

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

April 17, 2019

MEMBERS PRESENT:	Clayton Taylor, Boyce White, Steven Shelley, Chris Lonergan, Robby Williams, Troy Stepherson, David Del Gallo, Jonathon Wiggins, Steven Sebold
MEMBERS ABSENT:	None
STAFF PRESENT:	Sherry Morris, Planning Services Administrator, Leslie Statler, Planner, Rusty Wells, Assistant City Attorney, Brad Hinote, Engineering, Chris Mauldin, Engineering
OTHERS PRESENT:	Chris Francis, Karen Bailey, Nina Campbell, Billy Allen, Paul A. Wilson, Matthew Massey, Logan Patterson, Nancy David, Taylor Jordan, Brian Spencer

1) CALL TO ORDER/QUORUM PRESENT

The Zoning Board of Adjustment (ZBA) was called to order at 3:01 p.m. by Chairman Taylor with a quorum present. He then read the ZBA rules and instructions for the Quasi-Judicial hearing to the audience.

2) APPROVAL OF MINUTES

Chairman Taylor made a motion to approve the minutes from the December 19, 2018, meeting without objection, and it carried unanimously.

3) ZBA 2019-01

435 E. Zarragossa Street

HC-1

Karen Bailey has filed an appeal of the Engineering staff decision to issue the permit which allows the placement of a driveway and curb-cut at the subject property.

Mr. Wells clarified the requirements including the presentation of the evidence from both parties, beginning with Mr. Hinote with the Engineering Department. He stated the public would have input before the vote, but it would not be considered as evidence on which to base a ruling. The Board was to consider the printed documents and presentation by both parties as their basis for a ruling. At this time, the appropriate parties were sworn in by the Assistant City Attorney. Brad Hinote, Assistant to the City Engineer, advised that before a permit was issued, Ms. Bailey had voiced her concerns about the driveway and curb-cut, and he indicated Engineering would consider her issues and would keep her informed of the progress which they did. He advised the driveway permit was issued on February 8, 2019, but because of Ms.

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(C)(1)(a)(10) for secure, safe and reliable parking on Ms. Campbell's private property, and Mr. Hinote had made the right decision to issue a permit with conditions. Mr. Hinote had referred to subsection (F) which pertains to either City owned property or property within the right-of-way. Since this tree was on private property, the Engineering Department did go the extra mile to accommodate Ms. Bailey's request by placing the stringent requirements on the driveway construction. He further noted no excavation would occur on the private property.

Chairman Taylor opened the discussion to audience participation. Mr. Spencer thanked the Board for their service. He was very confident that the proposal by Ms. Campbell for the ribbon curb driveway with permeable material would provide off-street parking and would be minimally invasive.

Chairman Taylor explained public input would not be considered evidence. He explained a motion to grant the appeal in finding that the City Official erred in granting this permit which would cancel the permit. If the Board denied the appeal, then the permit stands, and Ms. Campbell could continue on with construction. **With that, Mr. White moved that the Board deny the appeal of the applicant, meaning he supported Mr. Hinote's decision. Mr. Williams, Mr. Sebold and Mr. Stepherson seconded the motion.** Mr. White felt that within the purview that Mr. Hinote had to determine, he applied the LDC appropriately; there were other extenuating issues which are not before the Board. Mr. Lonergan agreed, stating their window for review is a very narrow, specific scope. Mr. White stated he appreciated Mr. Hinote going above and beyond with the additional requirements. Chairman Taylor stated he would vote the appeal be granted, noting within the Tree Ordinance, in order for there to be any damage to the tree through construction on a developed home, there has to be a permit issued by the Parks and Recreation Department. In obtaining final permitting, an applicant would need to go through every step of the LDC, and he did not think that step was followed here. The language of the ordinance made it difficult, but he felt Parks and Recreation would have to approve if there was indication there might be damage to the tree. Although Mr. Shelley respected this view, he pointed out the issue was not with Mr. Hinote but with the process. The Board was trying to decide if Mr. Hinote did his due diligence in trying to accommodate both individuals. Mr. Wiggins agreed things were pretty muddy but the Board was there to determine if Mr. Hinote did his job, and he modified the standards and came up with stricter standards for Ms. Campbell, and he supported Mr. Hinote. **The appeal was then denied 8 to 1, with Chairman Taylor dissenting.**

DISCUSSION – None

ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 p.m.

