

March, 16 2026
Nilo Ventura Jr
3415 Dover Road, Pompano Beach, FL 33062

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04/01//2026

Driveway Variance Request - Landscape Requirement

I am writing to respectfully request a variance from the City of Pompano Beach requirement that 50% of the area within the first 25 feet behind the right-of-way remain green.

As a homeowner, I am planning to update and modernize my driveway to improve the overall appearance and functionality of my property. The proposed driveway layout has been designed to complement the home's architecture and provide safe and adequate on-site parking. Under the current design, the first 25 feet behind the right-of-way provides 36.71% greenery, which falls short of the required 50%.

My home is a six-bedroom residence, and the current driveway configuration allows for parking for up to six vehicles on the property. Reducing the driveway area to meet the 50% greenery requirement would substantially decrease the available parking, potentially forcing vehicles to park on the street and reducing the functionality of the property.

The intent of the driveway improvement is to enhance the visual appeal of the property while maintaining adequate parking and usability for the home. I respectfully request consideration for a variance to allow the proposed driveway configuration, which balances both landscaping and practical parking needs.

Thank you for your time and consideration of this request. Please feel free to contact me if additional information or documentation is needed.

Thank you
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- 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;

The subject property is developed with an existing single-family residence that accommodates a six-bedroom home, which inherently creates a higher demand for on-site parking than typical residential properties in the vicinity. The configuration of the lot and the placement of the existing structure limit the ability to redesign the driveway while maintaining both code-compliant landscaping and adequate functional parking. These conditions are unique to this property due to the size and use of the residence and do not generally apply to other properties in the surrounding area.

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

The conditions necessitating this variance are not the result of any action taken by the current property owner. The size, layout, and existing development pattern of the property were established prior to this request. The need for adequate parking is a direct result of the home's existing configuration, not a self-created hardship.

- 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;

Strict application of the landscaping requirement would unreasonably restrict the use of the property by significantly reducing available on-site parking. This would create a hardship by forcing vehicles to park on the street, diminishing safety, convenience, and the reasonable use of the property as a six-bedroom residence. The variance is necessary to allow the property to function in a practical and intended residential manner.

- d. 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 will not confer a special privilege on the property owner. The request is consistent with the practical needs of similarly sized homes that require adequate on-site parking. The variance simply allows reasonable use under the specific circumstances of this property and does not provide an advantage over similarly situated properties.

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

The variance requested is the minimum necessary to achieve a reasonable and functional driveway layout. The proposed design still incorporates substantial landscaping (36.71%) and makes an effort to balance aesthetic requirements with practical use. Any further reduction in driveway area would render the parking layout inadequate.

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

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The proposed driveway improvement is consistent with the general intent of the City's zoning code, which includes maintaining neighborhood aesthetics while allowing functional residential use. The design enhances the appearance of the property while still incorporating landscaping elements, thereby preserving the spirit and intent of 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

The variance will not negatively impact the health, safety, or welfare of the surrounding neighborhood. On the contrary, providing adequate on-site parking reduces street congestion and improves overall safety. The improved driveway design will also enhance the visual appearance of the property and will not be detrimental to neighboring properties.

H. The Variance is consistent with the comprehensive plan.

The requested variance is consistent with the City's comprehensive plan, as it supports orderly residential development, maintains neighborhood character, and promotes safe and functional property use. The proposal balances landscaping goals with practical residential needs.

Sincerely,

Nilo Ventura, Jr