



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, August 16, 2023, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

1. [23-00607](#) SWEARING IN NEW APPOINTMENT

APPROVAL OF MINUTES

2. [23-00608](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM JULY 19, 2023

Attachments: [Minutes 7.19.23](#)

REQUESTS

3. [23-00609](#) ZBA 2023-012
2828 E BRAINERD STREET
R-1AA

Attachments: [2828 E Brainerd Street Complete Package](#)

4. [23-00610](#) ZBA 2023-013
1931 E. JACKSON STREET
R-1AAA

Attachments: [1931 E Jackson Street Complete Package](#)

ADJOURNMENT

ADDITIONAL INFORMATION:

SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year.

JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:

Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty {30} days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

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 Official that they have ten {10} days to remove or correct the violation.

ADA Statement:

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) 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.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00607

Zoning Board of Adjustments

8/16/2023

TO: Zoning Board of Adjustments Members

FROM: Amy Hargett, City Planner

DATE: 8/9/2023

SUBJECT:

Swearing in new appointment

BACKGROUND:

The following board member has been appointed to serve on the Zoning Board of Adjustments:
Kirwan Price



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00608

Zoning Board of Adjustments

8/16/2023

TO: Zoning Board of Adjustments Members

FROM: Amy Hargett, City Planner

DATE: 8/9/2023

SUBJECT:

Zoning Board of Adjustments Meeting Minutes from July 19, 2023



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

July 19, 2023

MEMBERS PRESENT: Chairperson White, Vice Chairperson Weeks, Board Member Jacquay, Board Member Sebold, Board Member Shelley, Board Member Dittmar, Board Member Williams, Board Member Stepherson

MEMBERS ABSENT: NONE

STAFF PRESENT: Planner Hargett, Development Services Coordinator Statler, Assistant City Attorney Lindsay, Network Engineer Johnston, Network Engineer Russo

STAFF VIRTUAL: Development Services Director Morris

OTHERS PRESENT:

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:02 p.m. with a quorum present.

Swearing in reappointment Chairperson White.

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

Swearing in reappointment Board Member Jacquay.

2) APPROVAL OF MINUTES

The ZBA June 21, 2023, minutes were approved without objection by the Board.

3) ZBA 2023-009

1816 E. La Rua

R-1AAA

Mr. & Mrs. Bryars are requesting multiple variances to accommodate the construction of a detached garage: (1) to increase the maximum allowed height for an accessory structure from 15 FT to 24 FT 10 INCHES; (2) to increase the maximum rear yard coverage from 675 SF (25%) to 982 SF (36.32%); and (3) to reduce the minimum required side setback from 7.5 FT to 3.5 FT.

Mr. Bryars thanks the Board for volunteering their time and proceeds to explain his requests. Mr. Bryars stated he bought the house with the intention of maintaining the architectural style and noted the homes history. He also stated he wanted to maintain the pitch of the roof for the new garage.

Mr. Bryars stated that he was looking at the wrong section code which was the height requirements for Accessory Dwelling Units as opposed to standard accessory structures. He stated he did not want to build an accessory dwelling unit and go up to a maximum height of 30 FT. Mr. Bryars continued to state his reason for the multiple requests.

Chairperson White asked the applicant if he would like the Board to treat the variances individually or as one. Mr. Bryars stated he was okay with treating them separately.

Board Member Jacquay asked how tall the existing home is and the applicant stated he was not entirely sure but certainly over 25 FT.

Vice Chairperson Weeks questioned the site plan versus the floor plans not being the same. Development Services Coordinator explained the confusion is because part of the proposed building falls within the buildable area and that portion was netted out.

Mr. Bryars continued to answer Board members' questions. Board members and staff discussed the requirements of accessory dwelling units and standard accessory structures.

Chairperson White opens discussion to the audience and then calls in order of which he received speaker requests, Mr. and Mrs. Draulis are asked to speak to the Board.

Mr. Draulis stated they share approximately 40 FT of the north property line and

are most impacted by the variances. They are opposed to all the variances as they feel the proximity and size would decrease the value of their property.

