

Bryan Coiffman
2521 NE 10 Terrace
Pompano Beach, Florida 33064
Phone: 786-236-1831
Email: bryancoiffman@gmail.com

ZONING VARIANCE NARRATION – 8/25/2025

This property at 2521 NE 10 Terrace, Pompano Beach is requesting a setback variance on the North side of the property of 2 feet from the property line to have enough space to build a 10 x 14 storage shed.

The North property line (the side in question) has a setback of 15 feet. This property line is adjacent to an easement of 15 feet to the street.

RESPONSE TO THE 8 ZONING VARIANCE QUESTIONS

a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity.

REPOSE: The property has limited usable space on the north side due to its dimensions and existing improvements. The required 15-foot setback leaves insufficient space to construct a small utility shed, making it impractical to place the structure anywhere else on the lot. This condition does not generally apply to neighboring properties, many of which have more flexible lot layouts or usable areas.

b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner.

REPOSE: The shape and dimensions of the property, along with the existing placement of the home and improvements, were established prior to the current owner's use of the property. The hardship arises from conditions beyond the owner's control, not from any actions or modifications undertaken by the owner.

c. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.

REPOSE: Strict enforcement of the 15-foot setback would prohibit the construction of a shed anywhere practical on the lot, effectively preventing normal accessory use of the property. Without relief, the owner would be unable to utilize the land for a reasonable purpose common in residential neighborhoods, creating unnecessary hardship.

d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

REPOSE: Granting the variance does not confer a special privilege. Other property owners in the vicinity have accessory structures on their lots, and this request merely allows the applicant the

same reasonable use. The variance simply provides the ability to construct a small shed in a location where it can function appropriately.

e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure.

REPOSE: The requested reduction to a 2-foot setback is the minimum relief required to allow placement of a small shed while ensuring functionality and accessibility. No larger or unnecessary encroachment is being sought, only the minimum required to allow for reasonable use.

f. The variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

REPOSE: The variance remains consistent with the intent of the setback requirements, which are to ensure adequate spacing between structures, maintain neighborhood character, and provide safety. The shed will be small in scale, not intrusive, and compatible with the overall development standards of the community.

g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and

REPOSE: The shed will not adversely impact the health, safety, or welfare of the community. It will not obstruct visibility, interfere with neighboring properties, or create hazards. The design and placement will ensure that the structure is unobtrusive and will not cause injury to adjacent property or improvements.

h. The Variance is consistent with the comprehensive plan.

REPOSE: The variance supports the comprehensive plan by allowing reasonable residential use of the property in a manner consistent with surrounding properties. It encourages efficient use of land while maintaining neighborhood compatibility and does not conflict with the goals of the comprehensive plan.

Sincerely,

Bryan Coiffman

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