

Nicole Puleo
1300 SE 22 Avenue
Pompano Beach FL 33062

Date: March 30, 2021

Attn: City of Pompano Beach

Legal Description: Pompano Shores 27-47 B LOT 56 BLK 2

Ref: Variance 155.2420., Review Standards

- 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 structure on this property leaves no space for a swimming pool in the rear yard; it is approximately six feet too narrow. The yard area that is big enough to build a pool is on the South side of the yard and resemblant with the other pools on the street. Please see attached Proposed Site Plan.

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

I closed on the property July 6, 2017 and I have not altered the existing structure. The structure on the property is existing since 1966, and I did not add to or modify it.

- 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:

Due to the location of the house on the lot we are unable to utilize the land to its full potential. Without the ability to have a pool in the yard, I cannot enjoy the land to the full extent.

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

The approval of this Variance would give me the privilege of having a swimming pool on this property and this is not something denied to my neighbors. Many of the homes in this neighborhood have pools and several of them are located on the same side of the street as mine would be, if permitted.

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

The only space available for the swimming pool is the south side yard, which faces 13th Court which is the same street the neighboring pools face. The approval of this Variance will provide the minimum usage of the land in order to have a swimming pool.

- 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, nor have any effect on pedestrian or vehicular traffic. It will encourage the best use of land and resources and maintain the character of the community.

- g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, or otherwise be detrimental to the public welfare:

The approval of this Variance will not adversely affect any persons residing or working in the neighborhood, nor injurious to property or improvements. The swimming pool will be fully permitted and meet all safety rules and regulations. The swimming pool perimeter will be fenced and adhere to all zoning and building code requirements.

- h. The Variance is consistent with the comprehensive plan:

Primarily, zoning districts allow a swimming pool as an accessory use or structure provided it complies with all applicable standards in the Building Code. The approval of this Variance will be fully consistent with the comprehensive plan.