

- 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) Sec 12-2-27(E)(2)
Sec 12-2-3(D), TABLE 12-2.1 Zoning R-1AAA
Sec. 12-2-41(B)

(To be Completed by Applicant)

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

Property Address: 2402 East Scott Street Pensacola, FL 32503

Current use of property: Current house being raised to build new single family home

1. Describe the requested variance(s): ① Seeking a street side setback reduction totalling 6', reducing current 15 ft. street side setback to a 9 ft. 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:

Site buildable area is limited by active 10 ft. ECUA sewer easement running across middle of site at an

angle. Site zoned R-1AAA, which allows for 7.5 ft. side setbacks as per Table 12-2.1, but since it fronts Bayou Texar, Section 12-2-37 further restricts side setbacks to 12 ft. and 15 ft. on street fronts under Bayou Texar Shoreline Protection District. It also places the rear yard to the west restricting buildable area even more.

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:

The additional 6 ft. will allow for owner's desired program on ground level and the opportunity to provide a better street front elevation.

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 additional 6' for the front steps and cantilevered bay window will not block street views nor obstruct bay breezes to neighbors. Site is at end of E. Scott Street and not visible from main thoroughfares.

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

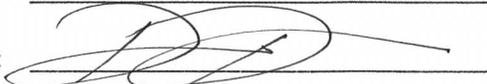
Eastern half of buildable site is also taken up by the vacated Osceola Blvd. 40 ft. ROW and southern edge of site fronts an 80 ft. E. Scott street ROW easement, which will guarantee plenty of green space on our street frontage.

Application Date: March 18, 2020

Applicant: Walcott Adams Verneuille Architects

Applicant's Address: 1 South School st. Fairhope, Alabama 36532

Email: dio@wavarchitects.com Phone: 251-928-6041

Applicant's Signature: 

Property Owner: Don and Laura Haferkamp

Property Owner's Address: 3021 Blackshear Ave. Pensacola, FL 32503

Email: doh@crownlaundry.com Phone: 850-982-3709

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.



WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

One South School Street
Fairhope, AL 36532
251-928-6041
FAX 251-928-6045
www.wavarchitects.com

March 18, 2020

Re: 2402 E. Scott St. Pensacola, FL
Variance Criteria

Dear Zoning Board of Adjustments,

Please see below for our comments regarding your supporting variance criteria list:

1. The site's buildable area is very restricted by easements and ROW's running through it or abutting it.
2. All conditions which limit buildable space are existing. These are in the form of public ROW's and Utility easements.
3. Neighboring lands in this zone district do not have the easements and/or ROW restrictions that this lot has. Site zoned R-1AAA but needs to also comply with additional restrictions set forth by Bayou Texar Shoreline Protection District guidelines.
4. Neighboring Bayou front lots are twice as deep and are not as severely impacted by the easements or ROW's.
5. Only requesting 6 ft. Reduction, not a complete 15' street side setback reduction.
- 6 & 7. Granting variance will not impede access to public ROW's or Public Work's easements nor will it limit access to Bayou Texar from East Scott Street.

