

☒ **Zoning Board of Adjustment**

2023-017

VARIANCE APPLICATION

City of



Pensacola

*America's First Settlement
And Most Historic City*

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) 12-3-3T.12-3.1 Zoning R1AAA

(To be Completed by Applicant)

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

Property Address: 600 W. Moreno Street, Pensacola FL. 32501

Current use of property: Single Family Residential

1. Describe the requested variance(s):

The client is requesting a side yard setback variance of 11'-0" to construct a direct replacement of a previously existing carport. The homeowners purchased the property in May of 2022 and immediately began improvements. In doing so, they took bad advice from what should be professionals. This caused an existing structure to be demolished that now will require a variance to replace it.

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 positioning of the home on the lot lacks the room for a conforming parking structure. The entrance to the home, outside of the main front entrance, is on the street side of the property. This is also the driveway and entrance to the rear yard. The lot doesn't offer any other solutions for covered parking that fits with the layout of the existing home and current parking. The property was purchased with an existing carport in the same location as the proposed. The clients reached out to Contractors for bids and professional opinions on making repairs to the existing carport. Feedback from the Contractors was a consensus to demolish the structure and rebuild. Although the carport was very much useable, the clients took their advice and demolished the structure and reached out to my Company to obtain construction plans for its replacement. Unfortunately, I had to notify the client that the old structure was non-conforming, therefore a replacement would require a variance regarding the side yard setbacks. Understandably the homeowners were distraught about the news, knowing they would have never demolished the existing carport if it was not for the ill recommendations given to them by "professionals". In hopes of obtaining a variance, the clients have decided to scale back their original plans, and request the minimum variance required that would allow for a direct replacement.

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 have covered parking. The clients would have never demolished the existing carport if it was not for the ill advise given to them by "professionals". The variance request has been limited to getting them a direct replacement. Due to the size of modern cars, new carports are often larger than the request of the client. However, the client is hoping that minimizing the request to a direct replacement, and one that in on the smaller side of the spectrum for carports, will allow them to gain back the function of covered parking as they had when they purchased the property.

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

Due to the property already having a carport of this size, and in this location, the impact of this carport will not be detrimental to the neighborhood as it's only replacing what was already existing. At minimum, we can confidently say it cannot be considered a new detriment to the property, as it's a replacement of what already existed. Additionally, when purchased, the property was overgrown with drivers' line of sight being impacted by the overgrowth of bushes, and unruly landscaping. The carport had ZERO impact of driver's line of sight. However, the homeowners greatly improved the curb appeal of the property, clearing the unruly landscaping, completely mitigating any landscaping that caused a detrimental impact to the driver's line of sight. The property was improved tremendously, and the carport has no impact on drivers' safety as it doesn't even extend to property line fence. Additionally, the new carport will be an improvement over the original carport as this one will be new, and match the home improvements done to the existing home. As mentioned, the homeowners went above and beyond on improving the curb appeal of the existing home; including but not limited to new materials, finishes, and color palate to the existing homes exterior. Additionally, the landscaping was professionally done, a huge improvement over what previously existed.

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

This is the driveway that exists for the homeowner and is the only side of the home that a driveway makes sense given the design of the home. No additional impact on the property other than replacing a structure that previously existed and was only demolished for replacement due to bad advice given by professionals in the community. Clients would have kept the existing carport had they been made aware of the predicament this caused beforehand. The homeowners are only wanting to get back what previously existed.

Applicant Representative: Tim Daniel

Applicant Representative Phone: (850)-417-5332

Applicant Representative Email: timdaniel83@gmail.com

Applicant's Representative Signature: _____

8/30/2023

2A6757D5729B476...

Property Owner / Applicant: Connie Novotny

Property Owner / Applicant's Address: 600 W. Moreno Street, Pensacola FL. 32501

Email: wichita1955@yahoo.com

Phone: (317)-319-0690

Property Owner's Signature: _____

DocuSigned by:

8/30/2023

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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

City of

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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.

