



# City of Pensacola

## Zoning Board of Adjustments

### Agenda - Final

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Wednesday, October 18, 2023, 3:00 PM

Hagler/Mason Conference Room,  
2nd Floor

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#### QUORUM / CALL TO ORDER

1. [23-00803](#) BOARD ELECTION OF OFFICERS (CHAIR AND VICE-CHAIR).

#### APPROVAL OF MINUTES

2. [23-00800](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM SEPTEMBER 20, 2023

Attachments: [Minutes 9.20.23 AMENDED](#)

#### REQUESTS

3. [23-00801](#) ZBA 2023-018  
1707 E. SCOTT STREET  
R-1AAA

Attachments: [1707 E Scott Street Full Package Amended](#)

4. [23-00802](#) ZBA 2023-019  
3651 SCENIC HIGHWAY  
R-1AAAA

Attachments: [3651 Scenic Hwy Full 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

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**File #:** 23-00803

Zoning Board of Adjustments

10/18/2023

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**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 10/12/2023

**SUBJECT:**

Board election of officers (Chair and Vice-Chair).



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 23-00800

Zoning Board of Adjustments

10/18/2023

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**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 10/12/2023

**SUBJECT:**

Zoning Board of Adjustments Meeting Minutes from September 20, 2023



***Zoning Board of Adjustment***

**MINUTES OF THE ZONING BOARD OF ADJUSTMENT**

**September 20, 2023**

**MEMBERS PRESENT:** Chairperson White, Board Member Jacquay, Board Member Shelley, Board Member Dittmar, Board Member Stepherson, Board Member Price

**MEMBERS ABSENT:** Vice Chairperson Weeks, Board Member Sebold, Board Member Williams

**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:** Lewis Norman, Elizabeth Zuber, Chris Zuber, Charles Butcher, Sterling Gillian, Tim Daniel, Stacey Kosterick, Ben Poffenberger, Jean Lillard

**1) CALL TO ORDER/QUORUM PRESENT**

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

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

## **2) APPROVAL OF MINUTES**

**The ZBA August 16, 2023, minutes were approved without objection by the Board.**

### **3) ZBA 2023-014                      1739 E Blount St                      R-1AAA**

Mr. Charles Butcher, the property owner, is requesting a reduction to the corner side yard setback (secondary frontage) requirement of 15 FT to 1.5 FT and rear yard coverage from 25% to 51.59% for a carport addition to an existing garage.

The applicant, Mr. Butcher, explains his request for the variances to the Board and states that he needed a carport addition to protect his vehicles. Mr. Butcher also stated that the large right-of-way does not give him much room to build. He continues to explain that the addition will just be an extension of the existing garage.

Board Member Shelley asks the applicant to explain why he cannot use the garage to store his vehicles. Mr. Butcher states he is an avid woodworker and builds furniture for his family and friends not for money but as a hobby. That limits him to space within the garage.

Chairperson White reads a letter of support for the record.

Chairperson White asked the Board if there are any questions for the applicant and any questions for staff. Hearing none he entertains a motion from the Board.

**Board member Jacquay made the motion to approve; seconded by Board Member Shelley.**

Further discussion from the Board stating that they did not have any issues with the variance request. Board Member Shelley and Board Member Jacquay ask about the right-of-way dimensions. Development Services Coordinator Statler responded there is 100 FT ROW.

**The motion carried unanimously.**

### **4) ZBA 2023-015                      3001 N 19<sup>th</sup> Ave                      R-1AAA**

Mr. Cristopher Zuber, owner is requesting a reduction to the required front yard

setback of 30 FT to 20.5 for an addition.

The applicant, Mr. Zuber, addresses the Board and explains that he and his wife are looking to add a master suite. Mr. Zuber further states they need to expand the home's current footprint to accommodate his growing family and continues to explain his request.

Mr. Zuber apologies for the last-minute documentation and hands out additional support letters and signatures from his neighbors.

Chairperson White asked the Board if they had any further questions for the applicant. He then asked Mr. Zuber about the plans. The applicant Mr. Zuber explains the floor plan for the addition.

The Board continues discussions with the applicant regarding the floor plan and whether the porch could be eliminated or not.

Chairperson White asked the Board if they had any questions for staff. Board Member Jacquay asked about the distances and Development Coordinator Statler uses the GIS tools to calculate estimated measurements and responds to the Board.

After further Board discussions Chairperson White entertains a motion.

**Board Member Shelley motions to approve seconded by Board Member Jacquay. The motion carried unanimously.**

**5) ZBA 2023-016**

**6081 Biscayne Ct**

**R-1AAA**

Mr. Lewis Norman, owner is requesting a reduction to the required front yard setback of 30 FT to 15.13 FT to accommodate a front porch addition. The applicant is also requesting a rear yard setback from 30 FT to 20 FT to accommodate a rear porch kitchen addition.

The applicant Lt. Col. Norman address the Board and states he is asking for forgiveness although he was out of the country when the contractor, he hired began construction and renovations without obtaining permits. The applicant explains his request and the Board discussed construction in general with contractors continuing to do work in the City without permits. He further explains the project is a whole house renovation along with the front porch and rear porch additions. The applicant continues to explain his variance requests and absence of permits to the Board.

After further discussion Chairperson White asked the applicant if he would like the Board to treat each variance request as one or look at them separately. Lt. Col.

Norman states that honestly he does not know the best way to proceed. Board Member Shelley stated he understood the frustration and that the applicant trusted a contractor to do the right thing and unfortunately this contractor did not. Chairperson White continues to give the applicant options due to the lack of Board members present. The applicant decides to have the Board treat the requests as one decision.

**Board Member Dittmar motions to approve, Board Member Shelley seconded. The motion carried unanimously.**

**6) ZBA 2023-017**

**600 W. Moreno St**

**R-1AAA**

Mr. Tim Daniel on behalf of the homeowner is requesting a reduction to the corner side yard setback (secondary frontage) from 15 FT to 4 FT to accommodate a replacement carport.

Mr. Daniel explained his request to the Board stating the homeowners had received a few quotes from other contractors in regard to making repairs to the exist carport, However the homeowners ultimately were given advise to just tear it down and then rebuild with new plans. Mr. Daniel further states that the homeowners want to replace what was previously there and be able to enter the home with a covered carport.

Chairperson White asked if the previous structure was attached? Mr. Daniels stated that it was not. The new structure will not be attached as well.

Chairperson White asked the Board if they had any questions for the applicant. There was discussion from the Board regarding the front of the home and orientation.

Chairperson White asked a member of the audience to address the Board with a speaker request. Ms. Jean Lillard addressed the Board. Ms. Lillard stated that she did not have a problem with the homeowners replacing the old pergola, however she felt like the homeowners should have contacted all the neighbors to ask how they felt. Ms. Lillard did support the variance request.

