



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

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

2023-016

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) 12-3-3 T. 12-3.1 Zoning R1A1A

(To be Completed by Applicant)

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

Property Address: 6081 Biscayne CT, Pensacola, FL 32504

Current use of property: See Attached

1. Describe the requested variance(s): Reduction of the Front yard setback from 30 Ft to 15.13 Ft for a Front porch Addition and a reduction of the rear yard setback from 30 Ft to 20 ft for an outdoor Kitchen Addition.
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

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:

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:

See Attached

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

See Attached

Application Date: 28 Aug 2023

Applicant: Lewis W Norman
Applicant's Address: 6081 Biscayne CT, Pensacola FL 32504
Email: Wes.Norman2222@yahoo.com Phone: 334-440-5217
Applicant's Signature: Lewis W Norman
Property Owner: Lewis W Norman
Property Owner's Address: 6081 Biscayne CT, Pensacola, FL 32504
Email: Wes.Norman2222@yahoo.com Phone: 334-440-5217
Property Owner's Signature: Lewis W Norman

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.

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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.

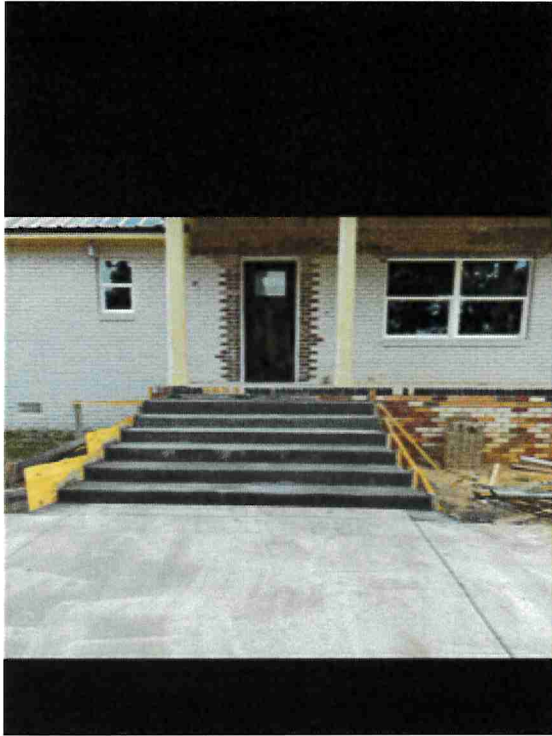
JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. 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.

VARIANCE APPLICATION

Property Address: 6081 Biscayne Ct., Pensacola, FL 32504

Current use of property: Residential

1. Describe the requested variance(s):
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 action: **Front Porch – Contractor built and attached the structure while I was working out of town (I'm active-duty Army). The structure in turn doesn't meet the setbacks and will need a variance from Drexel Road. I was not aware of the setback issues until 08/28/2023 when Leslie Statler advised me at the city. I went to the city to find out what was going on with my project since I couldn't get a clear answer from my contractor and felt that there was things being kept from me.**
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 Front Porch is already built and attached to the structure prior to knowing that it didn't meet variance standards. The Front Porch will bring curb appeal to 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: **The Front Porch does not impede on others property, view of streets, nor does it cause any property damage.**
5. Explain what other condition(s) may justify the proposed variance(s): **Contractor completed construction of the front porch. This is the main entrance to the residents and with the elevation of the front door of residence it needs a porch for entrance.**