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NOVOTNY RESIDENCE

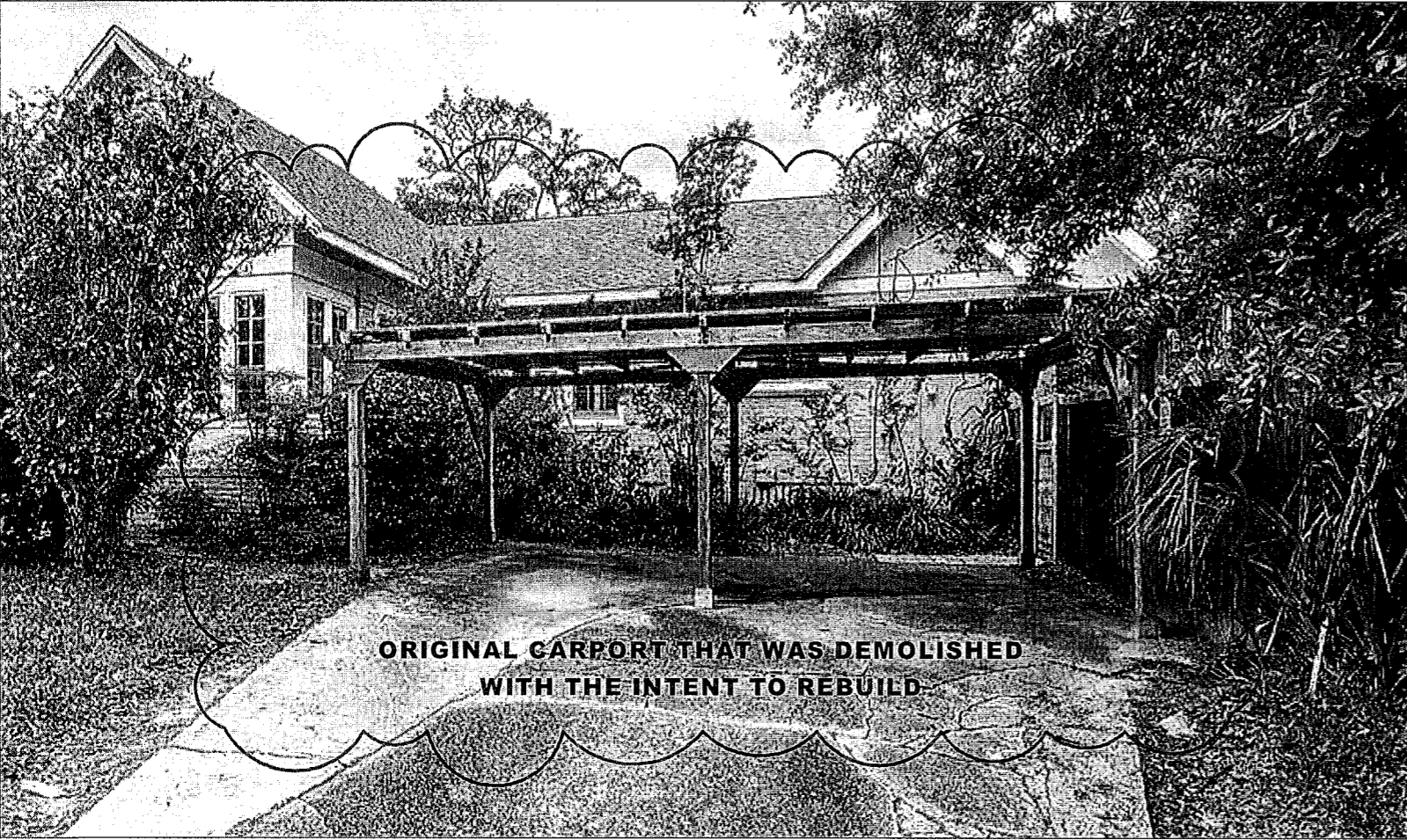
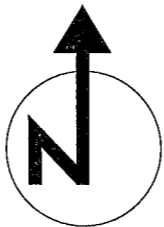
CARPORT REPLACEMENT PROJECT

600 W. MORENO STREET, PENSACOLA FL. 32501

TABLE OF CONTENTS

| | |
|---------------|-----------------------|
| SHEET 1 OF 4: | COVER SHEET/SITE PLAN |
| SHEET 2 OF 4: | PROPOSED RENDERINGS |
| SHEET 3 OF 4: | PROPOSED ELEVATIONS |
| SHEET 4 OF 4: | PROPOSED FLOOR PLAN |

SURVEY: Client shall provide a survey to confirm setbacks. Home Designer is not responsible for setbacks or variance request w/out being furnished a official survey.



