

Yahaira Manon

2220 NW 93 Way

Pembroke Pines, FL 33024

City Commission

City of Pembroke Pines

12/10/2024

Request for Appeal – BOA Decision for Zoning Variance ZV(R) 2024-0083

Dear Members of the City Commission,

I hope this letter finds you well. I am writing to formally request an appeal of the Board of Adjustment (BOA) decision made on December 5, 2024, regarding the Zoning Variance (ZV(R) 2024-0083) for my property at 2220 NW 93 Way. I respectfully believe there was a misunderstanding regarding the decision made to my variance request, and I would like to provide clarification to ensure a fair review of my case.

To begin, I would like to emphasize that I did not make any expansions or enlargements to my driveway. When I purchased the property in 2016, the driveway was already in its current configuration. The change I made was simply replacing the original asphalt with concrete, while maintaining the same shape and size as the original driveway. The improvements made were solely for the purpose of enhancing the durability and aesthetic of the driveway, but no alterations were made to its width, length, or layout. If any changes had been made to the driveway prior to my purchase of the home in 2016, I was not made aware of them at the time of closing.

Furthermore, I want to highlight that none of my neighbors have raised any concerns about the driveway or its recent updates. In fact, several of them have expressed their appreciation for the improvements I have made, not only to the driveway but to the property overall. As a single mother of three children, it is incredibly important to me to contribute positively to both my property and the surrounding community. I take great pride in my home and the improvements I have made, and I believe these updates have had a positive impact on the neighborhood.

Additionally, I would like to address the matter of the proposed setback of five feet from the side property line. The current alignment of the driveway with my gate is an important consideration in this case. The gate, which was installed with a permit approved by the city, is aligned with the driveway as it currently exists. If the driveway were moved or altered, it would disrupt the alignment with the gate, creating an aesthetic and functional issue for my

property. This alignment is crucial for both the appearance and practicality of the space, and I do not believe that moving the driveway is the best solution.

In closing, I sincerely appreciate your time and attention to this matter. I am confident that with this clarification, the facts surrounding the driveway will be understood in their proper context. I would be grateful for your consideration in granting my request for an appeal and reviewing the decision with a full understanding of the circumstances.

Thank you for your support and understanding.

Best regards,

Yahaira Manon

2220 NW 93 Way

Pembroke Pines, FL 33024