

- ☐ ***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 eleven (11) 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.*

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**(To be Completed by Staff)**

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

**Section(s)/ Tables(s)** \_\_\_\_\_ **Zoning** \_\_\_\_\_

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**(To be Completed by Applicant)**

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

**Property Address:** 800 E Belmont St

**Current use of property:** Vacant Residential

**1. Describe the requested variance(s):** See attached

\_\_\_\_\_  
\_\_\_\_\_

**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:**

See attached

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**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:**

**See attached**

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

**See attached**

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

**See attached**

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Application Date: 9/1/2023

Applicant: Jordan Yee

Applicant's Address: 1904 E Leonard St

Email: jordanyee.aia@gmail.com Phone: 850-380-8020

Applicant's Signature: \_\_\_\_\_

Property Owner: Matt Posner

Property Owner's Address: 800 E Belmont St

Email: mattjposner@gmail.com Phone: 850-426-8793

Property Owner's Signature: \_\_\_\_\_

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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***

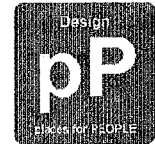
## ***Variance Application***

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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.

Jordan Yee, AIA  
Places for People, LLC  
1904 E. Leonard Street  
Pensacola, FL 32503



September 6, 2023

Architectural Review Board  
City of Pensacola  
222 W. Main Street  
Fifth Floor  
Pensacola, FL 32502

To whom it may concern:

The bullets below are in response to the Zoning Variance Application Form.

**1) Describe the requested variance(s):**

- A reduction of the side yard setback along the west property line to allow the porch roof of the addition to extend north in plane with the existing west elevation of the house.

**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 result of the applicant's actions:**

- The existing historic home was built in 1918 and predates the current zoning regulations that establish the non-confirming conditions and create the need for a variance
- The existing historic home sits on the narrowest parcel on the block and perhaps one of the narrowest parcels in Old East Hill
- The location of the existing historic home on the parcel is such that the footprint is not parallel to any of the property lines, which exacerbates the existing non-conformity and unduly burdens the property for context sensitive and appropriate restoration and renovation goals for the home and the neighborhood
- Extension of the footprint and roof lines for the addition as currently proposed are the most context sensitive and appropriate for the home and the neighborhood
- The variance on the west side is for the roof only because the porch will be open on two sides
- The right of way appears to be 80 feet wide with 24 feet between the property line and the curb, which may reflect a municipal right of way encroaching on a historic lot

**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 bedroom addition is necessary to renovate the historic home into a property that meets current market standards for a small 2 bedroom – 1 bathroom home.
- The rear porch entry is modest in size and will provide a small space for covered entry into the rear of the home. The size and design are context sensitive and appropriate for the Queen Anne architectural style and the surrounding neighborhood.

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

- As previously stated, the proposed bedroom addition and porch are context sensitive and appropriate for the architectural style of the home and the surrounding neighborhood

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

- See above responses.

Sincerely,



Jordan Yee, AIA  
FL AR#96913

# 800 E BELMONT ST RENOVATION/ADDITION

## INDEX OF DRAWINGS

SHEET #	DESCRIPTION
A1	TITLE SHEET/PLOT PLAN
A2	DEMOLITION SCOPE
A3	EXTERIOR ELEVATIONS
A4	FLOOR AND ROOF PLANS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTIONS AND DETAILS
A7	FOUNDATION AND ROOF FRAMING PLANS AND DETAILS
A8	ELECTRICAL AND RCP PLAN
A9	INTERIOR ELEVATIONS



PLACES FOR PEOPLE, LLC  
1904 E. LEONARD ST.  
PENSACOLA, FL 32503  
(850) 380-8020 | AR#08913

No.	Description	Date

NOT FOR  
CONSTRUCTION

ARB PACKAGE (6 SEPTEMBER 2023)

PROJECT NUMBER	23021	As indicated
DATE	6 SEPTEMBER 2023	
DRAWN BY	HEC	
CHECKED BY	JMY	

800 E BELMONT ST RENOVATION

TITLE SHEET/PLOT PLAN

A1

9/6/2023 8:48:27 AM

## ZONING INFORMATION

PARCEL ID 00-05-00-8025-170-061  
ADDRESS 800 E BELMONT  
PENSACOLA, FL 32501  
ZONING OLD EAST HILL PRESERVATION  
RESIDENTIAL/OFFICE (OEHR-2)  
CONTRIBUTING STRUCTURE  
ACREAGE 0.0811  
MINIMUM SETBACKS  
SIDE YARD 5 FEET  
MAX BLDG HEIGHT 35 FEET  
PROPOSED ADDITION  
AREA 200 SF CONDITIONED (BEDROOM)  
108 SF UNCONDITIONED (PORCH)  
HEIGHT MATCH EXISTING

## GENERAL NOTES

THE PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATIONS OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**DIMENSIONS**  
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

**DEMOLITION**  
CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING ANY DEMOLITION OR NEW CONSTRUCTION.

PROTECT ANY AND ALL ITEMS WHICH ARE TO REMAIN OR TO BE ALTERED.