Chairperson White asks Mr. Scott Brady to state his name and address for the Board. Mr. Brady stated that he provided staff with a letter opposing the variances and asked the Board to deny the requests. He felt the requests were not in keeping with the intent of the R-1AAA zoning and there was no true hardship for justification. Mr. Brady stated the height of the garage would diminish the main house architectural style due to the over scaled secondary building. Mr. Brady then respectfully asked the Board to deny the variances.

Chairperson White asks John and Eve Herron to state their name and address for the record. Mrs. Herron read her letter to the Board. She then further explains why they oppose the variances. Mr. Herron also speaks to the Board and stated they have been through this process with a neighbor before when they lived in California and unfortunately ownership changes. He asked the Board to be mindful of their decision and how that could impact the future.

Chairperson White asked if there are anymore speakers and then asked for any questions to staff; hearing none he entertained a motion from the board for request number (1) to increase the height of the garage.

Board Member Jacquay made the motion to deny; seconded by Vice-Chairperson Weeks.

Board Member Dittmar stated the variance request is not the minimum necessary and Board Member Shelley agreed the variance request was too much. Vice-Chairperson Weeks also commented that he failed to see the hardship since the structure could be adjusted.

The motion carried 8-0 and the variance was denied.

Chairperson White entertained a motion from the board for variance number (2), to increase the rear yard coverage.

Board Member Shelley motions to deny seconded by Vice-Chairperson Weeks. The motion carried 8-0 and the variance was denied.

Chairperson White entertained a motion from the board for variance number (3) to reduce the side yard setback.

Vice Chairperson Weeks motions to deny seconded by Board Member Williams. The motion carried 8-0 and the variance was denied.

4) ZBA 2023-0011

1100 E Desoto

R-1AA

Mr. Ellis Bullock, on behalf of the property owner, is requesting a variance to reduce the rear building setback from 30 FEET to 23.6 FEET to accommodate an outdoor kitchen pavilion. The structure, which is 200 SF, was constructed without permits.

Mr. Bullock presented to the Board that he was contracted by the homeowner Ms. Laurel Koltonski to work with a pool contractor on landscaping, pool lighting and the structure that was added to the man house. He stated at the time they were unaware of the setback issues, and it was not their intent to go around the city's ordinances. Mr. Bullock also explained that they assumed since it was under 200 square feet no permitting was required and this was his misinterpretation.

Chairperson White asks the Board if they have any questions for the applicant and for staff. Board Member Dittmar asked did this come to planning because of no permits. Development Services Coordinator Statler responded yes that was correct.

After Board discussions Chairperson White entertains a motion.

Vice Chairperson Weeks motions to approve seconded by Board Member Dittmar. The motion carried 8-0 and the variance was approved.

DISCUSSION –

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:59 p.m.

Respectfully Submitted,



Planner Amy Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00609

Zoning Board of Adjustments

8/16/2023

TO: Zoning Board of Adjustments Members

FROM: Amy Hargett, City Planner

DATE: 8/9/2023

SUBJECT:

ZBA 2023-012
2828 E Brainerd Street
R-1AA

BACKGROUND:

Mr. Bradley Dye the property owner, is requesting a variance to (1) reduce the secondary side yard (Perry Avenue) setback from 10.30 FT to 6.5 FT and 2) increase the rear yard coverage from 25% to 35% to accommodate a shed. The structure was constructed without permits.

It is worth noting there was a Front Yard Averaging performed, which reduced the front yard setback from 30 FT to 20.61 FT. This also reduced the secondary side yard from 15 FT to 10.30 FT.



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

- ☒ **Zoning Board of Adjustment**
☐ **Architectural Review Board**
☐ **Planning Board**
☐ **Gateway Review Board**

ZBA-2023-012

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) 12-3-4 Table 12-3.2 Zoning RIAA

(To be Completed by Applicant)

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

Property Address: 2828 E BRANDED ST PENSACOLA FL 32503

Current use of property: RESIDENCE

1. Describe the requested variance(s): SHED CONSTRUCTION WITHIN SETBACK
Reduction of Secondary side setback (Perry) 10.30 to
0.5. AND INCREASE 25% Rear yard coverage to 35%.

