

- ☐ ***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) Table 12-3.10, Sec. 12-3-10(3) **Zoning** OEHC-1

(To be Completed by Applicant)

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

Property Address: 501 N. Alcaniz Street

Current use of property: Vacant Commercial

1. Describe the requested variance(s): Application to reduce the north side yard setback from the required 5.0' to 3.0' (total of a 2.0' reduction) to accommodate a new single family residence.

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:

Property is a small corner lot, (30' x 41') with a 15' visibility triangle. To place parking behind the

home, which is desirable for the neighborhood and for ARB, there would not normally be enough room for the construction of the residence. The lot is undersized compared to others compliant developments in the neighborhood. The visibility triangle further impedes construction.

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:

~~Without a variance, the home cannot be built facing Alcaniz Street with parking in the rear. This is consistent with the neighborhood and every effort is being made to ensure a positive addition to the area. The granting of this variance would also keep the building out of the visibility triangle which has already been reduced. Since this is a corner lot, we have positioned the house with a front along Alcaniz Street to better fit with the aesthetics of the neighborhood.~~

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

~~By facing the house on Alcaniz instead of LaRua, we are setting limitations on the distance between our house and the neighbor to the north which would not be applied if the house faced LaRua. We are promoting the safety of the neighborhood by maintaining a reasonable visibility triangle. By providing parking on-site, we are minimizing the conflicts which could be present with on-street parking.~~

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

~~This zoning district does not have a minimum lot size. Therefore, it cannot be reviewed for a lot of record or non-conforming lot. If it was eligible, the side setbacks would be reduced and it would be exempt from the visibility triangle requirements completely.~~

Application Date: August 24, 2022

Applicant: Randy A. Maygarden

Applicant's Address: 133 Cevallos Street, Pensacola, FL 32502

Email: rmaygarden@gmail.com Phone: 850-698-5524

Applicant's Signature: _____

Property Owner: Randy & Phyllis Maygarden




Property Owner's Address: 133 Cevallos Street, Pensacola, FL 32502

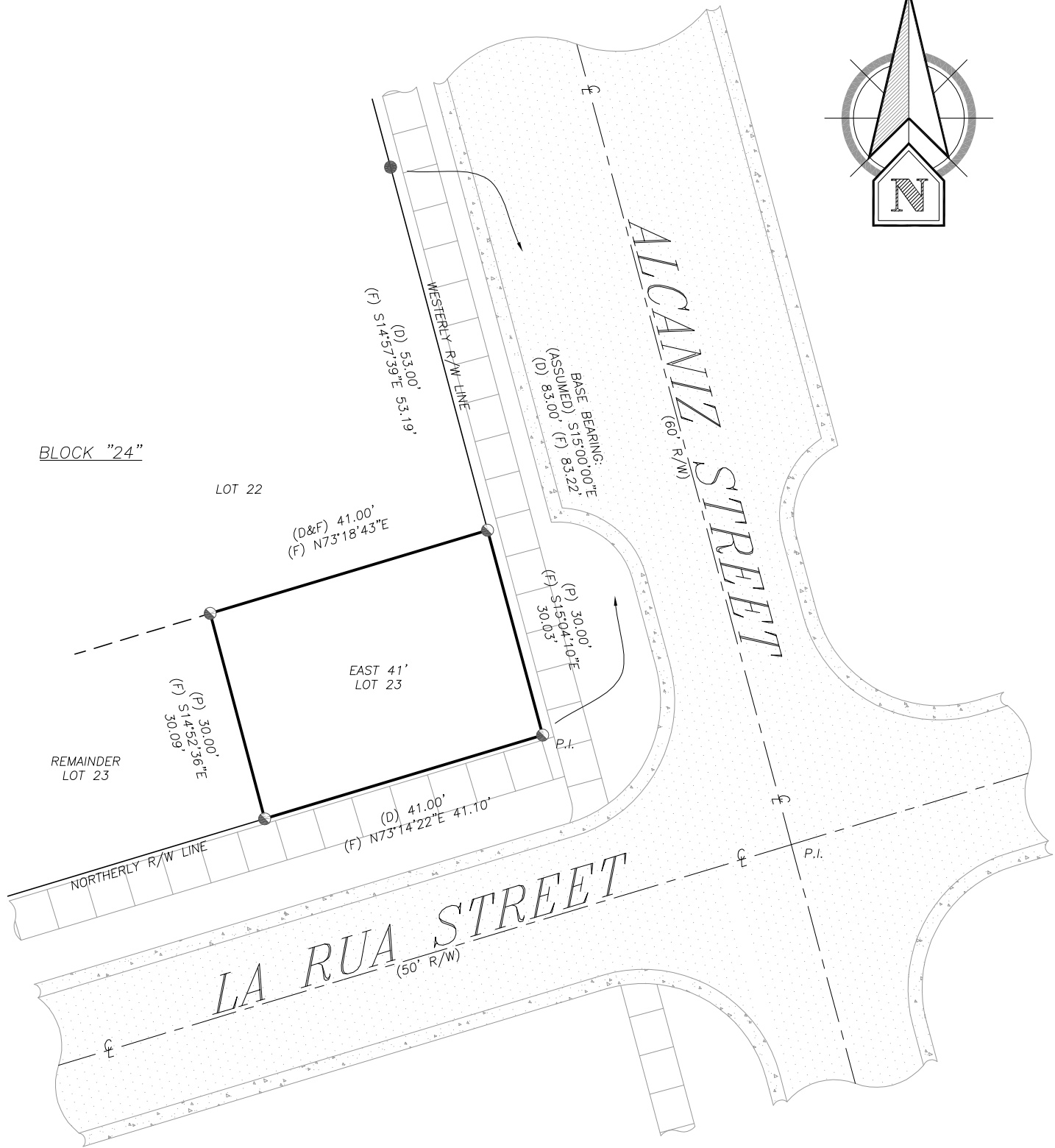
Email: rmaygarden@gmail.com Phone: 850-698-5524

