



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) 12-2-6(D) / T-12-2.5 Zoning R-2

(To be Completed by Applicant)

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

Property Address: 923 East LaRue, Pensacola, FL 32501

Current use of property: Residential (Duplex)

1. Describe the requested variance(s): Accessory dwelling for this home-site. We are requesting a
an increase from the County code from 30% to 34% coverage for the new dwelling.

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 pressing need for affordable housing in the area. This request is 4% over the maximum lot coverage

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

~~per the County code.~~ ^{City} This site's size easily accommodates the proposed dueling and allows for one more family dwelling unit.

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:

This area is in the fore-front of designing and building smaller "tiny" homes to accommodate the need, of families who require close proximity and access to the City for work while achieving home ownership.

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

As mentioned above, this area is going through renewal and renovation. Many of the existing homes have been renovated or are in the process. New "tiny" homes are being built to accommodate the need for housing. These homes are of particular interest to our seniors and first time home owners in need of modest accommodations. Access to the City Center is a driving force.

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

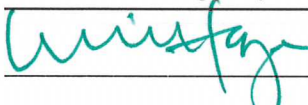
Per Realtors in the Pensacola area, prices of homes in Pensacola are on the rise, particularly near the City Center. It is vital for those of modest means the opportunity to live near the City. This "tiny" home will allow one more family the opportunity.

Application Date: 8-25-2020

Applicant: Kevin Hagen

Applicant's Address: 730 Bayfront Parkway, Suite 4B, Pensacola, FL 32502

Email: Kevin@hhbuildinggroup.com Phone: 850.530.4226

Applicant's Signature:  President AMP at Pensacola, Inc.

Property Owner: A.M.R. at Pensacola, Inc.

Property Owner's Address: 730 Bayfront Parkway, Suite 4B, Pensacola, FL 32502

Email: Kevin@hhbuildinggroup.com Phone: 850.530.4226

Property Owner's Signature:  President AMP at Pensacola, Inc.

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.