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:

HOUSE IS ALREADY CONSTRUCTED WITHIN SAME SETBACK

Planning Services

222 W. Main Street * Pensacola, Florida 32502
 (850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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:

THERE ARE ALREADY SHEDS, GARAGES CONSTRUCTED WITHIN THE SAME SETBACK AND ALONG THE ALLEY

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

ITS JUST A SHED, SIMILAR TO OTHERS ALL AROUND THE NEIGHBORHOOD

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

IT WILL LOOK BETTER THAN HAVING TO STORE LAWN EQUIPMENT, KAYAKS IN THE YARD, ALONG A WELL TRAVELED ROAD

Application Date: _____

Applicant:

BRADLEY E. DYER

Applicant's Address:

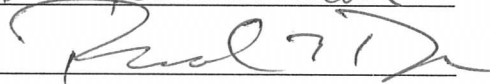
2828 E BRADLEIGH ST PENSACOLA FL 32503

Email:

braddy@hotmail.com

Phone: 404 786 6780

Applicant's Signature:



Property Owner:

Property Owner's Address:

Email:

Phone: _____

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

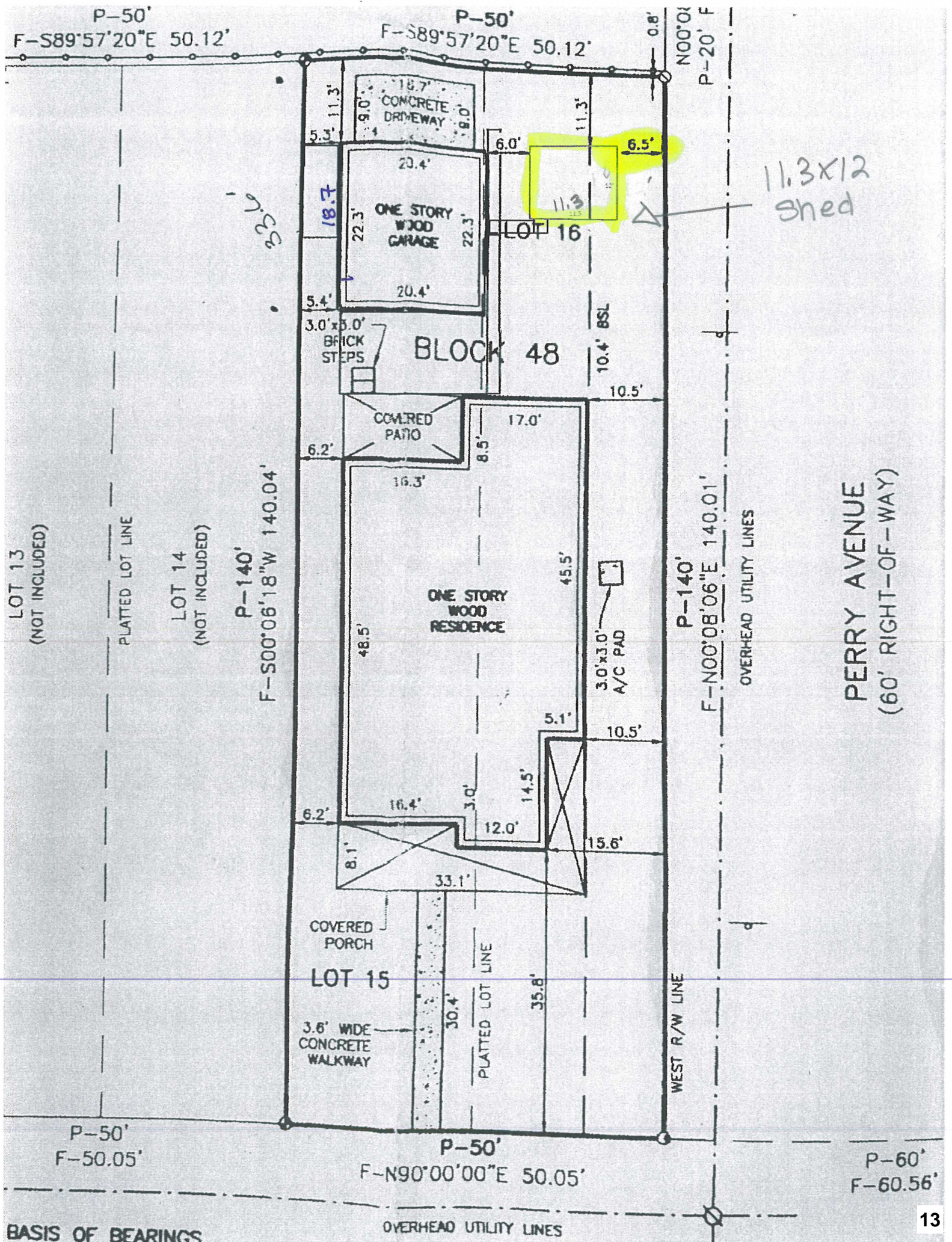
(850) 435-1670

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.



BASIS OF BEARINGS









City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00610

Zoning Board of Adjustments

8/16/2023

TO: Zoning Board of Adjustments Members

FROM: Amy Hargett, City Planner

DATE: 8/9/2023

SUBJECT:

ZBA 2023-013
1931 E. Jackson Street
R-1AAA

BACKGROUND:

Mr. Tim Daniel on behalf of the property owner, is requesting a variance to reduce the required rear yard setback from 30 FT to 21.11 FT to accommodate a garage addition attached by a breezeway. The proposed garage will have livable space on the second floor.

The city's arborist Mr. Kris Stultz assessed the heritage Sand Live Oak located on the west side of the main home. Mr. Stultz found it to be in good condition. Reference has been provided within the packet for review.



Zoning Board of Adjustment



ZBA 2023-013

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)
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 - 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) **12-3-3 Table 12-3-1** Zoning **R1AAA**

(To be Completed by Applicant)

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

Property Address: 1931 E. Jackson Street, Pensacola FL. 32501

Current use of property: Single Family Residential

1. Describe the requested variance(s):

The client is requesting a rear yard setback variance of 10'-6" in order to construct a garage w/ an enclosed breezeway in between. The enclosed breezeway will function as a pool bath and side entry w/ future handicap ramp access to the main home. Homeowners are anticipating needing covered handicap access into the main home from the garage due to health issues of the homeowner. The depth of the garage anticipates a loading area into their vehicle when wheelchair accessibility may be required.

