

## Scott Reale

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**From:** Tracey Warren <traceybwarren@gmail.com>  
**Sent:** Monday, February 13, 2023 12:13 PM  
**To:** Zoning Inquiries; Tracey Warren  
**Subject:** P & Z Number 23-11000001 variance

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Please consider this letter a formal response to the variance request below.

I formally request setback variance be DECLINED due to the additional traffic it will bring to the street.

Our neighborhood composition has changed due to the recent zoning change. The construction of a home on such a small lot will bring additional traffic to the street. Our neighborhood is already being used as a cut through for the traffic back ups occurring daily on Atlantic Blvd.

Variance of the setback will cause the occupants of the proposed residence to park on the street. This will create additional burden/blockage on a street that cannot currently handle it.

For the record, I am AGAINST granting of the setback variance.

Applicant/Property Owner: Babatunde Epoyun  
Property Address: NE 14th Ave. (vacant)  
Subject Property (tax folio ID) 484236030410  
Land Use Designation: LM- LOW-MEDIUM 5-10 DU/AC  
Zoning District: Two-Family Residence (RD-1)  
Abbreviated Legal Description: OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK 3  
Application Type: Variance

Advisory Board: Zoning Board Appeals (ZBA)  
Date of Public Meeting: 02/16/2023

Respectfully submitted,

Tracey Hicks Warren  
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