



## WRITTEN NARRATIVE

DATE: 5-2-25

### PROPERTY ADDRESS:

2104 North Riverside Drive  
Pompano Beach, FL 33062

## REVIEW STANDARDS

1. 2104 N Riverside Drive is a corner lot with positioned at an angle with the house justified very close to the back and side interior to the lot lines setbacks. This leaves only narrow spaces in the back and interior side area of the yard. These areas are too shallow to accommodate any type of shade structure. Other properties in the vicinity that are not located on a corner lot don't have the same limitations and general have adequate space on one side or behind the house for a shade structure.
2. The conditions listed above were not caused or created by the current property owner. This house was built in the 1960s and the current owners had no input on the size, location or position of the house on the lot.
3. Based on the exceptional conditions listed above the area along the side and behind the house are too shallow to accommodate any type of accessory structure like a gazebo or Tiki Hut. The only area with adequate space, based on the shape and location of the corner lot as well as the position of the house on the property, is on the north side of the house along Robbins Road where the Variance is being requested. We fee the current setback on the property line required by Code along Robbins Road is creating an undue hardship by restricting the use of the only adequate area on the property for shade structure.
4. We believe this is a unique situation that applies to this property specifically based on the shape of the lot and the uncommon position of the main structure on a corner lot. We believe the requested Variance would not confer any special privilege to the landowner that is denied to other lands or structures in the vicinity based on the unusual combination of issues causing the hardship on this property.

RIVERSIDE OASIS LLC  
3205 Robbins Road  
Pompano Beach, FL 33062



5. The Variance being requested is the minimal necessary to allow space for a Tiki Hut in the area of the yard along Robbins Road without being too close to the main structure and restricting the walkway along that side of the house.
6. We feel the Variance being requested is in harmony with general purpose and intent of the Code regarding setbacks in the residential areas of Pompano Beach. There is currently a 6' tall privacy fence around the property including along Robbins Road as well as large trees and hedges. The Tiki Hut is made with all native materials and blends in very well to the existing landscaping having no negative aesthetic effects on the neighborhood or surrounding properties.
7. This Variance is being requested for a small Tiki Hut located approximately 5' 6" inside the property line. The Tiki Hut will have no adverse effects on the health or safety of persons residing or working in the neighborhood. It will also have no adverse effects on neighborhood improvements. It is contained on the property and only partially visible from the street. The Tiki Hut is made of all natural materials native to the area so it blends into the existing landscaping on the property and in the neighborhood in general. Based on the location of the lot and the location of the Tiki Hut there is also no impact on visibility for pedestrians or motor vehicles around the intersection of Riverside Drive and Robbins Road.
8. We are requesting a reduced set back of 5 feet along the Robbins Road property line. According to the boundary survey submitted with this application the Tiki Hut is located 6.8 feet from the property line on the North side along Robbins Road.

*Michael Gasparovic*

Michael Gasparovic  
Owner  
Riverside Oasis LLC