ORIGINAL CARPORT - REPLACEMENT REQUESTED

Above is the original carport that was demolished. A replacement carport is being requested. Client was unaware that the existing carport was over the required setbacks. If the client, whom recently purchased the property, was aware that the replacement would require a variance, they would have kept the existing carport as-is. However the client has improved the curb appeal of the property greatly and has the intention of replacing the old carport with one that does not only improve the curb appeal even further, but also ensures that it's structurally sound. Due to the layout of the lot and existing structures, the client does not have adequate space to create a covered parking structure on the lot outside of it's current location.

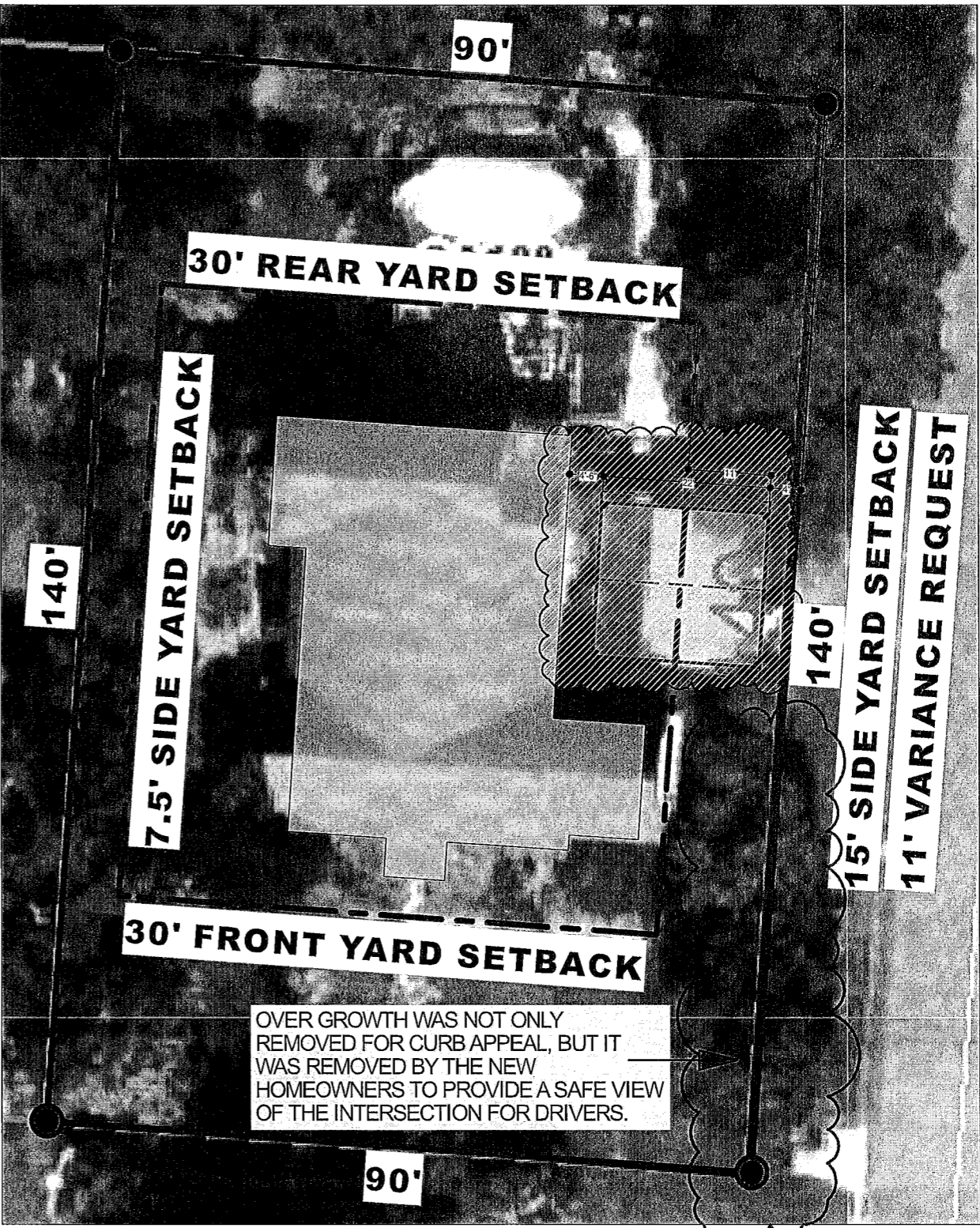
PROPOSED SITE PLAN

SCALE: 1" = 20' - 0"

The client recently purchased the home and the property had an existing carport. The carport had shown some aging so the clients are looking to replace the existing carport with a new carport that meets current Florida Building Code structural requirements. The proposed carport will be in the same location as the existing (recently demolished).

VARIANCE REQUEST

A variance of 11' is being requested based on a setback of 15' (50% of secondary frontage setback of 30'). The replacement carport is North of the intersection, and does NOT impede the view of drivers. Additionally the lot used to be overgrown, thus potentially impeding the drivers view at the intersection. The overgrowth has been removed, completely un-impeding the drivers view. Additionally the carport will NOT be enclosed, but instead will be open on all sides. Lastly the carport will not extend past the existing 6' privacy fence.



