



KARAM BROTHERS, LLC
DESIGN • BUILD • MANAGE
660 N. FEDERAL HWY SUITE 103
POMPANO BEACH, FL 33062
954.547.3059 CGC1508162

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 West Atlantic Blvd
Pompano Beach, FL 33060

February 15, 2022

Project: 6-Unit Townhomes
117 South Riverside Drive,
Pompano Beach, FL 33062

Re: Zoning Board of Appeals Application – Variance Review Standard

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;

Due to the site being narrow and having to provide a 1-way 20 ft lane for fire truck access and the 10' landscape buffer on each side, this only allows for 60' which is 50% of the lot width to fit additional green areas and our bldg. We are only asking for this area to be considered for the variance. All other areas on site comply and exceed the latest landscape requirements per city code.

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

Due to the site being narrow and having to provide a 1-way 20 ft lane for fire truck access and the 10' landscape buffer on each side, this only allows for 60' which is 50% of the lot width to fit additional green areas and our bldg.

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;

We are unable to reduce our building foot print any further to avoid this variance and still make the site viable to develop.



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

By accepting this variance, this will not give any special privilege to the landowner as this hardship should be given if similar situation occurs locally. The fire and landscape requirements have caused restrictions to the site design that make it monetarily undesirable to develop if not for the approval of a variance of this kind.

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

Yes we are only asking for a reduction of 3'-0" of green area for each side of the building.

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

Yes, the landscape reduction we are asking for will remain in harmony with the general purpose and intent of 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

Our request for this landscape variance will not adversely affect the health or safety of persons residing or working in this neighborhood or be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare. Please see Landscape Plan sheet L-1 for additional information.

h. The Variance is consistent with the comprehensive plan.

Our request for the landscape relief will remain consistent with the comprehensive plan. This will only effect the interior portion of the site. This request will not affect the local city in any way. We have proposed additional trees and landscape materials on other areas of the site including the perimeter buffers to screen views, add shade and habitat as well as aesthetic beauty to the property. We believe this more than makes up for the minor deficiency we are asking for.

If you have any questions or concerns, please let us know. We look forward to meeting with the City of Pompano Beach to discuss any comments or concerns regarding this project.

Thank You,

Karam Brothers LLC