



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, November 18, 2020, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. [20-00745](#) ZBA MINUTES OCTOBER 21, 2020
Attachments: [Minutes Approved Oct 21, 2020.pdf](#)

REQUESTS

2. [20-00744](#) ZBA 2020-010
2285 W. NAVY BLVD.
C-3
Attachments: [Application 2020-010.pdf](#)
[Supporting Documents.pdf](#)

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00745

Zoning Board of Adjustments

11/18/2020

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/10/2020

SUBJECT:

ZBA Minutes October 21, 2020

BACKGROUND:

Click or tap here to enter text.

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

October 21, 2020

MEMBERS PRESENT: Chairperson White, Vice Chairperson Del Gallo, Board Member Lonergan, Board Member Sebold, Board Member Shelley, Board Member Stepherson, Board Member Williams

MEMBERS VIRTUAL: None

MEMBERS ABSENT: Board Member Taylor, Board Member Wiggins

STAFF PRESENT: Planning Technician Hargett, Senior Planner Statler, Historic Preservation Planner Harding, Planning Director Morris (virtual), Network Engineer Johnston, Council Member Jerralds

OTHERS PRESENT: Kevin Hagan, Matt Banks, Wanda Cross, Jim Reeves, Cort Naab (virtual), Scott Sallis (virtual), Leah Welborn (virtual), Michael Dolezal (phone)

1) CALL TO ORDER/QUORUM PRESENT

The Zoning Board of Adjustment (ZBA) was called to order at 3:01 p.m. by Chairperson White with a quorum present. Chairperson White then read the ZBA rules and instructions and explained the procedures of the in-house/virtual Board meeting.

2) APPROVAL OF MINUTES August 19, 2020

The ZBA August 19, 2020 minutes were approved without objection by the Board.

3) ZBA 2020-006 923 E LaRua St R-2

Mr. Kevin Hagen, HH Building Group, is requesting a Variance to increase required lot coverage from 30% to 34% to accommodate a new dwelling unit.

The R-2 zoning district allows for multi-family development therefore adding the third dwelling unit to the existing duplex will make this a multi-family residential development.

Ms. Cross indicated that what they were proposing was very much in line with what was happening that area, and they were only asking for a 4% variance. Chairperson White explained ordinarily this would not be an issue, but the structure was being recategorized for the usage. Mr. Hagan agreed this would decrease the coverage to 30% and they needed 34%. Board Member Loneragan advised if it was another in location, it would not be a problem. Staff advised an accessory dwelling unit was only allowed with single-family detached structures; the primary structure on this parcel was a duplex, and accessory dwelling unit would not be allowed by right. The R-2 zoning allows the multi-family residential development, and this recategorization was going from a duplex development to a multi-family residential development. Mr. Reeves stated this was the first tiny house to be officially built in the City of Pensacola, and they wanted to bring this one as a model. Planning had suggested adding 1' would allow it to comply with City ordinances. To use the plans of the architects would cost \$800.00; when they added the 1 ft. there was an additional cost of \$4,000.00. It was then determined with the duplex and the tiny house, they needed to hire a civil engineer to produce a water retention plan, resulting in an additional \$3,000.00. It was determined the coverage on the lot would be around 32% which caused the application to the ZBA. He explained Appendix Q for a specific tiny house ordinance would be adopted by the City in January, and there would be no need for future variances approved by the Board. Vice Chairperson Del Gallo asked about a tri-plex being allowed on this lot, and staff advised they would still be held to the maximum lot coverage of 30%.

Vice Chairperson Del Gallo made a motion to approve, seconded by Board Member Shelley. Vice Chairperson Del Gallo stated tiny homes were coming in, and the Board would be dealing with them more and more, and this was a small variance to make this plan work on this lot. Board Member Shelley stated in looking at the surrounding homes, they were all of a similar size. The motion then carried unanimously.

4) ZBA 2020-007

1800 N 15th Avenue

R-AA

Mr. Scott Sallis, Dalrymple Sallis Architecture, is requesting a Variance to reduce the required side yard setback from 15.0 FT to 6.0 FT to accommodate a new one-story Accessory Dwelling Unit. The existing home constructed in approximately 1928 exceeds the front and side setbacks.

