

Babatunde Epoyun

5870 Woodland Point Drive, Tamarac, FL 33319

Review Standards for 10' front-yard set back variance being sought for Ocean Way Park 5-21 B Lot 18 S1/2 Blk 3

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 property is too shallow to accommodate a building that meets the minimum floor area per dwelling unit without seeking a setback variance.
b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;	The shallowness of the property is not from 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;	The property is too shallow to accommodate a building that meets the minimum floor area per dwelling unit without seeking a setback variance.
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 setback variance being sought will not confer any special privilege on the landowner that is denied to other lands or structures in the same area.
e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;	The front yard setback variance being sought is the minimum necessary to allow a reasonable use of the land.
f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;	Yes, the setback variance being sought is in harmony with the general purpose of the city's code.
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	No, the setback variance being sought will not adversely affect health or safety of neighbors or be detrimental to the welfare of the general public.
h. The Variance is consistent with the comprehensive plan.	The setback variance being sought is consistent with the city's comprehensive plan.

Owner Signature & Date

 10/31/2022