



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-782

ZONING BOARD OF APPEALS  
Meeting Date: SEPTEMBER 18, 2025

### VARIANCE - KENDALL WILLIAMS

**Request:** Variance  
**P&Z#** 25-11000016  
**Owner:** Kendall Williams  
**Project Location:** 2521 NE 10 Ter  
**Folio Number:** 484224161440  
**Land Use Designation:** L (Low 1-5 DU/AC)  
**Zoning District:** RS-3 (Single-Family Residence 3)  
**Commission District:** 2 (Rhonda Sigerson-Eaton)  
**Agent:** Bryan Coiffman  
**Project Planner:** Scott Reale

### Summary:

The Applicant Landowner requests a Variance from Section §155.4303(FF)(3)(b) - *Storage Shed Setbacks* of the Pompano Beach Zoning Code to allow a storage shed to be located within a required street side yard setback, approximately 2 feet from the street side lot line and located in front of a principal structure, rather than located within an interior side yard or rear yard setback as permitted by code.

The property is located on a corner lot at the southwest corner of the intersection of NE 25<sup>th</sup> Court and NE 10<sup>th</sup> Terrace in Cresthaven.

### ZONING REGULATIONS

#### 155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

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#### FF. Storage Shed

##### 1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
A	A	A	A	A	A	A	A	A	A	A	A				

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
						A	A	A	A	A	A	A	A	A	A	A

## **2. Definition**

A storage shed is an uninhabitable accessory structure used or designed to be used to provide shelter for or storage of materials, or as a small workshop. Storage sheds may be enclosed or open and may be attached to a principal building or exist as a detached structure.

## **3. Standards**

Storage sheds are allowed as an accessory structure subject to the following standards:

### **a. Height and Area**

- i. The structure shall not exceed ten feet in height.
- ii. The structure shall not exceed a size greater than 20% of the area of the principal structure; however the structure may be a minimum of 300 square feet.

### **b. Setback**

- i. The structure may be located within an interior side yard setback or a rear yard setback, but shall be located at least three feet from a side or rear lot line.
- ii. The structure located closer than five feet to an interior side or rear lot line shall be screened with a six foot high solid fence or a hedge maintained at a height of five feet along such interior side and/or rear lot line.

## **PROPERTY INFORMATION AND STAFF ANALYSIS**

1. The existing single-family dwelling was constructed in 1957, consistent with the original development of the Cresthaven neighborhood. The property is a corner lot, and the original plot plan establishes the front yard along NE 10<sup>th</sup> Terrace (east side) and the street side yard along NE 25<sup>th</sup> Court (north side).
2. The principal dwelling is angled at approximately 45 degrees to the adjacent streets, a common condition in Cresthaven -- particularly on corner lots -- that can limit functional backyard space and complicate placement of accessory structures.
3. The applicant proposes a 10 ft x 14 ft (140 sq. ft.) detached shed to be located in the street side yard, approximately 2 feet from the north lot line (NE 25<sup>th</sup> Court). The RS-3 Zoning District requires a 15-foot street side yard setback, and the Code does not allow most accessory structures to be located in front of a principal structure.
4. Due to the unique angular layout and reduced rear yard space, locating the shed in a code-compliant area is impractical without impacting usable outdoor space.
5. The presence of existing canopy trees and a 15-foot-side-swale between the property and the street provides a visual buffer, mitigating the perceived encroachment and reducing potential impact on the streetscape.

## **LAND USE PATTERNS**

Subject property (Zoning District | Existing Use):

- RS-3 | single-family dwelling

Surrounding Properties (Zoning District | Existing Use):

- North: RS-3 | single-family dwelling
- South: RS-3 | single-family dwelling
- West: RS-3 | single-family dwelling
- East: RS-3 | single-family dwelling

**VARIANCE REVIEW STANDARDS**

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

- 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;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- 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;
- d) The Variance would not confer any special privilege on the landowner that is denied to 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;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- 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
- h) The Variance is consistent with the comprehensive plan.

