



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

2023-015

- ☒ **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) 12-3-3 T.12-3.1 Zoning R1AAA

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(To be Completed by Applicant)

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

Property Address: 3001 N 19th Ave Pensacola, FL 32503

Current use of property: Residential

1. Describe the requested variance(s):

*As for 9'*  
Reduction of the Front yard setback from 30' to 20.5' for an 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:

THE FRONT OF THE PROPERTY HAS AN EXCEPTIONALLY LARGE

RIGHT-OF-WAY (~22') THAT PREVENTS VI FROM THE ADDITION. ITS ALSO  
A CORNER LOT AND WE CANNOT BUILD IN THE OTHER DIRECTIONS.

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~~ ~~ADDITIONAL~~ ~~5'~~ ~~LEAVES~~ ~~PLENTY~~ ~~OF~~ ~~BLENDSPACE~~ ~~IN~~ ~~THE~~ ~~FRONT~~ ~~YARD~~  
THE PLANS REQUIRE THE NECESSARY SPACE.

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 ADDITIONAL 5' LEAVES PLENTY OF BLENDSPACE IN THE FRONT YARD  
AND CAN STILL BE ACCESSIBLE TO CITY INFRASTRUCTURE.

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

Application Date: 08-29-2023

Applicant: Christopher Zuber

Applicant's Address: 3001 N 19th Ave Pensacola, FL 32503

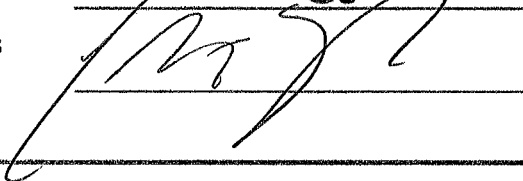
Email: chris.zuber89@gmail.com Phone: 404-372-9305

Applicant's Signature: 

Property Owner: Christopher & Elizabeth Zuber

Property Owner's Address: 3001 N 19th Ave Pensacola, FL 32503

Email: chris.zuber89@gmail.com Phone: 404-372-9305

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

***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.

Baars Street

19th Ave

# EXISTING ONE STORY BRICK RESIDENCE



## FLOOR PLAN

SCALE: 3/8"=1'-0"

**NOTE:**  
ALL CEILINGS 9'-0" HIGH  
UNLESS NOTED OTHERWISE

**AREA CALCULATIONS**

ADDED LIVING AREA 964 S.F.  
NEW COVID PORCH 196 S.F.

**HOMELAND CONSTRUCTION LLC**  
**ZUBER ADDITION PRELIMINARY**  
3001 N 19TH AVE PMS FL



PROJECT INFO:	
FOR NAME/NO.	HPU 23-0720
CAD FILE NO.	HPU 23-0720
DRAWN BY:	MM
DATE:	07-20-2023
REVISIONS:	

**ZUBER ADDITION  
PRELIMINARY**  
3001 N 19TH AVE  
PENSACOLA FL 32503

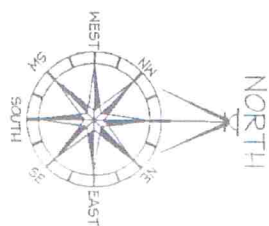
## HOUSE PLANS UNLIMITED

4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL.  
850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

HOUSE PLANS UNLIMITED ASSURES NO LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS. THE PURCHASER OF THESE PLANS IS RESPONSIBLE FOR ANY CONSTRUCTION PROVIDING THE INTERESTED RESULTS SHOWN HERE.  
BUYER/CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUYER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/COUNTY AND REGIONAL BUILDING CODES.







SCALE 1" = 30'



BAARS STREET  
(70' RIGHT-OF-WAY)

18th AVENUE  
(100' RIGHT-OF-WAY)

19th Ave

POINT OF BEGINNING  
SOUTHEAST CORNER OF  
LOT 14, BLOCK 8

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
  - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
  - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
  - NO REASONABLE GUARANTEE OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
  - NO UNDERGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - ALL BEARINGS AND DISTANCES ARE RECORDED AND RECORDED AS NOTED.
  - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
  - BASIS OF BEARING: NORTH R/W LINE OF BAARS STREET AS NOTED.
  - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION COPY OF CITY ATLAS SHEET NO. 095.
  - ENCROACHMENTS ARE AS SHOWN.
  - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
- ZONE: 1X
- ELEVATION: N/A
- PANEL NUMBER: 120082 0200 G
- AS DATED: SEPTEMBER 29, 2006
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM SURVEYING, INC., IS L.B. 707.

**DESCRIPTION:** (OFFICIAL RECORDS BOOK 6219, PAGE 1281)  
A PARCEL OF LAND IN BLOCK 8 OF LAKEVIEW TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK 8 FOR THE POINT OF BEGINNING;  
THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF BLOCK 8, A DISTANCE OF 80 FEET TO A POINT;  
THENCE WESTERLY AT AN ANGLE OF 90 DEGREES, A DISTANCE OF 130 FEET TO A POINT;  
THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES, A DISTANCE OF 80 FEET TO THE SOUTHERN BOUNDARY OF BLOCK 8;  
THENCE EAST ALONG THE SOUTHERN BOUNDARY A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

ADDRESS: 3001 NORTH 19th AVENUE  
REQUESTED BY: RITA HAMTHORNE

TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS					
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA					
SCALE: 1"=30'	FIELD BOOK	PAGE	GRID	FIELD DATE	DRAWN BY:
DATE: 09/04/08	521	22	R/C/S	09/04/08	JSP
NO.	DATE	REVISIONS	CHECKED BY:		
			APPROVED BY:		

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6107-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.071, FLORIDA STATUTES.

Certify To:  
J.S. Shink & Associates, Inc.  
Jonathan L. Warren  
Taylor & Van Matre, P.A.  
Ticor Title Insurance Company

Kenneth J. Hamthorne, P.E.  
KJM SURVEYING, INC.  
4227 N. Davis Highway, Suite A  
Pensacola, FL 32503  
850-461-1000 Fax 850-461-1007

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

DRAWING NUMBER  
08-14454