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 lot is limited for future construction due to a large live oak located on the west side of the home. The homeowners are adamant about preserving the live oak. Preservation of our trees has been a heated topic of conversation over the years, as seen by the number of Arborist and locals speaking out at multiple meetings with the City and County. Pictures of the special condition (tree) is provided as an attachment.

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 variance is necessary to allow the homeowners to add a functional garage to their home, which is limited to its placement due to the large live oak located on the west side of the home. As noted above, the need for handicap accessibility is warranted due to the homeowners deteriorating health conditions & need for future wheelchair accessibility, requiring the garage be oversized to allow for a future vehicle loading area and ramp access into the existing structure. Additionally, the existing home previously had a detached garage on the southeast corner of the lot, similarly to their neighbors. The detached garage is no longer existing, but the driveway still exist. This driveway will still act as additional parking for the proposed structure.

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

We feel that the proposed addition is quite the opposite of detrimental, in fact, the proposed addition will have a positive impact on the architecture of the home, thus improving the value of the neighboring homes and surrounding area. Additionally it is our belief that the non-conforming addition will not have a negative impact on the neighboring homes due to the neighborhood being a melting pot of non-conforming structures, thus fitting in with the style and lot layouts of the surround homes. We fully understand the limitations laid out in the Land Development Code, and the need to have those limitations on future construction, however due to our lot constraints, we feel that a variance is warranted.

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

The homes original detached garage was located on the southeast corner of the lot, similar in location to the proposed. The proposed addition would meet the requirements of the land development code if it was in fact not attached to the home. However attaching the garage to the home is required due to the need of having covered access.

Application Date: 07/25/2023

Applicant Representative: Tim Daniel
Applicant Representative Phone: (850)-417-5332
Applicant Representative Email: timdanieljr83@gmail.com

Applicant's Signature: _____



Applicant: Dr. Mark Braxton
Applicant's Address: 1931 E. Jackson Street, Pensacola FL. 32501
Email: mangota@aol.com
Phone: (850)-982-0569

Property Owner's Signature: _____



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Amy Hargett

From: Amy Hargett
Sent: Friday, August 4, 2023 3:04 PM
To: Kristopher Stultz
Subject: RE: 1931 E Jackson _ Tree Evaluation

Perfect. This is great news. Thank you.

