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January 7, 2025

City of Pompano Beach

Department of Development Services

100 West Atlantic Boulevard

Pompano Beach, FL 33060

Re: Requesting variance for a screened enclosure with screened roof with no rear setback for Property located at 355 NW 33rd Lane, Pompano Beach, FL 33069

Written Narrative for Zoning Board of Appeals Application

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.

The existing property was built in July 2020. The rear of the home faces a body of water that is stagnant and draws a significant number of flying bugs, insects, and aquatic life that directly impacts the property and limits the use of outdoor living. Without protection this area is vulnerable to a multitude of insects and is more prevalent known carriers of disease like West Nile virus and Zika. Alligators and snakes frequently are seen in the water. Also there has been a high presence of raccoons on the grounds. Attached is EXHIBIT "A"

b. The extraordinary and exceptional conditions referred to in paragraph a. above, are not the result of the actions of the landowner.

We closed on the property in July of 2020. We have enclosed the existing patio to the property immediately due to overwhelming insects and bugs. We have not altered the existing structure beyond the rear yard.

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 in the Variance sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.

The community was developed in several phases, where houses on one side of the street has water to the rear and houses on the side of the street has adjacent apartments to the rear. The safety and security of the grandchildren who would have access to the outside but yet not the adjacent water. There has been alligator sightings and there are majors concerns with drowning. The application of the

zoning code to this property is prohibiting us, as homeowners, from having a screened in patio without a Variance.

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

Neighbors would continue to have full access to their properties without any restrictions. We are not seeking anything above and beyond what our neighbors cannot address with following these same steps. The approval of this Variance would give us the privilege of having a screened in patio on this property. The screened in patio will be within all existing property lines and installed by a professional contractor that will acquire the necessary permits and build in accordance with the proper guidelines.

e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land structures.

I do not believe this Variance is excessive and does not exceed what is needed to achieve practical functionality or usability.

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 harmony with the general purpose and intent the Zoning Code, as it will promote general welfare and health for us; it will encourage the most appropriate use of the land and resources; it will maintain and protect the character and stability of the community and its established neighborhoods; it will recognize and respect the rights of the landowners and consider the interests of the neighborhood. The structure designed will be proportionate to the size of my home. The screened in patio design will also enhance the rear side of the home appearance. The addition of the screened in patio will not have a negative impact on the community.

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.

The structure will be contained to the area behind my home and will not have an impact on the neighboring properties or even be seen from the street. There will be enough clearance for the community grounds keepers to maintain the property. This will not have any negative impact on the community.

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h. The Variance is consistent with the comprehensive plan.

This variance will not disrupt the broader goals of the plan, such as preserving the neighborhood character, or ensuring safe and adequate infrastructure. We wish to upgrade our property to fully engage in a quality living experience for our home while maintaining the aesthetics and property value of the community.

Very truly yours

Phillip Peay

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Exhibit "A" Water view and rear of home

