaded just inside this entrance. This causes a frequent stacking effect on Dixie highway for trucks waiting in line to enter that warehouse.*

*Incorporating the setback is critical and necessary because it would allow for a new efficient loading/receiving area and thereby remove the truck stacking from Dixie Highway. In addition the required adjacent planting and or high fence along Dixie highway would generously aid in concealing the shipping receiving area as was suggested in one of the planting ordinances. In order to construct the addition the extent of the variance is the minimum necessary.*

- f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

*By removing truck stacking from the roadway and improving traffic flow, adding improved aesthetics to the existing structure along with generous landscaping; the project will compliment be harmonious with and preserve the spirit with the with respect to the code.*

- 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.

*This request would allow the addition of a vibrant contemporary design and abundant landscaping which would complement and improve the existing property and curb appeal from Dixie highway; and in turn foster a positive effect on the local community. This project would not adversely affect the health and or safety of persons in the area but rather improve upon them. This is consistent with the comprehensive plan.*

We respectfully request a variance in order to encompass the 30 foot setback into the proposed addition please see the attached schematic design drawings.

Juan C. Linares  
RWB / Linares Architecture, Inc.