

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.

ACCESSIBILITY: 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 436-5655 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.

Sincerely,



Leslie Statler
Planner
Secretary to the Board

PLANNING SERVICES

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

August 21, 2019

MEMBERS PRESENT: Clayton Taylor, Boyce White, Jonathon Wiggins, Steven Sebold, Troy Stepherson, David Del Gallo, Chris Lonergan, Steven Shelley, Robby Williams

MEMBERS ABSENT: None

STAFF PRESENT: Leslie Statler, Planner, Gregg Harding, Historic Preservation Planner, Heather Lindsay, Assistant City Attorney, Michael Ziarnek, Transportation Planner-Complete Streets

OTHERS PRESENT: Patti Cantavespre, April Skipper, Bonnie Bell, Lonna Murn

1) CALL TO ORDER/QUORUM PRESENT

The Zoning Board of Adjustment (ZBA) was called to order at 3:03 p.m. by Chairman Taylor with a quorum present. He then read the ZBA rules and instructions to the audience.

2) APPROVAL OF MINUTES

Chairman Taylor made a motion to approve the minutes from the July 17, 2019, meeting without objection, and it carried unanimously.

3) SWEARING IN RE-APPOINTED MEMBERS: David Del Gallo, Steven Shelley, and Robby Williams were sworn in by the Clerk's Office.

4) ZBA 2019-006

1201 E. Jackson Street

R-1AA

Bonnie Bell is requesting a Variance of 18.2 feet to reduce the front yard setback from 30 feet to 11.8 feet to accommodate an open, unenclosed, covered porch. Ms. Bell presented to the Board and advised she lived on a nice sized corner lot, and the porch would help in interacting with her neighbors. She provided the Board with pictures of other homes with porches in the neighborhood. Mr. White asked how she determined the size of the porch she would need since the Board needed to determine if the request was self-created. Ms. Bell stated it would be 14' long by 8' wide; she explained a larger porch was not within her budget. Chairman Taylor asked if there were any other questions. Ms. Statler advised the front yard

average for this block was approximately 19 feet. With no speakers, **Mr. Del Gallo made a motion to approve the variance stating it was unfortunate that the builder constructed the house 20' off the property line, and if you go down that street, a lot of those houses are encroaching closer to the street, and everyone has a front porch; this would not be a self-created situation, and the porch would fit in nicely. He pointed out the signatures of the neighbors endorsing the structure. Mr. Lonergan seconded the motion and stated in driving the area, there were around 20 homes that look exactly like what Ms. Bell was wanting to do, and for whatever reason, on Jackson Street, the porches were constructed up to the sidewalk. Mr. Shelley also agreed with the variance, and Mr. Williams pointed out the property was more noticeable because it did not have a porch. The motion then carried unanimously.**

5) ZBA 2019-007

1215 E. Scott Street

R-1AA

Timothy DuFrain is requesting a Variance of 0.5 feet to reduce the east and west side building setbacks from 6.0 feet to 5.5 feet to accommodate the residential duplex foundation as constructed as well the exterior wall finish (siding). The reasons for the applicant's request are two-fold and are the corrective action for a field error as well as a design error.

Mr. DuFrain presented to the Board and stated the front north side on the left was 3" too close on the corner. The south side on the right was 1/16" and even if he had a slight variance, it was brought to his attention that the drawing was showing 48' wide on the foundation and framing. If they added siding, they were out of compliance immediately. They were asking for 6" on either side to accommodate finished wall materials. He pointed out the error begin with the string lines for the foundation. Chairman Taylor referred to the letter from the neighbor, Ms. Cassedy, who had some reservations regarding the variance. Ms. Cantavespre, the owner, had spoken to the neighbor since the building she owns was on Ms. Cantavespre's property. But this situation had nothing to do with the fact that the neighbor built on the property in question.

Mr. Wiggins asked if there was any protocol for anyone who wanted to speak in these meetings but was not able to attend, and Ms. Statler stated there was not, but the meeting was properly noticed. Ms. Cantavespre advised she owned a small house on the property for 20 years which she rented out. When the renters left, and since the house was old, she decided to develop it. Chairman Taylor asked if there was any estimate if they chose to put the foundation in compliance. Mr. DuFrain advised they were actually ready for permitting to inspect. Mr. White asked where the house was that encroached on her property, and Ms. Cantavespre stated it was at the southeast corner.

Mr. DuFrain provided the Board with an updated site plan. Ms. Statler explained the issue with the neighbor's building was with the roof overhang and how close the roofs would be to each other. She also stated staff could grant an administrative variance but only on one side, and neither side met the setbacks.

Mr. Lonergan confirmed if the variance was for one side, this would not be an issue.

Mr. DuFrain pointed out it this was a 60' lot with a 48' building and would not account for the siding. The architect had explained they would have 6' on each side. Mr. Del Gallo pointed out the Board had a foundation plan not stamped by an engineer. Mr. White pointed out with the variance, both sides would be 5.5' and Ms. Statler stated if this had been for one side, staff would have granted the administrative variance.