Sincerely,

Dio Perera

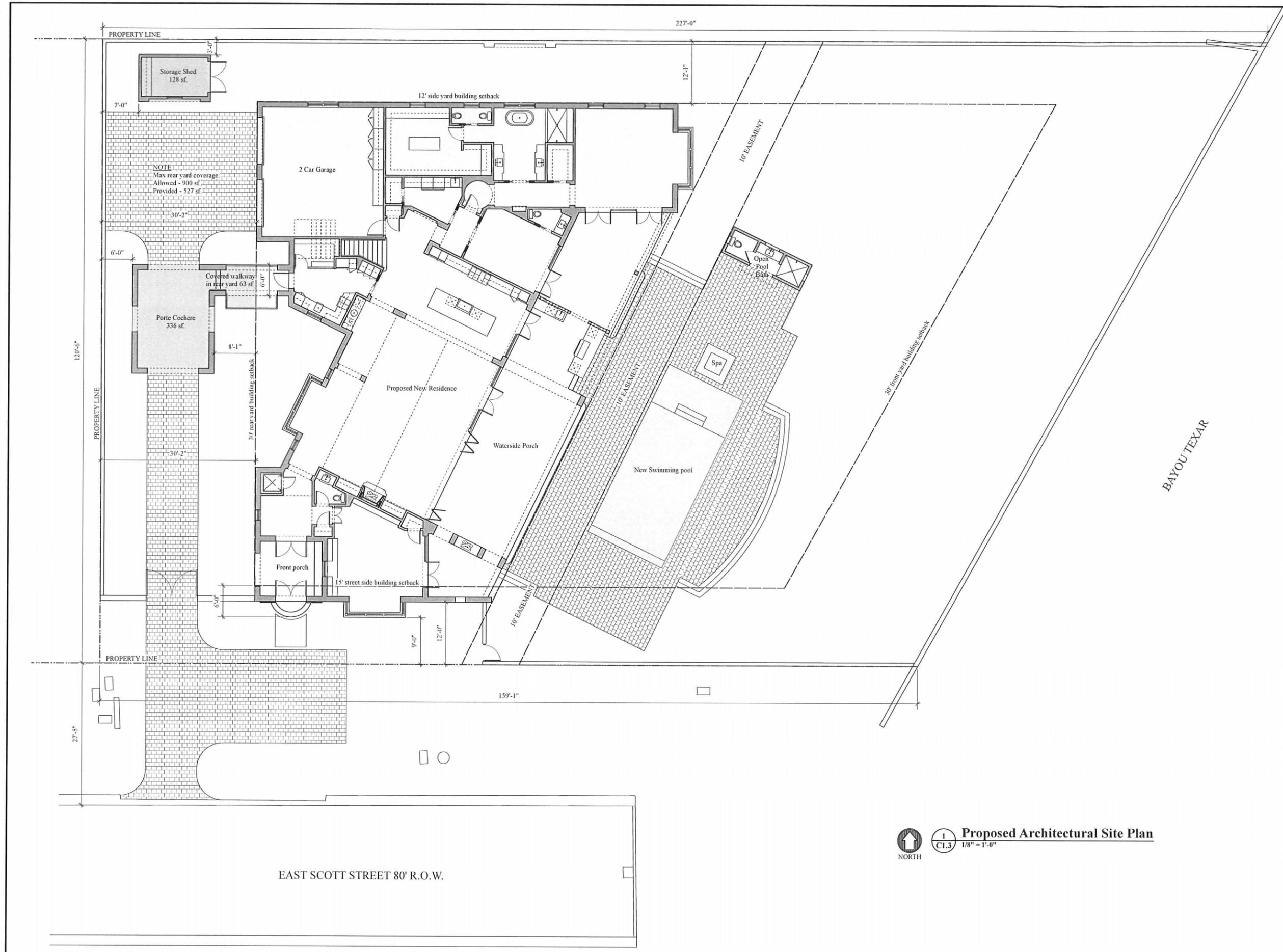
WALCOTT ADAMS VERNEUILLE ARCHITECTS, INC.

The Zoning Board Of Adjustments

VARIANCE CRITERIA

In order to authorize any variance from the Land Development Code the board must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. That the special condition and circumstances do not result from the actions of the applicant;
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, building, or structures in the same zoning district;
4. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on the applicant;
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, and general welfare of the city.



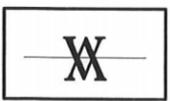
W
**WALCOTT
 ADAMS
 VERNEUILLE**
 ARCHITECTS
 1 SOUTH SCHOOL STREET
 FAIRHOPE, AL 36532
 (251) 928-6041



A New Residence for
Laura and Don Haferkamp
 2402 E. Scott Street
 Pensacola, FL 32503

| | |
|--|----------------|
| Date | March 16, 2020 |
| Revised | |
| Revised | |
| Revised | |
| Drawn | |
| Checked | |
| Copyright 2020 Walcott Adams Verneuille Architects, Inc. | |

