

Jennifer Sanchez

2256 SE 13th St

Pompano Beach, FL 33062

Tax ID# 4943 06 16 0640

POMPANO SHORES 27-47 B LOT 53 BLK

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Scope of work we would like to preform:

-Convert carport to a 1 story garage. New garage to be within the 25' front set back and 7.5' side set back perimeters.

-Build new 1 story master suite addition on rear of home. New proposed addition will have a 7.5' set back from the rear fence line, and 7.5' side set back to match existing down the whole side of the home. The rear set back will be approx. 22.50' from the street to the home. Roof line to match existing roof peak elevations.

-Existing driveway and fence line will remain the same except for where new addition will be placed as per drawing provided.

COMPANY: CUTTING EDGE REMODELS LLC

LICENSE NUMBER: CGC1520361

ADDRESS: 9161 VINEYARD LAKE DR.

PLANTATION, FL 33324

CONTACT: DEREK PARSONS (954) 214-7555

Jennifer Sanchez

Date: 3/19/2021

Owner of 2256 SE 13th St Pompano Beach, FL 33062

POMPANO SHORES 27-47 B LOT 53 BLK 2

Phone# (954) 931-3178

Email: Christopher.yeary@gmail.com

Dear Board Members,

My name is Derek Parsons, I am with Cutting Edge Remodels and will be helping Jennifer Sanchez and her family along the journey of renovating there home to accommodate their growing family. They love the neighborhood they live in, just need a little more room. The reason we are filing for the variance is to build a new master bedroom suite off the rear of the home. Due to the demographics of where their home is in the neighborhood, they have 2 main streets on the front and rear of the home (SE 13th ST. & SE 13th CT.). Which has forced them to have a larger set back in the rear of the home which is 25' unfortunately. Also we will be enclosing the existing carport to a garage to provide them with more secure storage and a safe place to park their car. Listed below will be the tasks we are looking forward to getting done on their home.

-Convert carport to a 1 story garage. New garage to be within the 25' front set back and 7.5' side set back perimeters.

-Build new 1 story master suite addition on rear of home. New proposed addition will have a 7.5' set back from the rear fence line, and 7.5' side set back to match existing down the whole side of the home. The rear set back will be approx. 22' from the street to the home. Roof line to match existing roof peak elevations.

-Existing front and rear driveways and fence lines will remain the same except for where new addition will be placed as per drawing provided.

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 back yard is a good size and functional, but unfortunately a lot of the property is wasted due to the 25' set back from the street on the rear of the home (13th CT) . Currently they have a fence line that is set back 15.1' from the street, which leaves them 19.19' from the fence line to the rear of the existing structure. (Total existing rear set back of 34.29') What we are proposing to do is build a 1 story master suite addition with a truss roof to match the existing roof lines. The addition will have a set back of 7.5' from the rear fence line, 7.5' from the side fence line, structure will be built going into the existing yard towards the pool approx. 25'. So this would put the new structure at a rear set back of 22' from 13th ct behind the home. The existing 6' fence, gate entrance into the yard, and driveway will still remain in the exact same location, just smaller in length due to addition.

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

No, the Owner has done nothing to alter the terrain of this property since purchased on May 16, 2014. The existing structure is the same since built in 1966.

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 application of the building code is preventing us from having enough interior living space to suit our family. The larger than normal setbacks on the rear of the home due to having 13th ct behind us is what has preventing us from build a small addition onto the home. This small addition will give our growing family the living space we need and will cause a hardship if not approved.

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

Granting a variance would not confer any special privilege to the owner. A few of the homes on our street seem to have there structures closer to the fence line and some have even built a 2nd story onto their homes. If the variance is granted the structure will not interfere with any neighbors or become an eye sore to the community.

e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

The approval of this variance will allow us to utilize the space we have on our property and build the interior space needed for our family. Also at the same time still leave a beautiful backyard and pool deck for the family and kids to play. Furthermore this addition will help bring up the property value for us as well as the neighbors.

f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

The approval of this variance will be in harmony with the general purpose and intent of code, Having this master suite will allow for my family to be able to grow comfortably within the interior space as well as still have a large backyard with our pool.

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;

This variance will not affect the health or safety of anyone in the neighbor!

h. The Variance is consistent with the comprehensive plan.

If this variance is approved all Building plans will be prepared to all Florida building codes, and built to match the exact set backs granted by your board. Structure will be built as per the sketches provided on the existing survey.

Thank you for your consideration and helping us with the variance. I look forward to speaking with you through our zoom meeting!

Jennifer Sanchez & Derek Parsons

Here is our General Contractors information:

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