Respectfully Submitted,



Leslie Statler

Planner

Secretary to the Board

Bailey's concerns, he made it contingent upon a site meeting between Ms. Bailey and Ms. Campbell and any representative they wished to bring, with the intent of bringing arborists to weigh-in on their concerns with the construction and the tree on Ms. Bailey's property. That meeting was held on February 19, 2019, with himself, Ms. Campbell, Ms. Bailey and Assistant City Administrator Keith Wilkins during which they listened to Ms. Bailey's issues with the tree and left the meeting with the understanding that City representatives, along with Mr. Wilkins, would come back with a decision on the placement of the driveway. The determination was made that the City was obligated to provide access and egress to Ms. Campbell's property which she currently did not have. He quoted from the LDC 12-3-5 to provide ingress via a driveway; it also provides the authority to tell them where to put the driveway. They decided it would be in Ms. Bailey's best interest to slide the driveway to the west as far away from the tree as possible and reduce the width to 10 feet to get even further away. Ms. Campbell is also be required to have a certified arborist on the site during construction so they could make a field adjustment to protect the tree if necessary.

Chairman Taylor asked when the process began, and it was determined to be around a year before the permit was issued. Mr. Hinote then described the permitting process where Engineering staff provides a hard copy of the standard to the applicant, describing the exact location for the placement of the driveway, materials required for construction, and slope of the driveway. After obtaining the permit, Engineering staff would go into the field and observe the form work for the driveway as well as the curb to assure that they comply with the standard. After the formwork is complete, staff would return to inspect the concrete. Mr. Hinote explained to there are a litany of circumstances to be considered with respect to the placement of a curb-cut and the minimum distances to be observed. Mr. White inquired if shifting or reducing the width of the driveway needed a variance, and Mr. Hinote clarified the LDC gave the authority to Engineering for placement in the City right-of-way. He also stated staff had applied the more stringent commercial development standards in consideration of the heritage tree; those standards are used very rarely for residential development.

Mr. Wilson, Litvak Beasley Wilson & Ball, LLP, is representing Ms. Bailey. He advised this was not a driveway but a parking pad, and it would be Ms. Bailey's heritage tree that would be damaged in the process. The Board was provided with printed copies of his presentation materials showing the location of the property and the tree canopy history in this location as well as reports from the arborists hired by Ms. Bailey. He stressed the proper standard of measurement would be if the work being performed would damage the tree in any way. He also pointed out that off-street parking was not required in this zoning district. He asked that the Board consider that the Tree Ordinance did apply in this case. He clarified that the Engineering Department incorrectly considered the Tree Ordinance as applied to this tree in approving this permit. He indicated the tree was 34.1" in diameter and 107" in circumference and clearly covered by the Ordinance. Mr. Del Gallo pointed out the existing permit was from City Engineering concerning the driveway, and not a permit to prune or do anything to a tree permit issued from Parks and Recreation.

Mr. Francis, Chris Francis Tree Care, spoke to the report he prepared for Ms. Bailey. He advised each tree needed to be assessed independently. Roots are very shallow; when cut, the health of the tree will be damaged, and when the roots are severed, there would no longer be structural support from the lateral root system. He then played a video showing the tree in relation to the proposed driveway. He was concerned with removing 6 inches of dirt coming from the street to the sidewalk and damaging the roots, resulting in tree failure.

