

SANDS HARBOR RESORT & MARINA LLC
125 NORTH RIVERSIDE DRIVE
POMPANO BEACH, FL 33062

June 23, 2023

Ref: Variance Application

Please see the following regarding the 8 criteria for granting a variance:

- 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;*

Because of the marina “carved out” of the site land, the hotel building was built in 1966 in a narrow space of the remaining land east to west placing the entrance at the east end of the building unusually close to the east end setback. All other buildings along Riverside Drive are built North to South.

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

The marina existed as part of this site long before setback conditions were established.

- 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;*

The 5 foot setback required runs through the front entrance planter of the property and into the entrance driveway. This reduces the proposed protective canopy by apprx. 2 feet on the east side leaving public access unprotected from weather (i.e. customers are exposed to rain when entering and existing their vehicles). This would be an unnecessary hardship leaving the public access not fully protected from weather.

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

We do not believe there are any other lands or structures that are similarly situated.

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

The granting of this variance will allow 2-way traffic flow at the front entrance of the hotel to be fully covered and protected from weather.

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

Granting of this variance will not in any way block the open line of sight intended by the code as the proposed canopy will have no side walls and very narrow support poles.

- 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;*

Quite to the contrary, granting of this variance would serve to improve the health and safety of those persons entering and exiting their vehicles while covered by the proposed awning.

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

We believe this variance does not affect the comprehensive plan whatsoever.