With no speakers, **Mr. White made a motion to approve the variance since it was not intentional and not self-created, staff could have approved it if they were able, and it would be an unnecessary hardship**

for the applicant. Mr. Del Gallo seconded the motion and stated the builder should have realized the foundation should have been smaller. He also pointed out if they were within 10' of someone's building, there must be fire-rated walls, and he encouraged Mr. DuFrain to get with the Building Official to address this. The motion then carried unanimously.

DISCUSSION

ADJOURNMENT

There being no further business, the meeting adjourned at 3:38 p.m.

Respectfully Submitted,



Leslie Statler
Planner
Secretary to the Board

PLANNING SERVICES

Zoning Board of Adjustment

MEMORANDUM

TO: Members, Zoning Board of Adjustment

FROM: Leslie Statler, Planner 

DATE: September 10, 2019

SUBJECT: ZBA 2019-008
815 North 15th Avenue
R-1AA

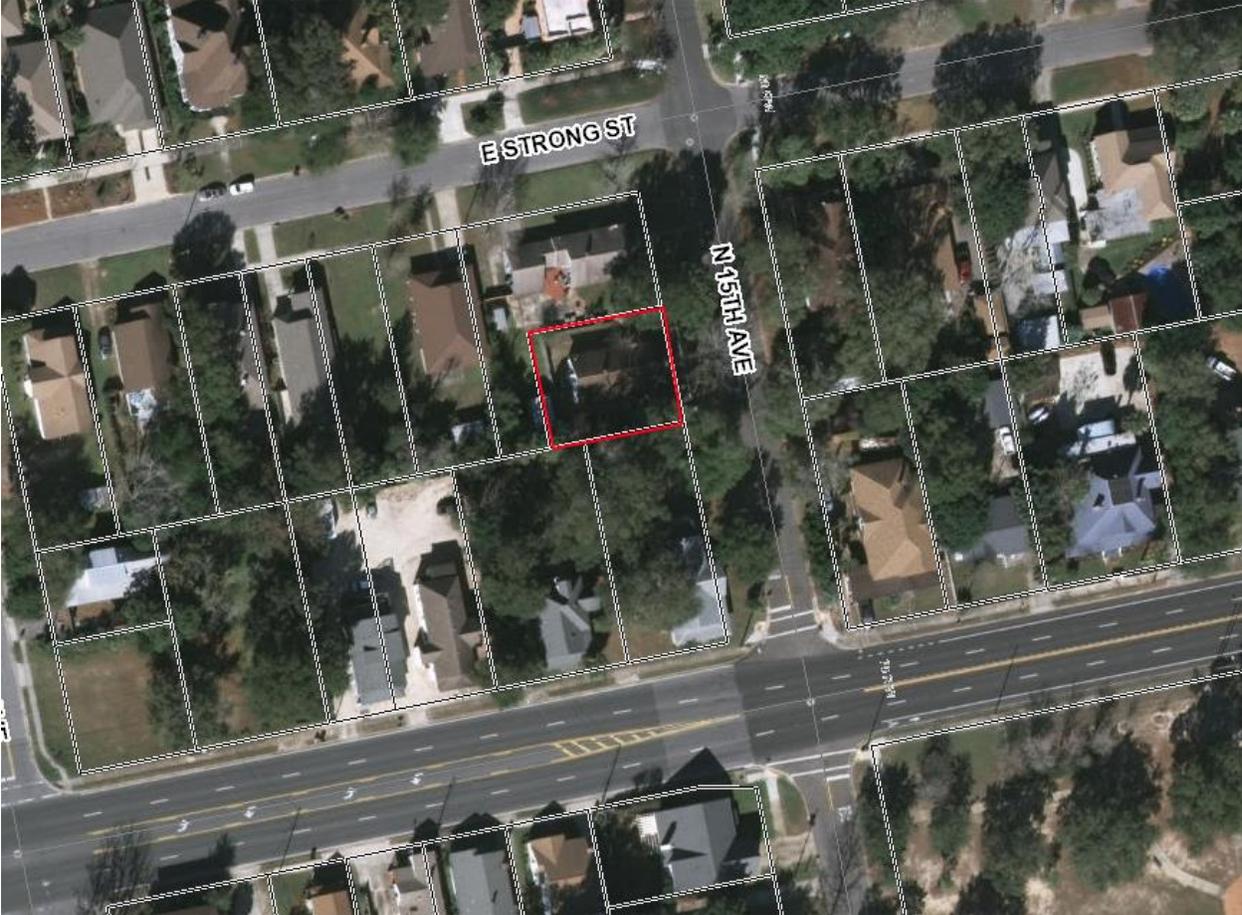
BACKGROUND

James & Lonna Murn are requesting the following Variances to accommodate an addition to an existing non-conforming accessory structure: (1) to reduce the front building setback from 30 feet to 23.5 feet; and (2) to reduce the side building setback from 6 feet to 2.5 feet. The applicants wish to expand their existing non-conforming detached garage; the garage is approximately 2.5 feet from the side property line. The proposed site plan indicates the addition will not extend forward of the residence on the lot. It will also follow the plane of the side of the garage.