Chairperson White asked the next speaker to address the Board. Mr. Ben Poffenberger stated that he did not have a problem with the request but he was concerned with how big the right-of-way was and questioned the dimensions. Mr. Poffenberger also stated the request seemed like a lot give the 15 feet to 4 feet would put the structure very close to the property line.



Development Services Coordinator Statler clarified the right-of-way was 50 feet. Mr. Poffenberger did support the variance request.

Chairperson White entertained a motion from the Board.

**Board Member Price made a motion to approve the variance, seconded by Board Member Jacquay. The motion carried 5 to 1 with Board Member Dittmar dissenting.**

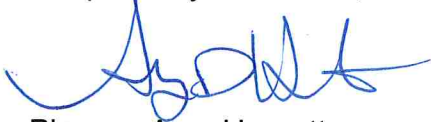
**DISCUSSION –**

Chairperson White suggested that the Board waits until all the Board Members can be present in order to have Board elections of Chair and Vice-Chair. Board Member Shelley agreed waiting until next month's meeting.

**ADJOURNMENT –**

There being no further business, the meeting adjourned at 4:17 p.m.

Respectfully Submitted,



Planner Amy Hargett  
Secretary to the Board



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 23-00801

Special Workshop

10/18/2023

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**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 10/12/2023

**SUBJECT:**

ZBA 2023-018  
1707 E. Scott Street  
R-1AAA

**BACKGROUND:**

Ms. M 'Adele Carson, owner, is requesting a variance to reduce the front yard setback of 30 feet to 23.8 feet to accommodate a front porch addition.

The front porch was being constructed without permits. Although the applicant made an application with the permitting department, the permit was denied due to the front yard setback encroachment.

The existing home currently measures 31.8 feet from the property line; therefore, the applicant is seeking a 6.2 feet variance.

The elevation sheets as presented by the applicant indicate how the front porch currently is constructed (5 feet plus an additional 4 feet for the stairs). Ms. Carson indicated she will be eliminating an additional step, decreasing the measurement of 4 feet to 3 feet.

Supporting documentation has been provided for review.



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

2023-018  
ZBA

## 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) 12-3-3 Table 12-3.1 Zoning RIIADA

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(To be Completed by Applicant)

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

Property Address: 1707 E Scott Street Pensacola 32503

Current use of property: personal home

1. Describe the requested variance(s): Request for reduction of front yard setback.

Wood porch to replace a brick stoop that had extended six feet from front-most edge of house. The porch will extend 8 feet from front-most edge of 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 results of the applicant's actions:

Please see attached.

*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:  
Please see attached.

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

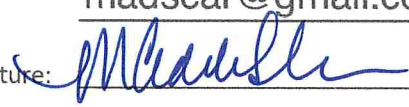
5. Explain what other condition(s) may justify the proposed variance(s):  
Please see attached.

Application Date: Sept 27, 2023

Applicant: M'Adele S. Carson

Applicant's Address: 1707 E Scott Street Pensacola 32503


Email: madscar@gmail.com Phone: 850-346-3298

Applicant's Signature: 

Property Owner: M'Adele S Carson

Property Owner's Address: 1707 E Scott Street Pensacola 32503

Email: madscar@gmail.com Phone: 850-346-3298

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

1. Describe the requested variance(s):

Request for reduction of the front yard setback. A wood porch was built\* to replace a brick stoop that extended six feet from the front-most edge of my house. The porch is 16' long. It is 5' deep with steps that are (now) 4' deep but will be 3' deep. The top step begins with a tread, rather than a riser, so correcting this will shorten the total depth of the steps by a foot. (Attachment F) Thus the porch and steps will be 2 feet deeper/ longer than the original stoop. The front-most edge of my house is 31.8 feet from the property line.

\*The structure was built without a permit. I address this in the response to #5.

2. Describe the special conditions 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:

When I moved in, there was nothing growing in the area in front of the far right side of the house. I wanted to plant a small tree, and the first shovel strike hit the original concrete steps (3' x 4' x 4') buried just below the surface. This was when I found out that the house's front door had originally been what is now a window in the dining room. In Attachment F, on the far right, the original door cutout is evident below the window.

At some point, the entry door was moved to the front side of the house and a former owner added a poorly-designed brick stoop that was 5' wide and 6' deep (landing & steps) with unevenly-sized steps and no railing. (Attachment A) Friends with hip a/o knee problems could not use the steps without help.

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:

An extended roof covering over my front door has been something I knew I needed from the first heavy rain after buying my house in January 2007. The original roof was replaced in 2009 and I talked to the roofer about adding a portico. At the time I believed that the cost was prohibitive. I was wrong.

The footprint of the porch is 3 feet deeper (but will be 2 feet when stairs are corrected) than the original brick stoop. (Attachment F) Even if it was the same footprint, I will still need a covering over the door.

From my front door, the front-most part of both of my neighbors' homes are closer to the property line than my home and porch. (Attachment B)

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

As one of my neighbors said, "The porch looks like it's always been there." I have received countless compliments on the porch. I want my house to help improve its looks, its value, and its appearance in the neighborhood. The porch has done this.  
(Attachment E)

Above all, the porch now protects me from the elements.

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

About 3 or 4 years ago, I noticed the wood floorboards at the left of the door had become dark and damp. Upon closer investigation, and the removal of the entire casing, I discovered extensive water damage under both sides of the door frame. Whatever studs had been there to support the door, were totally rotted out. Because it was a weekend, and I could not do anything else about it, I basically filled the holes with pieces of wood and spray foam, and filled the missing flooring with wood putty. I chipped out the putty and pulled out the spray foam to take pictures of the damage on the left side. (Attachments C & D)

It took until September of 2022 for me to find and hire a carpenter to rebuild the part of my deck that had been damaged by Hurricane Sally. I told him about my front door rot issues and my belief that a portico would correct both the stoop and rot problems and give me (and the house) protection from the rain. I had taken dozens and dozens of pictures of porticos and knew what I wanted. I had even bought an extra bundle of shingles when my roof (Sally) was replaced in May '21. He was due to start another job after fixing my deck, but the homeowners decided to postpone. Since he now had the time, he said he could fix the front door/stoop issue. I was due to leave soon for Korea to see my only grandson for the first time in 16 months, and he promised it would get done before I left. The thought of getting a permit never ever crossed his mind, and certainly not my mind. Once he got the materials, he had a wild hair that instead of a portico, I needed a porch big enough for rocking chairs. He wore me down and sweetened the deal that he wouldn't charge me for labor if he built a porch instead of a portico. He finished a few days before I left for Korea.

When he saw the damage below the door (Attachment C) he told me that it would be best to replace the rotted wood surrounding my front door when the siding\*\* was removed. If he had done it while building the porch, the removed siding would be evident around the door. He was to start replacing the siding (and correcting the rot issues around the front door) beginning in mid-December after I had returned from Korea and he had finished his already scheduled jobs.