C1.3
 Architectural Site Plan



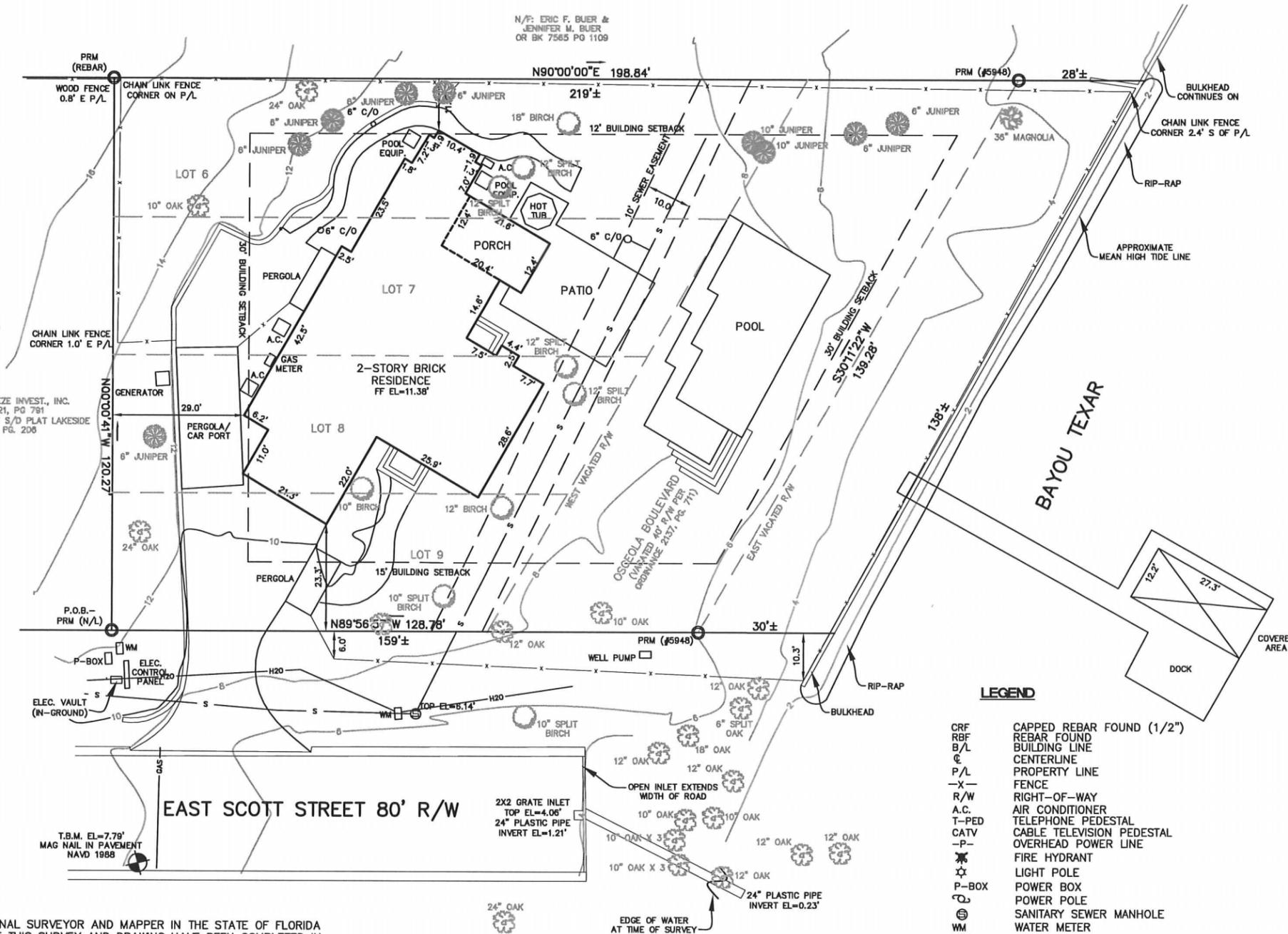
Proposed Architectural Site Plan
 1
 C1.3 1/8" = 1'-0"