There are unique circumstances with the lot and the structures on the lot. The lot is unique in that it is extremely shallow for the adherence of the district standards. At 80 feet in depth, the buildable area of the lot is 20 feet in depth after the front and rear yard requirements have been met. Additionally, this lot is not undersized for the district and is not eligible to utilize the "lot of Record" reductions. With respect to the existing structures on the lot, both the primary and the detached garage extend into the minimum required front and rear yards. Accessory structures may be located within the rear yard; however, they must maintain the side setback for the principle structure when they encroach into the buildable area. The garage is currently located 2.6 feet from the property line. The applicants are requesting an additional 0.1 ft to accommodate for an exterior finish.

Attached you will find all materials as submitted attached for your review and consideration.

815 North 15th Avenue





- 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**. Checks or money orders should be made payable to the **City of Pensacola**.

** The Applicant must provide eleven (11) copies of any documents larger than 8½ x 11 or in color.*

(To be Completed by Staff)

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

Section(s)/ Tables(s) Sec. 12-2-4/ Table 12-2.2 Zoning R-1AA

(To be Completed by Applicant)

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

Property Address: 815 N. 15th Ave. Pensacola, Florida 32501

Current use of property: Primary Residence

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

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 answers *

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 answers *

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 answers *

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

* See attached answers *

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.

"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 to allow the City time to provide the requested services."

APPLICANT INFORMATION

Name: JAMES MURN / Lonna Murn

Address: 815 N. 15th Ave.

Pensacola, Florida 32501

Telephone Number: 251-223-6422

James Murn
Applicant's Signature

PROPERTY OWNER INFORMATION

Name: James Murn / Lonna Murn

Address: 815 N. 15th Ave.

Pensacola, Florida 32501

Telephone Number: 251-223-6422

James Murn
Property Owner's Signature

Variance Application-Zoning Board of Adjustment
James & Lonna Murn
815 N 15th Ave.
Pensacola, FL 32501

1. **Describe the requested variance(s):** We are requesting the following variances: **(a)** reduce the front setback from 30 feet to 23.5 feet, and **(b)** reduce the side setback from 6 feet to 2.5 feet so we can extend our existing detached garage forward.

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:** Our home is a Craftsman-Style Bungalow and was constructed in 1928. The existing garage sits on the lot at a slight angle and goes from 2.6' to 2.7' as you move east along the south property line. The rear of the existing garage is 2.9' off the west property line on the NW corner. Although the lot was in the current configuration prior to July 1965, we cannot apply the Lot of Record setbacks because it is not undersized for the district. We are hoping to extend the garage forward so we can store an additional vehicle inside, as well as our lawn equipment/tools and miscellaneous outdoor items. We feel extending the garage forward will not only improve the property's use and value, it will also allow us to better maximize our limited space. Having such an "irregular shaped" lot that doesn't meet the current zoning of R-1AA, poses a special challenge due to the fact our home and detached garage are already extending outside of our "buildable area. When we purchased the home in 2018 all existing structures were in place. The special conditions and circumstances with our property are in no way a result of our actions.

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:":** Granting the minor encroachments into the side yard setback to properly align with the existing structure will allow an addition to be true to line with the existing structure as if it was built in the early 1900's. The literal interpretation of the ordinance will result in a noticeable jog in the south wall and roof to the structure bringing the addition closer to the home and away from the existing driveway. Our goal is to make a minor addition to the front of our existing garage that is virtually indistinguishable as an addition.

4. **Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:** Our garage addition will remain within our 6' privacy fence and does not extend beyond the front of our house. The addition will be further from the street and sidewalks than both

garages across the street, and it won't become closer to any existing structures owned by others. Granting the requested variance will allow the addition to be constructed in line and plane with the existing structure, and will result in an addition that is historically conforming to the neighborhood. We've provided signatures from our surrounding neighbors stating they have no objection to us extending our garage.

5. **Explain what other condition(s) may justify the proposed variance(s):** If we were allowed the "lot of record" provisions for reduced setbacks, we would only need one of the two variances requested: **(a)** reduce the side setback from 4 feet to 2.5 feet. The variance granted is the absolute minimum. The requested 2.5' variance is to allow for alignment of the existing plane of the building and an exterior finish of Hardie lap siding to match the house.

August 25, 2019

We, James and Lonna Murn, who live at 815 N 15th Ave would like to extend our current detached garage in order to be able to store an additional vehicle and other yard items. The current garage is block type construction. We would like to extend the garage so that the front of the garage aligns with the front of the house. During this process, we would like to add hardy board to the entire structure and paint it the same color as the house. In addition to extending the garage, we would like to add an attached covered screened porch to the back of the house. The Western facing back of the house gets extremely hot in the afternoon and a porch will block this sunlight and heat from entering our kitchen glass door. This space will also allow us and our animals additional outdoor space attached to the home. We will need to go before a variance board for both of these additions to get approval. If you have no objection to us adding these improvements to our home please sign below. Thank you.