Amy

From: Kristopher Stultz <kstultz@cityofpensacola.com>
Sent: Friday, August 4, 2023 2:55 PM
To: Amy Hargett <ahargett@cityofpensacola.com>
Subject: RE: 1931 E Jackson _ Tree Evaluation

Amy,

I have inspected the 37-inch DBH(diameter at breast height) heritage Sand Live oak, *Quercus geminata*, and found this tree to be in Very Good condition. I would recommend that this tree be pruned to remove accumulated deadwood in crown, and the base of the tree could use a good layer of organic mulch, this is a very healthy tree worthy of protecting and retaining.

Sincerely,

Kris Stultz
City Arborist

From: Amy Hargett <ahargett@cityofpensacola.com>
Sent: Tuesday, August 1, 2023 8:27 AM
To: Kristopher Stultz <kstultz@cityofpensacola.com>
Subject: RE: 1931 E Jackson _ Tree Evaluation

Thanks!

From: Kristopher Stultz <kstultz@cityofpensacola.com>
Sent: Tuesday, August 1, 2023 8:18 AM
To: Amy Hargett <ahargett@cityofpensacola.com>
Subject: RE: 1931 E Jackson _ Tree Evaluation

Yes I will.

From: Amy Hargett <ahargett@cityofpensacola.com>
Sent: Tuesday, August 1, 2023 8:17 AM
To: Kristopher Stultz <kstultz@cityofpensacola.com>
Subject: 1931 E Jackson _ Tree Evaluation

Hey Kris! This one is not for a lot-split. I have an item going before Zoning Board and the applicant stated there is a heritage tree located on the west side of the home. Could you assess this tree sometime this week.

DR. MARK BRAXTON & FAMILY

RENOVATION & ADDITION PROJECT 1931 E. JACKSON STREET, PENSACOLA FL. 32501

PRIMARY STRUCTURE SQUARE FOOTAGES

EXISTING FIRST FLOOR HEATED & COOLED - 2,078
EXISTING COVERED PORCH - 304
EXISTING UNCOVERED PORCH - 95
EXISTING SECOND FLOOR HEATED & COOLED - 985

PROPOSED FIRST FLOOR HEATED & COOLED - 416
PROPOSED FIRST FLOOR GARAGE - 662
PROPOSED FIRST FLOOR COVERED PORCH - 129
PROPOSED FIRST FLOOR UNCOVERED (PERGOLA) PORCH - 264
PROPOSED FIRST FLOOR SIDE STOOP - 14
PROPOSED SECOND FLOOR HEATED & COOLED (CONDITIONED ATTIC INC.) - 495
PROPOSED SECOND FLOOR UNCOVERED DECK - 195

NEW PROPOSED TOTAL HEATED & COOLED - 3,974
NEW PROPOSED TOTAL UNDER ROOF - 5,083
NEW PROPOSED TOTAL UNDER ROOF (INC. PERGOLA) - 5,347
NEW PROPOSED TOTAL UNDER ROOF (INC. PERGOLA & DECK) - 5,542

ACCESSORY STRUCTURE SQUARE FOOTAGES

PROPOSED ACCESSORY STRUCTURE (CABANA) TOTAL UNDER ROOF - 448
(463 INCLUDING FIREPLACE FOOTPRINT)

TABLE OF CONTENTS

ARCHITECTURAL SHEETS

SHEET 1 OF 4: COVER SHEET SITE PLAN
SHEET 2 OF 4: PROPOSED SITE PLAN
SHEET 3 OF 4: PROPOSED ELEVATIONS
SHEET 4 OF 4: PROPOSED FLOOR PLAN

SCOPE OF WORK

THE HOMEOWNER IS LOOKING TO ADD A GARAGE ADDITION TO THEIR EXISTING HOME THAT WILL BE CONNECTED BY AN ENCLOSED BREEZEWAY THAT ALLOWS FOR A FUTURE HANDICAP ACCESSIBLE RAMP. DUE TO DR. BRAXTONS CURRENT & FUTURE HEALTH CONDITIONS, AN OVERSIZED GARAGE ALLOWING FOR ADEQUATE HANDICAP ACCESSIBILITY AND RAMP ACCESS TO THE MAIN HOME IS AN IMPORTANT FACTOR IN THE OVERALL DESIGN. ADDITIONALLY, THE SECOND FLOOR OF THE GARAGE WILL HAVE HABITABLE SPACE BUILT INTO THE ROOF STRUCTURE THAT IS ACCESSED BY A SECOND FLOOR DECK.