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BASE BEARING USED IS NORTH LINE, SUBJECT PROPERTY BEING N90°00'00"E

N/F: GULF BREEZE INVEST., INC.
OR BK 6021, PG 781
LOTS 10-13, BLK. 27 S/O PLAT LAKESIDE
DB. 143, PG. 208



STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, JASON W. BRASWELL, A PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS SET FORTH IN THE MINIMAL TECHNICAL STANDARDS UNDER RULE 5J-17 AND FLORIDA STATUTES 172 AND 472, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

LOTS 6, 7, 8, AND 9, BLOCK 27 OF LAKEVIEW SUBDIVISION AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY IN DEED BOOK 143, PAGE 206, TOGETHER WITH A PORTION OF VACATED RIGHT-OF-WAY OF OSCEOLA BOULEVARD (A 40' R/W), AND ALL PROPERTY EAST OF SAID PORTION OF RIGHT-OF-WAY AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY IN OFFICIAL RECORD BOOK 6821, PAGE 495, INSTRUMENT #2012012402, OFFICIAL RECORD BOOK 7079, PAGE 791 AND 793; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTH WEST CORNER OF LOT 9, BLOCK 27, LAKEVIEW AND THE NORTH RIGHT-OF-WAY OF EAST SCOTT STREET (AN 80' R/W); THENCE N00°00'41"W, 120.27' TO AN IRON PIN; THENCE N90°00'00"E, 219', MORE OR LESS TO A POINT ON THE EAST MARGINS OF BAYOU TEXAR; THENCE ALONG SAID MARGINS 138', MORE OR LESS TO A POINT; THENCE N89°56'57"W, 159', MORE OR LESS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.53 ACRES, MORE OR LESS

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN. ACCORDING TO MY SURVEY THIS, THE 2ND DAY OF MARCH, 2020.

FLA. REG. NO. 6881

LEGEND

| | |
|-------|------------------------------|
| CRF | CAPPED REBAR FOUND (1/2") |
| RBF | REBAR FOUND |
| B/L | BUILDING LINE |
| CL | CENTERLINE |
| P/L | PROPERTY LINE |
| -X- | FENCE |
| R/W | RIGHT-OF-WAY |
| A.C. | AIR CONDITIONER |
| T-PED | TELEPHONE PEDESTAL |
| CATV | CABLE TELEVISION PEDESTAL |
| -P- | OVERHEAD POWER LINE |
| ⊛ | FIRE HYDRANT |
| ⊙ | LIGHT POLE |
| P-BOX | POWER BOX |
| ⊕ | POWER POLE |
| ⊙ | SANITARY SEWER MANHOLE |
| WM | WATER METER |
| ⊕ | WATER VALVE |
| N/L | NOT LEGIBLE |
| C/O | CLEAN OUT |
| PRM | PERMANENT REFERENCE MONUMENT |
| S | UNDERGROUND SEWER |
| H2O | UNDERGROUND WATER |

SURVEYOR'S NOTES

- CERTIFICATION IS MADE TO PERSON(S) NAMED ON SURVEY AND IS NOT TRANSFERABLE TO OTHERS.
- THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT ARE NOT VISIBLE ON THE GROUND.
- PREVIOUS DEEDS OF RECORD AND OR SURVEYS USED TO DETERMINE PROPERTY LINES.
- FIELD WORK PERFORMED FEBRUARY 25, 26, & MARCH 2, 2020.
- OWNER SHOULD CONSULT WITH LOCAL AUTHORITIES FOR ADDITIONAL SETBACKS AND/OR BUILDING RESTRICTIONS.
- RIGHT-OF-WAY DRAWN BASED UPON RECORDED PLAT AND FIELD EVIDENCE.
- ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12A), OBTAINED WITH A LEICA 1200 GPS USING COR BASE STATIONS ALEB WS NEAL SCHOOL, ALFO FOLEY, AL92 ALDOT 9 DIV DIS 2, STATIC OBSERVATIONS AND OPUS SOLUTION.
- BUILDING SETBACK LINES OBTAINED FROM BUILDING DEPARTMENT AND PROVIDED BY CLIENT.

