

- ☐ ***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) 12-3-10(1)e.4.i.(b) **Zoning** HC-1

(To be Completed by Applicant)

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

Property Address: 200 S Alcaniz St, Pensacola FL 32503

Current use of property: Restaurant

1. Describe the requested variance(s): The building has a brick inset originally intended to be painted with building signage. Please refer to the attached historical photos. We would like to restore signage similar to the original building signage design. To proportionally fill the historic building's inset signage area our design had to exceed the maximum 12 SF signage area.

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 brick under the cornice is inset and was originally designed to provide a space for painted signage.

Referencing historical photos, we are creating signage consistent and proportional with the original building design.

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 signage is necessary to identify the restaurant. The brick inset in the historic building was intended to accommodate larger signage. A smaller 12 SF sign in this area looks awkward, and does not fit proportionately. Design and construction costs to resize the brick inset to accommodate a smaller sign would be cost prohibitive. Changing the brick inset sign is also inconsistent with the intention of our Historic District. A larger sign to fit within the inset area is necessary to be consistent with the intention of our Historic District.

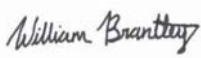

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

The proposed signage is consistent with the buildings original design and historic photos. It improves the authenticity of our Historic District.

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

In addition to being historically accurate, we believe the signage will be vital to the restaurant's success, and critical to the longevity of a neighborhood restaurant at this location.

Application Date: 05/27/20021

Applicant:	William Brantley, SMP Architecture	
Applicant's Address:	205 E Intendencia Street Pensacola, FL 32502	
Email:	william@smp-arch.com	Phone: 850-982-9042
Applicant's Signature:		
Property Owner:	Johnny Fisher, Juan's Flying Burrito	
Property Owner's Address:	2018 Magazine Street New Orleans, LA 70130	
Email:	johnnyfish63@gmail.com	Phone: 251-752-4644
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

Per Sec. 12-12-2(A)(2), in order to authorize any variance from the Land Development Code the Board must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The historic brick “corner store” building is unique to the surrounding wood cottages. An integral part of our historic district, it has served as a grocery store, drug store, a coffee shop, and a neighborhood restaurant. The building has a brick inset originally intended to be painted with building signage. Aesthetically, the sign needs to be larger than the allowed 12 SF to proportionally fill the brick inset area. Please refer to the attached historic photos. To be authentic and historically accurate, our design uses a font size similar to the original signage.

2. That the special condition and circumstances do not result from the actions of the applicant;

The brick inset for signage is an existing condition of the historic building.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, building, or structures in the same zoning district;

Approving the variance, does not grant any special privilege. Granting the variance is necessary to preserve the integrity and authenticity of our historic district.

4. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on the applicant;

The signage is necessary to identify the restaurant. The brick inset in the historic building was intended to accommodate larger signage. A smaller 12 SF sign in this area looks awkward, and does not fit proportionately. Modifying the brick inset area to accommodate a smaller sign would be cost prohibitive, and doing so would be inconsistent with the intention of our historic district.

It is the goal of the historic district to preserve and restore buildings to ensure the perpetuation of their historical character. Referencing historical photos, we are creating signage consistent and proportional with the original building design. This variance is necessary to allow us to restore signage consistent with the original building design.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

Yes, we are simply asking to paint the brick building’s inset signage area to be historically accurate and authentic.

6. That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Granting the variance improves the authenticity of the historic district. We believe the signage will be vital to the restaurant's success and critical to the longevity of a neighborhood restaurant at this location. A successful restaurant will be a valued amenity for the neighborhood.

7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, and general welfare of the city.

Granting the variance will have a positive impact on the neighborhood. It will improve the authenticity of the historic district. It will also help ensure the success of a neighborhood amenity at this location.

