

**DOTS CONSTRUCTION
1371 SW 8th st, Pompano Beach FL 33069**

Date: 01/02/2026

RE: Written Narrative – Variance Application

Due to the irregular shape of the lot and the manner in which the building was originally constructed, the property is subject to unusual and limited spatial conditions along both the side and front setbacks. These existing constraints are unique to this parcel and significantly limit the ability to expand or modify the structure in full compliance with current zoning requirements.

As a result, a variance is being requested for a total of 306 square feet. The proposal includes extending the rear portion of the building by five (5) feet, allowing for the construction of approximately 200 square feet of the total area requested. This approach was intentionally selected as the most reasonable and least impactful solution, as it avoids expansion toward the sides or front of the property where space limitations are more pronounced.

The proposed addition will be one story in height with a flat roof, and has been designed to maintain compatibility with the existing structure and surrounding neighborhood. The design minimizes visual impact, preserves privacy, and limits any potential effects on adjacent properties. The scale, location, and configuration of the addition represent the minimum variance necessary to allow reasonable use of the property while respecting the intent of the zoning regulations.

Overall, the proposed improvement addresses the unique conditions of the site, provides a practical solution to existing limitations, and maintains harmony with neighboring properties and the general character of the area.

To Whom It May Concern,

Please accept this letter as the written narrative addressing the variance review standards for the referenced project

a. Extraordinary and Exceptional Conditions

The subject property is affected by existing site and structural conditions that are unique to this parcel and not common to surrounding properties. These conditions limit the ability to fully comply with current Code requirements without relief. The constraints are specific to the configuration and existing development of the property, creating practical limitations that are not generally encountered by neighboring parcels.

b. Not Created by the Landowner

The conditions giving rise to this variance request were not created by the current landowner. They are the result of pre-existing site characteristics and previously established development conditions that existed prior to the owner's involvement with the property.

c. Unnecessary and Undue Hardship

Due to the unique conditions of the property, strict application of the Code would unreasonably restrict the ability to make reasonable use of the structure and site. Denial of the variance would result in unnecessary hardship by preventing practical improvements or reasonable utilization that are otherwise allowed in the zoning district.

d. No Special Privilege

The requested variance does not confer any special privilege on the landowner. It simply allows the property to function in a manner consistent with other similarly situated properties that do not experience the same constraints. Approval would maintain fairness and uniformity in the application of the Code.

e. Minimum Variance Necessary

The variance request is limited in scope and represents the minimum relief necessary to address the specific hardship. No additional or excessive deviation from the Code is being requested beyond what is required to allow reasonable use of the property.

f. Harmony With the Code

Granting the variance is consistent with the overall purpose and intent of the Code. The proposal maintains compatibility with the surrounding area, respects established development patterns, and upholds the spirit of the regulations while allowing reasonable flexibility.

g. No Adverse Impact on Health, Safety, or Welfare

The proposed variance will not negatively impact public health, safety, or welfare. The project will comply with all applicable building, life-safety, and zoning requirements, and will not create adverse effects on neighboring properties or the surrounding community.

h. Consistency With the Comprehensive Plan

The variance request is consistent with the City's Comprehensive Plan. It supports appropriate land use, preserves neighborhood character, and allows reasonable development without undermining the long-term planning goals or policies of the City.

author's name/signature. YOANN BOHBOT

A handwritten signature in black ink, appearing to be 'YOANN BOHBOT', written in a cursive, stylized script.