Mr. Massey, Beggs and Lane, cross-examined Mr. Francis on behalf of Ms. Campbell. He questioned page 10 of the report in which Mr. Francis states had not seen the plans for the driveway. Mr. Francis confirmed he had not seen driveway

plans and did not know the width, length or materials for the driveway and made assumptions that the driveway would meet up with the road height. Without knowing what was there, there was no way of knowing exactly what would happen. The Board proceeded to interview Mr. Francis regarding the process of root pruning. Mr. Francis asserted in order to prevent root injury, there would need to be exploratory excavation to see what is there in order to make a determination.

Mr. Del Gallo pointed out the permit before the Board was to install a driveway and not to prune an oak tree. Mr. Wilson clarified that he thought the permit issued was from Parks and Recreation and that was what was being appealed. Mr. Massey pointed out that if we were no longer appealing Mr. Hinote's decision, the process was moot and no longer in the territory of an appeal but the territory of different a City process. Mr. Del Gallo asked if it should have been brought up in the process to stop and get a root pruning permit from Parks and Recreation before issuing a driveway permit. Mr. Hinote advised that Parks and Recreation does not get involved with driveway permits unless they are on City right-of-way. Mr. Massey pointed out the appeal now involves a Parks and Recreation decision, which was an entirely different matter. Chairman Taylor clarified the Board was reviewing the City's decision involving the LDC.

Mr. Wells explained that the task Mr. Hinote performed was that Ms. Campbell came to Engineering looking for a curb-cut and driveway permit and focused on the section of the Code that gives him that authority to make that decision, referencing what is reasonable under the circumstances. When he realized there was a nearby heritage tree that needed all the protection the Code could give, the permit issued to reconfigure the curb for the private property contained having an arborist onsite during the process of making that curb-cut and that the driveway be composed of mulch or another permeable surface. Mr. Hinote was within the parameters he was asked to perform; if the Board upholds his permit, there would have to be an arborist onsite throughout the construction of an access point. With the tree process, they were not cutting, pruning or removing; Mr. Hinote was concerned with damage even though he was not with Parks and Recreation. If Ms. Bailey wanted to prune her own tree on her own property, it being a heritage tree, she would have to go to Parks and Recreation to get a permit. Mr. Del Gallo felt there should have been involvement with Parks and Recreation before a driveway permit was issued. Mr. Massey pointed out the decision was to determine if Mr. Hinote made a correct decision in issuing a permit, and Ms. Bailey could argue unapproved pruning with substantial harm to the tree.

Mr. Wilson concluded that it came down to whether the rights of Ms. Campbell to have off street parking supersede the rights of Ms. Bailey, as protected by the LDC, to not have the tree on her property damaged when the application did not meet any of the conditions set out in the Ordinance. He asked that the driveway permit be canceled and with the issuance of any other permit, require another permit from Parks and Recreation. (The Board then recessed for 5 minutes.)

Mr. Massey stated that Mr. Hinote's decision follows his authority to issue this decision under LDC 12-2-82 (C)(1)(a)(10), which copy was provided to the Board members. This portion covers use, convenience, and necessity which was the basis for the permit. He advised Ms. Campbell was willing to abide by everything put into place with the permit to appease Ms. Bailey. This driveway would allow for safe and secure parking downtown for Ms. Campbell and her family. If Ms. Bailey wanted to complain to Parks and Recreation indicating unauthorized cutting and permitting, she could do so by filing for an injunction. He pointed to Sec. 12-6-7(F) which cites when permits are not required by Parks and Recreation involving pruning of heritage trees on residential property.