But, before he could begin, he was offered a great 3-6 months job working on hurricane repairs in Fort Myers. I contacted him in early January after I had received the notice

from Code Enforcement and had spoken with two different people on the 5<sup>th</sup> floor. He apologized profusely and promised to make everything right when he returned. His contract was extended and he is now due to return to the Pensacola area in late December.

I will apply for a permit for the porch only when I know he's back in town. Each and every time I've spoken with him, he's apologized and reiterated his promise to make things right—including making sure it's all built to code. When the porch is corrected, I'll get the permit for the siding.

**\*\*Sally had also damaged the asbestos siding in the southeast corner of my house. A previous owner had incorrectly installed Hardie over the asbestos siding on the north (front) and on part of the west side of the house. When I bought the house, the entire lower edge of the asbestos siding on the back was damaged. Since there were two different types of siding on the house, Sally's damage let me know that it was time to get all of the siding replaced after I had the asbestos removed. I have researched US EPA and Florida's laws on asbestos abatement. I had the asbestos tested and sent the results to Perdido Landfill. I have been in contact with both local and state entities about the correct removal and disposal. I have all of the necessary protective clothing/masks along with the required 6 mil bags, and have contacted the Perdido Landfill about the proper disposal.**

The asbestos siding will not be removed until the carpenter is ready to begin re-siding. Before then, I had wanted to remove the overly-nailed and poorly cut Hardie boards (and leave the asbestos) but was told that I cannot remove siding until I have the permit to add siding.



Additions to Variance Application for 1707 E Scott Street

A. House from original appraisal report 2007:



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

1707 E Scott St  
Lot 7 and E 20' of Lot 6, Block 297, New City Tract  
Pensacola, FL 32503-5426

**FOR:**

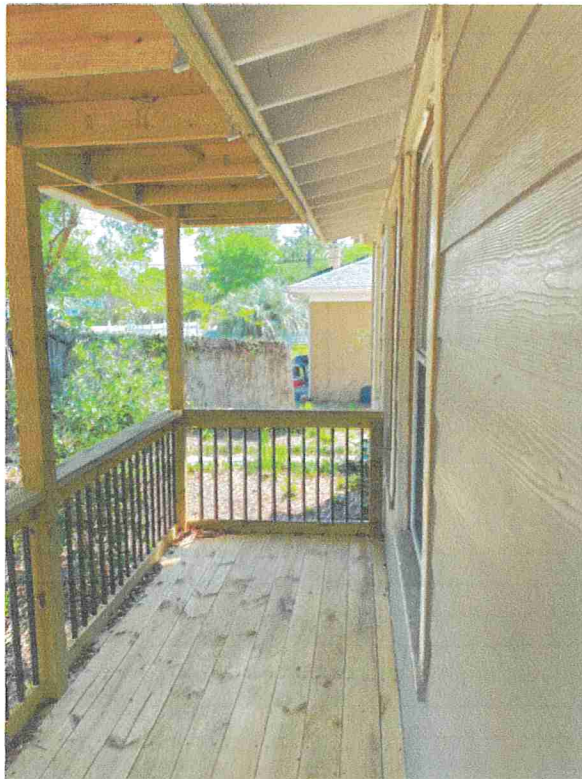
Aegis Wholesale Corp.

**AS OF:**

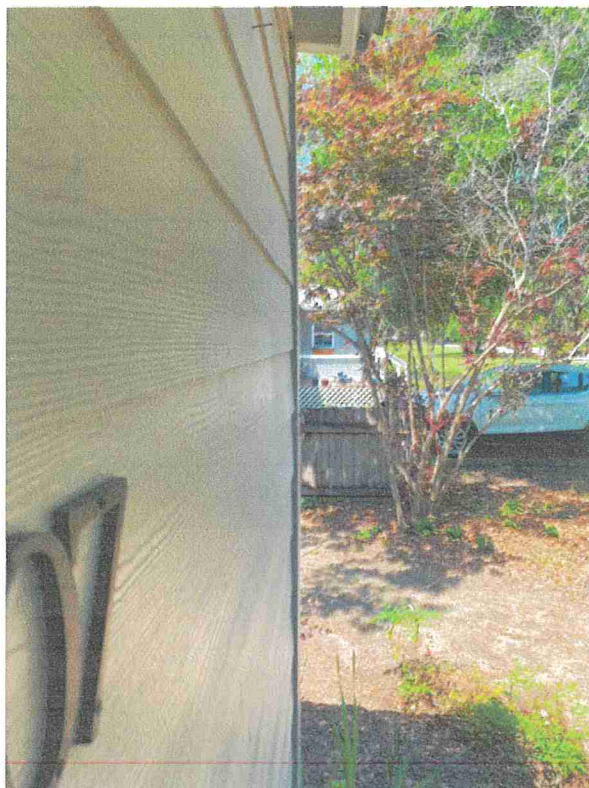
1/4/2007



- B. Front-most part of neighbors' homes:  
To east:



To west:



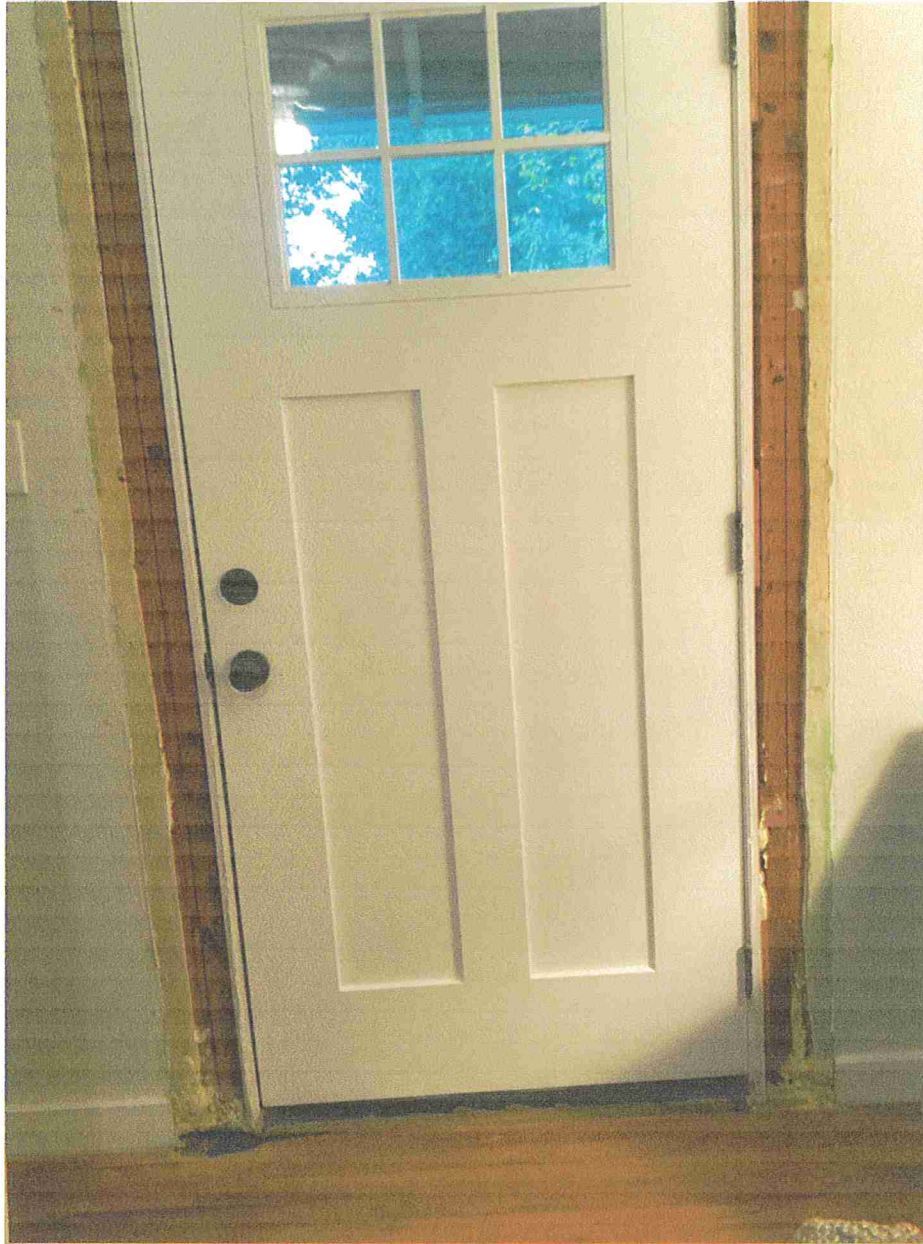
C. Water damage below front door exterior views (September 2022):





