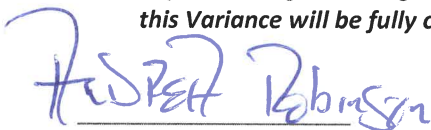


Andrea M Robinson and Jeffrey S Robinson
1079 SW 2nd Ave, Pompano Beach FL 33060
Legal Description: LYONS PARK PB 33-28 B LOT 7 BLK 9
Folio: 494202131930

Written Narrative for Zoning Board of Appeals Application – 155.2420

- 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 our corner lot leaves a relatively limited and challenging margin for a Swimming Pool / Spa installation in the narrow "L" shaped rear yard
 - ***26.53' from the Western house wall to rear of property***
 - ***26.23' from the Southern house wall to rear side of property which is adjacent to SW 11th Street***
- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
We closed on the property July 19, 2019. The structure has existed on the property since 1956 and we have not altered or modified the footprint.
- 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 location of our home in relationship to the oversized corner lot together with the current zoning code prohibits our ability to install a Swimming Pool / Spa and are unable to utilize our land to its fullest extent. Undeniably, this is a hardship to sacrifice the opportunity to enjoy the refreshing comforts of a South Florida water feature not to mention the limitation of property value.
- 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 provide us the privilege of having a Swimming Pool / Spa on the property however, this luxury has not been denied to our neighbors. Many properties within our community do have Swimming Pools with a majority of the corner lots like ours have them located on the side and/or front yards.
- e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
The limited space available for a Swimming Pool / Spa would be inclusive of the rear side property line adjacent to SW 11th Street. The approval of this Variance will provide a reasonable, minimum usage of the land.
- f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
The requested Variance would be in harmony with the general purpose, intent, and spirit of Pompano Beach Municipal Code. The feature would not be visible from neither the front nor side street and would not have any effect on pedestrian or vehicular traffic moreover adding value and appeal to our home.
- 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;
The approval of this Variance will not generate any hazardous potential, as the Swimming Pool / Spa will be fully permitted meeting all safety rules and regulations. The yard perimeter is entirely fenced, respecting all building codes and will not be in any way detrimental to public welfare.
- h. The Variance is consistent with the comprehensive plan;
The exceptional condition of our parcel such as narrowness, shallowness and shape of the existing structure prevents us from taking advantage of § 155.4303 Standards For Specific Accessory Uses and Structures GG.3.a . Approval of this Variance will be fully consistent with the comprehensive plan.



Andrea M Robinson

03/05/2021



Jeffrey S Robinson

03/05/2021