

- 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;*

In 1911, Chillingworth recorded and platted all 100-foot lots. In 1978 it was renamed and replated to Pompano Terrace.

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

**This parcel was not included in the Pompano Terrace Recording Plat Book 10, Page 11 in 1978.**

**We purchased this parcel in 2022.**

- 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 own the only vacant 100' residential lot in the Chillingworth area. The 25' lot is in Pompano Terrace with a 70' lot width minimum. There are warehouses on the 100' lots to the east and residents on 50' lots to the west.**

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

**As stated above, the other residents are on 50' lots. We are requesting to build on two 62.5' lots. All other intensity and dimensional standards will be met.**

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

**Two 62.5 lots are greater than the 50' lot requirement for Pompano Terrace**

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

**Yes, the code was established for such a case as this. Present day landowners are being held to a different standard than others. A variance can fix this difference.**

- 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 amendment will improve the community, houses on vacant lands will decrease the dumping of trash, new residents will improve the neighborhood, this will bring revenue to the city, county, and state.**

**h. The Variance is consistent with the comprehensive plan.**

**The city of Pompano continues to improve the city at all levels. This variance with the two new residents will be consistent with the great comprehensive plans that the city has in store for all of us.**

*Connie McGirt  
Steve McGirt*