

Alicja Grimann
3611 NE 16th Ter
Pompano Beach FL 33064

VARIANCE

Property address: 3611 NE 16th Ter
Pompano Beach FL 33064

Zoning District: RS-4 Single Family Residential

Legal Description: Lot 9 , Block 6, North Pompano Beach - Section "A", according to the map or Plat thereof, as recorded in plat book 29, Page 15 of the Public Records of Broward County, Florida

REQUEST SUMMARY:

Request to approve zoning variance of 8.4' related to the required rear setback of an Unpermitted covered patio at 3611 NE 16th Terrace. Also requesting variance of 0.7' related to the side setback created by original house construction.

1. Extraordinary and Exceptional Conditions Unique to the Property.

The houses in my neighborhood all have similar layout, but the rear backyard is long and narrow. The width of the backyard from the house to the property line is 21.4 feet. Any structure placed within the setback parameters of 15 feet could not serve as a patio.

2. Conditions are not a result of the actions of the landowner.

I had purchased the property at the time of the sellers market, so, in addition to decision time pressure and paying the premium over asking price, I had to agree to purchase the property "as it is" forgoing inspections or investigation of property issues. The property was used half residential , half commercial as a storage unit for transmission units and other heavy equipment. The property did not have occupants for a long time and it was in a "run down" state. It did exist in that state for a long time. (please see pictures)

The rear backyard was paved similarly to the property across the fence, and had a metal bars cemented in the ground intended to hold metal panels serving as a roof. Entire property was fenced off, however backyard fencing and makeshift patio was already destroyed and mostly laying on the ground.

During the pandemic I enclosed the carport making a garage, and, at that time, the general contractor additionally rebuilt the patio and repaired the fencing.

The work was repairing, restoring and cleaning up existing structures. The patio was rebuilt following existing paving in the back of the house.

3. Strict application of the Code creates unnecessary and undue hardship.

The distance from the house to the property line is 21.4' feet. The depth of the patio is 14 feet. The application of the required setback would leave about 6 feet of usable patio area. That would not allow any functional outdoor use like having a patio sofa or outdoor dining table. They are the most common backyard amenities and denying it in my particular case would certainly create unnecessary and undue hardship.

4. The Variance does not confer a Special Privilege.

The backyard patio is a simple single family home amenity, not a special privilege. It is only problematic in my house, because the building is located close to rear property line, creating a shallow rear yard, disallowing a functional backyard use.

The variance would only remedy that problem, not create any special entitlement.

5. The Variance is the minimum to allow reasonable use.

The requested variance is the minimum to allow the use of available space as a patio, with the grilling and eating possibility for the family of 4 to 6.

The existing structure still maintain fairly open yard, does not interfere with the utility line, allows for a double fence and ample 6.6' feet landscaping border between patio, the fence and property line.

6. The Variance is in harmony with the Purpose and Intent of the Zoning Code.

My house is the first house across from commercial zone, "no name" alley and the residential part of the street.

There is a fence on my property dividing the two (2) zones.

Restoring the space (previously heavy hardware storage area) with the gazebo style patio, cleaning up the area and beautifying the area by planting vegetation, flower pots, solar lighting, etc. only enhances the residential character of the property, is compatible with the surrounding neighborhood, allows outdoor living use and does not create a commercial activity as it was the case before.

7. No Adverse Effect on Health, Safety, or Public Welfare.

The patio is located within a 6 feet fence surrounding the backyard from three (3) sides and it is a low height 8 feet structure. The fencing is shielded by palm, podocarpus and coconut trees.

The variance will not have any effect on my two (2) neighbors or any pedestrians walking the street in front of the house or side alley.

There is no increase in noise, traffic or visibility in the area and no negative impact on the health or safety of the public.

8. Consistency with the City of Pompano Beach Comprehensive Plan.

The patio restoration is compatible with residential character of the property, does not create a commercial use, does not affect the neighbors and surrounding properties or impedes the traffic, green areas, drainage or electrical lines.

The location of the house has a large lawn area in front of the house allowing for possible road developments or any potential changes to the area. This could be a consideration in the future since the property borders a commercial zone.

Conclusion:

The requested variance is based on:

- small size of the backyard
- was an effort to rebuild an existing structure to make it safe , useable and pretty
- it does not have negative impact on the neighbors or public
- does not interfere with the utility line
- is fully enclosed by 6' privacy fence
- the setback conditions had existed since I have moved to the house (over 10 years now)
- all neighborhood patios seem to be approaching properties fencing, because the rear backyard is so narrow

Owner Signature

Date: May 20 2026

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