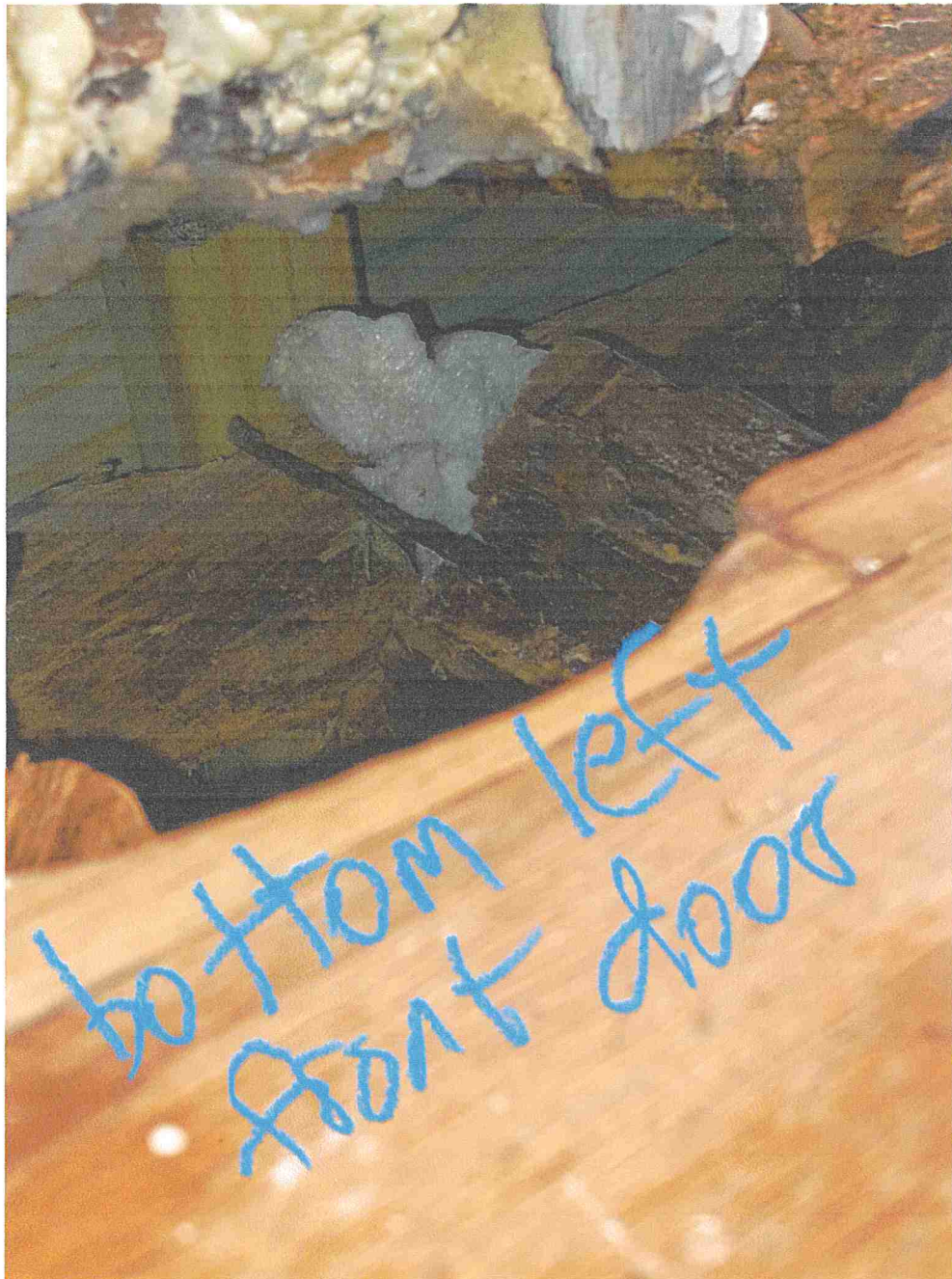


D. Water damage below front door interior views (September 2023):



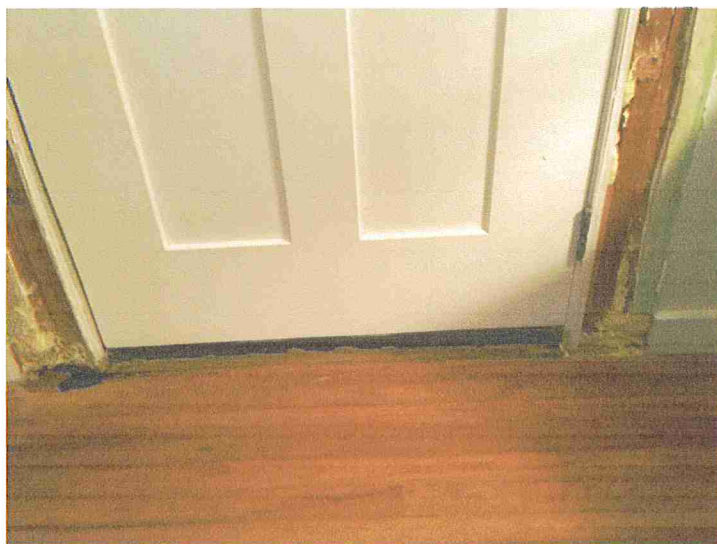
Picture taken before I chipped out the wood putty and spray foam on bottom left.







