

July 21, 2023

**Variance Application: 401 SW 18th Court, Pompano Beach, FL 33060**

**Single Family Home**

*Review Standards:*

A. The house located at the stated address is placed at 30 feet from the sea wall/ property line. The adjoining neighbors are 20 feet from their property line forward. As a result, the rear yard corner triangle is affected. Our water views on both sides of our property are blocked by the structure walls of their homes in addition to their respective privacy fences. As a result, the landowner is requesting to place a privacy fence within 20 feet from the sea wall/property line on both sides of the property.

B. As stated above these circumstances are out of the landowners control as these interferences were established well before the current landowner purchased the property.

C. As a result of the established neighbors' properties, the landowner is forced to see a wall with a bathroom window. At times the landowner can see the neighbor taking a shower which is invading one's privacy. In addition, the area is where the neighbor places items such as the garbage pales and other objects. This is something the landowner does not want to see nor is the expected view. Therefore, the landowner would like to place a fence which one could decorate or place items that would make the area a peaceful, happy Zen like area to view.

D. By approving the variance for the landowner, there would be no special privileges annotated as the improper measurements are permanently in place and there will be no steps to change the current building structures.

E. The Variance being requested is simply a modification of the established structures in which is the simplest solution for the landowner and city to during this hardship.

F. The Variance requested is in complete intent to maintain the Code faced with the hardship at this time.

G. No one would be hurt or be unsafe by approving this Variance. In fact, it will help the landowner's mental well being by allowing them to cover such unpleasant structures and being uncomfortable in their own backyard by running the risk of hearing their neighbor in a private activity.

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H. By approving this Variance, the landowner and their immediate neighbors would be complying with City's Code requirements albeit 5 feet difference. As stated this would be the simplest solution.



Lisette Sacor