

Michael Holland  
Pompano Beach, FL 33064

Date: December 8, 2022

Attn: City of Pompano Beach

Legal Description: Portion of Blocks 9,10 and Parcel "A", Block 22 of Pompano Estates

Ref: Variance 484223090270

- 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;

The triangular shape of this lot combined with its dimensions makes it not feasible to construct a 16 feet wide, 960 square feet home on this lot and meet the required 25 feet setback for the front. There are no other similar shaped lots in the vicinity.

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

The triangular shape and dimensions of this lot are the same today as existed when Zion Missions purchased the property.

- 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;

To construct a home with the desired dimensions makes it not practical to meet the 25 feet front setback. Meeting the front setback would effectively prohibit construction of the home.

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

The approval of this Variance would give me the privilege of having a structure to live in. The neighbors live in similar structures so granting this Variance would not deny the neighbors from living in their structures.

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

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The approval of this Variance will provide the minimum usage of the land in order to construct a house to live in.

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

The Variance is in harmony with the Pompano Beach Municipal Code as the residence will not have any effect on pedestrian or vehicular traffic. It will encourage the best use of the land and resources and maintain the character 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

The approval of this Variance will not adversely affect any persons residing or working in the neighborhood, nor will it be injurious to property or improvements.

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

The approval of this Variance will be fully consistent with the comprehensive plan.