Brian McDonough 1502 EAST STRONG ST. *[Signature]*
Nick Clifford 1426 E CERVANTES ST *[Signature]*

Mike Repton ~~800~~ 415 E Strong St
WADE + MELISA DAVDRIDGE 1411 E STRONG ST

[Signature] 1417 East Strong Street
DAN DAN PANTA

Whitney + Adam Fike 1500 E CERVANTES STREET *[Signature]*

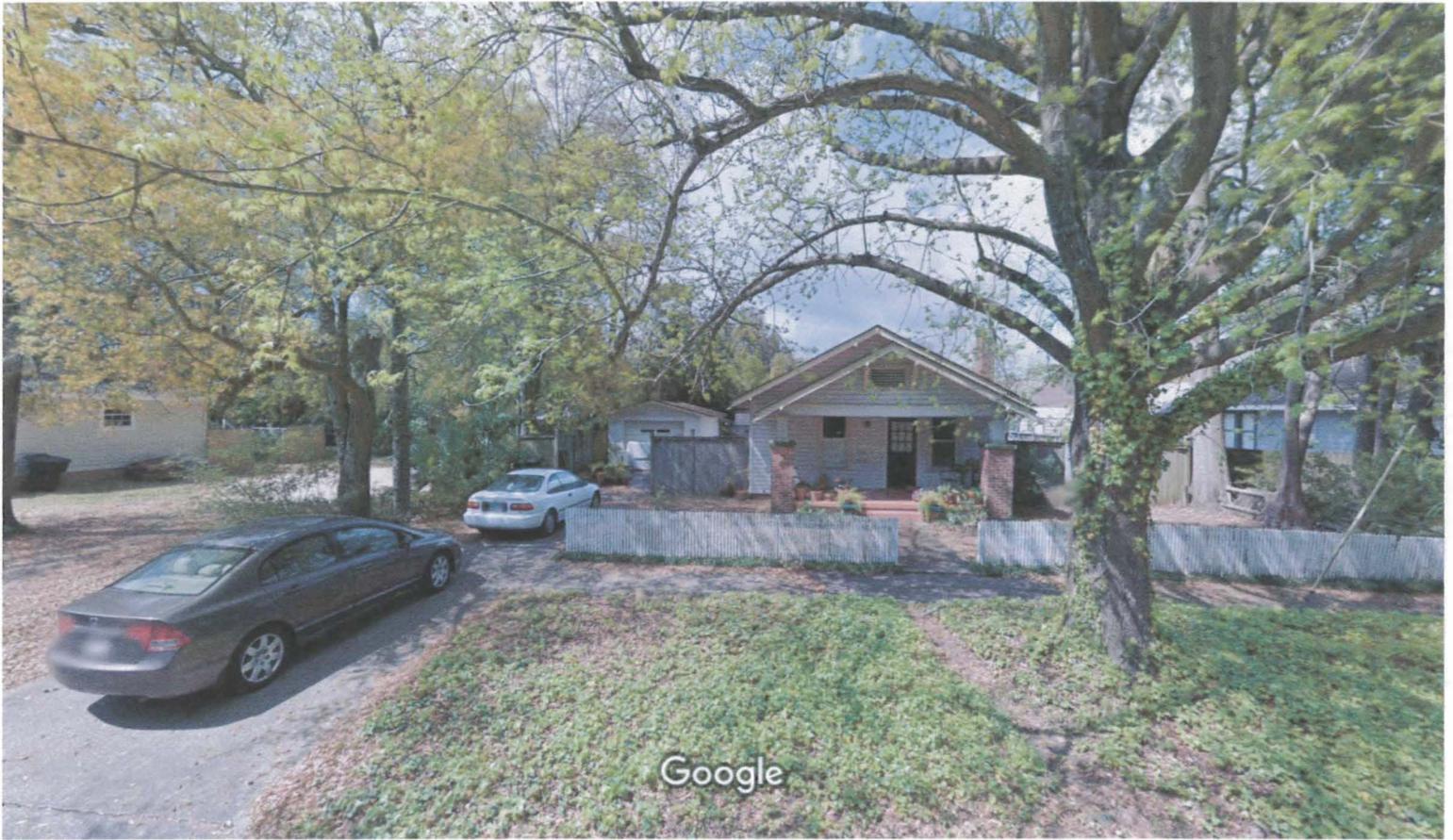
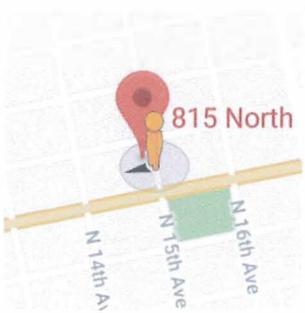


Image capture: Mar 2015 © 2019 Google

Pensacola, Florida



Street View - Mar 2015





Street view of home when we purchased May 2018

Recent street view of home- August 2019





No Search Results.

Identify Everything Shown

Strong St

1498

899

N 15th Ave

Show Imagery Slider



1:564

0 20 40ft

--Show County--

 → 815 N.15th Ave.







