



Staff Report

File #: LN-781

ZONING BOARD OF APPEALS
Meeting Date: SEPTEMBER 18, 2025

VARIANCE - 1220 HOLDINGS LLC

Request:	Variance
P&Z#	25-11000015
Owner:	1220 Holdings LLC
Project Location:	1220 SW 12 Ave
Folio Number:	494202000660
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	5 (Darlene Smith)
Agent:	Brian Bullock
Project Planner:	Scott Reale

Summary:

The Applicant Landowner requests a Variance from Section 155.3402(C) of the City's Zoning Code, which establishes the intensity and dimensional standards for the I-1 Zoning District. The requested Variance seeks to permit the construction of an addition to an existing warehouse, maintaining the current nonconforming interior side yard setback of 0 feet along the southern property line, in lieu of the 10-foot setback required by Code.

The property is located on the east side of the 1200 block of S Andrews Avenue (SW 12th Avenue) and is considered a through lot as its rear lot line abuts SW 10th Avenue.

ZONING REGULATIONS

§155.3402. GENERAL INDUSTRIAL (I-1)

...

(C) Intensity and Dimensional Standards

...

Interior side yard setback, minimum: 10 feet

PROPERTY INFORMATION AND STAFF ANALYSIS

1. The subject property was originally developed as a warehouse in 1966 via Building Permit No. 2336, with the approved plot plan indicating an 8-inch interior side yard setback along the southern property line. In 1999, a 2,200-square-foot open structure addition was approved under PRA No. 99-3306. The

current proposal involves the construction of a new 2,836-square-foot addition to the existing warehouse. The associated Major Site Plan application (PZ #24-12000025) was reviewed by the Development Review Committee (DRC) on July 16, 2025. The proposed development seeks to maintain the legally established nonconforming interior side yard setback, extending the building approximately 30 feet westward from the existing west façade, and aligning with the current structural configuration of the warehouse.

2. The property maintains compliant levels of pervious area and lot coverage. Given the physical constraints of the site, the proposed addition represents a practical and logical extension of the existing structure. Staff finds that the requested variance is justified and that the location of the addition is the most appropriate solution, with minimal anticipated adverse impacts on adjacent properties or the surrounding neighborhood.

LAND USE PATTERNS

Subject property (Zoning District | Existing Use):

- I-1 | warehouse

Surrounding Properties (Zoning District | Existing Use):

- North: I-1 | warehouse, general contractor
- South: I-1 | auto dealer, International Union of Painters
- West: I-1 | manufacturing (Edwin B Stimpson Company Inc)
- East: I-1 | vacant parcel

VARIANCE 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;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- 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;
- d) The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
- e) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- 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
- h) The Variance is consistent with the comprehensive plan.

Staff Conditions:

Should the Board determine that the applicant has provided competent and substantial evidence demonstrating compliance with the eight variance review criteria, staff recommends the following conditions be incorporated into the Board's Order of Approval:



1. The applicant shall obtain all necessary permits and approvals, including but not limited to development orders for Major Site Plan and Building Design, as well as all required Building and Zoning Compliance permits.
2. Development shall remain in substantial conformance with the plans submitted in support of this variance application and Site Plan application PZ #24-12000025. Any expansion beyond the proposed 30-foot addition shall require separate review and approval.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Pompano Beach Parcels
-  Applicant Parcel

Scale:
1:1,500

1220 Holdings LLC

1220 SW 12 Ave

Variance

Created by:
Department of
Development Services

