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02/25/2026

### **Variance Narrative – Pergola Attachment Request**

This request is being submitted in support of a variance to allow a proposed pergola to be attached to the existing residence while maintaining a 5.5-foot rear setback and a 3-foot side setback.

We understand that these setback allowances are typically permitted when a pergola or similar shade structure is freestanding and not attached to the home. However, due to the specific layout and constraints of this property, attaching the pergola to the residence is the most reasonable and functional solution.

The existing swimming pool is approximately 36 feet in length and occupies a significant portion of the rear yard. As a result, the remaining backyard area is limited in depth and width. Constructing the pergola as a detached structure would further reduce the usable space between the home and pool deck, creating a fragmented layout and limiting the functionality of the outdoor living area.

By attaching the pergola to the home, the design allows for a more cohesive and efficient use of the available space. This configuration maintains open circulation around the pool, preserves usable deck area, and creates a practical covered outdoor living space without expanding further into the yard than necessary.

The proposed structure will remain within the requested 5.5-foot rear setback and 3-foot side setback. The overall scale of the pergola is modest and compatible with the existing residence. The intent of this request is not to increase building mass or create additional enclosed living area, but rather to provide shade and improve the usability of the existing outdoor space.

We respectfully request consideration of this variance based on the unique spatial limitations created by the existing pool configuration and the practical need to create a functional outdoor environment within the remaining backyard area.

Thank you  
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1. 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;

Extraordinary and exceptional conditions exist on the subject property due to the configuration of the rear yard and the placement of the existing swimming pool. The pool is approximately 36 feet in length and occupies a significant portion of the backyard area, resulting in limited remaining depth and width between the residence and the pool deck. These spatial constraints create a uniquely restricted layout that does not generally apply to other properties in the vicinity.

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

The conditions described above are not the result of any action taken by the current property owner. The existing swimming pool and overall site layout were established prior to this request and the purchase of the house and represent pre-existing improvements on the property. The variance request is therefore not the result of a self-created hardship.

3. 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;

Because of the limited remaining yard space created by the existing pool configuration, strict application of the setback requirements would effectively prevent the reasonable placement of a functional shade structure serving the outdoor living area. Constructing the pergola as a freestanding structure would significantly reduce the already limited circulation space between the residence and the pool deck, resulting in a fragmented and inefficient layout. Allowing the pergola to be attached to the residence within the requested setbacks alleviates this hardship while allowing the property to be used in a reasonable and functional manner.

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

Granting this variance would not confer a special privilege to the property owner that is denied to other similarly situated properties. Pergolas and similar shade structures are commonly permitted within reduced setbacks when constructed as freestanding structures. The request simply allows a comparable structure to be attached to the residence due to the unique spatial constraints of the property.

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

The requested variance represents the minimum necessary to allow a reasonable and functional use of the property. The pergola will remain within a 5.5-foot rear setback and a 3-foot side setback, and the design does not extend further into the yard than necessary to create a usable outdoor shaded space.

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

The proposed pergola is consistent with the general purpose and intent of the zoning code and preserves its spirit. The structure is modest in scale, architecturally compatible with the existing

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residence, and is intended only to provide shade and enhance outdoor living space. The request does not increase building mass or create additional enclosed living area.

7. 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

The proposed variance will not adversely affect the health or safety of persons residing or working in the neighborhood. The pergola will be open-air in nature, will not obstruct visibility or access, and will not create impacts to neighboring properties. The structure will be constructed in accordance with applicable building codes and will remain compatible with surrounding residential development.

8. The Variance is consistent with the comprehensive plan.

The requested variance is consistent with the goals and policies of the local comprehensive plan, which supports reasonable residential improvements that enhance the usability and enjoyment of private property while maintaining neighborhood compatibility. The pergola represents a minor accessory improvement that supports typical residential outdoor living without altering the character of the neighborhood.

Sincerely,