Facing East

Facing East/ Southeast





Facing North



Facing South

Street view of area between garage and neighbor to the South





Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

[Back](#)

← Navigate Mode Account Reference →

Printer Friendly Version

General Information
Reference: 000S009025009113
Account: 140849000
Owners: MURN JAMES P
Mail: 231 WEDGEFIELD CIRCLE
 MAPLE HILL, NC 28454
Situs: 815 N 15TH AVE 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|----------|----------|-----------|----------|
| 2018 | \$81,510 | \$52,266 | \$133,776 | \$56,931 |
| 2017 | \$71,500 | \$48,063 | \$119,563 | \$55,761 |
| 2016 | \$48,400 | \$47,276 | \$95,676 | \$54,615 |

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|-----------|------|-------------------------------|
| 05/18/2018 | 7903 | 1235 | \$180,000 | WD | View Instr |
| 03/19/2018 | 7871 | 532 | \$100 | OT | View Instr |
| 02/20/2018 | 7857 | 542 | \$100 | WD | View Instr |
| 08/1996 | 4039 | 828 | \$60,000 | WD | View Instr |
| 04/1986 | 2213 | 880 | \$100 | CJ | View Instr |
| 01/1968 | 385 | 633 | \$9,100 | WD | View Instr |
| 01/1966 | 319 | 175 | \$4,500 | WD | View Instr |

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions
 HOMESTEAD EXEMPTION

Legal Description
 S 68 FT 9 IN OF LTS 9 10 BLK 113 NEW CITY TRACT OR 7903 P 1235 CA 48

Extra Features
 BLOCK/BRICK GARAGE
 UTILITY BLDG

Parcel Information [Launch Interactive Map](#)

Section Map Id: CA048

Approx. Acreage: 0.1263

Zoned: R-1AA

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

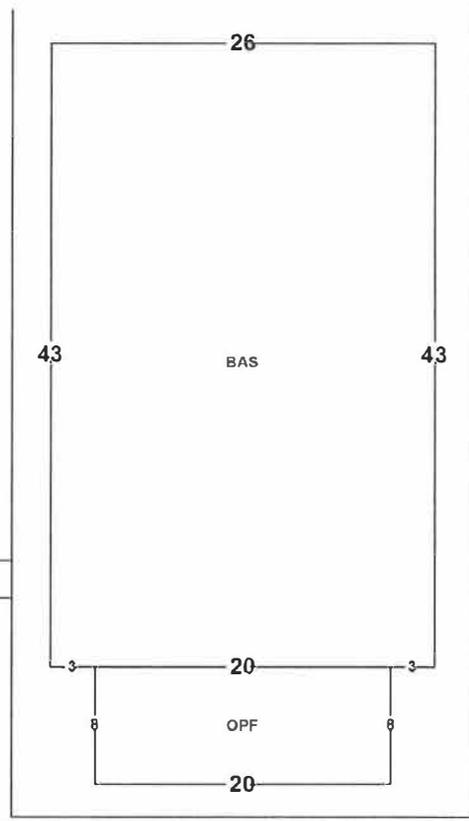
Buildings

Address: 815 N 15TH AVE, Year Built: 1928, Effective Year: 1990

| Structural Elements |
|------------------------------|
| DECOR/MILLWORK-ABOVE AVERAGE |
| DWELLING UNITS-1 |

EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1278 Total SF
BASE AREA - 1118
OPEN PORCH FIN - 160



Images



5/3/19

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:08/09/2019 (tc.41650)

REAL ESTATE-1965

STATE OF FLORIDA
COUNTY OF ESCAMBIA

PLAY BOOK PAGE LOT BEGINNING
PB P LY BEG
ALONG INTERSECTION EXTENSION POINT OF BEG
ABBREVIATIONS
ALD INTER EXTEN POB
DEED BOOK PARALLEL LINE RIGHT ANGLE
DB PARL LT RT ANO

