

# REVIEW STANDARDS

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- A) *There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;*

**10 feet of land was taken from the front of my home on 3 Avenue for the sidewalk. I had to Donate 14 feet of land on the North side on NW 7<sup>th</sup> Street for a future sidewalk. My new home was built with a front setback of 25 feet. That left me with a very shallow lot with no space for a garage in the front of my home. I will have to put the garage on the south side of home. This way I'll have a entrance into my home through the side door on the south side of my home.**

- B) *The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;*

**No, the owner has done nothing to alter the terrain of this property since built in 2014.**

- C) *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;*

**The application of the Zoning code to this property is prohibiting me from having a garage for my safety. There is not enough space to build a garage on the land on the front due to the setback. In order for me to build a garage on the land. It has to be on the south side of the property.**

**This area is a very high crime and drug infected area. I leave home for work at 6am. Someone is always walking around all hours of the night and morning. Walking outside alone due to me living alone is putting me in a very unsafe position. The garage will allow the safety of me getting in my car.**

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

**The approval of this variance will allow me the privilege of being safe on my property, and in my neighborhood. Most new homes in this neighborhood are built with a garage which gives safety to the homeowner.**

- E) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;*

**This is the only space available for a garage, due to having an entrance into my home on the South side of the lot.**

- F) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;*

**The approval of this variance will be in harmony with the general purpose, and intent of the zoning code, as it will promote general welfare and safety for me. The garage will also enhance my home and add value to the neighborhood.**

- G) 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*

**This structure will not adversely affect the health or safety of any persons residing or working in the neighborhood, or is it detrimental to the public welfare.**

- H). The Variance is consistent with the comprehensive plan.*

**If this variance is approved all the plans will be prepared to all the City of Pompano Beach and Florida's building code, and built to match the new setback that granted by this board**