IN ADDITION TO THE PROPOSED GARAGE ADDITION, A BATHROOM & CLOSET ADDITION WILL BE ADDED TO THE WEST SIDE OF THE HOME, CONVERTING AN EXISTING BEDROOM INTO A TRUE MASTER SUITE, SOMETHING THE CURRENT HOME LACKS. A PROPOSED BACK PORCH WILL EXTEND OFF THE MASTER SUITE. LASTLY, THE CLIENTS ARE LOOKING TO ADD A POOL TO THE PROPERTY, TO INCLUDE A DETACHED POOL CABANA (ACCESSORY STRUCTURE). ALL FINAL MATERIALS AND FINISHES SHALL MATCH THAT OF THE EXISTING STRUCTURE, KEEPING TRUE TO THE HOMES ORIGINAL ARCHITECTURE.

DUE TO THE NEEDS OF THE HOMEOWNER, AND LIMITATIONS OF THE LOT (LIVE OAK ON THE WEST SIDE), A VARIANCE WILL BE REQUIRED IN ORDER TO CONSTRUCT THE PROPOSED GARAGE ADDITION. THE HOMEOWNERS ARE ADAMANT ON KEEPING TRUE TO NOT ONLY THE HOMES ORIGINAL ARCHITECTURE, BUT ALSO THAT OF THEIR BEAUTIFUL EAST HILL NEIGHBORING HOMES.



PROJECT SCOPE
DR. MARK BRAXTON PROJECT
1931 E. JACKSON STREET
PENSACOLA FL. 32501

REFLECTIONS Home Designs
& CAD Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: _____
SCALE: _____
SHEET: _____

ACCESSORY STRUCTURE (CABANA) NOTES:

REAR YARD COVERAGE REQUIREMENTS

The accessory structure shall not occupy more than 25-percent of the required rear yard area

TOTAL REAR YARD AREA: 4,200 (25% / 1,050)

PROPOSED ACCESSORY STRUCTURE REAR YARD COVERAGE: 463 TOTAL (WITHIN REAR YARD - 268)

SQUARE FOOTAGE UTILIZING THE REAR YARD COVERAGE: 268 (6.39%)