| CONTROL NUMBER | DATE OF RECEIPT | | | REFERENCE AND RECEIPT NUMBER | PROPERTY REFERENCE | | | | | | REVENUE FOR 1965 | | |
|----------------|-----------------|-----|-----|------------------------------|--------------------|-----------|-------|------------|--------|---------|---|---|------------|
| | MO. | DAY | YR. | | SEC-TION | TOWN-SHIP | RANGE | 1/4 A UNIT | PARCEL | UNIT | NAME AND ADDRESS OF PROPERTY OWNER AND DESCRIPTION OF LAND. | NUMBER | |
| | | | | | | 0 | 9025 | 13 | 112 | | | FOSTER JOSEPH A AND BENNETTA 1314 E CERVANTES ST PENSACOLA FLA CA 48 W 30 FT OF LT 13 AND E 7 FT OF LT 14 OR 50 P 482 NEW CITY TRACT BLK 112 | |
| | 5 | 16 | 66 | 53753 | | 0 | 9025 | 14 | 112 | 43314 | | HENDERSON JULIA E 1306 EAST CERVANTES STREET PENSACOLA FLORIDA CA 48 W 33 FT OF LT 14 AND W 34 FT OF LT 16 ALL LT 17 DB 528 P 538 & 539 DB 532 P 685 NEW CITY TRACT BLK 112 | |
| | 3 | 24 | 66 | 48272 | | 0 | 9025 | 15 | 112 | 43314-A | | SINGLETARY GALLAS W 1310 E CERVANTES ST PENSACOLA FLA CA 48 LT 15 AND E 6 FT OF LT 16 OR 172 P 732 NEW CITY TRACT BLK 112 | 1919 E 111 |
| | | | | | | 0 | 9025 | 1 | 113 | | | FUTRILLE JOHN B AND GERTRUDE L 1401 E STRONG STREET PENSACOLA FLA CA 48 LT 1 AND W 182 OF LT 2 DB 539 P 428 NEW CITY TRACT BLK 113 | |
| | | | | | | 0 | 9025 | 2 | 113 | | | BRIDGES EARL ELLSWORTH SR AND CHRISTEAN C 1403 EAST STRONG STREET PENSACOLA FLORIDA CA 48 E 182 OF LT 2 ALL LT 3 NEW CITY TRACT BLK 113 | |
| | | | | | | 0 | 9025 | 4 | 113 | | | PRESTON RUBY 1409 EAST STRONG STREET PENSACOLA FLORIDA CA 48 LT 4 NEW CITY TRACT BLK 113 | |
| | | | | | | 0 | 9025 | 5 | 113 | | | HAMILTON YATTIE 1413 E STRONG STREET PENSACOLA FLORIDA CA 48 LTS 5 6 NEW CITY TRACT BLK 113 | |
| | | | | | | 0 | 9025 | 7 | 113 | | | BENNETT HOYT C AND BARBARA C 1415 E STRONG ST PENSACOLA FLA CA 48 LT 7 AND W 10 FT OF LT 8 OR 15 P 319 NEW CITY TRACT BLK 113 | |
| | 3 | 2 | 66 | 45898 | | 0 | 9025 | 8 | 113 | 43315 | | GRAHAM BEATRICE W 817 N 15TH AVE PENSACOLA FLORIDA CA 48 E 30 FT OF LT 8 AND N 68 FT | |

571666 53753

32466 48272

3 2 66 45-898

111765 3791

22266 44881

0 9025 14 112

43314

0 9025 15 112

43314-A

0 9025 1 113

0 9025 2 113

0 9025 4 113

0 9025 5 113

0 9025 7 113

0 9025 8 113

43315

0 9025 9 113

43316

0 9025 11 113

FOSTER JOSEPH A AND BENNETTA
1314 E CERVANTES ST
PENSACOLA FLA CA 48

W 30 FT OF LT 13 AND E 7 FT OF LT 14
OR 50 P 482
NEW CITY TRACT

HENDERSON JULIA E
1306 EAST CERVANTES STREET
PENSACOLA FLORIDA CA 48

W 33 FT OF LT 14 AND W 34 FT OF LT 16 ALL LT 17
DB 528 P 538&539
OR 532 P 485
NEW CITY TRACT

SINGLETARY DALLAS W
~~1310 E CERVANTES ST~~ 1919 E 1st
PENSACOLA FLA CA 48

LT 15 AND E 6 FT OF LT 16
OR 172 P 732
NEW CITY TRACT

FUTRILLE JOHN B AND GERTRUDE L
1401 E STRONG STREET
PENSACOLA FLA CA 48
LT 1 AND W 1/2 OF LT 2
DB 539 P 428
NEW CITY TRACT

BRIDGES EARL ELLSWORTH SR AND CHRISTEAN C
1403 EAST STRONG STREET
PENSACOLA FLORIDA CA 48
E 1/2 OF LT 2 ALL LT 3
NEW CITY TRACT

PRESTON RUBY
1409 EAST STRONG STREET
PENSACOLA FLORIDA CA 48
LT 4
NEW CITY TRACT

HAMILTON MATTIE
1413 E STRONG STREET
PENSACOLA FLORIDA CA 48
LTS 5 6
NEW CITY TRACT

BENNETT HOYT C AND BARBARA C
1415 E STRONG ST
PENSACOLA FLA CA 48
LT 7 AND W 10 FT OF LT 8
OR 15 P 319
NEW CITY TRACT

GRAHAM BEATRICE W
817 N 15TH AVE
PENSACOLA FLORIDA CA 48
E 30 FT OF LT 6 AND N 68 FT 9 IN OF LTS 9 10
NEW CITY TRACT

EVERHART HAROLD
1405 E CERVANTES STREET
PENSACOLA FLORIDA CA 48

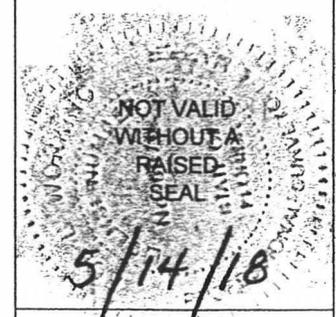
S 68 FT 9 IN OF LTS 9 10
NEW CITY TRACT

JENNINGS ANNIE
P O BOX 95
GONZALEZ FLORIDA CA 48

Is a lot of record
Kath



360 SURVEYING SERVICES
 1801 CREIGHTON RD.
 PENSACOLA, FL 32504
 850.857.4400



BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS:
 815 NORTH 15TH AVENUE
 PENSACOLA, FLORIDA 32501
PROJECT NUMBER: 1804077
DATE: 5-03-2018
FIELD BOOK: 98 **PAGE:** 9
DRAWN BY: JMD
APPROVED BY: ROB L. WORKING



