

- ☐ **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) _____ **Zoning** _____

(To be Completed by Applicant)

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

Property Address: 151 W. Main Street, Suite 200, Pensacola, Florida 32502

Current use of property: Law Firm Office

1. **Describe the requested variance(s):** We would like to install a 64 square foot sign with the firm name and logo between the 2nd and 3rd floors on the northwest front of the building, in accordance with the enclosed design and dimensions. The Waterfront Redevelopment District permits signage up to 50 square feet, 39 square feet of which is currently being utilized for the 1st floor tenants. Thus, the proposed sign requires a variance for an additional 53 sq. feet of signage.
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 northern side of the building fronts Main Street, which is lined with several oak trees between the building and the street, which causes a hardship for sign visibility. Additionally, the parking lot serving the building abuts the southern side of the building and is not easily visible from Main Street. Clients frequently call our office trying to locate the entrance to our building.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

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 tenants on the first floor of the building consume most of the allowable signage, and since our firm is on the 2nd floor, an 11 foot square sign would not be easily viewable from the street. The neighbor parcels to the west fronting the southern side of Main Street in the Waterfront Redevelopment District (WRD) currently have signage that exceeds our requested variance, and if this request is denied, we will be denied a right commonly enjoyed by the neighboring parcels in the WRD.

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 proposed sign design and dimensions are consistent with the size and character of nearly all the buildings along the southern side of Main Street between the Port of Pensacola and Spring Street. The variance would increase the safety of motorists as our firm's clients would be better able to identify our office.

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

The office building directly to the west of our building in the Waterfront Redevelopment District was granted a 230 sq. foot variance for a 280 square foot sign - over 4 times larger than our requested variance. The next parcel to the West, was also granted a 550 sq. foot variance for a 600 square foot sign - over 10 times larger than our requested variance. The next parcel to the west was also

granted a sign variance for a larger sign. As a result, while the allowable signage limit for the Waterfront (continued on next pg)

Application Date: _____

Applicant: Carver Darden c/o Robert Rushing

Applicant's Address: 151 W Main Street, Suite 200, Pensacola, FL 32502

Email: rushing@carverdarden.com Phone: 850-266-2303

Applicant's Signature: 

Property Owner: Maritime One, LLC c/o Justin Beck

Property Owner's Address: 125 W. Romana Street, Suite 800, Pensacola, FL 32502

Email: jbeck@teambeck.com Phone: 850-477-7044

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

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.

#5 (continued)

Redevelopment District may be 50 square feet in the code, virtually all of the currently improved parcels fronting the southern side of Main Street, namely the 3 parcels directly to the west of our building have been granted sign variances that exceed the 50 square foot signage limit. Moreover, the sign variances granted to the 2 parcels directly to the west of our building are massive variances that far exceed our requested variance. We are not seeking anything that has not already been granted to the neighboring parcels to the west of our building. On the contrary, while we are seeking a variance in excess of the 50 square feet, it is far less than the previously granted variances to other parcels abutting the southern side of Main Street in the Waterfront Redevelopment District.



Carver Darden Exterior wall sign at 151 Main Street

64 Square foot sign with lit letters & logo

