



Staff Report

File #: LN-857

ZONING BOARD OF APPEALS

Meeting Date: MARCH 19, 2026

VARIANCE - GORDON COOK

Request: Variance
P&Z# 26-11000006
Owner: Gordon Cook
Project Location: 1711 NE 2 Ter
Folio Number: 484226061730
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RS-2 (Single-Family Residence 2)
Commission District: 4 (Beverly Perkins)
Agent: Yoann Bohbot
Project Planner: Scott Reale

Summary:

The Applicant Landowner requests a Variance from Section 155.3203(C) of the Pompano Beach Zoning Code, which establishes the intensity and dimensional standards for the RS-2 Zoning District. The Variance would allow for an addition to the existing single-family dwelling to encroach 6.42 feet into the required 20-foot rear yard setback, resulting in a rear setback of 13.58 feet from the rear lot line.

The subject property is located on the west side of NE 2nd Terrace between NE 17th Court and NE 17th Street within the Kendall Green subdivision.

ZONING REGULATIONS

§155.3203. SINGLE-FAMILY RESIDENCE 2 (RS-2)

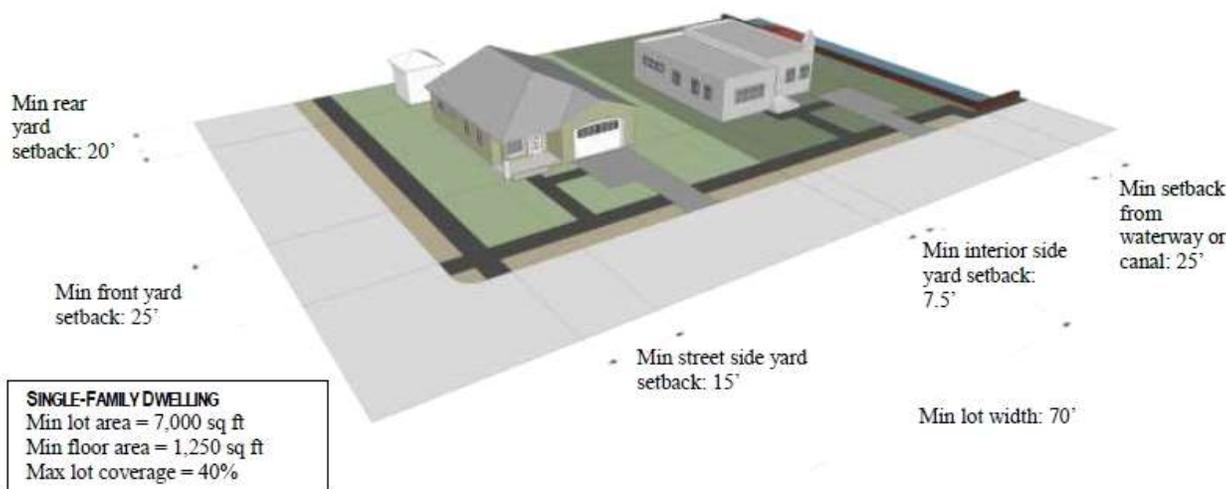
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C. Intensity and Dimensional Standards

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Rear yard setback, minimum: 20 feet

Typical RS-2 Development Configuration:



PROPERTY INFORMATION AND STAFF ANALYSIS

1. The subject property contains a single-family dwelling constructed in 1960 pursuant to Broward County Building Permit #60-788. The residence includes four bedrooms, two bathrooms, and a swimming pool. The structure was originally approved under Broward County’s R-1-C zoning designation and was subsequently rezoned to RS-2 following annexation into the City of Pompano Beach in 1979 via Ordinance 80-38.
2. The applicant proposes to construct a 306-square foot addition to the rear of the principal dwelling. The proposed addition would encroach 6.42 feet into the required 20-foot rear yard setback, resulting in a rear setback of 13.58 feet from the rear lot line. According to the applicant’s narrative, the addition is relatively minor in scale and would utilize a flat roof design intended to minimize potential visual or shading impacts on adjacent properties. The swimming pool and carport are located along the south (interior side) yard of the property, which limits opportunities for expansion in that direction and effectively restricts additions to the rear portion of the structure. Due to the placement of the existing dwelling, the proposed addition would largely be screened from view from the public right-of-way along NE 2nd Terrace and is unlikely to significantly alter the visual character of the streetscape.
3. The subject property currently has an open Code Compliance case (Case #24-09005019) unrelated to the requested variance. Additionally, staff identified a laundry room addition constructed without permits that encroaches into the required interior side yard setback on the north side of the property. The applicant has indicated that the structure will either be removed or modified to comply with the required side yard setback.