PROJECT INFORMATION
DESCRIPTIONS: Carport Design
NAME: Mrs. Connie Novotny

PROJECT SCOPE

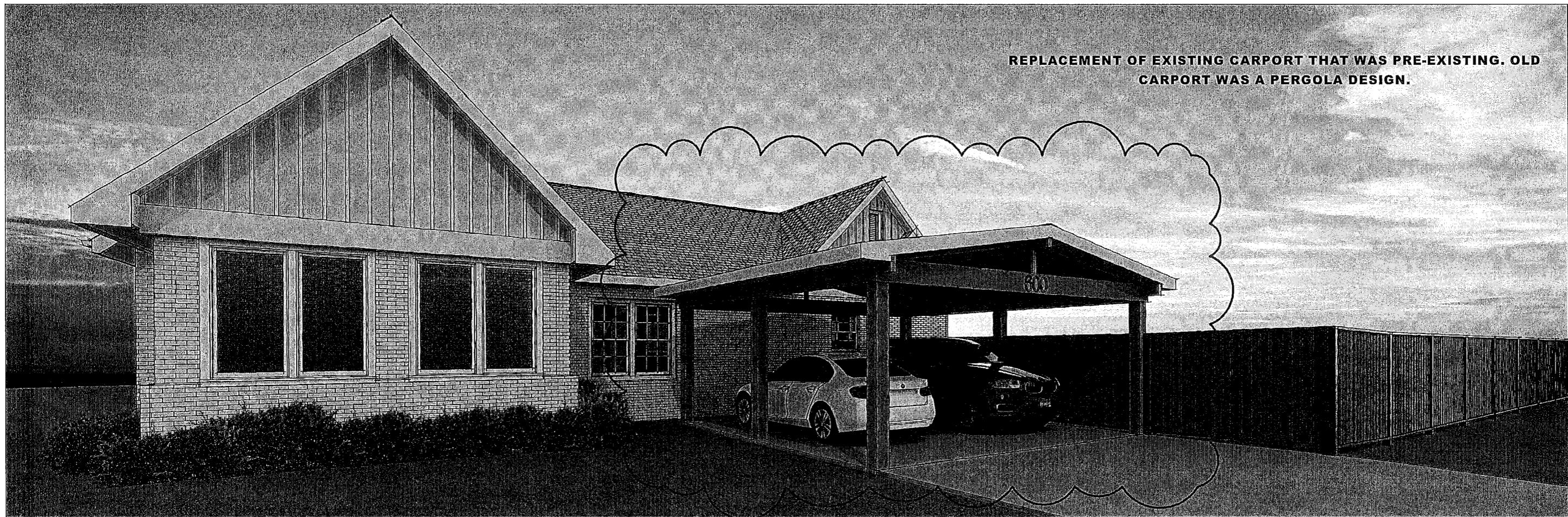