Close up of rotted stud "holding" up the door.



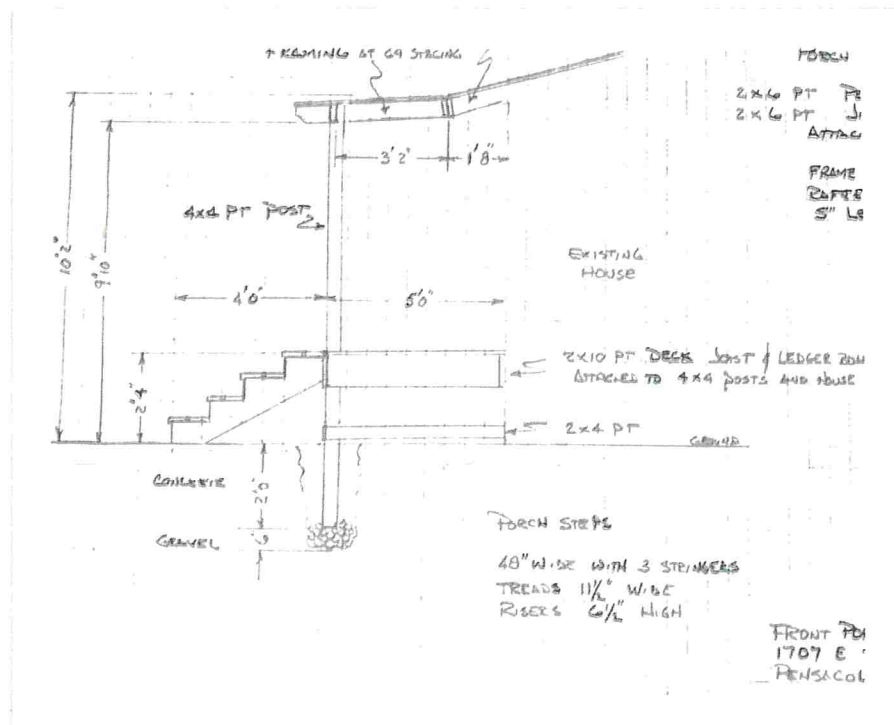


Additions to Variance Application for 1707 E Scott Street

E. Photo of house with porch March 2023:



F. Contractor's drawing of steps (risers/treads):



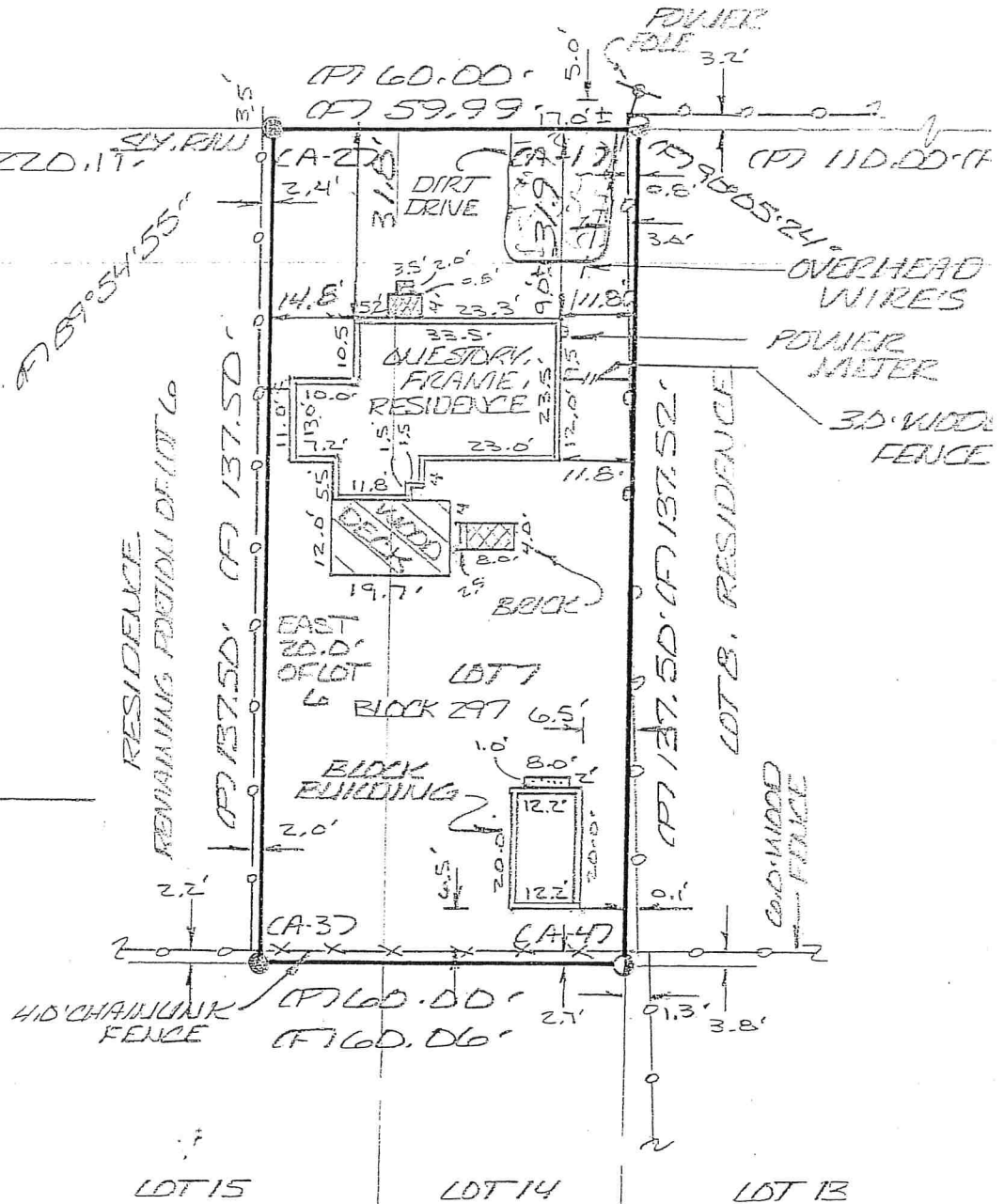




(P) SCOTT STREET (BO. DRAW)  
(A) EAST SCOTT STREET

Survey presented

ANGLE DATA  
90°00'41"  
90°01'01"  
89°59'56"  
89°58'22"