SCALE: 1"=30'

SHEET 1 OF 1

LEGAL DESCRIPTION: (O.R. BOOK 7857, PAGE 542)

THE SOUTH SIXTY EIGHT FEET AND NINE INCHES (68' 9") OF LOTS NINE AND TEN (9 AND 10) IN BLOCK ONE HUNDRED THIRTEEN (113), NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 5-01-2018.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SURVEYED PROPERTY ASSUMED BEARING NORTH 80°00'00" EAST.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

| | |
|-----|-----------------------|
| (F) | FIELD MEASUREMENT |
| (P) | PLAT MEASUREMENT |
| R/W | RIGHT-OF-WAY |
| BSL | BUILDING SETBACK LINE |
| FND | FOUND BOUNDARY CORNER |

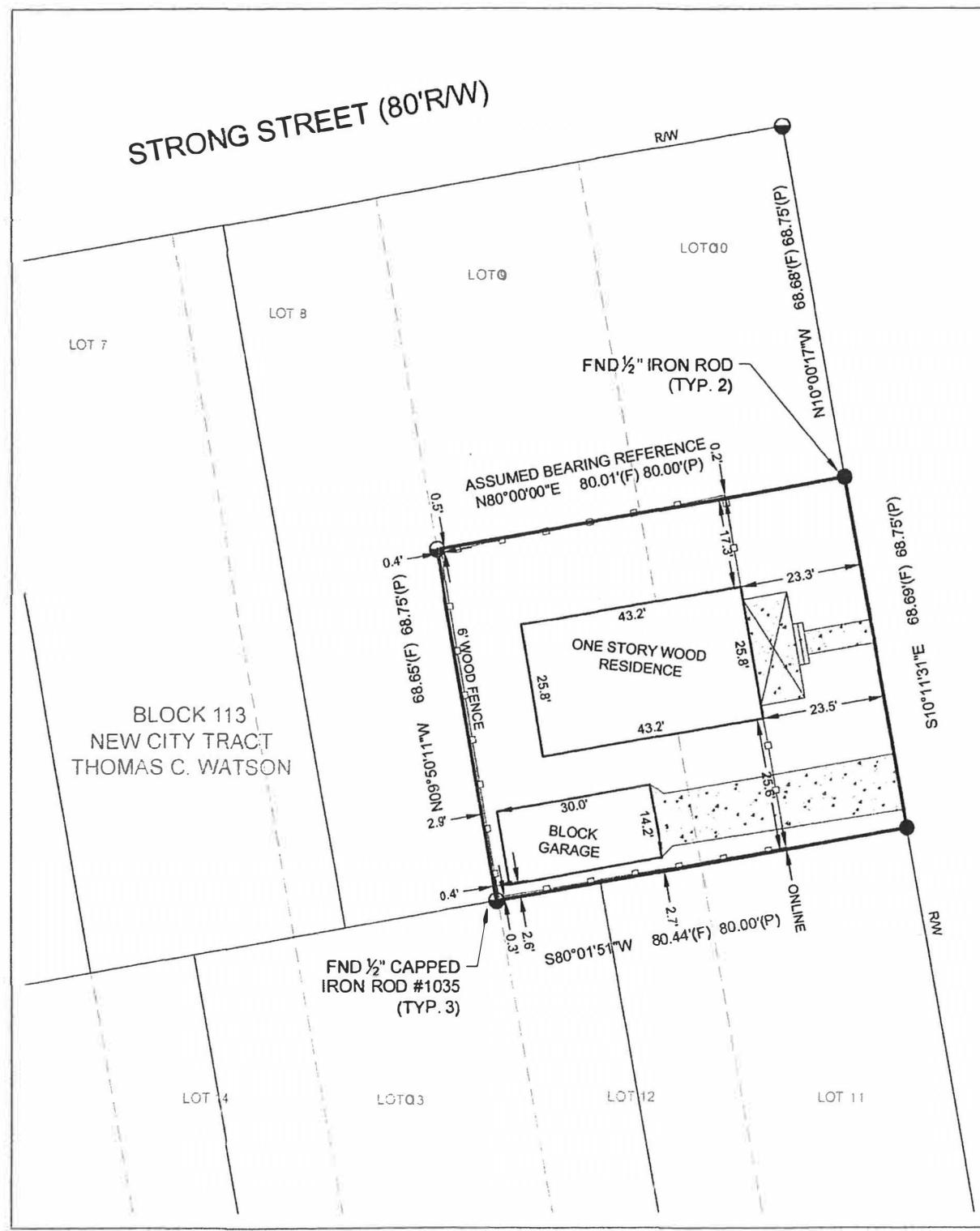
CERTIFICATIONS:

EMERALD COAST TITLE, INC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 JAMES P. MURN
 TITAN HOME LENDING

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Rob L. Working
 ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878



SCOPE OF WORK

1. CONSTRUCT WOOD FRAMED EXTENSION TO EXISTING MASONRY GARAGE.
2. COMPLETE GARAGE STRUCTURE TO BE FINISHED TO MATCH EXISTING HOUSE.