The lot is larger in area and width than the minimum required for the R-1AA zoning district.

Mr. Sallis addressed the Board and stated this building in East Hill was not necessarily placed in the true buildable area. In an effort to build a structure in line the existing building, they were trying to define the street edge and felt that this variance was worth asking for. Letters from two adjoining neighbors indicated they were in favor of this request. Board Member Shelley assumed a part of this design was to save the giant oak on the rear of the property, and they were restricted by the height of the building. Mr. Sallis stated the clients wanted to use the existing work shed and retain the tree. They wanted to maintain a rear yard for the residents, define the street edge and align the structure with the existing 1928 building. Vice Chairperson Del Gallo explained if this house happened to be on the next lot over, this would not be a variance request since the corner lot required a 15' side yard setback.

Vice Chairperson Del Gallo made a motion to approve, seconded by Board Member Shelley. Vice Chairperson Del Gallo stated if this were an internal lot, it would be a 6' setback request and not 15' for the corner lot and there was a

tremendous amount of right-of-way, and since they were not lined up with the existing house, they could have asked for a larger variance; this was a minimum request. Board Member Shelley was glad they were not building up and affecting the oak tree in the rear. The motion then carried unanimously.

5) ZBA 2020-008

4532 Menewa Path

R-1AAA

Mr. Matt Banks, Banks Construction is requesting a Variance to reduce the required rear setback from 30.0 FT to 24.7 FT to accommodate an addition. The proposed addition is to renovate and expand the existing master bedroom. The existing sunroom encroaches into the setback and will tie into the addition.

Staff has reviewed the permits on file and cannot determine the background on the enclosed screen porch and existing encroachment.

Mr. Banks presented to the Board and advised the client wanted to expand the bedroom and bathroom. They wanted to expand the master bedroom out to the rear yard; the existing sunroom already sits over the variance line at the 25' setback. They wanted to match that or extend over an extra 8" for framing; there were a few houses in the neighborhood that already extended over the setback of 30'. They wanted to extend over the sunroom to give dimension. He indicated the house was built in the 1970s, and the screened room was an add-on. For clarification, staff advised that the City allowed for an open unenclosed patio to encroach into a rear yard, and sometimes people add a roof over it and may or may not get permits; then they may add screening, changing it to windows, and no one checks on those projects. Vice Chairperson Del Gallo stated you would not be able to match the brick on a house built in the 1970s; in bricking this addition, that extra 8" the size of a brick actually would allow you to turn the corner and get a shadow line, and you would not see that the brick did not match perfectly.

Board Member Lonergan made a motion to approve, seconded by Board Member Sebold. Board Member Lonergan stated the building had been sitting there and building aesthetically up to that same line already existing on both sides with the rear yard most people would not see; it was not blocking any light, and he thought it was a minimum request. The motion then carried unanimously.

6) ZBA 2020-009

1006 E. Texar Drive

R-AAA

Mr. Michael Dolezal, is requesting a Variance to reduce the required front yard setback from 30.0 FT to 26.0 FT and the secondary front (corner side) yard from 15.0 FT to 14.0 to accommodate a carport extension and renovation to the existing carport.

Staff finds that there appears to be adequate room to accommodate the option of the carport being relocated within the rear and would have access to Escalona Avenue. This would still allow for the renovation to enclose the existing carport.

Mr. Dolezal addressed the Board and stated he found the original plans of the house in the walls which indicated it was built in 1953-1954. He advised he wanted to get a full-sized vehicle into the carport and needed the 26' variance. He explained there was an existing door in the house which has cabinets on both sides with granite countertops. To make the room addition work, they needed to push the carport out to the front. He also explained there were some issues with the roof in the carport area; that area was flat, and they would redesign that area to resolve this issue.

Chairperson White indicated six people had expressed their approval for the project.

Board Member Shelley made a motion to approve, seconded by Vice Chairperson Del Gallo, and the motion carried unanimously.

