



City of Pensacola
America's First Settlement
And Most Historic City

- Zoning Board of Adjustment
- Architectural Review Board
- Planning Board
- Gateway Review Board

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of \$500.00.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-2-4(E)/T.12-2.2 Zoning R1AA
12-2-4(B)

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 1800 N 15th Ave; Pensacola, FL 32503

Current use of property: Residence

1. Describe the requested variance(s): DSA seeks a variance to abide in the typical side yard setback and not the increased side yard setback established by a corner lot. This distance would be a reduction from 15' side yard to a 6' setback.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The existing home is placed on the lot long before the LDC requirements and thus, the front and side

yard setbacks are exceeded by the existing home.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

By placing the new detached structure in close proximity to the existing home but within a 6' side yard setback, a much more defined street line is established. Setting the new structure at required side yard would create an awkward street front and eliminate any private rear yard.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

The build line of the new detached structure will align with other side yards on the block, block no views, allow for proper on site parking, create no abnormal conditions and allow Owner to maintain existing live oak trees on site.

5. Explain what other condition(s) may justify the proposed variance(s):

As City makers, we see it important to define the street edge and create pleasant rear yard spaces that compliment accessory dwelling units. This variance allows our design to accomplish both well, without setting a poor precedent

Application Date: 08-26-2020

Applicant: J. Scott Sallis, AIA

Applicant's Address: 503 E Government St

Email: scott@dalsal.com Phone: 850-470-6399

Applicant's Signature: 

Property Owner: Cort Naab

Property Owner's Address: 1800 N 15th Ave, Pensacola, FL 32503

Email: cort.naab@gmail.com Phone: (763) 498-2120

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.