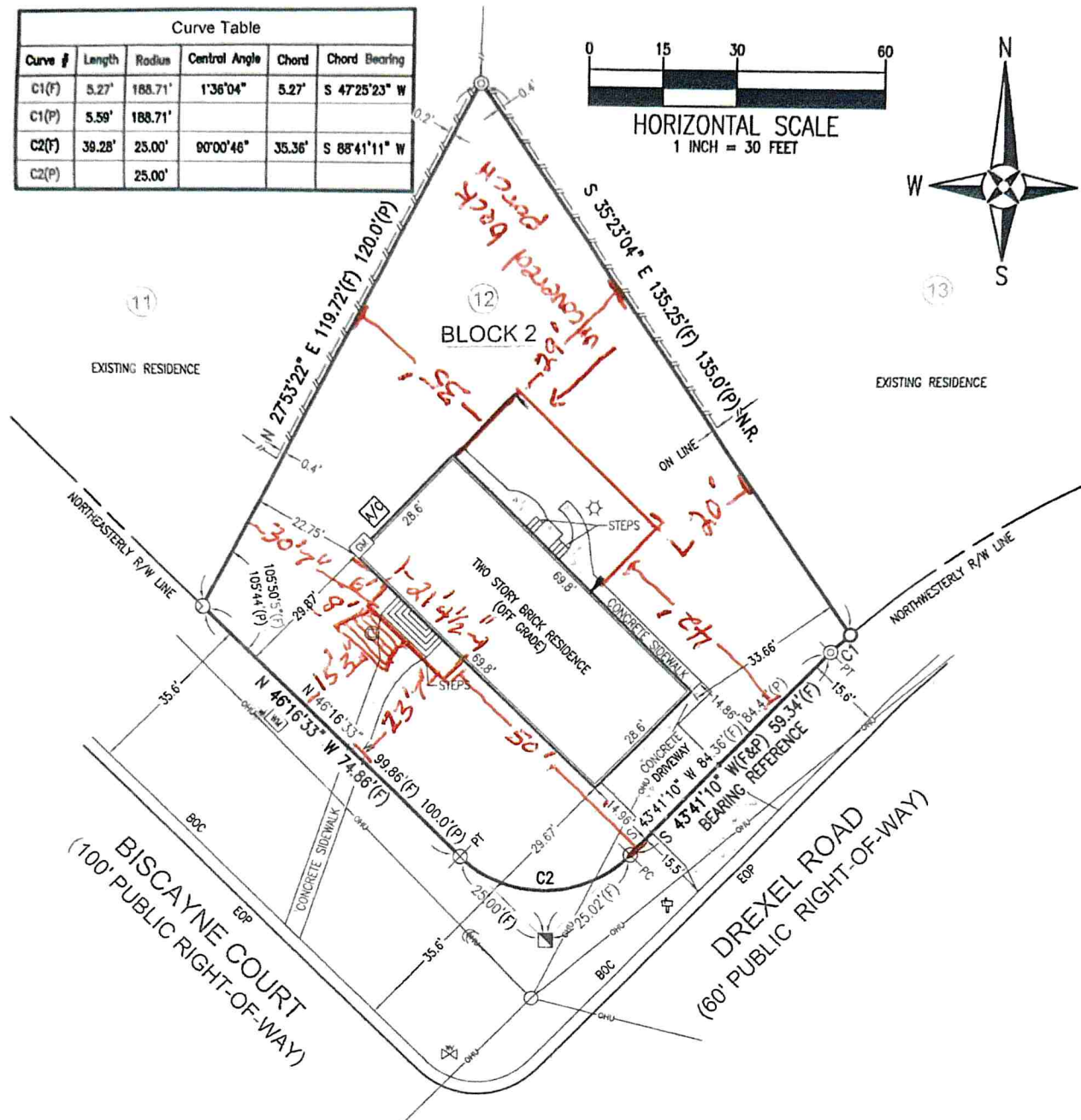
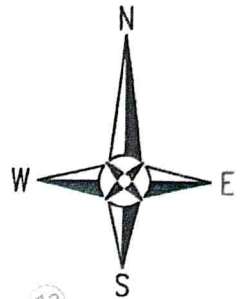
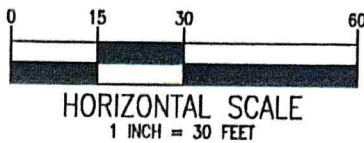
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850 438 0400 Fax 850 438 0448
EB 00009657 LB 7916

BOUNDARY SURVEY

PREPARED FOR: WES NORMAN
REQUESTED BY: WES NORMAN

PROJECT:	2021.005
FIELD SURVEY DATE:	02/03/2021
SECTION:	33
TOWNSHIP:	1 SOUTH
RANGE:	30 WEST
COUNTY:	ESCAMBIA

Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1(F)	5.27'	188.71'	1°36'04"	5.27'	S 47°25'23" W
C1(P)	5.59'	188.71'			
C2(F)	39.28'	25.00'	90°00'46"	35.36'	S 88°41'11" W
C2(P)		25.00'			



LEGEND:

⊗ SET 1/2" DIA CAPPED IRON ROD (No. 7916)	☆ DENOTES METAL LIGHT POLE	C1 DENOTES CURVE NUMBER
⊙ FOUND 1/2" DIA CAPPED IRON ROD "SHORT"	⊕ DENOTES CLEAN OUT	DIA DENOTES DIAMETER
⊙ FOUND 1" DIA IRON PIPE (UNNUMBERED)	✉ DENOTES MAILBOX	EOP DENOTES EDGE OF PAVEMENT
○ FOUND 1-1/2" DIA IRON PIPE (UNNUMBERED & DISTURBED)	Ⓜ DENOTES AIR CONDITIONING UNIT	(F) DENOTES FIELD INFORMATION
■ FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (UNNUMBERED)	Ⓜ DENOTES GAS METER	No. DENOTES NUMBER
① DENOTES PLATTED LOT NUMBER	Ⓜ DENOTES WATER METER	N.R. DENOTES NON RADIAL
⊘ DENOTES WOOD UTILITY POLE	Ⓜ DENOTES WATER VALVE	(P) DENOTES PLAT INFORMATION
← DENOTES GUY WIRE ANCHOR	— DHU — DENOTES OVERHEAD UTILITIES	PC DENOTES POINT OF CURVATURE
	BOC DENOTES BACK OF CURB	PT DENOTES POINT OF TANGENCY
		R/W DENOTES RIGHT-OF-WAY

ADDRESS: 6081 BISCAYNE COURT, PENSACOLA, FLORIDA 32504

SEE SHEET 2 OF 2 FOR DESCRIPTION & NOTES

REVISIONS			
NO.	BY	DESCRIPTION	DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris
MARK A. NORRIS - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6211 2-8-21

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHECKED BY:	MAN
SCALE:	1" = 30'
F.B.	21-01 PG 48-49
DRAWN BY:	ANC
SHEET:	1 OF 2