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.

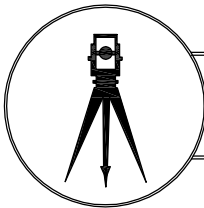
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

ROD LEGEND	
	SET HUB & TACK
	FIR 1/2" NO I.D.#
	FIR 1/2" #7073



DESCRIPTION:

THE EAST 41 FEET OF LOT 23, BLOCK "24", EAST KING TRACT, EAST OF TARRAGONA STREET, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY AS COPYRIGHTED BY THOMAS C. WATSON IN 1906.



SHONTZ SURVEYING
AND MAPPING

LAND SURVEYING AND LAND PLANNING
4591 TRADEWINDS WAY OFFICE: (850)470-0532
PENSACOLA, FLORIDA 32514 FAX: (850)438-0015
SHONTZ.SURVEYING@GMAIL.COM

REQUESTED BY: RANDY MAYGARDEN DRAWING NO.: 22-18051

NOTES:
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR WRITTEN CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE UNDERSIGNING SURVEYOR.
- THE DIMENSIONS OF THE BUILDING AS SHOWN HEREON DO NOT INCLUDE THE EAVE OVERHANG OR THE FOOTING OF THE FOUNDATION.
- NO TITLE SEARCH WAS PROVIDED TO, NOR PERFORMED BY, SHONTZ SURVEYING AND MAPPING, FOR THE SUBJECT PROPERTY AS THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SUBJECT PROPERTY.
- ALL DISTANCES, BEARINGS AND ANGLES ARE AS FIELD MEASURED, DEED OR PLATTED MEASUREMENTS ARE AS NOTED.
- THE CERTIFICATIONS AS PROVIDED ON THIS SURVEY ARE A STATEMENT OF PROFESSIONAL OPINION BASED ON THE FIELD & DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME OF THIS SURVEY.
- OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR.
- DO NOT USE HOUSE TIES TO RECONSTRUCT DEED LINES.

FIP = FOUND IRON PIPE	Δ = CENTRAL ANGLE
FIR = FOUND IRON ROD	R = RADIUS
SIR = SET IRON ROD 5/8"	L = ARC LENGTH
FCM = FOUND CONCRETE MONUMENT	CD = CHORD DISTANCE
SCM = SET CONCRETE MONUMENT	CB = CHORD BEARING
(D) = DEED	EL = ELEVATION
(P) = PLAT	F.F.L. = FINISHED FLOOR ELEVATION
(F) = FIELD	A/C = AIR CONDITIONER
(C) = CALCULATED	R/W = RIGHT-OF-WAY
CONC. = CONCRETE	C/L = CENTERLINE
P.O.C. = POINT OF COMMENCEMENT	P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING	P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.T. = POINT OF TERMINATION	(TYP.) = TYPICAL
P.I. = POINT OF INTERSECTION	° = DEGREES
P.C. = POINT OF CURVATURE	' = MINUTES
P.T. = POINT OF TANGENCY	" = SECONDS
P.R.C. = POINT OF REVERSE CURVATURE	T.O.B. = TOP OF BANK
P.C.C. = POINT OF COMPOUND CURVATURE	E.O.H. = EAVE OVERHANG
BSL = BUILDING SETBACK LINE	RES. = RESIDENCE

FLOOD STATEMENT:
ZONE: "X" BASE FLOOD ELEVATION: N/A
PANEL NUMBER: 120082-0390-G AS DATED: 9/29/06

NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP.

