



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.*

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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) 12-2-3(D) / T.12-2.1 Zoning B1AAA

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#### (To be Completed by Applicant)

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

Property Address: 4532 MENEWA PATH, PENSACOLA, FLORIDA 32504

Current use of property: SINGLE FAMILY RESIDENCE

1. Describe the requested variance(s): (OPTION A) WE'RE REQUESTING A 5' 3" OVERAGE OF THE REAR YARD SETBACK. THE SECOND OPTION (OPTION B) IS A 4' 2" OVERAGE OF THE REAR YARD SETBACK. OPTION B WOULD MATCH THE EXISTING HOME'S CURRENT SETBACK OVERAGE.

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 HOMEOWNER IS REQUESTING A VARIANCE THAT WOULD ALLOW THEM TO MATCH THE OVERAGE OF

NEIGHBORING PROPERTIES OR THEIR EXISTING HOME.

**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:**

NEIGHBORING HOMES CURRENTLY SIT OVER THE REAR YARD SET BACK; THE HOMEOWNERS WISH TO MATCH THE OVERAGE AND USE THAT SQUARE FOOTAGE TO CREATE A MODERN MASTER SUITE THAT WILL NOT ONLY MATCH THE NEIGHBORING PROPERTIES BUT LOOK THE MOST AESTHETICALLY PLEASING.

**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 HOME CURRENTLY EXCEEDS THE REAR YARD SETBACK. THE PROPOSED ADDITION WOULD SIMPLY SQUARE OFF THE REAR/RIGHT CORNER OF THE HOUSE. THIS WOULD NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES AS THEIR HOMES CURRENTLY EXCEED THE REAR YARD SET BACK IN A SIMILAR FASHION.  
\*SEE ATTACHED\*

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

CLIENTS SIMPLY WANT TO MATCH THE OVERAGES OF THE NEIGHBORING PROPERTIES; AND TO THE BENEFIT OF THE NEIGHBORING PROPERTIES. CREATE AN ADDITION THAT IS THE MOST AESTHETICALLY PLEASING.


Application Date: 8/26/2020

Applicant: MATT BANKS / BANKS CONSTRUCTION

Applicant's Address: 500 N 9TH AVE, PENSACOLA, FLORIDA 32501

Email: MBANKSCONSTRUCTION@GMAIL.COM

Phone: 850-572-4267

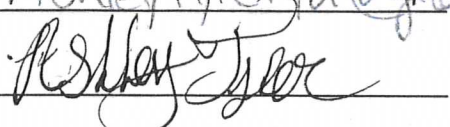
Applicant's Signature: 

Property Owner: 

Property Owner's Address: 4532 MENEWA PATH, PENSACOLA, FLORIDA 32504

Email: Ashleytyle2@gmail.com

Phone: 850-426-1727

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.