Mr. Patterson, an arborist for Ms. Campbell, stated the tree grade was raised 60-70 years ago, and there might have been a cobblestone sidewalk. He pointed out one particular root which had been damaged over the years with a lawnmower,

and 40-50% of the roots were covered by an impervious surface. Mr. Del Gallo pointed to a light pole and the electrical elements placed underground, and noted there would have been a 2' ditch cut parallel to the sidewalk for installation of the new poles, severing all the roots outside of that tree. Mr. Patterson agreed, but without excavation with an air-spade, he could not determine the existing damage or decay. He also determined the soil around the tree was defined as hurricane sand, which is poorly drained, with the favorable growing conditions being in the top 12 inches. Ms. Campbell wanted to help with the soil structure of the tree and the growing conditions between the two houses and underneath the porch. These features would de-compact the soil, and when the pervious pavers were placed on top, the moisture would be absorbed and give more three-dimensional space for the roots to grow into. Mr. Massey referred to page 2 of the report Mr. Patterson's and asked if the driveway construction would damage the tree; Mr. Patterson stated with the proper method and supervision, it would not.

Mr. Wilson asked if the curb-cut, leveling up of the driveway, and parking over the walkway would damage the tree, and Mr. Patterson explained he did not think the installation of the curb-cut and driveway would kill the tree and/or be unacceptable or at risk to the tree. He believed that the standards for protecting the tree would be upheld. Mr. Wilson asked how he could say that it would not damage the tree when he had not seen what was below the surface. Mr. Patterson explained a tree of this size could have 25% of its roots removed, and it would not miss a beat, and he believed any cutting they did would be less than 25%. He indicated Ms. Campbell would be getting a permit to prune which would not be deemed as damaging to the health of the tree.

Mr. Allen, an arborist in Mobile who often deals with trees in the right-of-way, indicated he had observed the tree in question and was made aware of Ms. Campbell's plans for the driveway and curb-cut and her desire to minimize the impact on the tree. He advised using an air-spade would expose the roots, and they would know what roots they were dealing with. He advocated selective root pruning; he pointed out that Live Oak trees were very durable, and you do not have to maintain 100% of the root area to maintain a healthy tree. Minimizing the impacted area with a ribbon driveway would be good now and moving forward. He agreed a certified arborist needed to be onsite during the excavation or root pruning. He also pointed out that pruning structurally is necessary for tree health.

Mr. Del Gallo acknowledged all three arborists agreed that without more exploration onsite, they could not know what roots were in the way and what roots would need to be cut, and whether the cutting of those roots would damage the tree.

Ms. Campbell thanked the arborists for their expertise. She explained there was a landscaping irrigation system permit pulled; it was not required because this was a repair to an existing system. She advised the Board she would not pursue this request if she thought it would damage the tree, and other trees in the district near curb-cuts were thriving. She stated the light poles were established in that area in the 1970s-1980s, so the trees were not impaired by the 2' dredge for electrical lines on Zarragossa. She had pushed the gas meter further toward the house to avoid digging close to the tree. She clarified her intention was not to construct a concrete driveway; she explained it was sodded now, and she wanted pebble strips and would comply with any City requirements. She stressed parking became a safety issue since she recently noticed someone following her while she walked home after parking several blocks away.

Mr. Massey stated the ZBA did not have jurisdiction since the intent was to appeal the Parks and Recreation permit, and the wrong entity was before the ZBA. The important issue was what applied to Mr. Hinote and the provision in 12-2-82

PLANNING SERVICES

Zoning Board of Adjustment

MEMORANDUM

TO: Members, Zoning Board of Adjustment

FROM: Leslie Statler, Planner *lesm*

DATE: May 6, 2019

SUBJECT: ZBA 2019-002
1720 E. Blount Street
R-1AA

BACKGROUND

Matthew Banks, Banks Construction, is requesting a Variance of 6 feet to reduce the rear yard setback from 30 feet to 24.0 feet to accommodate a screened porch addition. The existing residence is 34 feet from the rear property line. The proposed screened porch will provide direct access from the residence to the rear yard, a feature the two-story addition on the rear of the residence does not currently have.

Please note, there is a discrepancy between the request and the applicant's supplemental information and site plan, both of which indicate the request is to encroach 7 feet into the rear yard. *Upon further review of the original (to-scale) survey, the minimum necessary to accommodate this request is actually 6 feet.*

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

1720 E. Blount Street

- ☐ **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.

