

# ramos architects ● and associates

January 19, 2026

## **City Of Pompano Beach Building Department**

Re: Permit#PZ2012000015  
50 SW 5<sup>TH</sup> St  
Variance Review Criteria

### **To Whom It May Concern:**

This Application is for the following variances:

- 1) Dumpster Location
- 2) Rear Setback Requirements
- 3) Parking Requirements
- 4) Non-Conforming Structure Being Enlarged

1.- This property has extraordinary exceptional conditions that make it now feasible to comply with these requirements:

A.- The lot is small and narrow and following the requirements will make the lot unusable.

2.- The extraordinary and exceptional conditions referred to in paragraph A above are not the result of actions of the land owner.

3.- 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;

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

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

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

7.-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

8.-The Variance is consistent with the comprehensive plan.

In addition, we have contacted different City Departments to come up with acceptable solutions.

The dumpster location shown is the least objectionable for this property.

The rear setback requirements would make it impossible to develop the site.

The normal parking requirements do not apply for this building as the second floor will be strictly used to store vehicles.

The non-conforming structure is being removed, and a new building that complies with all other requirements will replace it.

We have provided more landscaping than required to enhance the look of this property, so it's not an eyesore like its neighboring properties.

We have provided, where feasible, a design that is consistent with the comprehensive plan for this property.

Sincerely,

Jose Ramos  
Ramos Architects and Associates