



James P. Gallucci
825 NE 12th Avenue
Pompano Beach, Florida 33060

3-18-26

Zoning Variance:

A portion of the structure at 825 NE 12th Avenue, Pompano Beach now shows to encroach on the 8 ft. setback on the North side. The property is zoned RD-1. Existing setback (Built 1959) =
Front - East - (NE 12th Ave) 50 ft
Side - South - 9.18 ft
Back - West - 36.12 ft
Side - North - 5.93 ft

A Carport/Laundry Storage Room (Built 1959) extends 23" into setback (Revised 2012) on North side of property. We are asking to continue existing setback continuity for bedroom addition to existing "Studio", no bedroom = no privacy.

A There were changes to setback requirements for this property, making it very difficult to conform to new setback requirements to distance. We are following a setback that has been in place for 66+ years.

B As current homeowners, the building line & setback were determined in 1959 and we are trying to keep with the original setback line & design. When the property was purchased, we were unaware that the setback had been lessened by 2 feet, making a bedroom addition only 8 ft. wide.

C The rear "unit" has NO bedroom and total sq. ft. of existing structure is @ 360 sq ft. The new 8 ft. "setback" would only allow a bedroom width of 8 ft. and that would be a hardship. The "post" support at the laundry is following the build line set in 1959.

D The variance would NOT impede on any land or structure. The proposed building of bedrooms intrusion into the setback is not excessive and would not unfairly impact neighborhood properties.

E The requested variance is the minimum needed to construct a reasonable sized bedroom and continues existing building line.

F The variance we are requesting would keep the building structure lines in harmony with existing multifamily units in the neighborhood.

G The variance would not affect the health or safety of the neighborhood and would absolutely enhance the existing structure and its use and function.

H There are no land issues involved and as a zoning issue it is a relatively minor intrusion into a residential side yard setback.


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