(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(E)/Table 12-2.2 Zoning R-1AA

(To be Completed by Applicant)

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

Property Address: 1720 E. Blount Street

Current use of property: residence

1. Describe the requested variance(s): Requesting 6' of the backyard to construct an outside
screened porch attached to the existing home.

** See attached for responses **

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:

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:

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

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

Application Date: 04-24-2019

Applicant:

Matthew Banks

Applicant's Address:

1391 Tara Dawn Lane, Pensacola FL 32534

Email:

mbanksconstruction@gmail.com Phone: (850) 572-4267

Applicant's Signature:

M. Banks

Property Owner:

Eleanore Armani

Property Owner's Address:

1720 East Blount Street, Pensacola FL

Email:

Eleanore.Armani@gmail.com Phone: 504-756-4715

Property Owner's Signature:

E. Armani

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Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

Untitled

Property Address: 1720 E. Blount St. Pensacola FL. 32503

Current Use of Property: Zoned R-1AA (Personal Residence)

1. Describe the requested variance(s):

The homeowner is requesting a 7' variance on the rear yard setback requirement.

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 result of the applicant's actions:

The previous homeowners built a two-story addition to the rear of the home that was not well thought out. The addition did not include any form of a back porch, and left the new homeowners with only 3' of space between the rear of the home, and the rear setback line. Unfortunately the actions of the previous homeowners have adversely effected the new homeowners.

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 variance is required in order for the homeowner to build not only a functional back porch, but an architecturally pleasing back porch. All of the other homes on the block currently have back porches that they can enjoy, with the exception of 1730 E. Blount St. However, this neighbor does have adequate space to build a functional back porch within the current setback lines. The Armani's are just wanting to be able to create a functional space on the back of their home that will allow them to enjoy the back of their property like their neighbors.

Untitled

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

This variance approval will be the opposite of detrimental to the general welfare of others in the vicinity due to it greatly improving the architecture of the home. The previous homeowners added a bland two-story addition that did not take into account the architectural style of East Hill. Instead, the previous addition is a large, flat, two-story addition with no architectural pleasing elements. The proposed back porch, needing the variance, will include architectural details like; exposed rafters, tongue & groove ceiling, exterior brick fireplace, and non-conventional handrails. The back porch will also include a large sliding door that will add another artistic element to the home. By adding this addition to the home, it will break up the bland two-story rear facade, and bring the home back in-line with the other homes in this unique & eclectic neighborhood.

5. Explain what other condition(s) may justify the proposed variance(s):
The limited 3' of existing space to build a functional back porch is simply not enough. In order to create a functional space, a 7' variance is requested. Please allow us to right the wrong of the previous homeowner/contractor. Not only will this variance allow the new homeowners the ability to use their back yard in a new capacity, it will help improve an eyesore for their immediate neighbors.



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL ENGINEERING & SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: CARLA RICH