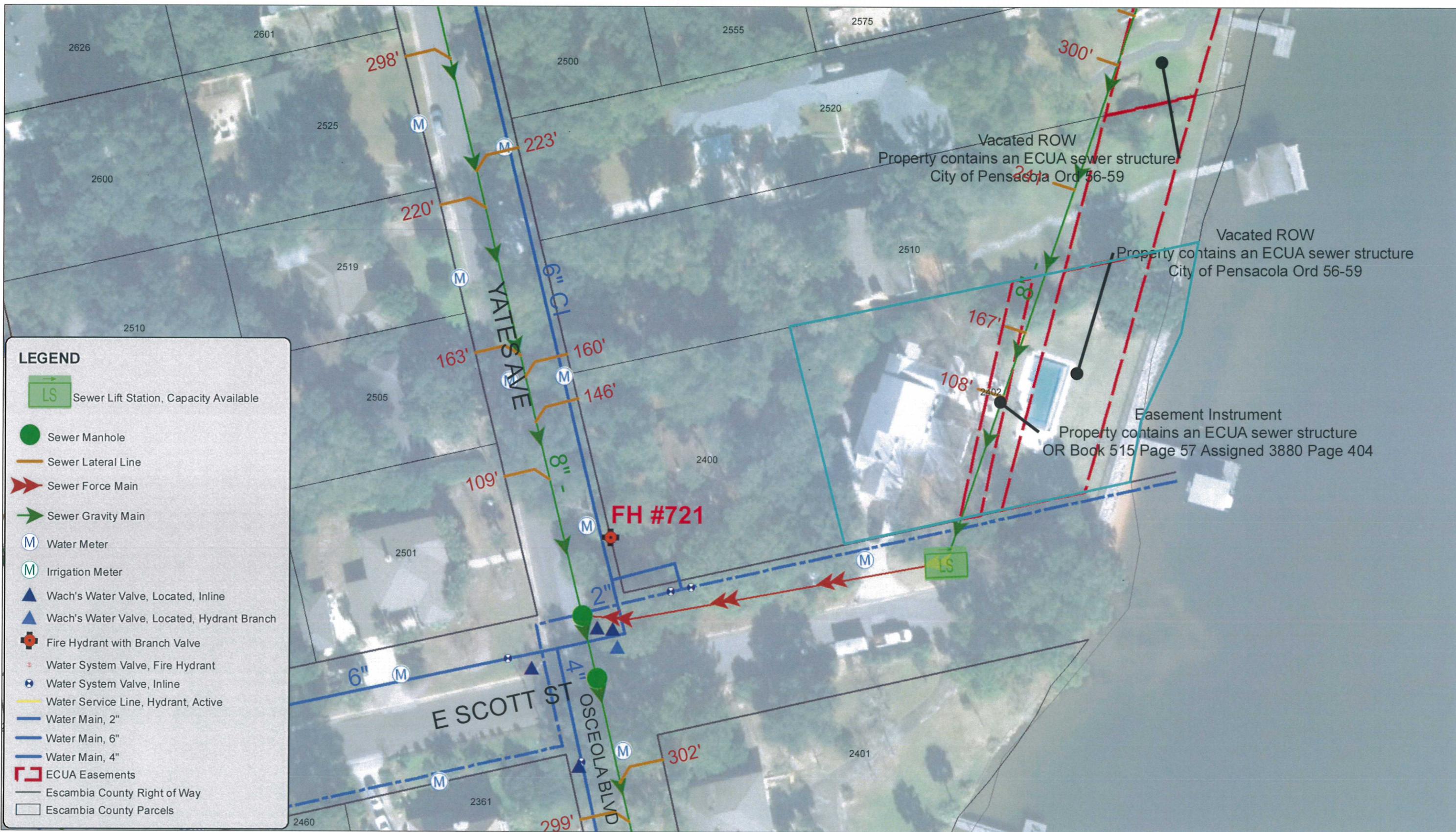
THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