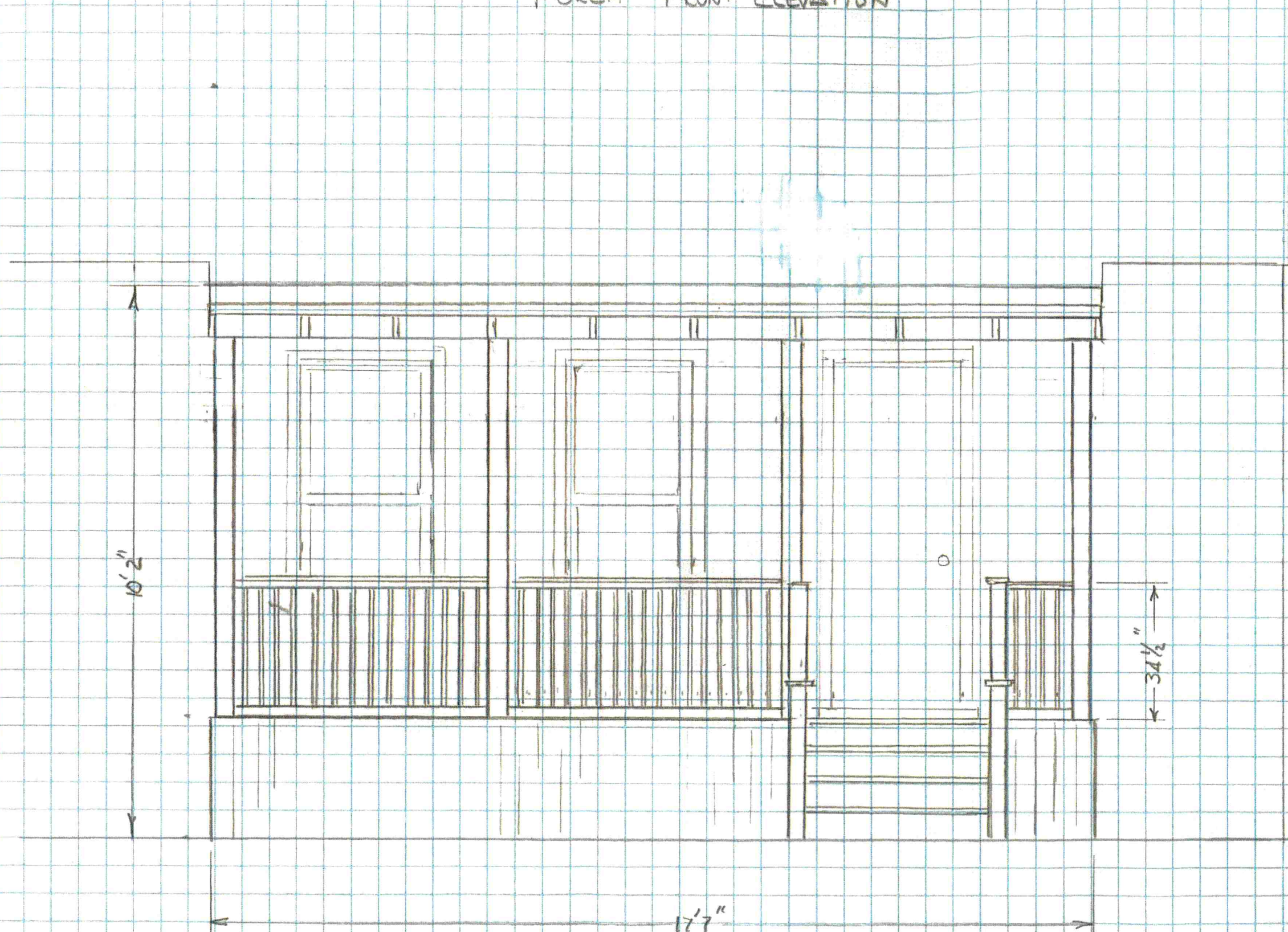
## LEGEND.

- (F7)-FIELD R/W-RIGHT OF WAY A-ANGLE  
 1/2" 112" CAPPED METAL ROD 4882  
 1/2" 112" CAPPED METAL ROD 7092  
 1/2" 58B" CAPPED METAL ROD 5863  
 1/2" CAPPED METAL ROD 7092