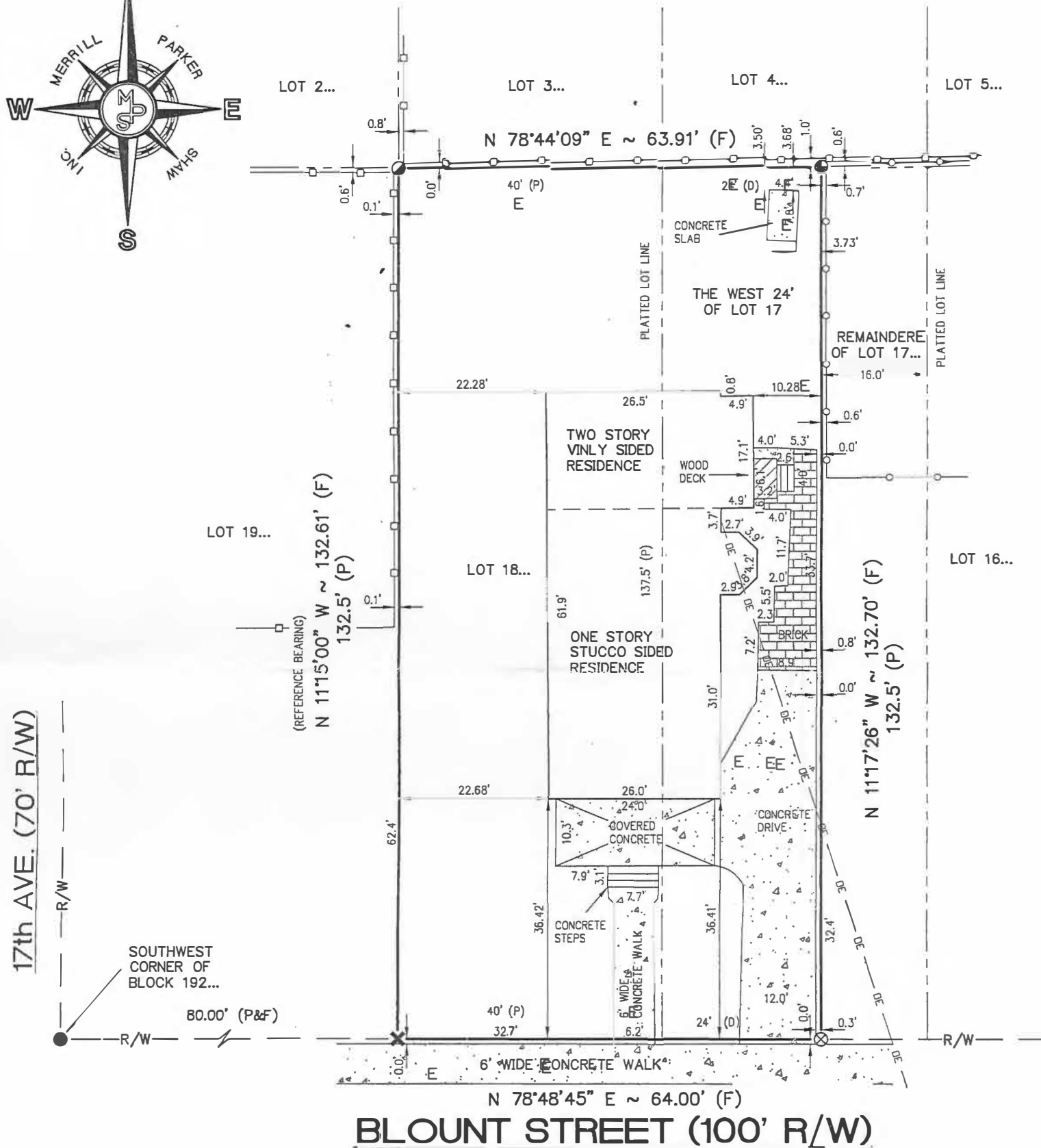
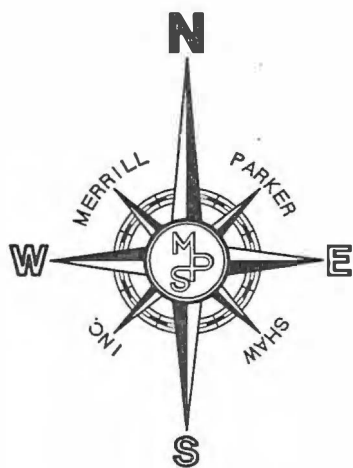
JOB NO.: 4617

REQUESTED BY: CARLA RICH

DATE: 11/19/10

PROPERTY ADDRESS: 1720 E. BLOUNT ST.