SURVEY CONSULTS, INC.
PROFESSIONAL LAND SURVEYORS
16961 ST. HWY. #180, SUITE D GULF SHORES, AL 36542
251-968-2124
SURVEYCONSULTS.GS@GMAIL.COM

FILE: 9539REV1
DWG. BY: RJP
CHKD BY: JWB
DATE:
MARCH 2, 2020
SCALE:
1" = 20'

ASBUILT, TOPOGRAPHIC & TREE LOCATION
SURVEY FOR:
**WALCOTT, ADAMS, &
VERNEUILLE
ARCHITECTS**

2402 E Scott St



LEGEND

- LS Sewer Lift Station, Capacity Available
- Sewer Manhole
- Sewer Lateral Line
- Sewer Force Main
- Sewer Gravity Main
- Water Meter
- Irrigation Meter
- Wach's Water Valve, Located, Inline
- Wach's Water Valve, Located, Hydrant Branch
- Fire Hydrant with Branch Valve
- Water System Valve, Fire Hydrant
- Water System Valve, Inline
- Water Service Line, Hydrant, Active
- Water Main, 2"
- Water Main, 6"
- Water Main, 4"
- ECUA Easements
- Escambia County Right of Way
- Escambia County Parcels

1 inch = 50 feet
Date: 2/19/2020

DISCLAIMER: The Emerald Coast Utilities Authority maps/data are informational records of the approximate location of ECUA Water and/or Sewer Facilities. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown; which may or may not include water and sewer facilities not owned by ECUA. ECUA provides this service for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. These maps/data are not guaranteed accurate or suitable for any use other than that for which they were gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.



2002

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50-15
D-15

STATE OF FLORIDA
COUNTY OF ESCAMBIA

EASEMENT

WHEREAS, EUGENE P. ELEBASH, JR. AND JANE N.

ELEBASH, husband and wife,

do / are

the owner s in fee simple of and have the right to grant an Easement over, sell and convey certain real property, hereinafter described: NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS: That we

Eugene P. Elebash, Jr. and Jane N. Elebash, husband and wife,

for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, in hand paid by the City of Pensacola, a Municipal Corporation, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the City of Pensacola, its successors and assigns, the right and easement to enter upon, occupy and use any part of or all of the following described real property, situate, lying and being in Pensacola, Escambia County, Florida, to-wit:



A ten foot strip of land being a portion of Lots 6 - 9, Block 27, Lakeview Tract, lying five feet to the right and five feet to the left of the following described center line, less that portion lying within the right-of-way of Osceola Boulevard: Begin at the southwest corner of Lot 9, Block 27, Lakeview Tract; thence easterly along the southerly lot line of said Lot 9, a distance of 75.97 feet to the point of beginning; thence northerly along a line deflecting 63° 46' 30" to the left for a distance of about 135 feet to the common lot line between lot 5 and lot 6, being also the end of said easement. All land lying within Pensacola, Escambia County, Florida.

for the purpose of installing and maintaining a sanitary sewer on said parcel above described.

In executing the above Easement, the Grantors and Grantee hereby covenant that the above described real property shall not be used by the said Grantee, its successors and assigns, for any purpose inconsistent with the location and maintenance of a sanitary sewer including the erection of any large or heavy building over, upon or upon top of the above described property.

The City of Pensacola further covenants that upon completion of the installation that at its own expense will clear away any debris and trash brought upon said property by the City of Pensacola in making said installation, and will restore the land to its original appearance, except such vegetation or trees as is necessary to remove in making said installation.

TO HAVE AND TO HOLD the same rights and easements unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor s have hereunto

set theirhand s and seals this 26th day of March.

A. D. 1958.

Eugene P. Elebash, Jr. (SEAL)
Eugene P. Elebash, Jr.