THE DEMOLITION DRAWINGS ARE NOT ALL INCLUSIVE OF ALL ITEMS THAT MAY BE REMOVED IN THE COURSE OF THE PROJECT. THE A/E RESERVES THE RIGHT TO INCLUDE ADDITIONAL DEMOLITION NOTES DISCOVERED DURING CONSTRUCTION. WALLS TO BE REMOVED ARE ASSUMED TO BE NON-LOAD BEARING. CONTRACTOR TO NOTIFY A/E IF CONDITIONS IN FIELD VARY FROM THOSE SHOWN ON DRAWINGS. EXISTING CONCEALED PLUMBING, ELECTRICAL, AND MECHANICAL PIPING/CONDUIT/DUCTWORK MAY REQUIRE REMOVAL OR RELOCATION DURING DEMOLITION PHASE. SEE NEW WORK FOR SCOPE.

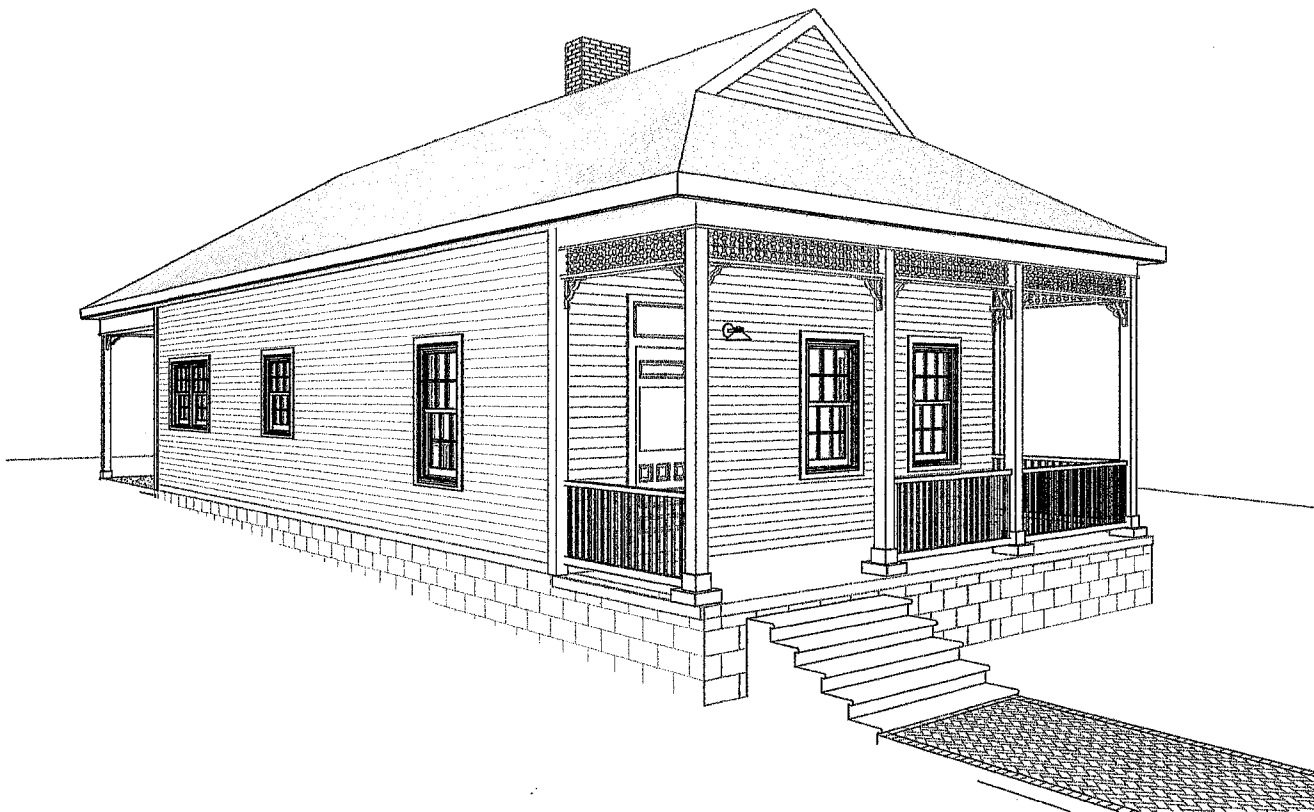
## RESIDENTIAL NOTES

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. PROVIDE MIN 5 SQ. FT. FOR GRADE-LEVEL EMERGENCY ESCAPE AND RESCUE OPENINGS.

EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED.  
PROVIDE SAFETY GLAZING FOR SHOWER WALL AND DOOR

INSTALL BONDED WATERPROOF SYSTEM FOR SHOWER TO MEET TQNA 8422. PROVIDE SCHLUTER®-KERDI-SHOWER-KIT OR EQUAL

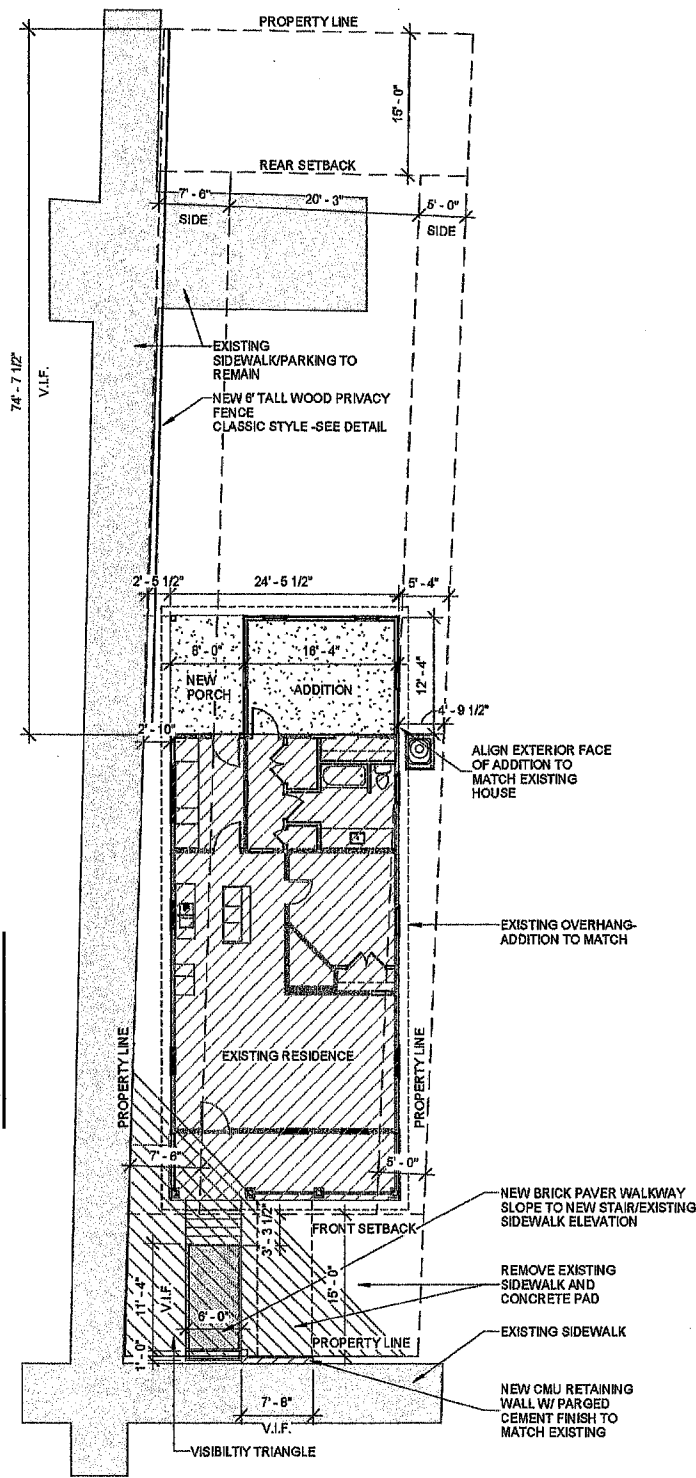


## 3 CMU WALL

SCALE: 1" = 1'-0"

## 4 PRIVACY FENCE

SCALE: 1" = 1'-0"



## 1 SITE PLAN

SCALE: 1" = 10'-0"

E BELMONT ST





PLACES FOR PEOPLE, LLC  
1904 E. LEONARD ST.  
PENSACOLA, FL 32503  
(850) 380-8020 | AR#88913

Date	
Description	
No.	

NOT FOR  
CONSTRUCTION

ARB PACKAGE (6 SEPTEMBER 2023)

PROJECT NUMBER	23021
DATE	6 SEPTEMBER 2023
DRAWN BY	HEC
CHECKED BY	JMY

1/4" = 1'-0"

SCALE

800 E BELMONT ST RENOVATION

EXTERIOR ELEVATIONS

A5

9/6/2023 9:46:24 AM

