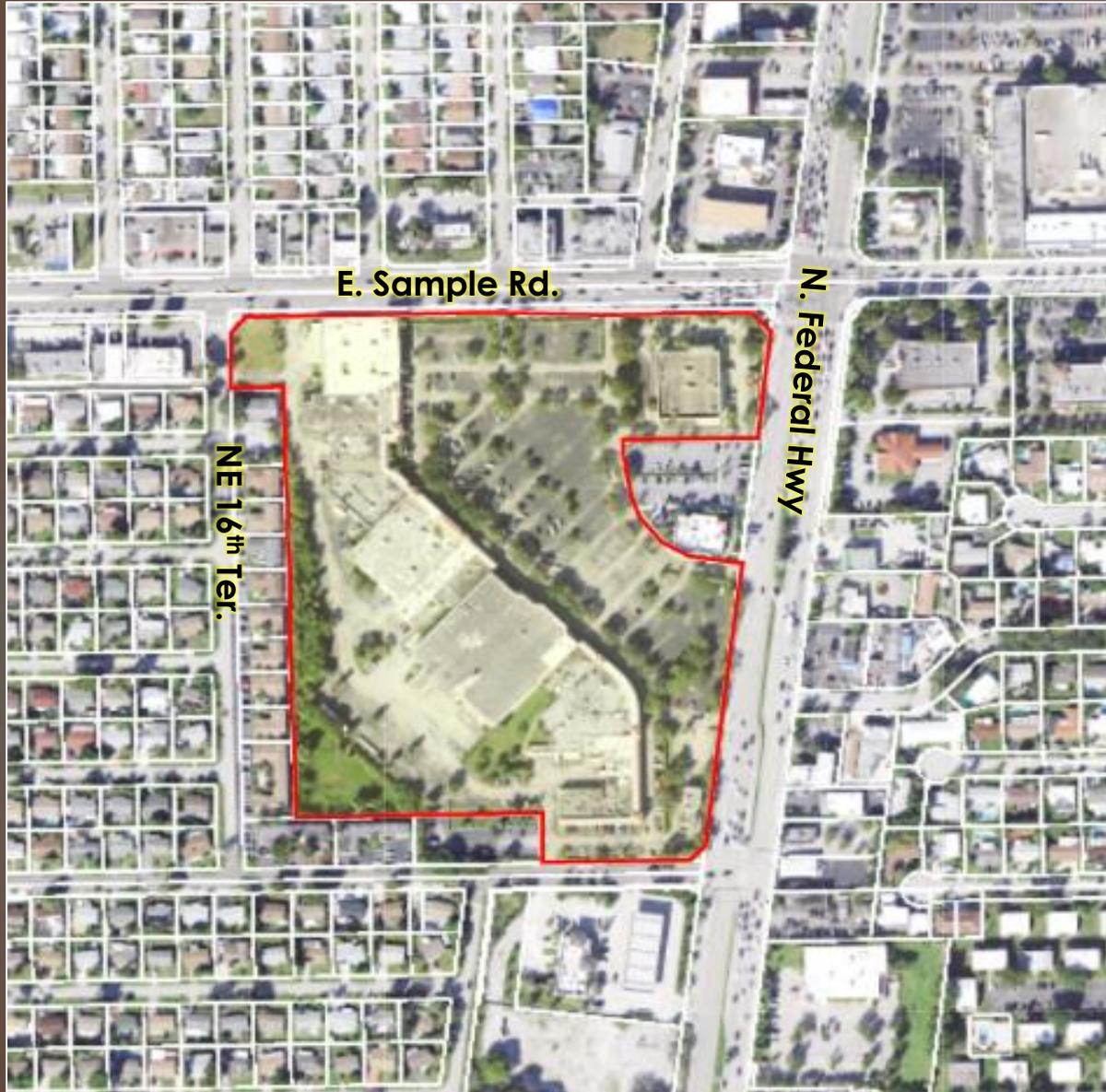




# Shopper's Haven Variance Requests 3301-3573 N. Federal Hwy.

CITY OF POMPANO BEACH  
ZONING BOARD OF APPEALS MEETING  
APRIL 20, 2023

# Project Location



- ▶ Zoning: B-3  
(General Business)
- ▶ Land Use: Commercial

# Project Location



# New Store and Façade Upgrades



① Front Elevation - Parking Lot - Intersection



② Front Elevation - Parking Lot - Federal Hwy



③ Front Elevation - NE 36TH St

# Requests

- Variance approval for the shopping center parking lot to not provide continuous curbing between the parking rows.
- Variance approval to not provide rooftop screening equal in height to all of the mechanical equipment.