**Staff Conditions:**

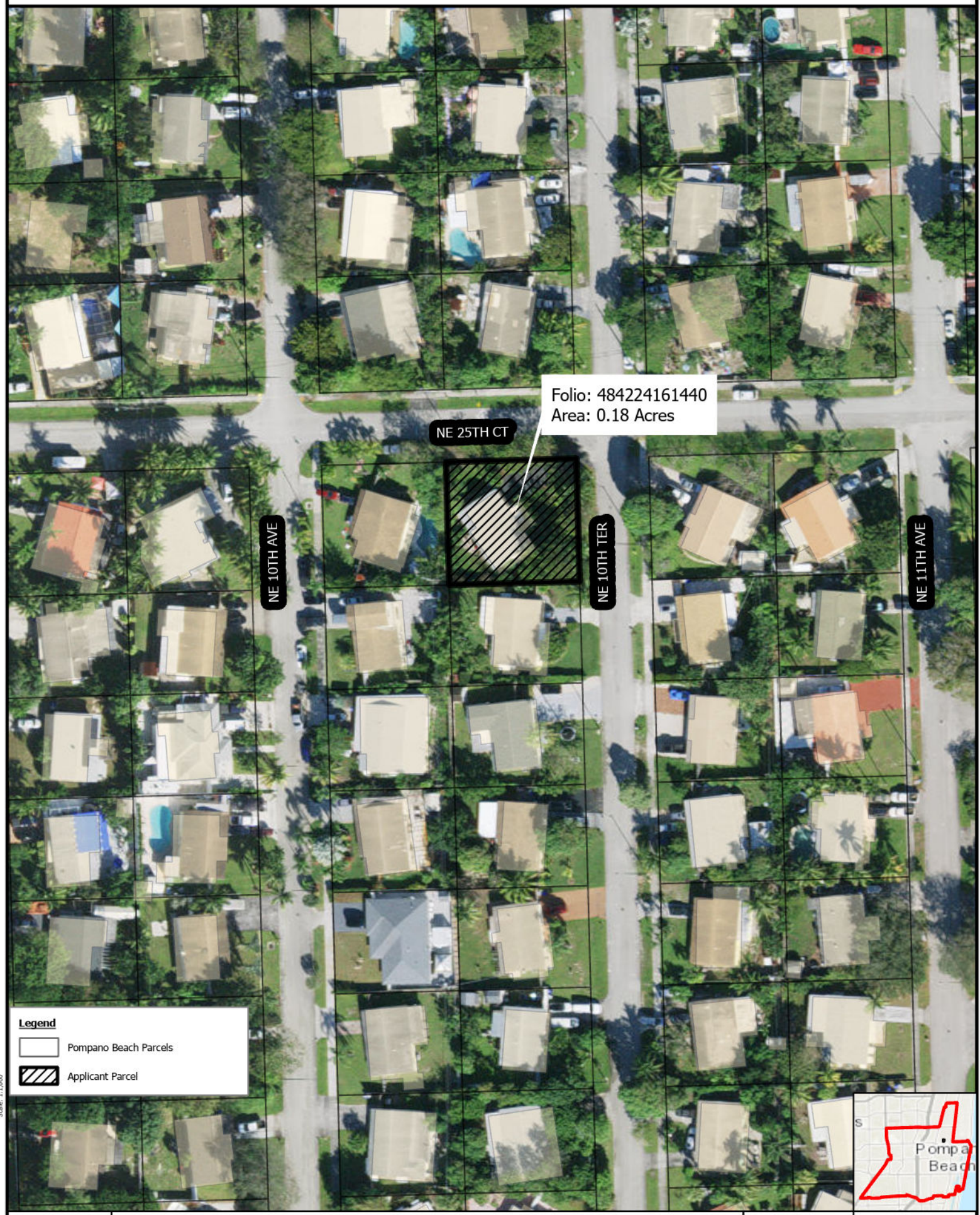
Should the Board determine that the applicant has provided competent and substantial evidence demonstrating compliance with the eight variance review criteria, staff recommends the following conditions be incorporated into the Board's Order of Approval:

- 1. The applicant shall obtain all necessary permits and approvals, including Building and Zoning Compliance permits.
- 2. Development shall remain in substantial conformance with the plans and materials submitted in support of this variance application. No additional accessory structures or encroachments shall be permitted within the front or street side yard without separate review and approval.



# CITY OF POMPANO BEACH

## AERIAL MAP



**Legend**

-  Pompano Beach Parcels
-  Applicant Parcel

Scale:  
1:1,000

Kendall Williams

2521 NE 10 Ter

Variance

Created by:  
Department of  
Development Services

