



VARIANCE JUSTIFICATION NARRATIVE

Property Address: 621 NE 1 Avenue, Pompano Beach, FL

Folio: 4842-3592-0010

Applicant: Dmytro Nartov

Date: March 31, 2026

1. REQUEST

The Applicant is requesting a variance from **Table 155.5102.D.1** of the City of Pompano Beach Zoning Code, which requires:

1 parking space per 400 SF of indoor sales display and office area

Based on approximately 10,000 SF, the required parking space is 25.

The subject property provides 7 parking spaces (including 1 ADA space), resulting in a requested variance of 18 parking spaces.

2. PROJECT DESCRIPTION

The subject property consists of two existing warehouse buildings totaling approximately 10,000 SF. The Applicant proposes to utilize the buildings as a vehicle storage and appointment-based showroom facility.

This use differs significantly from a traditional automobile dealership in that:

- There is no walk-in customer traffic
- There is no outdoor display or sales lot
- Vehicles are stored entirely indoors
- Sales are conducted primarily online
- Customer visits occur by appointment only
- On-site staffing is limited to 1–3 employees
- Expected daily visitor volume is extremely limited

At no point will customer volume exceed available on-site parking.

As such, the operational characteristics generate minimal parking demand compared to a traditional dealership.

3. RESPONSE TO VARIANCE REVIEW STANDARDS

(a) Extraordinary and Exceptional Conditions

The subject property is constrained by several physical and regulatory conditions that limit its ability to accommodate additional parking:

- The site is approximately 0.706 acres, with two existing buildings occupying a significant portion of the developable area
- The site includes:
 - Required landscape buffers with walls
 - Utility easements
 - Drainage/retention area
 - Required drive aisles and circulation
- The layout reflects a fully developed site with no excess land area
- The buildings are positioned such that expanding parking would require:
 - Removal of required buffers
 - Encroachment into easements
 - Or demolition/reconfiguration of existing structures

These conditions are unique to the property and do not generally apply to other sites in the vicinity.

(b) Conditions Not Self-Created

The existing site configuration, including building placement, infrastructure, and constraints, was established prior to the current application.

The Applicant is seeking to adaptively reuse the existing structures and has not created the physical limitations that restrict additional parking.

(c) Unnecessary Hardship

Strict application of the parking requirement would:

- Require 25 parking spaces, which cannot be physically accommodated on-site (site plan, and pictures separately attached)
- Prevent reasonable use of the property for low-intensity commercial use
- Effectively render the property underutilized or unusable for viable adaptive reuse



Given the actual low parking demand of the proposed use, enforcing the full requirement creates an unnecessary and undue hardship.

(d) No Special Privilege

The requested variance does not grant a special privilege but rather allows reasonable use of a constrained property under a unique operational model.

Other similarly constrained properties with low intensity uses would reasonably require similar relief.

(e) Minimum Necessary Variance

The Applicant is requesting only the reduction necessary to accommodate the actual use of the property.

- Provided: 7 spaces
- Required: 25 spaces
- Variance requested: 18 spaces

Given the minimal staffing and appointment-only nature, the requested relief is the minimum necessary.

(f) Consistency with Code Intent

The intent of the parking regulations is to ensure adequate parking for anticipated demand.

In this case:

- The proposed use generates significantly less demand than a traditional dealership
- Providing 25 spaces would result in substantial overparking, contrary to modern planning principles

Therefore, the variance remains consistent with the spirit and intent of the Code.



(g) No Adverse Impact

The variance will not negatively impact the surrounding area:

- Minimal traffic generation due to appointment-only model
- At no point will customer demand exceed available on-site parking capacity
- No overflow parking expected
- No impact on neighboring properties or public streets
- No safety concerns associated with the reduced parking supply

(h) Consistency with Comprehensive Plan

The proposed adaptive reuse supports:

- Efficient utilization of existing structures
- Low-intensity commercial activity
- Reduction in unnecessary impervious surfaces
- Compatibility with surrounding commercial uses

The request is therefore consistent with the Comprehensive Plan.

Sincerely,

Folia LLC

A handwritten signature in black ink, appearing to read 'D. Nartov', with a horizontal line extending from the end of the signature.

Dmytro Nartov
CEO

Folia LLC
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Pompano Beach, FL 33060