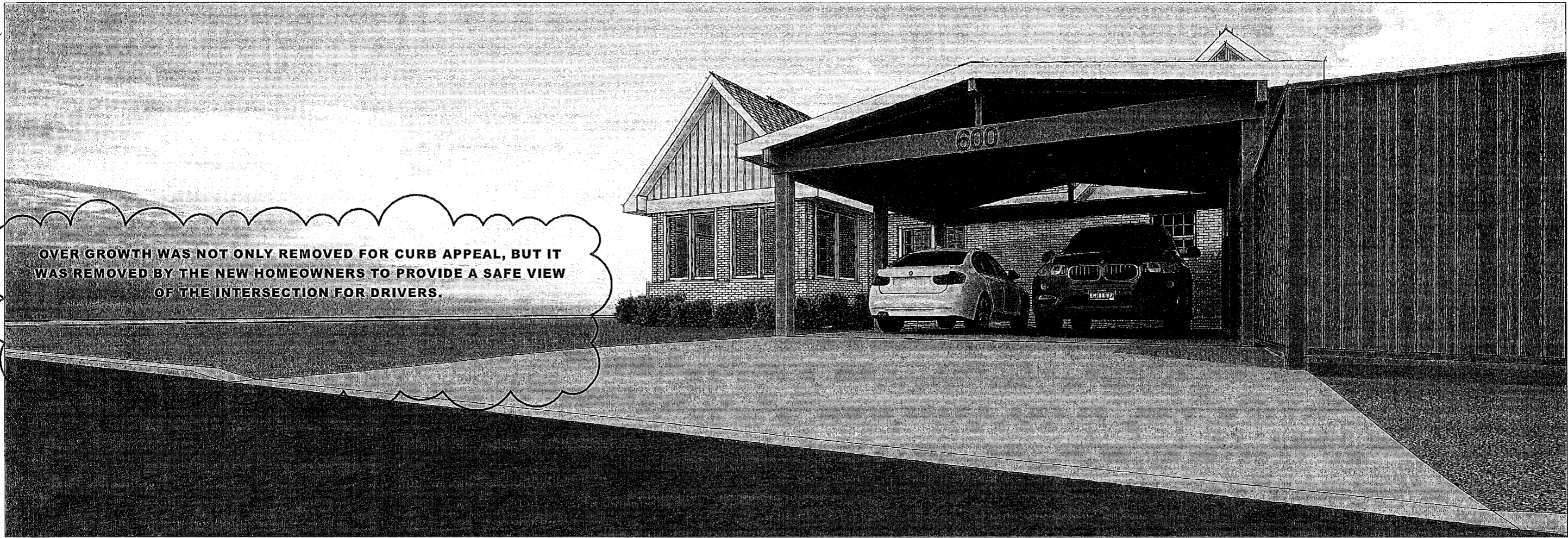
REFLECTIONS Home Designs
& CAD Services

Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: 02/01/2023
SCALE: -
SHEET: 1 OF 4

