

ZONING BOARD OF APPEALS VARIANCE NARRATIVE

APN: 4942-02-13-1870

ADDRESS: 1020 SW 3rd TERRACE, POMPANO BEACH, FL 33060

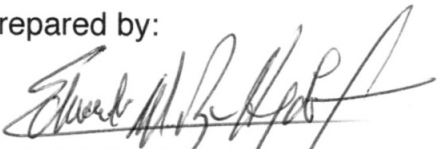
LEGAL DESCRIPTION (AS PER SURVEY 11/17/2022):

LOT 1, BLOCK 9, OF LYONS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REVIEW STANDARDS FOR A ZONING VARIANCE (SECTION 155.2420)

- a. The homeowner's corner lot has an extraordinary and exceptional geometric condition that warrants the variance. See attached survey.
- b. The property was platted with an irregular geometry that result in the homeowner's extraordinary and exceptional conditions of hardship in trying to maintain a consistent 6 foot fence height along the neighborhood streets. See attached pictures.
- c. The current zoning code restricts the homeowner's privacy in his own backyard with an unnecessary and undue hardship.
- d. The Variance, if granted, will provide the Homeowner's with the same right to privacy in their backyard as all neighbors in the community without prejudice.
- e. The Variance will provide the exact measure of privacy afforded to all others in the community and will also fulfill a zoning code requirement to screen the new emergency generator from the street.
- f. We believe the Variance will provide harmony with the general purpose and intent of this Code and preserve its spirit.
- g. This Variance will be very constructive and not adversely affect the health or safety of persons residing in the neighborhood. The Variance will not be injurious to property or improvements in the neighborhood or otherwise be detrimental to the public welfare. See Fence Rail Sketch.
- h. We believe the Variance will provide a consistency with the comprehensive master plan of the community.

Prepared by:



Eduardo M. Perez-Heydrich, Homeowner

Prepared Date:

05/07/2025