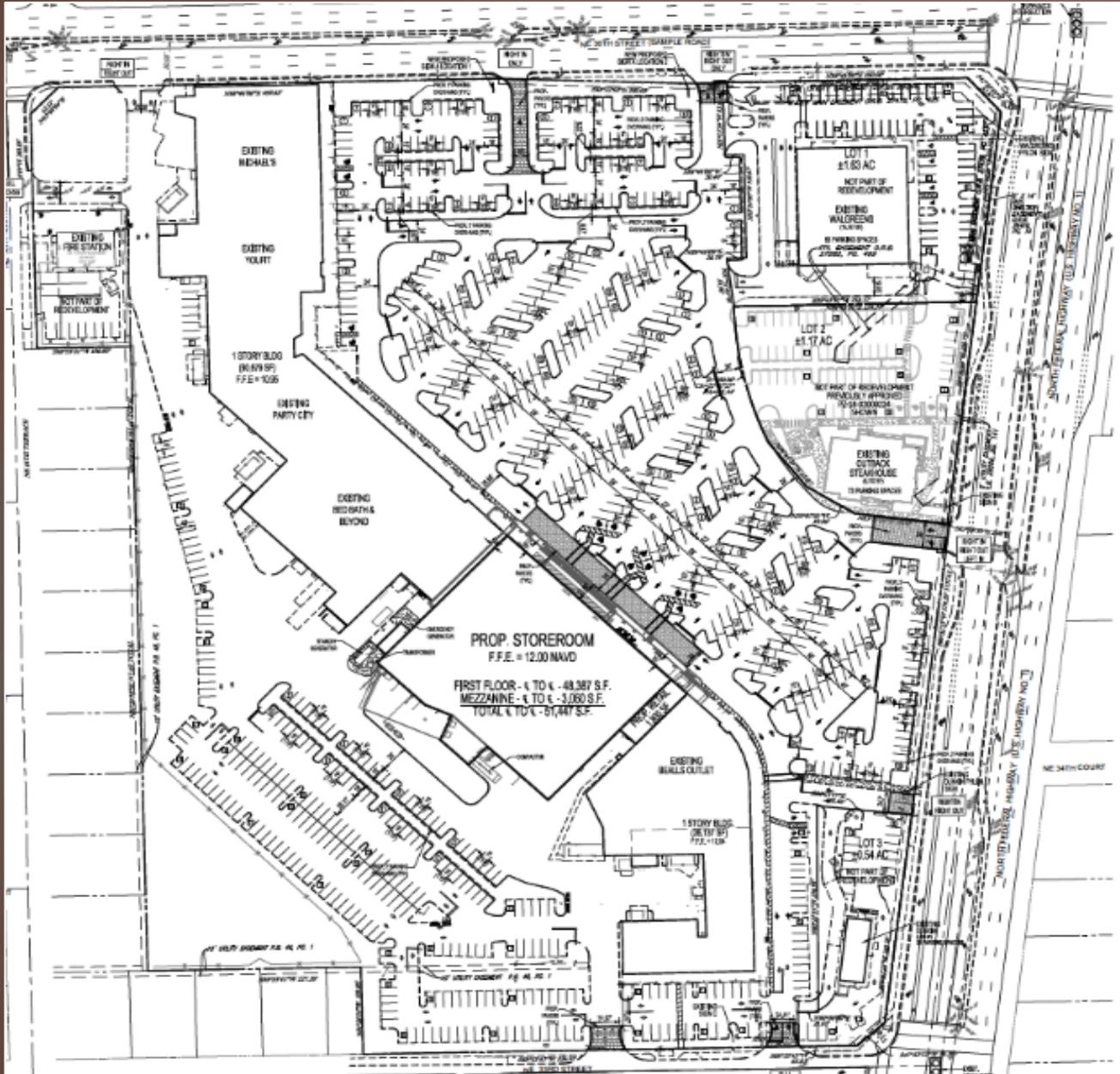
# Existing Conditions



# Existing Conditions



# Curbing Variance Request

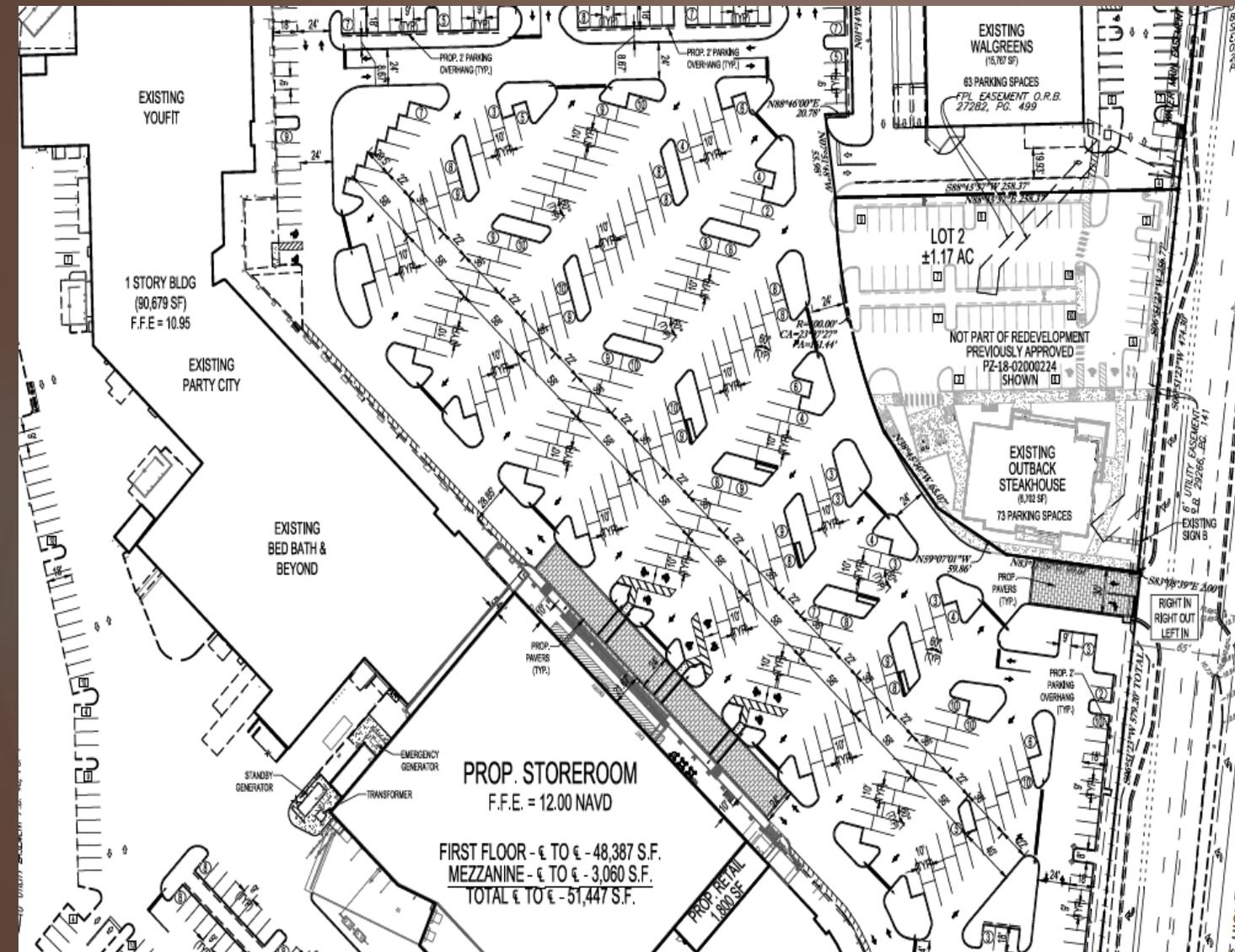


- Curbing creates dangerous hazards for pedestrians, especially for seniors and the disabled
- Wheel stops and curbing create more liability claims in the U.S. for slips, trips and falls in parking lots than any other issue and account for up to 73% of claims.<sup>1</sup>
- Adjoining walkway surfaces shall be made flush whenever possible and parking lots should be designed to avoid the use of continuous curbing & wheel stops.<sup>2</sup>

1. New ASTM F1637 Standard for Safe Walking Surfaces (2002, reissued in 2009)
2. New ASTM F1637 Standard for Safe Walking Surfaces (2002, reissued in 2009)

