

Andee Hasbrook  
3215 Canal Drive  
Pompano Beach, FL 33062  
561-339-0849

#### Narrative for Variance

Project Address:  
3215 Canal Drive  
Pompano Beach, FL 33062

Parcel Number:

I am seeking a variance for the project address located at 3215 Canal Drive, Pompano Beach. The scope of the project is a new build for a two-family duplex that will be my primary residence. It took nearly two years to get my plans finalized, due to the irregularity of the lot, it was very difficult to come up with a build that allowed me full use of the property. Although my lot is zoned for 4 units, we were informed that we are not allowed to have 3 units due to the non-conformity of the lot. Therefore, we settled on designs of a two-family duplex, with my personal residence on top and a small apartment below for family to use when visiting. We are seeking a variance to have the pool located in the front of the property, versus the rear, due to the constraints of the size of the property, utility lines, trees that are remaining on the property and the lack of sun in the back due to the shade from the trees. We thank you for considering the request.

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all the following standards are met:

#### Review Standards:

- 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;

*One of the most critical factors with our build along with the hardship of a non-conforming lot is that our street is very unusual; it's more like an alley as it's a one-way street with the waterway in the front of the house. Most homes on the water have their waterway in the back so putting their pool and designing their home towards the back makes sense as you want everything facing your waterway. So, after considering several ways to get the main house and the apartment to fit and still enjoy my water view, we realized we had to push the house all the way to the back of the property and face everything south, again towards my water view, which in turn would mean putting the pool in the front of the house.*

*There are of course other serious and major considerations for the pool needing to be in the front due to various other hardships if moved elsewhere: the utilities/powerlines overhead in the rear*

*of the property, wanting the most sun exposure I can get, the trees which we are leaving intact to comply with Pompano's tree directives would severely limit that, the existing buildings behind the house on the other street which would greatly diminish what I see while trying to relax in my pool area.*

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

*We had 2 preliminary meetings with the City of Pompano and about a year and a half ago were advised that we could put the pool in the front as long as it was outside of the 25' setback. We submitted our plans last year and upon review the city came back with multiple comments - none of which pertained to the pool being in the front. Our goal has always been to adhere to standards and comply with all the codes and ordinances.*

- 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;

*I cannot afford to continue this fight much longer and/or to start all over again with new plans. It will break my heart to sell after all this and to also lose potentially everything I've invested. I do not have a large law firm behind me, it is simply me and none of the asks for this variance are due to anything I, as the landowner, have done. This code prohibits me from effectively utilizing my property in full and thus creates an undue hardship. This variance would in no means offer me any special privileges that may have been to denied to others in similar situations.*

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

*This variance would in no means offer me any special privileges that may have been to denied to others in similar situations.*

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

*Since this lot is an unusual shape and has several utility lines in the back in addition to the trees that are being kept that prevent the maximum exposure for the sun, this proposed use is the highest and best use for the property to enjoy the property to its fullest extent.*

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

*This variance request is in harmony with the general purpose and intent of the code. We are not requesting a major change of use for the property, and the design feature is consistent with other properties in Pompano with pools in front.*

- 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

*The pool in front would not affect the health and safety of others and would be securely located on our property. Our proposed plan will in no way be detrimental to the public and welfare.*

- h. The Variance is consistent with the comprehensive plan.

*There are several other homes and properties in Pompano Beach with pools in front. The code allows pools in front for certain types of lots, therefore, this is consistent with the comprehensive plan.*

Thank you for considering this request.

Sincerely,

*Andee Hasbrook*

Andee Hasbrook  
561-339-0849