

March 13, 2025

Variance Application Narrative of Review Standards for

**1020 LYONS PARK DRIVE - POMPANO BEACH, FL. 33060**

**Lyons Park Drive Front Setback: 25 ft.**

**SE 1<sup>st</sup> Ave.: Side Street Setback 15 ft.**

**Existing Rear Setback: 13 ft.**

**Reglementary Rear Setback: 13 ft.**

- 1. 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.**

Response: As a corner lot, the property was set to an angle to the street sides property lines, following a rear setback of 13ft when the house was originally built. According to current city regulations a 20ft. rear setback is required, however that would considerably reduce the buildable square footage of the proposed addition, and would interrupt the uniformity of the architectural design of the house.

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

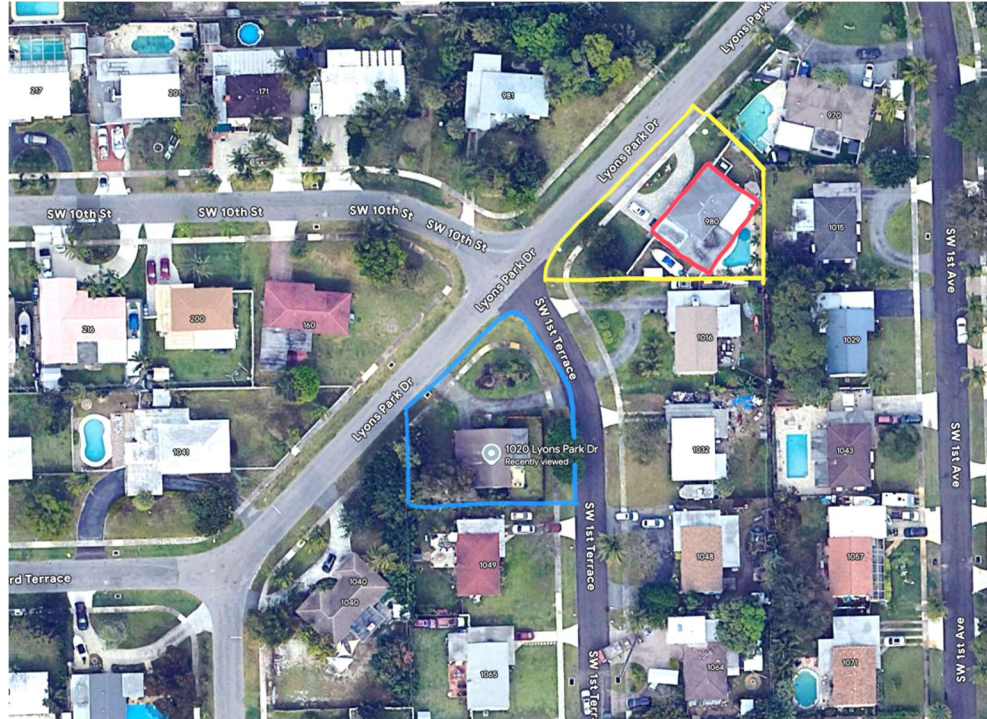
Response: The conditions referred to in section a are the result of the property lot/ shape and corner location. Also, original rear setback of 13ft. updated in new city regulations to 20ft.

- 3. 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.**

Response: Due to the location of this corner lot and angle shaped condition, most of the space is in the front which is non-buildable due to street front and side setbacks. The only room we have to make the expansion is on the rear side of the lot and following the existing rear setback of 13ft. we meet the needed square footage.

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

Response: Property across the St. 980 Lyons Park Dr. shows not having a reglementary rear setback of 20ft. We assume the requested variance does not confer with any special privilege as other corner lot landowners have been allowed to expand to the rear side of their lots.



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

Response: The request for the rear setback of 13ft. encroachment is the minimum necessary to accommodate the additional one bedroom and one bathroom the family needs.

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

Response: The requested variance is in harmony with the general purpose and intent of this code as it encourages the most appropriate use of land and also preserves the character of the neighborhood and community.

**7. 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**

Response: The variance will not affect in anyway the health or safety of persons residing or working in the neighborhood, will not be injurious to property of improvements in the neighborhood.

Adjacent property owner \_\_\_\_\_address\_\_\_\_\_ provided a letter confirming he supports the 13' rear setback, stating that the new addition design does not affect his view or land. See attached letter for your reference.

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

Response: The variance requested does not conflict with the comprehensive plan. There are no land issues involved, and as zoning issue it will only allow a minor intrusion from reglementary setback of 20ft to 13ft. which follows the existing house construction line.

Should there be any questions or concerns, feel free to contact us.

Respectfully Submitted,  
Emens Arch Studio, LLC



**Elena Mens**

Architectural Designer

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