Janey N. Elebash (SEAL)
Janey N. Elebash

Signed, sealed and delivered in the presence of:

Mrs. Alice Pasquetti
Marta Pasquetti

STATE OF FLORIDA

COUNTY OF ESCAMBIA

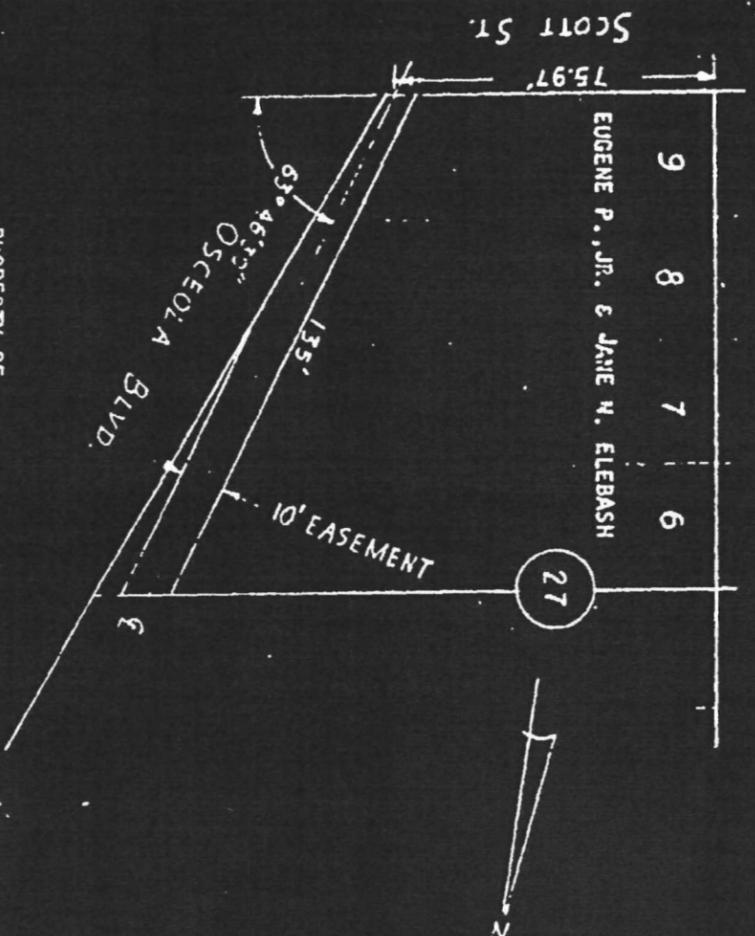
*** ** ** ** **

THIS DAY, before the undersigned, personally appeared Eugene P. Elebash, Jr., and Janey N. Elebash, husband and wife, to me well known to be the individuals described in said instrument and who executed the foregoing instrument, and acknowledged and declared that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 26 day of March, A. D. 1958.

Fernando P. Ferris
Notary Public

My Commission Expires: October 2, 1959



PROPERTY OF
 EUGENE P., JR. & JANE N. ELEBASH
DESCRIPTION

A ten foot strip of land being a portion of Lots 5 - 9, Block 27, Lakeview Tract, lying five feet to the right and five feet to the left of the following described center line, less that portion lying within the right-of-way of Osceola Boulevard: Begin at the southwest corner of Lot 9, Block 27, Lakeview Tract; thence easterly along the southerly lot line of said Lot 9, a distance of 75.97 feet to the Point of Beginning; thence northerly along a line deflecting 63° 46' 39" to the left for a distance of about 135 feet to the corner lot line between Lot 5 and Lot 6, being also the end of said easement. All land lying within Pensacola, Escambia County, Florida.

055629
 FILED & RECORDED IN
 THE PUBLIC RECORDS OF
 ESCAMBIA CO. FLA. ON
 AUG 5 8 43 AM '59
 LAUREY BELL, CLERK
 IN ORDER & PAID NOTED ABOVE
 CIRCUIT COURT

CITY OF PENSACOLA
 PROPOSED EASEMENT
 FOR
 SANITARY SEWER
 SCALE: 1"=40'

Paul T. Matthews
 City Engineer
 July 2, 1958

M.S.M.