SCALE: 1" = 20'



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C.: J.B. DRAFTED: WPJ TYPED: WPJ CHECKED: EWP

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION N/A, TOWNSHIP N/A, RANGE N/A, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 6407, PAGE 862 *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 11/18/10, FIELD BOOK: 197, PG. 44

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
SURVEYOR & MAPPER



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY. ——— PROFESSIONAL ENGINEERING & SURVEYING SERVICES ——— PH: (850) 478-4923
PENSACOLA, FL 32503 FAX: (850) 478-4924



PREPARED FOR: CARLA RICH

JOB NO.: 4617

REQUESTED BY: CARLA RICH

DATE: 11/19/10

PROPERTY ADDRESS: 1720 E. BLOUNT ST.

SCALE: 1" = 20'

DESCRIPTION: O.R. BOOK 6407, PAGE 862...

ALL OF LOT 18 AND THE WEST 24 FEET OF LOT 17, BLOCK 192, NEW CITY TRACT, AS PER MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1903, ALSO BEING KNOWN AS 1720 EAST BLOUNT STREET, PENSACOLA, FLORIDA, 32503

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 11 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE SUBJECT PARCEL.
- 2.) SOURCE OF INFORMATION: THE DESCRIPTION RECORDED IN O.R. BOOK 6407, AT PAGE 862, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THE MAP OF THE CITY OF PENSACOLA, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1903 (DEED) (1906 MAP), AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

LEGEND:

- X ~ "X" CUT IN CONCRETE (FOUND)
- ⊗ ~ "X" CUT IN CONCRETE (SET)
- ~ 1/2" CAPPED IRON ROD, NUMBER 4082 (FOUND)
- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 1035 (FOUND)
- R/W ~ RIGHT OF WAY
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- DE — DE — ~ OVERHEAD UTILITY LINES
- — — — — ~ 4' HIGH CHAIN LINK FENCE
- — — — — ~ 6' HIGH WOOD BOARD FENCE
- — — — — ~ INDICATES NOT TO SCALE

CERTIFIED TO:

GERALD E. RICH JR. and CARLA L. RICH
REGIONS MORTGAGE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD TOWN TITLE OF PENSACOLA, LLC

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

"BOUNDARY SURVEY WITH IMPROVEMENTS"

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C.: J.B. DRAFTED: WPJ TYPED: WPJ CHECKED: EWP

DESCRIPTION: "SEE ABOVE"

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E. Wayne Parker DATE: 11/22/10

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

REVISIONS:

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
SURVEYOR & MAPPER

1720 E. Blount Street

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1720 E. Blount Street

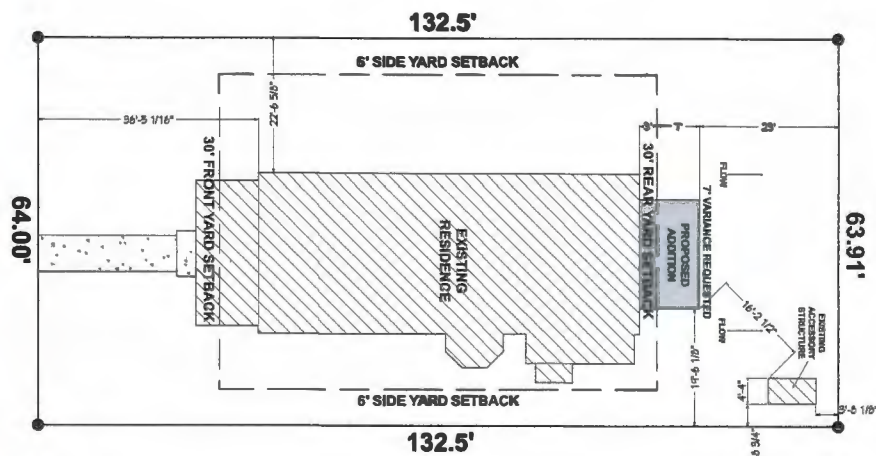


1720 E. Blount Street



Armani Project

1720 Blount Street, Pensacola, FL.



SITE PLAN

SCALE: 1" = 20' - 0"

