

Michele Bianco

381 SE 1st Terrace, Pompano Beach FL 33060

Legal Description: Lot 9, Block 6, Garden Isles, Section 2

Folio: 494201250300

Written Narrative for Zoning Board of Appeals Application

- 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 my corner lot leaves a relatively limited and challenging margin for a Swimming Pool installation in the narrow rear yard.

- **22.94' from the Western house wall to rear of property**
- **24.96' from Southern house wall to rear side of property, which is adjacent to SE 4th Street**

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

I closed on the property in April of 2006. I 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 my home in relationship to the oversized corner lot together with the current zoning code prohibits my ability to install a Swimming Pool and I am unable to utilize the 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. It also prevents me from continuing to upgrade the property therefore limits the 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 me the privilege of having a Swimming Pool on the property however, this luxury has not been denied to neighbors. Many properties within our community do have swimming pools with corner lots like mine having them located on the side yard.

- 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 would be inclusive of the rear side property line which is adjacent to SE 4th 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 front nor side-street and would not have any effect on pedestrian or vehicular traffic moreover adding property value and appeal to my 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 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. Approval of this Variance will be fully consistent with the comprehensive plan.



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June 18, 2021