

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 narrowness of the back yard combined with the location and shape of the house do not allow for adequate safe space around the pool and would place the pool in close proximity to overhead power lines supplying our house and the neighbor's.

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

- The house was built in 1952, we purchased the house in 1993 and no changes to the footprint of the house have been made since.

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;

- We have retired and have made this home as our permanent residence. The pool will provide a place for low impact exercise as we age on in life. No adding a pool would more than likely make us consider relocating to another residence with a pool.

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

- We have no family of friends in any City of Pompano Beach government or Public Works and no special privilege would be given to us by this variance and there would be no special privilege being granted to us by the city.

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

- The pool has been located 10 feet from the house in order to save a palm tree next to the house, we are more than willing to place the pool 5 feet from the house and remove the tree if that is an issue.

f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

- The variance is in harmony with the Pompano Beach Municipal Code as the pool would not be visible from the front or side streets, would not have any effect on pedestrian or vehicular traffic.

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

- Pool will be built to match or exceed all building code safety standards. There are presently at least 5 homes with pools in the front/side yard within 1500 feet of 1900 N Riverside Drive, the addition of a pool would only increase the property values in turn raising the value of neighboring properties.

h. The Variance is consistent with the comprehensive plan.

- The variance would be consistent with the current as it does not go against any current policies nor does it place any additional burden on the city or its residents.