



CITY OF POMPANO BEACH, FLORIDA
NOTICE OF PUBLIC HEARING
Variance

P&Z Number: 24-11000014

YOU ARE HEREBY NOTIFIED of a Petition by the Applicant / Property Owner (listed below), before the City of Pompano Beach, Florida, in the City Hall Commission Chambers, located at 100 West Atlantic Boulevard. The details of the applicant, subject property and specific request is below:

Applicant / Property Owner:	Catherine Takourian
Subject Property (Address):	551 SE 18 Ave
Subject Property (Tax Folio ID(s)):	494306310520
Land Use Designation:	L- LOW 1-5 DU/AC
Zoning District:	Single-Family Residence 3 (RS-3)
Abbreviated Legal Description:	CYPRESS COVE 43-24 B LOT 51
Application Type:	Variance
Specific Request: Applicant Landowner is requesting a VARIANCE from the following provisions: 1. Section 155.4302(B)(2)(h) [General Standards for All Accessory Uses and Structures] to allow a canopy structure and outdoor bar to be located within the property's required rear yard setback abutting a waterway, rather than providing a minimum 15-foot setback as required by code. 2. Section 155.4303(NN)(3)(b) [Setback Requirements for Gazebos] to allow a canopy structure and outdoor bar to be located along the property's interior side lot line rather than providing a minimum 5-foot setback as required by code. 3. Section 155.5302(D)(5)(a) [Height Requirements in Rear Yard Corner Triangle] to allow an 8-foot high canopy structure within the rear yard corner triangle, rather than adhering to the 3-foot high limit or relocating the structure outside of the sight visibility triangle as required by code.	

Advisory Board	Zoning Board of Appeals (ZBA)
Date of Public Meeting:	05/15/2025 6:00 PM

Why did I receive this notice? You received this notice because you are the owner of property within 500 feet of the subject parcel. Please refer to the map, on the reverse side of this notice that identifies the location of subject property. All property owners within the dotted area around the subject property have received this notice.

Do I need to take any action? You may either be present in person at the hearing of this application, represented by counsel or submit a letter/email. All interested persons take due notice of the time and place of the hearing of this application and govern yourselves accordingly.

All correspondence to the Advisory Board relative to this matter may be emailed to zoning@copbfl.com or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W. Atlantic Boulevard, Pompano Beach, FL 33060. The original application and documentation may be viewed by contacting zoning@copbfl.com or 954-786-4667 or pompanobeachfl.gov/meetings one week prior to the meeting date.

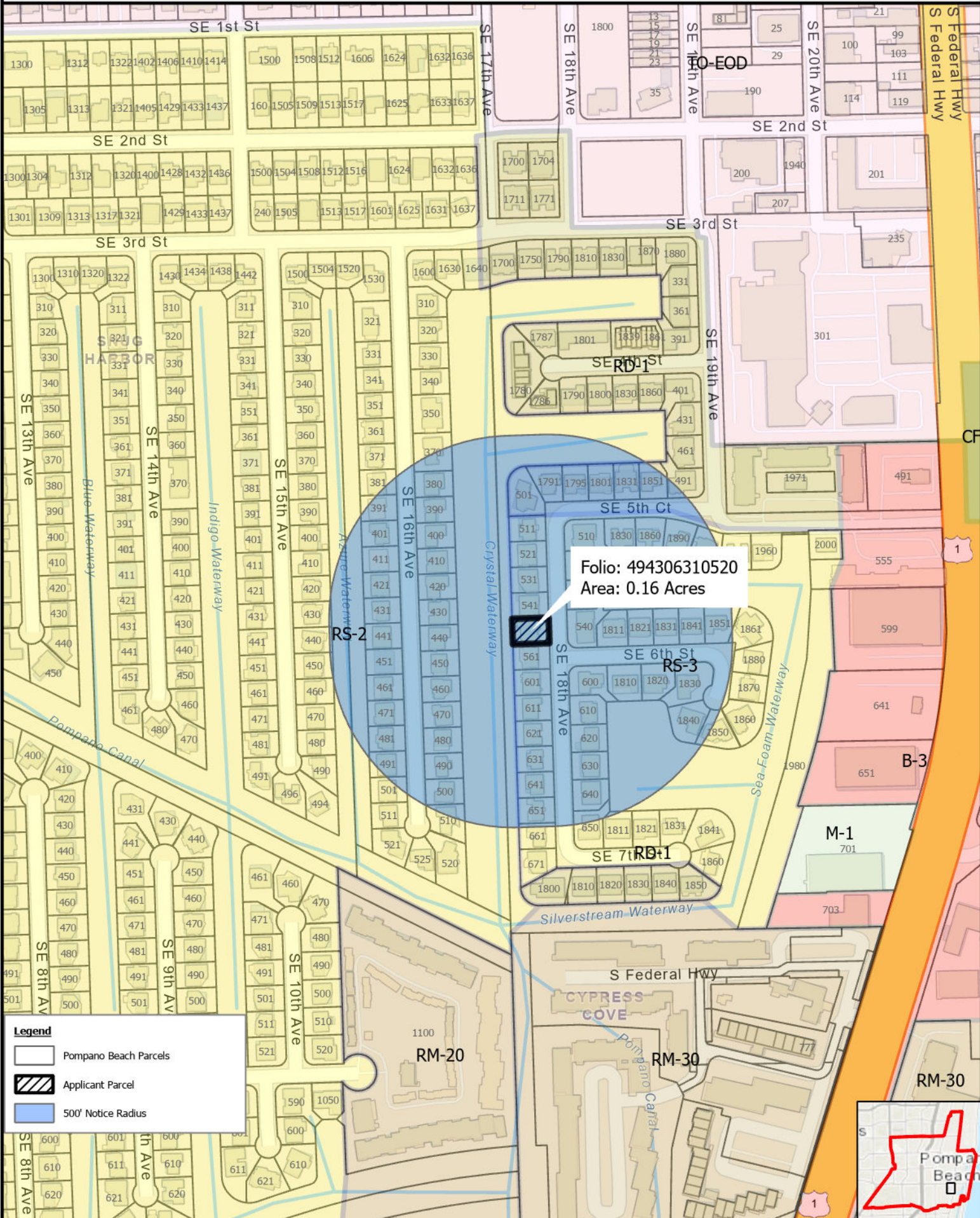
Any person who decides to appeal any decision of the City Advisory Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Special Accommodations: Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1800-955-8770 or 1-800-955-8771.

CITY OF POMPANO BEACH, FLORIDA
BY: Charlotte Burrie, Chair, ZBA

CITY OF POMPANO BEACH

500' RADIUS MAP



- Legend**
- Pompano Beach Parcels
 - Applicant Parcel
 - 500' Notice Radius

Scale:
1:4,000

Catherine Takourian

Variance

551 SE 18 Avenue

Created by:
Department of
Development Services

