

South East Architect Services, Inc.

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Project Name: Place at Dania
Owner: Village at Dania Beach LLC
Project Location: 180 E Atlantic Blvd.
Agent: Lawrence Kramer (954) 797-2821
Request: Variance to remove 4 on- street parking spaces
Article 265, Section 265-50

1. Requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

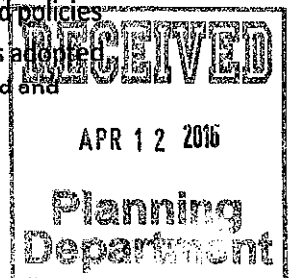
Response: The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The removal of 4 parking spaces on the south side of S.E. Park Street adjacent to a single family residence will allow for a more private and quiet environment without effecting the overall parking for Place at Dania . The project as currently designed has 260 total spaces with 243 in a parking structure and 17 street parking spaces. The removal of 4 spaces reducing the total to 256 spaces is a 1.5% reduction which is not significant.

2. Requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Response: The variance will enhance the surrounding properties, and is being requested in order to benefit the owner of a residence on the south side of S.E. Park Street.

3. Requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. The variance will make the small street, S.E. Park Street quieter, less trafficked and more aesthetic.



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3. The plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

Response: Due to unique circumstances of the property and the immediate community which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The 4 space reduction on a small one block deep street will add value and privacy for the neighbors and will not burden the owner of Place at Dania. This is a unique circumstance that is created by the dead end street and other related site configurations.

4. Variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Response: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. The reduction of 4 spaces is the minimum number of spaces needed to achieve the betterment of the neighborhood. The health and welfare of the community is made better by the variance requested.