SCALE: 1"= 20'	FIELD DATE	FIELD BOOK	PAGE
BOUNDARY	DRAFTED BY ENT	7/06/22	22-2
ELEVATION			58
SITE PLAN			
STAKE OUT			
FOUNDATION			
FINAL			

ADDRESS		501 NORTH ALCANIZ STREET	
DATE	REVISIONS		INITIALS

SECTION 19 TOWNSHIP 2-S RANGE 30-W COUNTY ESC

BASIS OF BEARING: (ASSUMED) S15°00'00"E, ALONG WEST R/W OF ALCANIZ ST.

THIS SURVEY IS
NOT VALID
WITHOUT THE
ORIGINAL RAISED
SEAL &
SIGNATURE OF A
FLORIDA
LICENSED
SURVEYOR

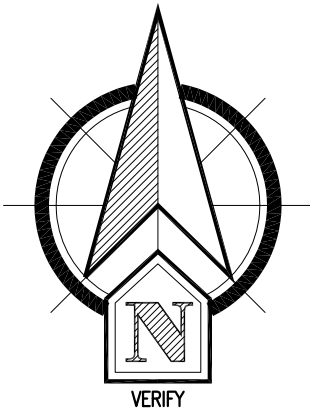
I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

SHONTZ SURVEYING AND MAPPING
4591 TRADEWINDS WAY PENSACOLA, FLORIDA 32514

L. E. SHONTZ, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER 5863
STATE OF FLORIDA

MAYGARDEN PROJECT THE TOUCAN NEST

501 N ALCANIZ ST PENSACOLA FLORIDA 32501



Zoning District: OEHC-1
Form Standard for Development:
SEC. 12-3-10(3)

Setbacks:
Front =NONE
Rear =NONE
Sides =5'-0" min.

NOTES:

LOT AND HOUSE LOCATION TO
BE VERIFIED BY OWNER/
CONTRACTOR.

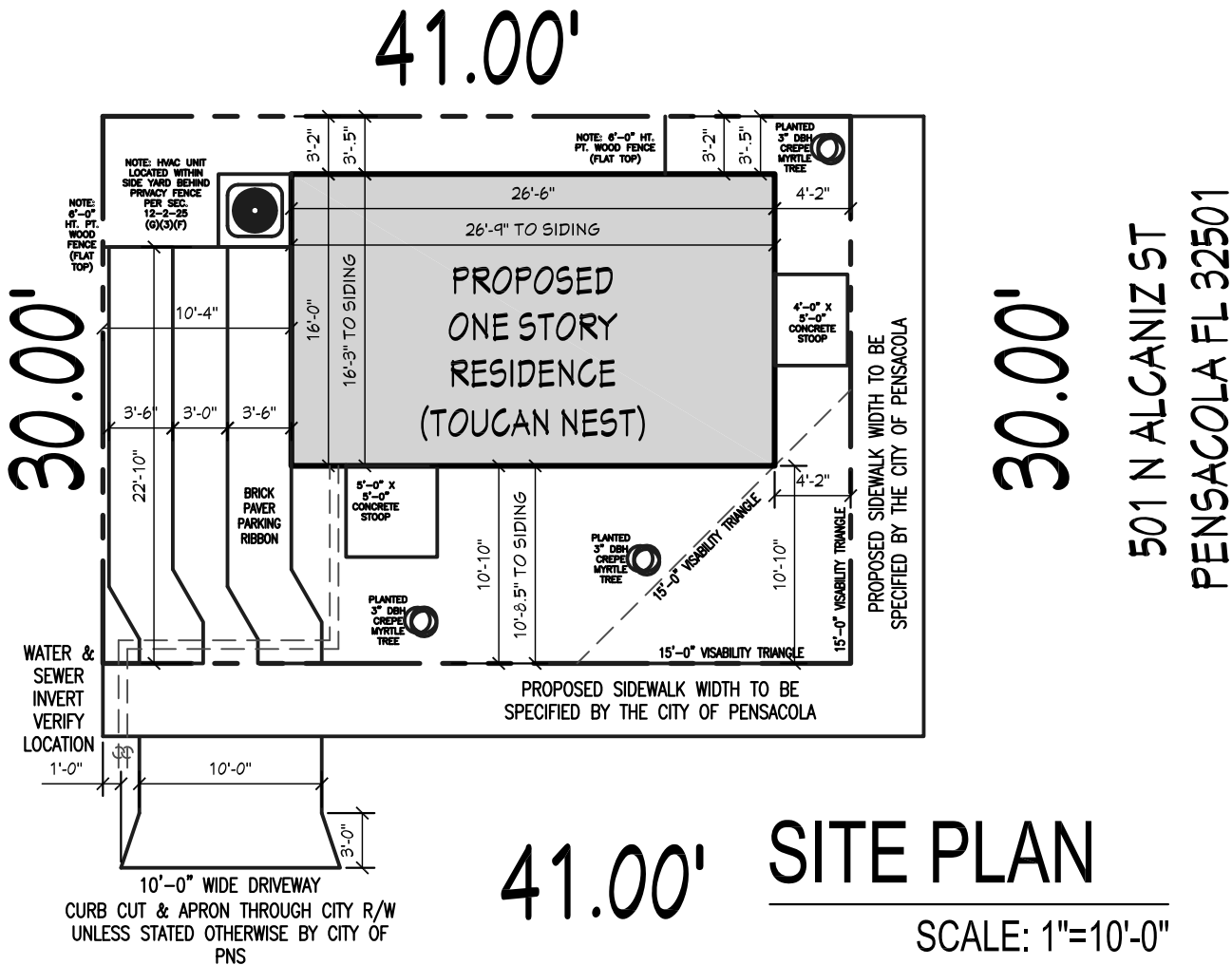
VERIFY ALL SETBACKS WITH
BUILDING DEPARTMENT AND
ZONING.