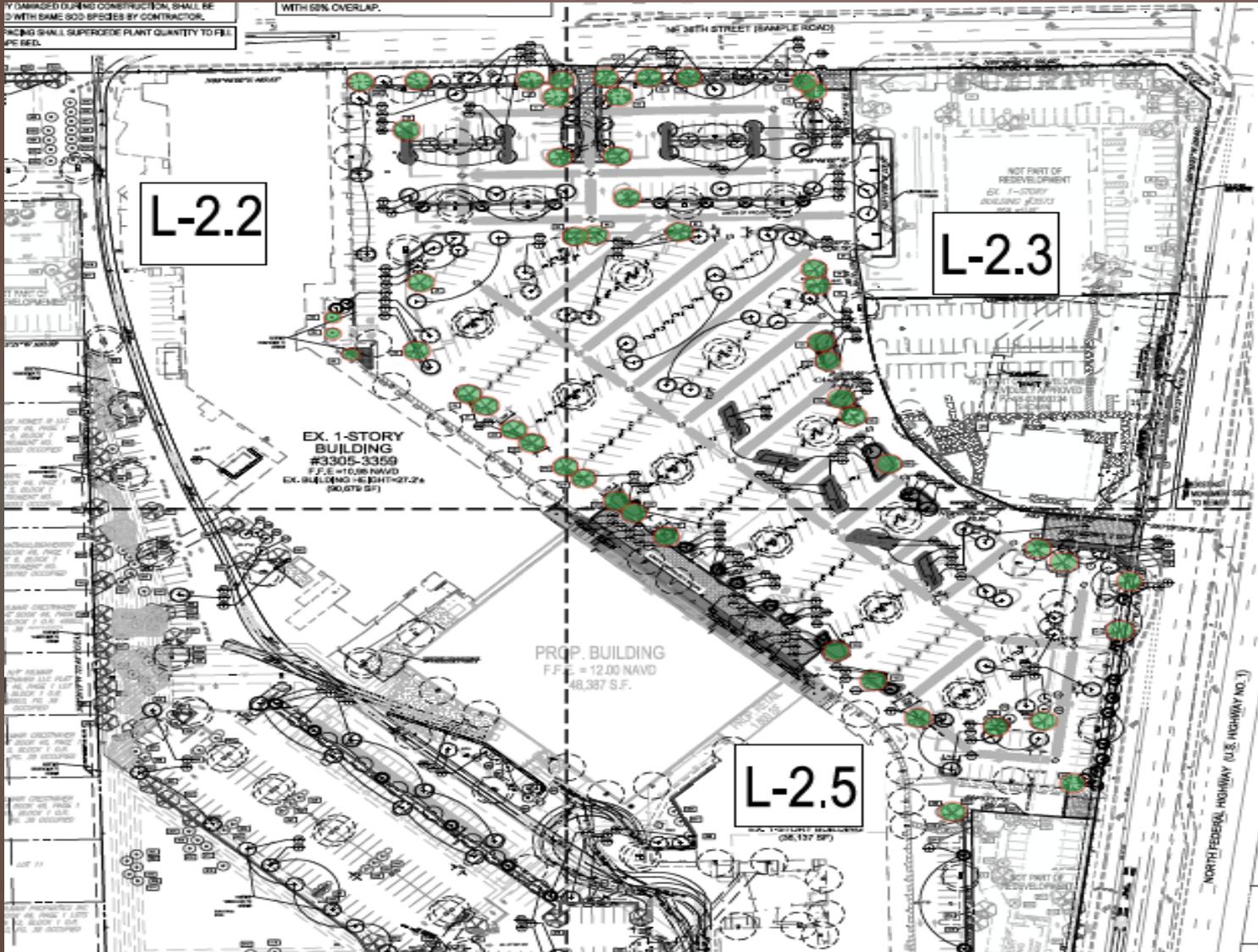
# Curbing Variance Request

9



- Extensive efforts to preserve mature trees on site
- Challenges with providing sufficient parking for various retail uses
- Modification to an existing shopping center with multiple site constraints