FOLLOW US





FOLLOW US



PROJECT INFORMATION

DESCRIPTIONS: Carport Design
NAME: Mrs. Connie Novotny

PROJECT SCOPE

REFLECTIONS Home Designs
& CAD Services

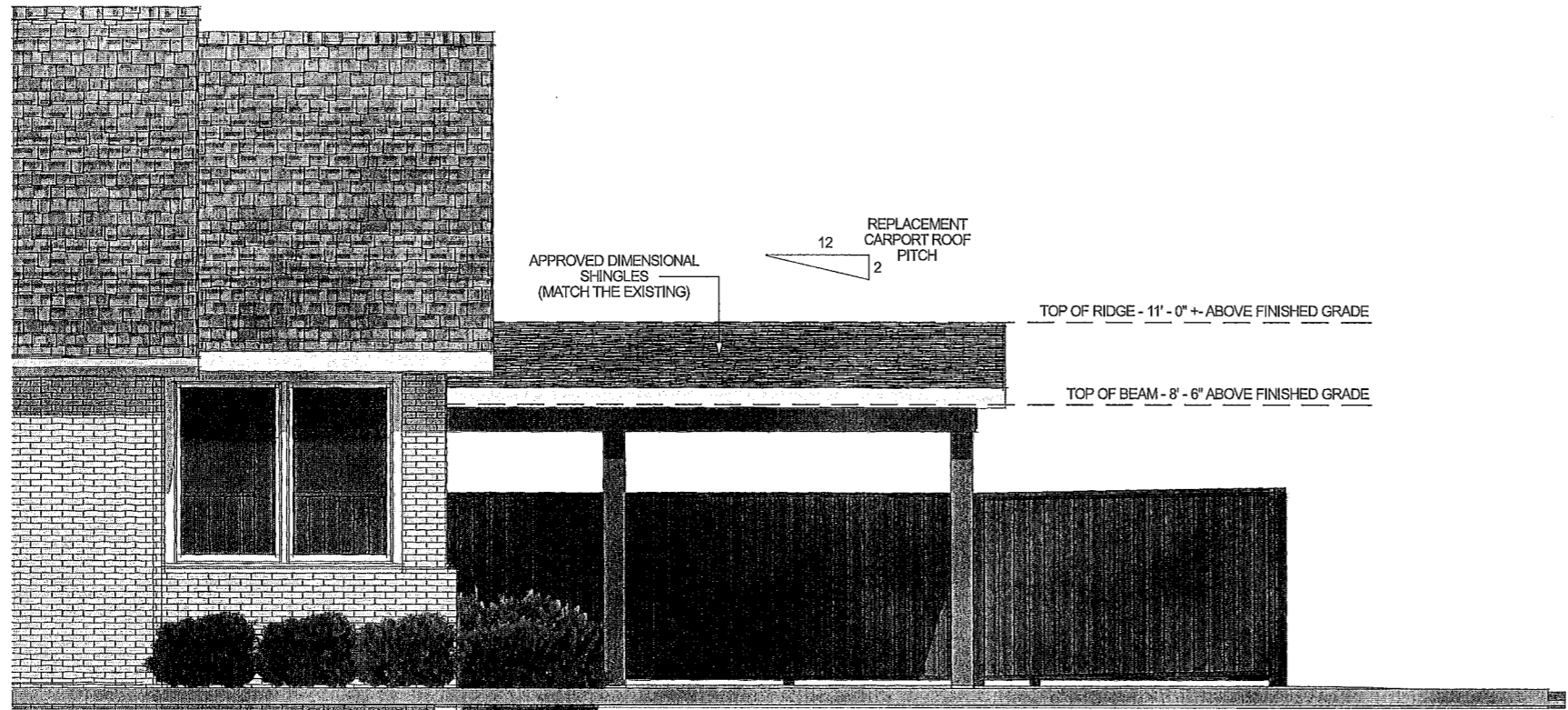
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: 02/01/2023
SCALE: -
SHEET: 2 OF 4



EAST ELEVATION

SCALE: 3/16" = 1' - 0"



SOUTH ELEVATION

SCALE: 3/16" = 1' - 0"