LAND USE PATTERNS

Subject property (Zoning District | Existing Use):

- RS-2 | single-family dwelling

Surrounding Properties (Zoning District | Existing Use):

- North: RS-2 | single-family dwelling
- South: RS-2 | single-family dwelling
- West: RS-2 | single-family dwelling
- East: RD-1 | single-family dwelling

VARIANCE REVIEW STANDARDS

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

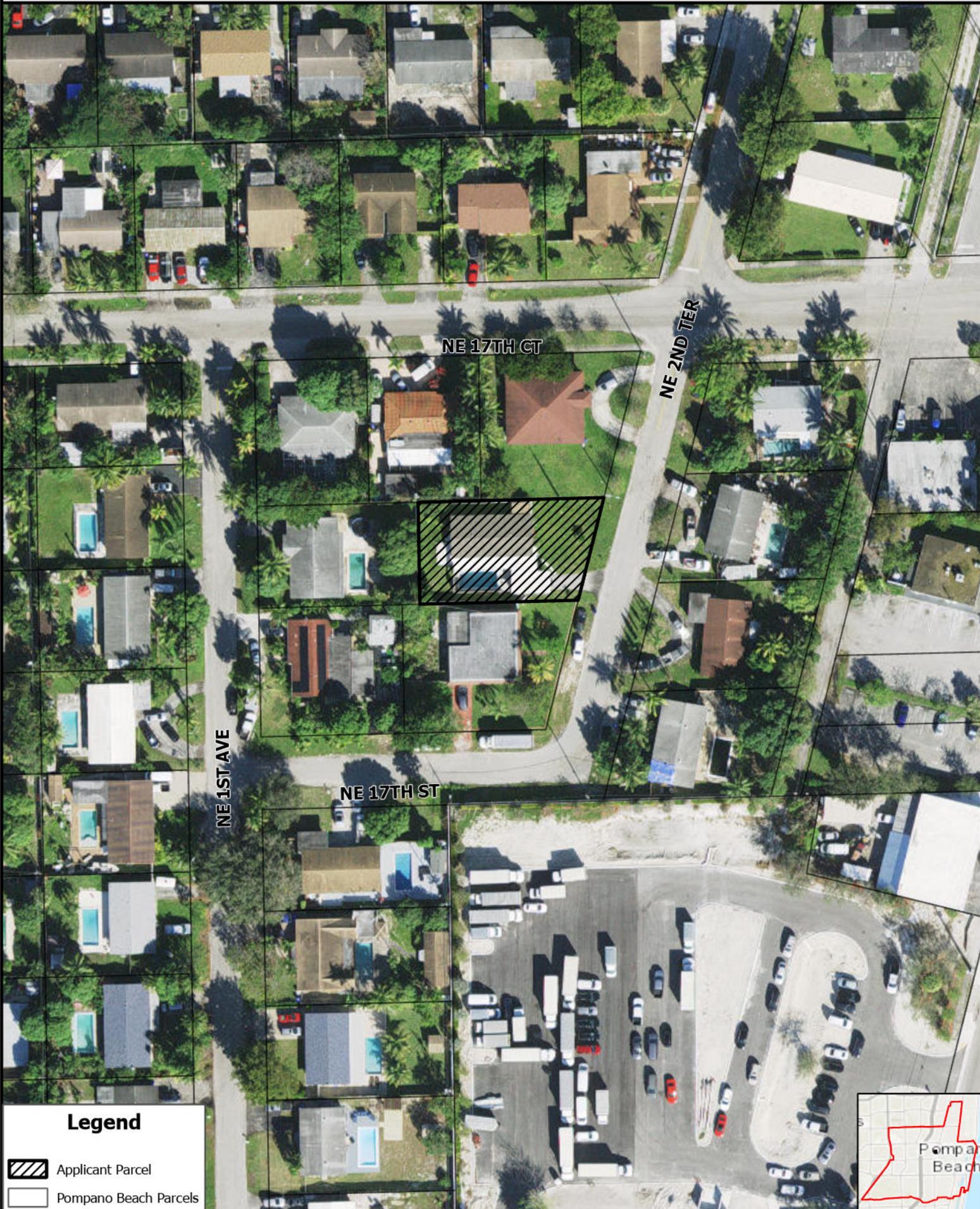
- a) There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- 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;
- d) The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
- e) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- 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
- h) The Variance is consistent with the comprehensive plan.

Staff Conditions:

Should the Board determine that the applicant has provided competent and substantial evidence to satisfy the eight Variance review standards, staff recommends the Board include the following conditions as part of the Order:

- 1. The applicant shall obtain all necessary governmental permits and approvals, including Building and Zoning Compliance permits.
- 2. Address all code enforcement issues associated with Case #24-09005019 to the satisfaction of the Special Magistrate and Code Compliance Director.
- 3. The applicant shall remove the unpermitted laundry room or reduce its setback so that it does not encroach into the interior side yard setback.

CITY OF POMPANO BEACH AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels



Scale:
1:1,000
02/19/2026

1711 NE 2 TER
Gordon Cook

Variance
Created by:
Department of
Development Services