# Mature Tree Preservation



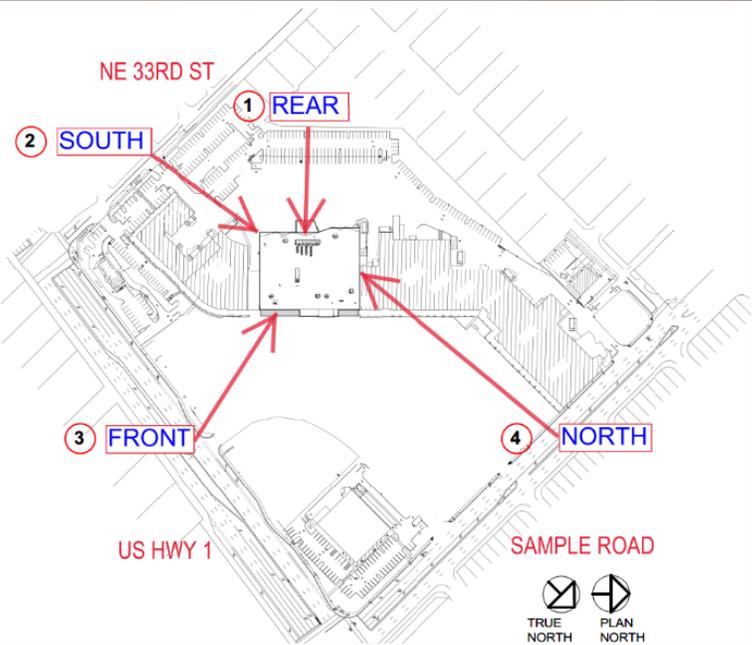
# Line of Sight



South Elevation



Rear Elevation



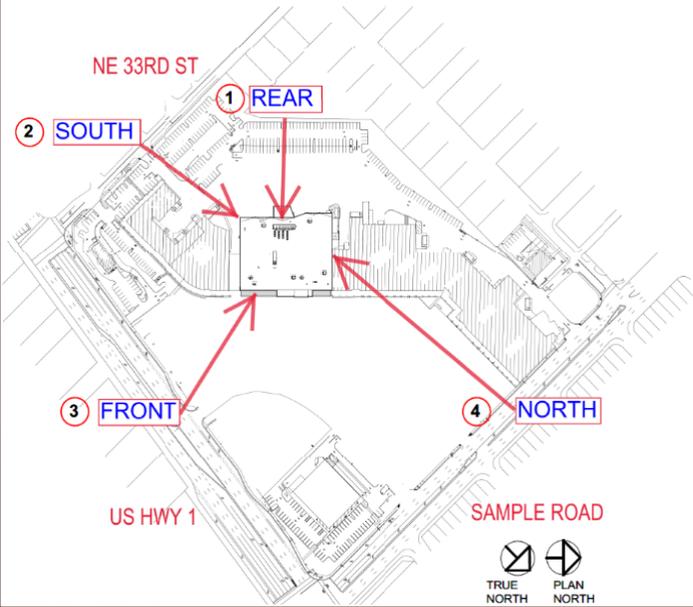
# Line of Sight



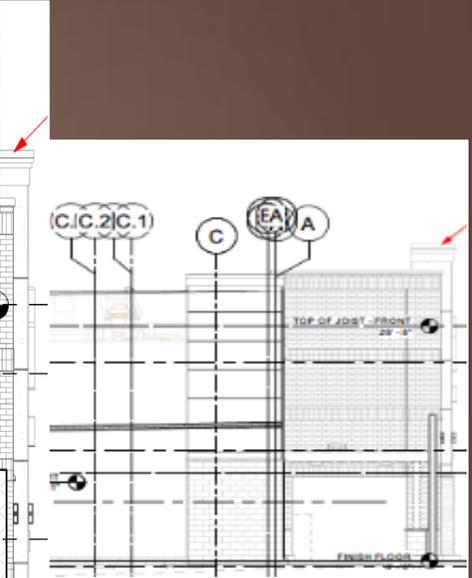
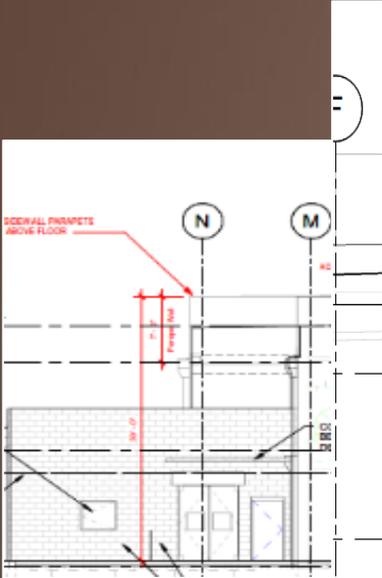
North Elevation



Front Elevation



# Rooftop Plan



# Variance Criteria

- ▶ 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 extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- ▶ 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;
- ▶ The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated;

# Variance Criteria

- ▶ The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- ▶ The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- ▶ 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
- ▶ The Variance is consistent with the comprehensive plan.

Questions?