SWINNEY &  
DAVIE  
PROFESSIONAL L  
218  
PENSACOLA  
(850) 453-4261  
D. SWINNEY



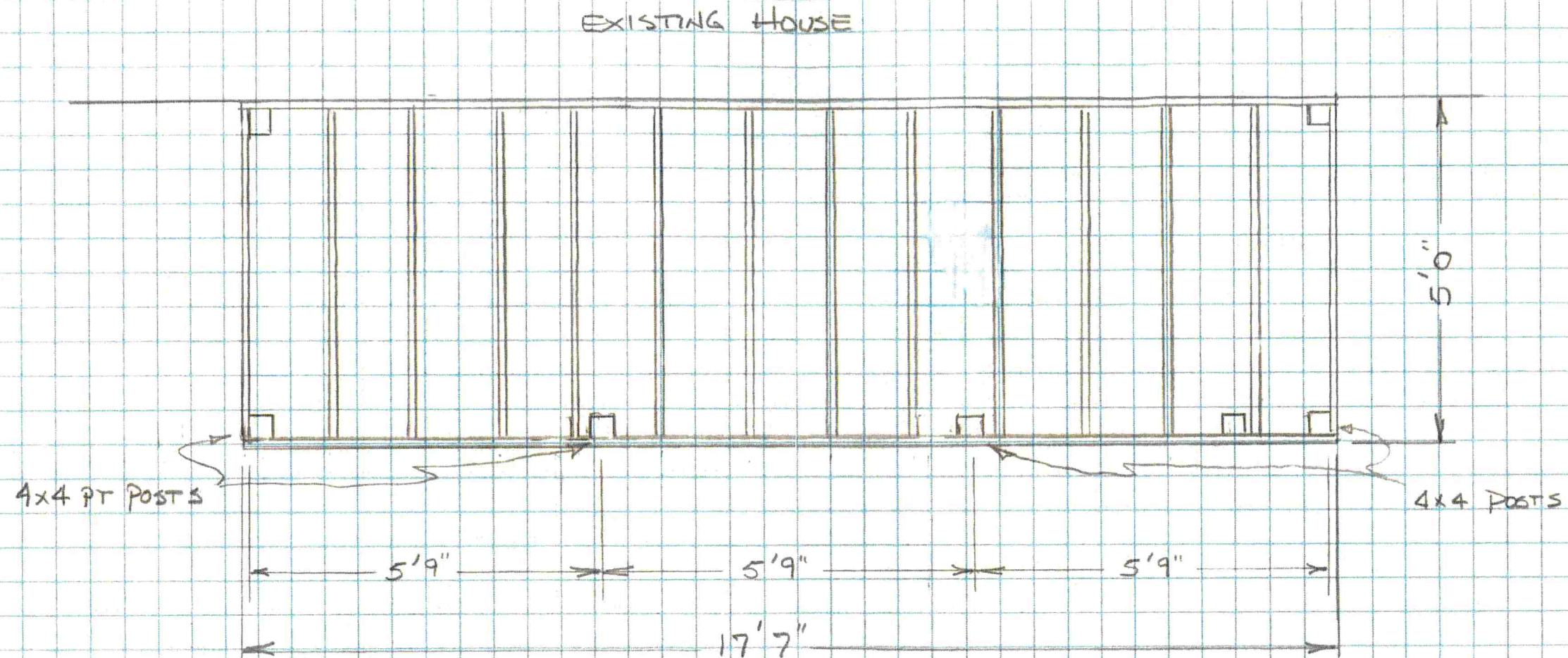
# PORCH FRONT ELEVATION



FRONT PORCH  
1707 E SCOTT ST  
PENSACOLA FL 32503



# PORCH DECK FRAME DETAILS



## PORCH DECKING

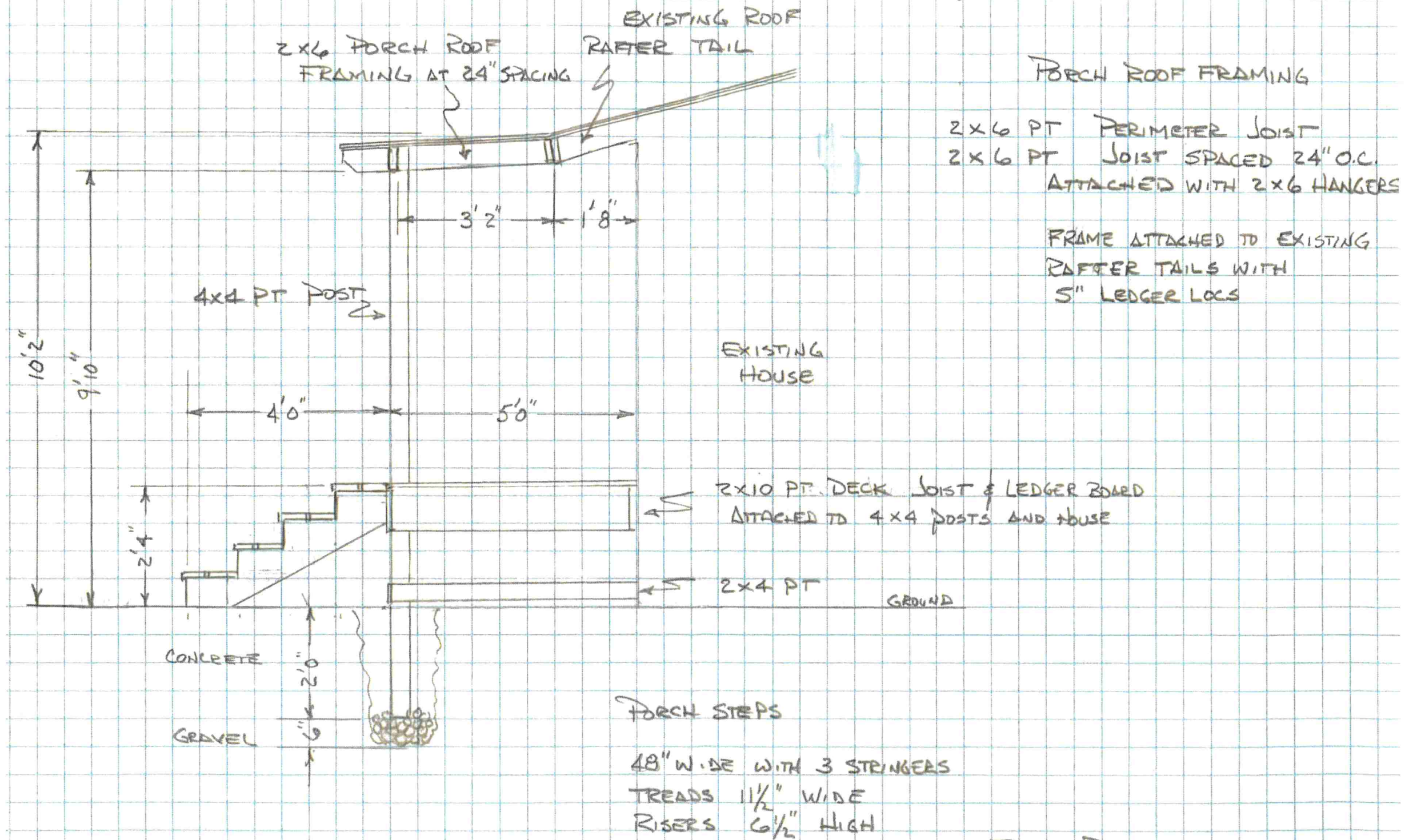
1x6 TREATED DECK LUMBER  
ATTACHED WITH COATED  
DECK SCREWS

2x10 PT PERIMETER JOIST BOARDS ATTACHED  
TO 4x4 POST WITH 5" LEDGER LOCS  
2x10 PT LEDGE BOARD ATTACHED TO EXISTING  
HOUSE FRAME WITH 5" LEDGER LOCS  
2x10 PT JOIST SPACED AT 16" O.C. ATTACHED  
WITH 2x10 JOIST HANGERS

FRONT PORCH  
1707 E SCOTT ST  
PENSACOLA FL 32503



# PORCH SIDE ELEVATION VIEW AND DETAILS



FRONT PORCH  
1707 E SCOTT ST  
PENSACOLA FL 32503



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 23-00802

Zoning Board of Adjustments

10/18/2023

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**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 10/12/2023

**SUBJECT:**

ZBA 2023-019  
3651 Scenic Highway  
R-1AAAA

**BACKGROUND:**

Mr. Tim Daniel on behalf of the homeowner is requesting a reduction to the north side yard setback from 8 FT to 4 FT 2 INCHES to accommodate a carport addition.

The carport addition would give the homeowner access to the side entry of the home and allow elevator access without navigating the stairs.

Supporting documentation has been provided for review.



☐ Gateway Review Board**VARIANCE APPLICATION**

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

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



2023-019  
 ZBA

**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) 12-3-3 Table 12-3.1 Zoning RIADAAA

**(To be Completed by Applicant)****The Applicant requests consideration of the following variance request(s):**

Property Address: 3651 Scenic Hwy

**Current use of property:** Single Family Residential**1. Describe the requested variance(s):**

The client is requesting a primary structure side yard setback variance. Due to health issues, the client is requesting a variance to reduce to side yard setback on the northside of the property to 3'-10", thus granting a reduction of 4'-2". This request is to allow a covered carport to be added to the side entry of the home, giving the client access to the side entry and newly installed elevator.

**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 residence has a detached garage, however, due to a tragic accident, the client needs a covered parking that allows access to side entry limiting their path of travel on the steep driveway. The homeowners currently have an addition permitted and in construction as they have had to build a new

master suite on the main level so that the homeowner can navigate the home. An elevator has to be installed in the lower-level room to give them access to the main level. This carport will allow them access to the elevator without navigating stairs and other obstacles so that he can be at home and have some form of travel within it.