TABLE OF CONTENTS

ARCHITECTURAL SHEETS

SHEET 1 OF 2: COVER SHEET / SITE PLAN
SHEET 2 OF 2: PROPOSED FLOOR PLAN

SCOPE OF WORK

THE HOMEOWNERS ARE WANTING TO ADD A BACK PORCH TO THE REAR OF THEIR HOME. IN ORDER FOR THE HOMEOWNERS TO ADD A FUNCTIONAL BACK PORCH, COMPARIBLE IN SIZE TO THEIR NEIGHBORS, THEY WILL NEED A VARIANCE OF 7'. THE HOMEOWNERS ARE WANTING TO ADD A 18' WIDE X 10' DEEP PORCH THAT WILL KEEP WITHIN THE ARCHITECTURAL STYLE OF EAST HILL. UNLIKE THE OTHER HOMES ON THE STREET, THE CLIENTS HOME CURRENTLY DOESN'T HAVE A BACK PORCH.

SQUARE FOOTAGE

EXISTING BASE AREA:	1,815
EXISTING OPEN FRONT PORCH:	192
EXISTING UPPER STORY:	468
EXISTING TOTAL:	2,475
PROPOSED BACK PORCH:	180
PROPOSED TOTAL:	2,769

PROJECT INFORMATION		REV: 01/01/18	
DESCRIPTION:	Back Screened Porch Addition	A	
NAME:	Arnold Residence	B	
ADDRESS:	1720 Blount St, Pensacola, FL	C	

REFLECTIONS Home Designs & CAD Services

Email: tindanielljr@gmail.com / Phone: (850)-417-5332

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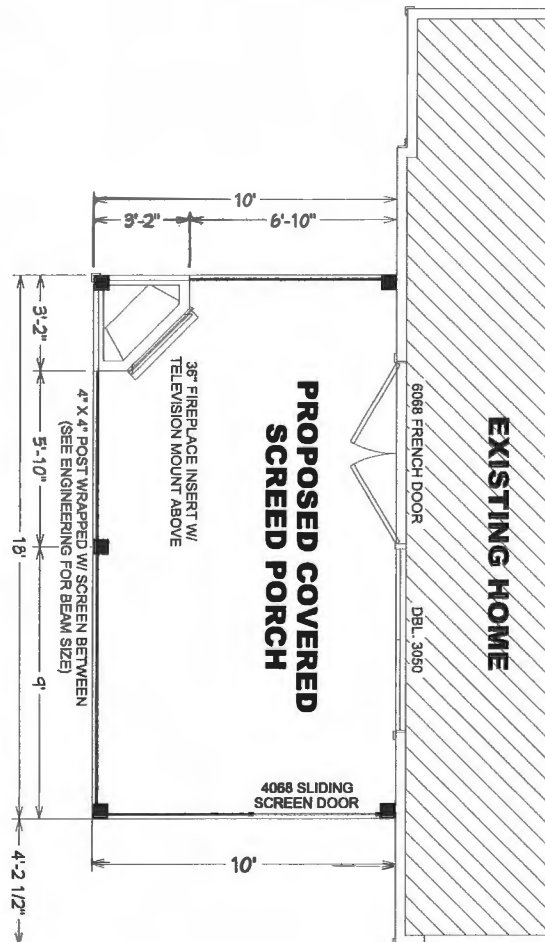
DATE:	04/06/2019
SCALE:	1" = 1'
SHEET:	ARCHITECTURAL 1 OF 2



BANKS

CONSTRUCTION

(850) 572-4267



PROJECT INFORMATION	
DESCRIPTION:	Back Screened Porch Addition
NAME:	Amani Residence
ADDRESS:	1720 Blount St, Pensacola, FL

REVISIONS	
A	
B	
C	

SHEET:	ARCHITECTURAL
SCALE:	1/8" = 1'-0"
DATE:	04/08/2019

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