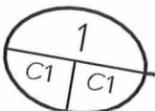
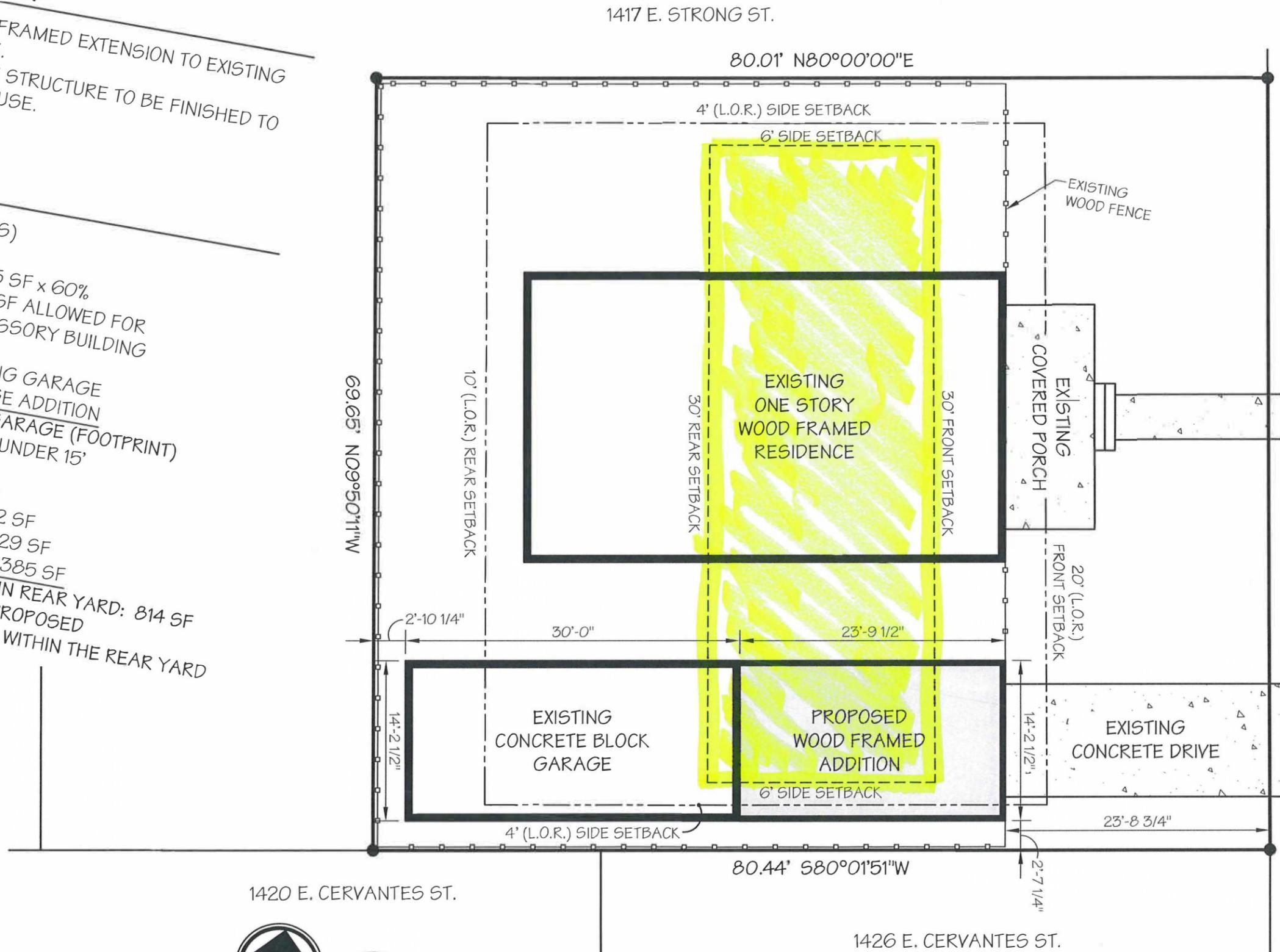
TABULATIONS

LOT: 5,509 SF (0.13 ACRES)

EXISTING RESIDENCE: 1,275 SF x 60%
765 SF ALLOWED FOR
ACCESSORY BUILDING

GARAGE: 426 SF - EXISTING GARAGE
338 SF - GARAGE ADDITION
764 SF - TOTAL GARAGE (FOOTPRINT)
GARAGE HEIGHT UNDER 15'

REAR YARD COVERAGE AT 25%:
2061 SF x 25% = 512 SF
EXISTING HOUSE: 429 SF
EXISTING GARAGE: 385 SF
TOTAL STRUCTURES IN REAR YARD: 814 SF
NO PORTION OF THE PROPOSED
GARAGE ADDITION IS WITHIN THE REAR YARD



815 N. 15TH AVENUE PROPOSED SITE PLAN

