



City of Pompano Beach  
 Department of Development Services  
 Planning & Zoning Division

P&Z#: 24-11000014

100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4679 Fax: 954.786.4666

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2024-27

Site Data			
Project Name:	Takourian Variance	Size of property:	7000.0
Street Address:	551 SE 18 AV Pompano Beach FL 33060	Number of units (Residential):	0.0
Folio Number(s):	494306310520	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	See attached		

Applicant		Landowner (Owner of Record)	
Name:		Business Name (if applicable):	
Paola A West			
Title:		Print Name:	
Principal/ Senior Land Planner		Catherine Takourian	
Street Address:		Street Address:	
10152 Indiantown Road, #159		551 SE 18 AV	
Mailing Address City/ State/ Zip:		Mailing Address City/ State/ Zip:	
Jupiter	Florida 33478	Pompano Beach	Florida 33060
Phone Number:		Phone Number:	
954-529-9417		914-262-2643	
Email:		Email:	
pwest@planw3st.com		htak@yahoo.com	

ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	

Project Narrative:

We respectfully request the Board consider a variance to sections 155.4302.B.2.h. [General; General Standards for All Accessory Uses and Structures; Prohibited Location of Accessory Uses and Structures]; 155.5302.D.5.a [Fences and Walls; Height Requirements for Fences and Walls; Fences and Walls Adjacent to Waterways; Within Rear Yard Corner Triangle], and 155.4303.NN.3.b [Standards for Specific Accessory Uses and Structures; Gazebo; Standards; Setback] in order to maintain a sink/bar and canopy 0 feet from the rear and side property lines.



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**Owner's Certificate  
Variance**

VAR-2024-27

**OWNER'S CERTIFICATE**

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Paola A. West 12/05/2024

Signature: *P West*