SEPTIC TANK OR SEWER
INVERT TO BE VERIFIED WITH
HEALTH DEPARTMENT.

ALL DIMENSIONS OF SITE
PLAN TO BE VERIFIED WITH
OWNER/BUILDER/REGISTERED
SURVEYOR IN CONJUNCTION
WITH SURVEY AND LEGAL
DESCRIPTION.

ALL DRIVEWAYS AND
SIDEWALKS TO BE VERIFIED
BY OWNER/CONTRACTOR.

R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE
DIVERTED TO A STORM SEWER
CONVEYANCE OR OTHER
APPROVED POINT OF
COLLECTION THAT DOES NOT
CREATE A HAZARD. LOTS
SHALL BE GRADE TO DRAIN
SURFACE WATER AWAY FROM
FOUNDATION WALLS. THE
GRADE SHALL FALL A MINIMUM
OF 6 INCHES (152 MM)
WITHIN THE FIRST 10 FEET
(308 MM).



41.00' SITE PLAN
SCALE: 1"=10'-0"
LARUA ST

Primary Frontage Occupation: 66%
(30'-0" / 16'-0")
Frontage Yard Type: STANDARD
Facade Type: PORCH
Front Yard Pervious Area:
Total front yard area: 370 SQFT
Impervious area: 133 SQFT
Pervious area: 237 SQFT
Percentage of pervious area in front yard:
64%
Percentage of impervious area in front yard:
36%

Lot Coverage for buildings only:
Total Lot Area: 1230 s.f.
House Footprint with stoops: 424 s.f.
Percentage of lot coverage: 34% lot
coverage

Windows/Glazing (street frontages only)
First floor frontage s.f. =168 s.f.
First floor glazing = 50 s.f. or 29% glazing
Glazing used in door = 14 s.f.

(Side Street) N/A
First floor frontage s.f. =278 s.f.
First floor glazing = 50 s.f. or 17% glazing
Glazing used in garage door = 14 s.f.

No single pane of glass exceeds 20 s.f.

Additional Notes:
Sidewalks on both Alcaniz and La Rua to be
protected.
HVAC/Mechanical equipment to be screened
from adjoining streets and open spaces by
6'-0" Ht. Pt. Wood Fence. Fence design to
be common "Flat Top" style.
Porch height to be set with surveyor in
compliance with ARB standards/requirements.

Exterior Facade Information:
Roof Line -Gable/Hip
Roof Shingle Color-Pewter Gray
(GAF Timberline HDZ)
Window Style -2 over 2
Exterior Siding/Eave Material - Hardie Board
Lap Siding Lap Siding to have - 5.5"
exposure
Exterior House Color - White -
Walls/Soffits

SHEET NO.
P1

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LEE MABIRE & COMPANY AND IS NOT
TO BE REPRODUCED AND COPIED IN
WHOLE OR ANY PART. IT IS ONLY TO
BE USED FOR THE PROJECT AND
SITE SPECIFICALLY IDENTIFIED
HEREIN AND IS NOT TO BE USED ON
ANY OTHER PROJECT. IT IS TO BE
RETURNED UPON REQUEST. 2022

MAYGARDEN
CRA SITE PLAN

HOUSE PLANS UNLIMITED

4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL (850) 712-2040 (850) 477-8077 HOMEPLANSUNLIMITED@GMAIL.COM