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& CAD Services**

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Phone: (850)-417-5332

PROJECT INFORMATION
DESCRIPTION: Carport Design
NAME: Mrs. Connie Novatny

PROJECT SCOPE

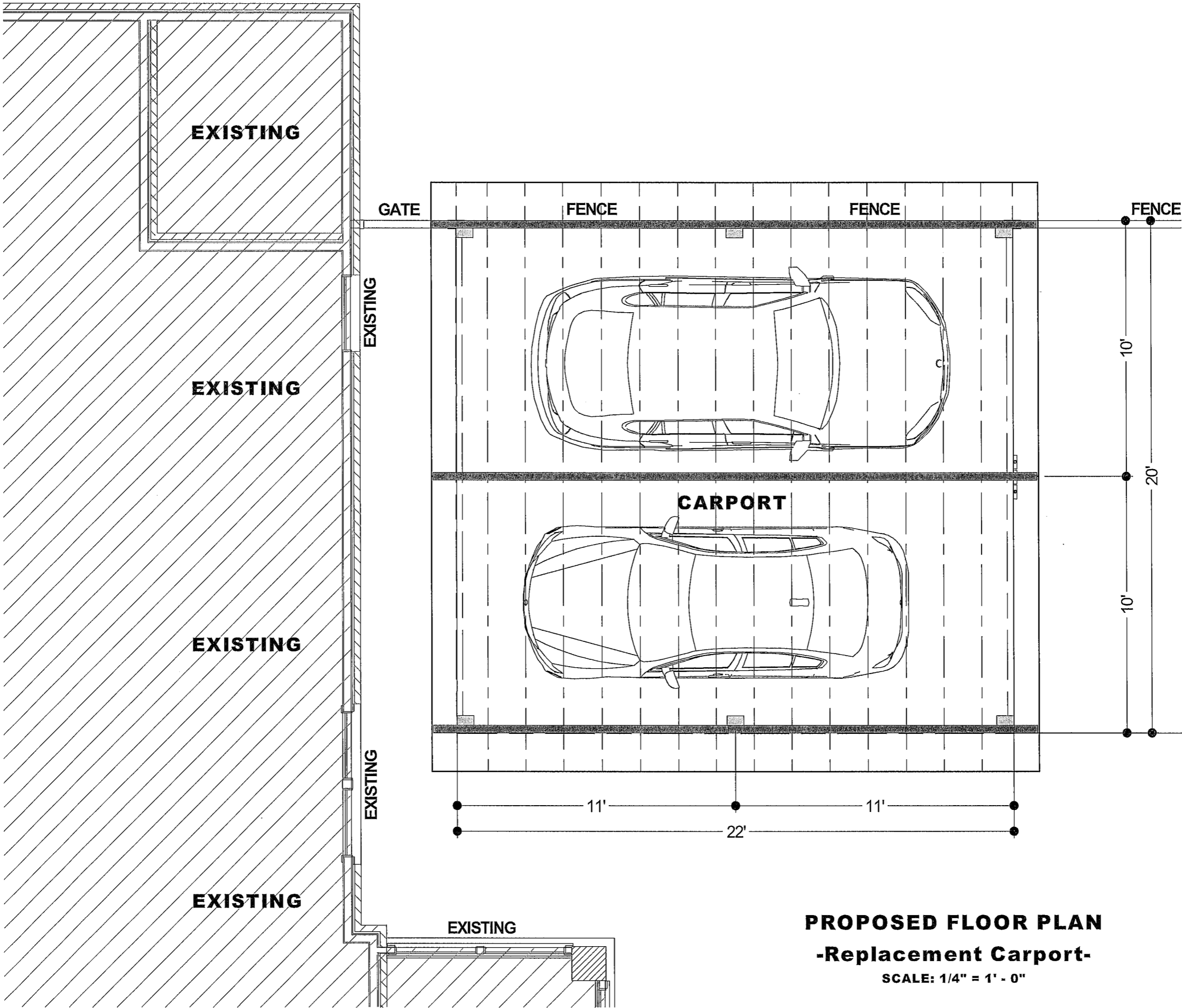
DATE: 02/01/2023
SCALE: -
SHEET: 3 OF 4

FOLLOW US



GENERAL NOTES:

- 1. Contractor to field verify all dimensions.
- 2. Carport shall NOT have any electrical receptacles and/or lighting
- 3. Contractor shall confirm existing overhead electrical and mast has required clearance above the carport. If necessary, the mast shall be extended to meet minimum clearance per F.B.C.



PROPOSED FLOOR PLAN
-Replacement Carport-
SCALE: 1/4" = 1' - 0"

REFLECTIONS Home Designs
& CAD Services

Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: 02/01/2023
SCALE: -
SHEET: 4 OF 4

PROJECT INFORMATION
DESCRIPTIONS: Carport Design
NAME: Mrs. Connie Novotny

PROJECT SCOPE

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