**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:**

This request will give the homeowner the ability to access his home and enjoy its amenities like other homeowners. Unfortunately, the clients had a life changing accident that has caused them to have to retrofit their home in order to function as normal homeowners.

**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 carport is designed in a way to ensure proper drainage as to not impede on their neighbors. The request still leaves green space between the structure and fence. No changes to the neighbor's line of site from their property.

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

In addition to the medical necessity, the slope of the property limits the homeowner on where their carport can be placed and still allow access to the room with the elevator.

Application Date: 09/27/2023

Application Date: 09/27/2023

Applicant: Tim Daniel (Tim Daniel's Reflection Home Designs & CAD Services) Representing Homeowner

Applicant's Address: 1721 Amanda Lane, Cantonment Florida 32533

Email: timdanieljr83@gmail.com

Phone: 850-417-5332

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

DocuSigned by:



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Property Owner: Thomas Notaro

Property Owner's Address: 3651 Scenic Highway, Pensacola, FL 32504

Email: gtgcabin@gmail.com

Phone: 850-450-0640

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**

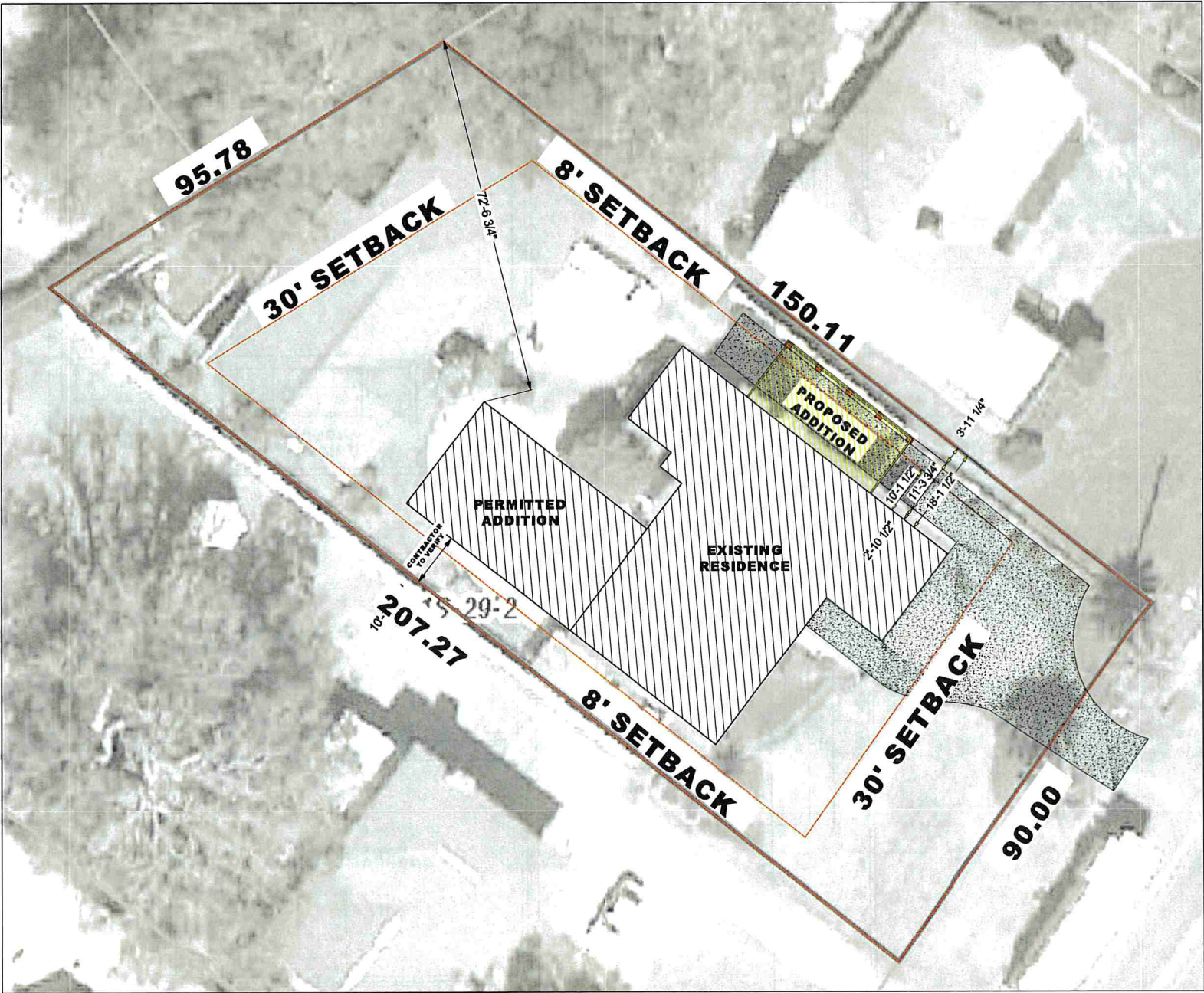
**Mail to: P.O. Box 12910 \* Pensacola, Florida 32521**



NOTARO RESIDENCE  
3651 SCENIC HWY. PENSACOLA FL

SCOPE OF WORK

THE HOMEOWNER IS LOOKING TO ADD CARPORT TO THE SIDE OF THEIR HOME TO ALLOW THE HOMEOWNER TO HAVE A COVERED ENTRY INTO THEIR HOME THAT IS LOCATED BY THEIR NEW ELEVATOR. HOMEOWNER WAS IN A PREVIOUS ACCIDENT THAT HAS LEFT HIM LIMITED IN HIS MOVEMENTS. DUE TO THE ACCIDENT THE HOMEOWNER HAS HAD TO INSTALL AN ELEVATOR AND RENOVATE THEIR EXISTING HOME, INCLUDING ADDING A FIRST FLOOR ADDITION OF A MASTER BEDROOM. THIS CARPORT ADDITION WILL ALLOW THE HOMEOWNER ACCESS TO HIS RENOVATED SPACE AND ELEVATOR ACCESS.







PROPOSED SITE PLAN  
SCALE: 1" = 15' - 0"

TABLE OF CONTENTS  
ARCHITECTURAL SHEETS  
SHEET 1 OF 2: COVER SHEET SITE PLAN  
SHEET 2 OF 2: PROPOSED ADDITION

SQUARE FOOTAGE  
PROPOSED CARPORT ADDITION - 445



VARIANCE REQUEST  
A SIDE YARD VARIANCE REQUEST TO REDUCE THE NORTH SIDE YARD SETBACK TO 3' - 10" TO ALLOW FOR A COVERED CARPORT FOR CLIENT.



PROJECT INFORMATION

DESCRIPTIONS:  
NAME: Notaro Residence  
FIRST DRAFT - 09/18/2023

PROJECT SCOPE  
Carport Addition  
3651 Scenic Highway, Pensacola FL 32504

REFLECTIONS Home Designs  
& CAD Services

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

DATE: 09/18/2023

SCALE: -

SHEET: 32





<b>SHEET:</b>	
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