DISCUSSION – None

ADJOURNMENT -

There being no further business, the meeting adjourned at 3:41 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to be 'J. Hargett', with a long horizontal line extending to the right.

Planning Technician Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00744

Zoning Board of Adjustments

11/18/2020

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/10/2020

SUBJECT:

ZBA 2020-010
2285 W. Navy Blvd.
C-3

BACKGROUND:

Mr. William Bell of WM Bell & Company of Santa Rosa County is requesting a variance to increase the maximum allowed signage square footage from 200 SF to 295 SF for a mini storage facility.

Mr. Bell is proposing to remove the existing pylon sign which is 25' in height and has an advertising display area of 100 sf.



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

- ☒ **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 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) 12-4-4(B)(1)(b) Zoning C-3

(To be Completed by Applicant)

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

Property Address: 2285 W. Navy Blvd.

Current use of property: Self Storage

1. Describe the requested variance(s): SEE ATTACHED

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

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: _____

Applicant:

William Matthew Bell / Wm Bell & Company of Santa Rosa County

Applicant's Address:

2285 W Navy Blvd Pensacola FL 32505 / PO 30372 Pensacola FL 32505

Email:

wmbelli@aol.com

Phone: (850) 393-1070

Applicant's Signature: _____

Property Owner:

William Matthew Bell / Wm Bell & Company of Santa Rosa County

Property Owner's Address:

2285 W Navy Blvd Pensacola FL 32505 / PO Box 30372 Pensacola FL 32505

Email:

wmbelli@aol.com

Phone: (850) 393-1070

Property Owner's Signature: _____

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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

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.

October 27, 2020

City of Pensacola

Re: 2285 W. Navy Blvd
Pensacola, FL

I am asking for a variance to allow signage on the façade of the newly constructed building from 200 s.f. to 295 s.f.

The new building is 172' long and the **proposed** sign is 30' long. This is **approximately 17% of the length of the building**. The building is located on a 4-lane road and is set back approximately 103' due to the 55' ROW and then a building setback of 53' from the ROW. Having a façade sign of only 17% of the length of the building will be more pleasing to the appearance to the total environment of the surrounding area, than an allowed pylon sign of 200 s.f. , 25 ft high .

I am willing to give up my existing pylon sign located in front of the smaller older building, in order to be granted this variance. The pylon sign I would be giving up is 100 s.f. and is 25' in height.

The removal of the existing pylon sign erected vertically, is a waiver of the right commonly enjoyed by other property owners in the same district. As the rules apply, I would have a 100 s.f. vertical pylon sign and 200 s.f. of signage on the façade of the building. By giving up the pylon sign the development **will only have façade signs** which will be more appealing to the surrounding area.

The variance is not detrimental to the general welfare or to the property rights of others in the vicinity. In fact, it will do away with a pylon sign on Navy Blvd.

October 27, 2020

City of Pensacola

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Pensacola, FL

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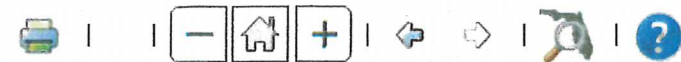
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Location of pylon
sign to be
given up



Chris Jones - Escambia County Property Appraiser

Account: 153868000
 Refno: 0005009090004001
 OName1: W M BELL & CO OF SANTA ROSA COUNTY LLC
 MailingAddr: PO BOX 30372-PENSACOLA, FL 32503
 Situs: 2285 W NAVY BLVD
 LastSale: 11/1/2017
 LastSalePr: 937000
 DORCd: MINI-WAREHOUSES
 acreage: 0.7472
 BidCnt: 2
 TotHeatArea: 16910
 SecMapId: CA124
 ComplexType: S
 ComplexDescr: PETERSEN ADDITION PB 2 P 85
 Zoned: C-3
 MLSNbr:
 TaxAuth: PENSACOLA CITY LIMITS
 PicCnt: 1
 Schools: WARRINGTON|WARRINGTON|PENSACOLA



*Pylon sign to
be given up*



October 27, 2020

Override 1

Property Line

Map Grid