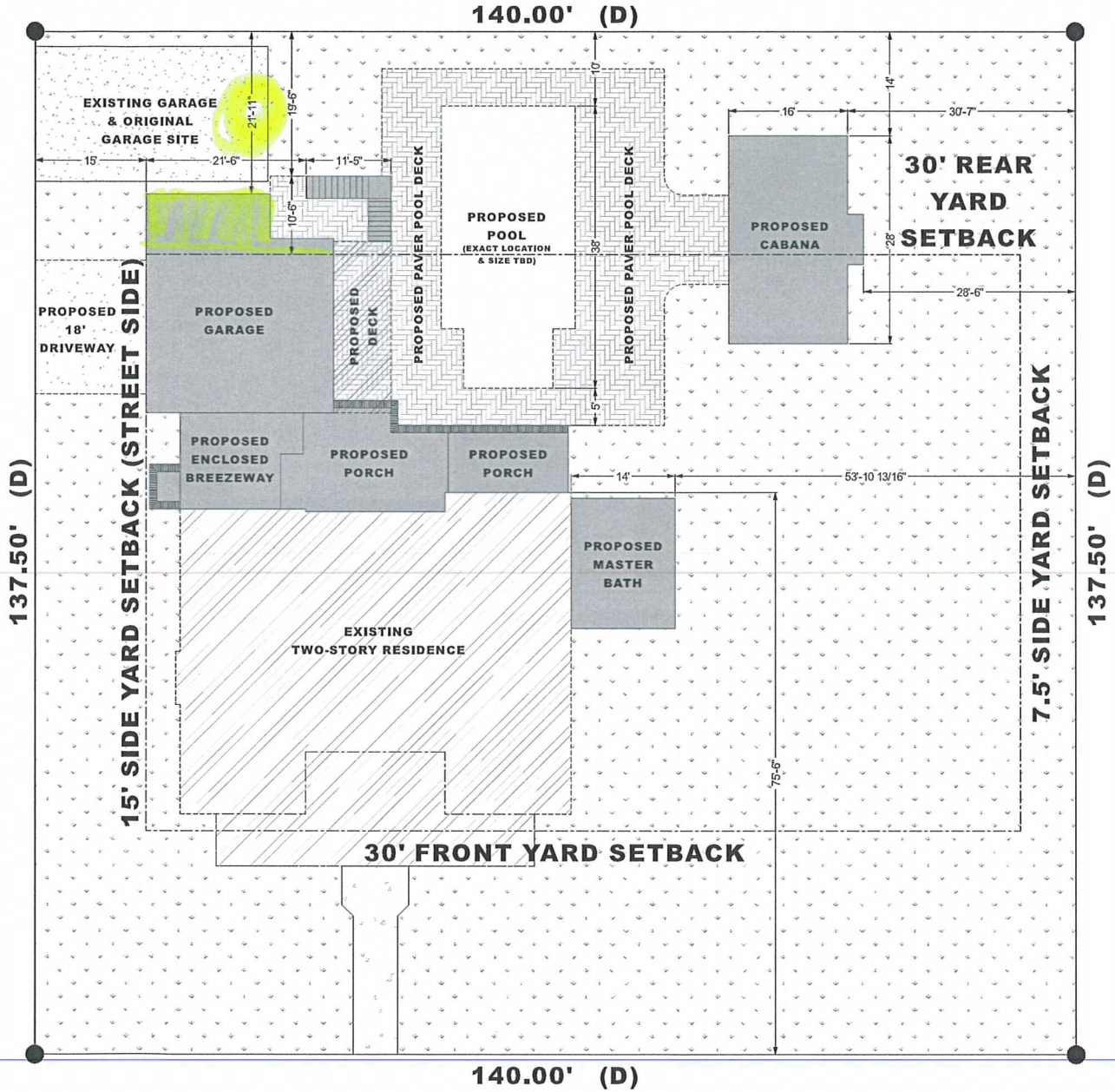
SQUARE FOOTAGE EXTENDING INTO THE PRIMARY STRUCTURE SETBACK: 195

ADDITIONAL ACCESSORY STRUCTURE NOTES

1. The accessory structure shall setbacks requirements shall be 3' from the rear & side yard property line.
2. The accessory structure proposal does not exceed 15-feet in total height. If the proposed total height is revised to exceed 15-feet in total height, the accessory structure must adhere to the the primary structure side yard setback. Additionally, for every one foot that the accessory structure is set back from the rear property line above and beyond 5-feet, an additional one foot in height shall be allowed up to a maximum allowed height of 20-feet as measured at the roof peak.



N. 20TH AVENUE



1931 E. JACKSON STREET

SITE PLAN NOTES:

1. CLIENT IS REQUESTING A REAR YARD SETBACK VARIANCE OF 10' - 6".
2. LICENSED SURVEYOR SHALL SET ALL CORNERS OF PROPOSED ADDITION.
3. SITE PLAN BASED ON CLIENT PROVIDED SURVEY.
4. FINAL POOL LOCATION & SIZE PER HOMEOWNER.
5. PROPOSED CABANA SHALL MEET ACCESSORY STRUCTURE REQUIREMENTS, TO INCLUDE REAR YARD COVERAGE, MAIN HOME RATIO, HEIGHT REQUIREMENT, ETC.

PROPOSED SITE PLAN DRAFT

ADDITION & RENOVATION

SCALE: 1" = 10' - 0"

PROJECT INFORMATION

DESCRIPTIONS: RENOVATION & ADDITION
NAME: Dr. Mark Braxton & Family

REFLECTIONS Home Designs

& CAD Services

DATE:

SCALE:

SHEET:

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