Additional Criteria per Sec. 12-13-3(E)(1):

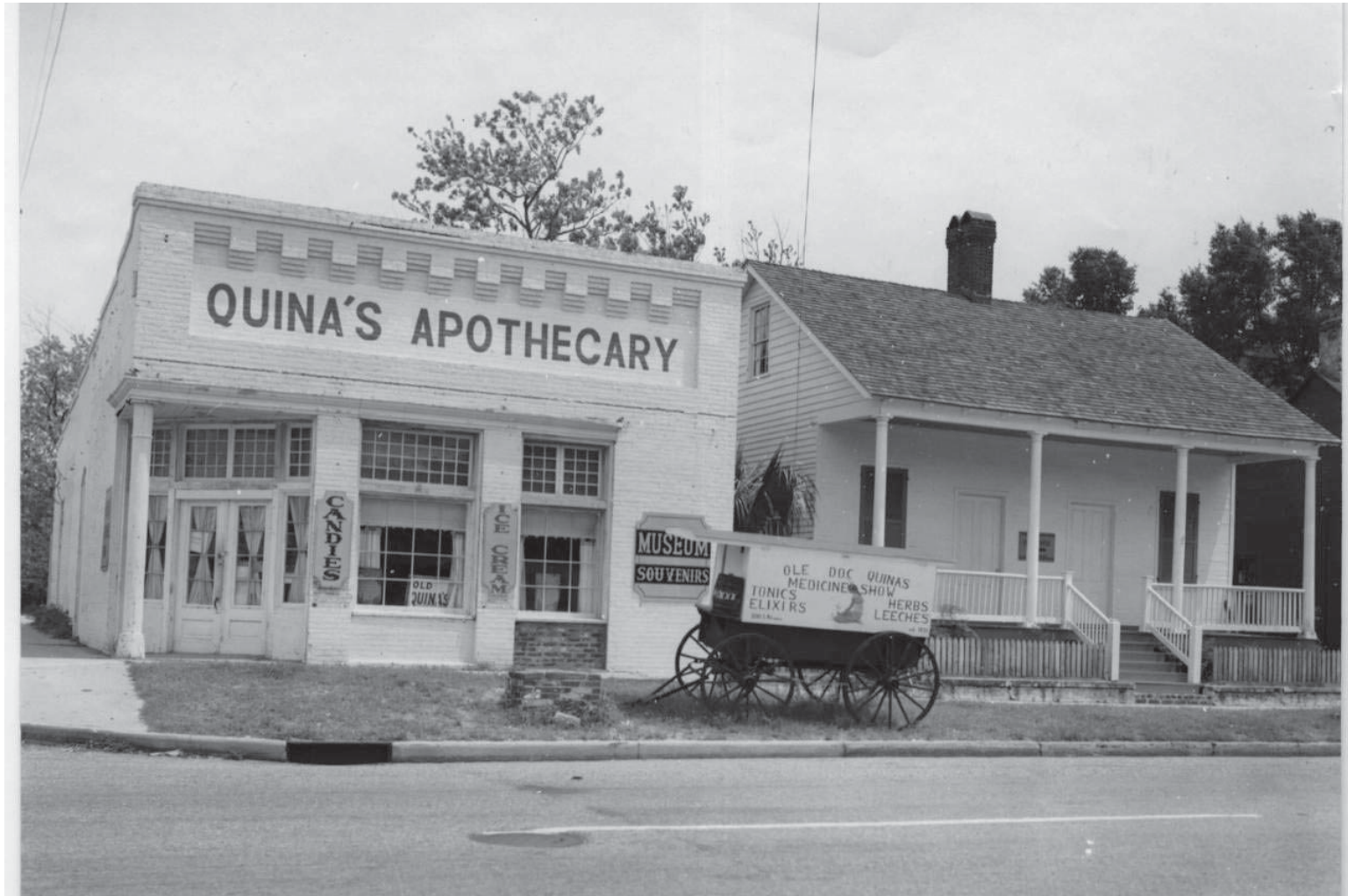
(a) That the Variance granted will not detract from the architectural integrity and/or historical accuracy of the development and its surroundings; and

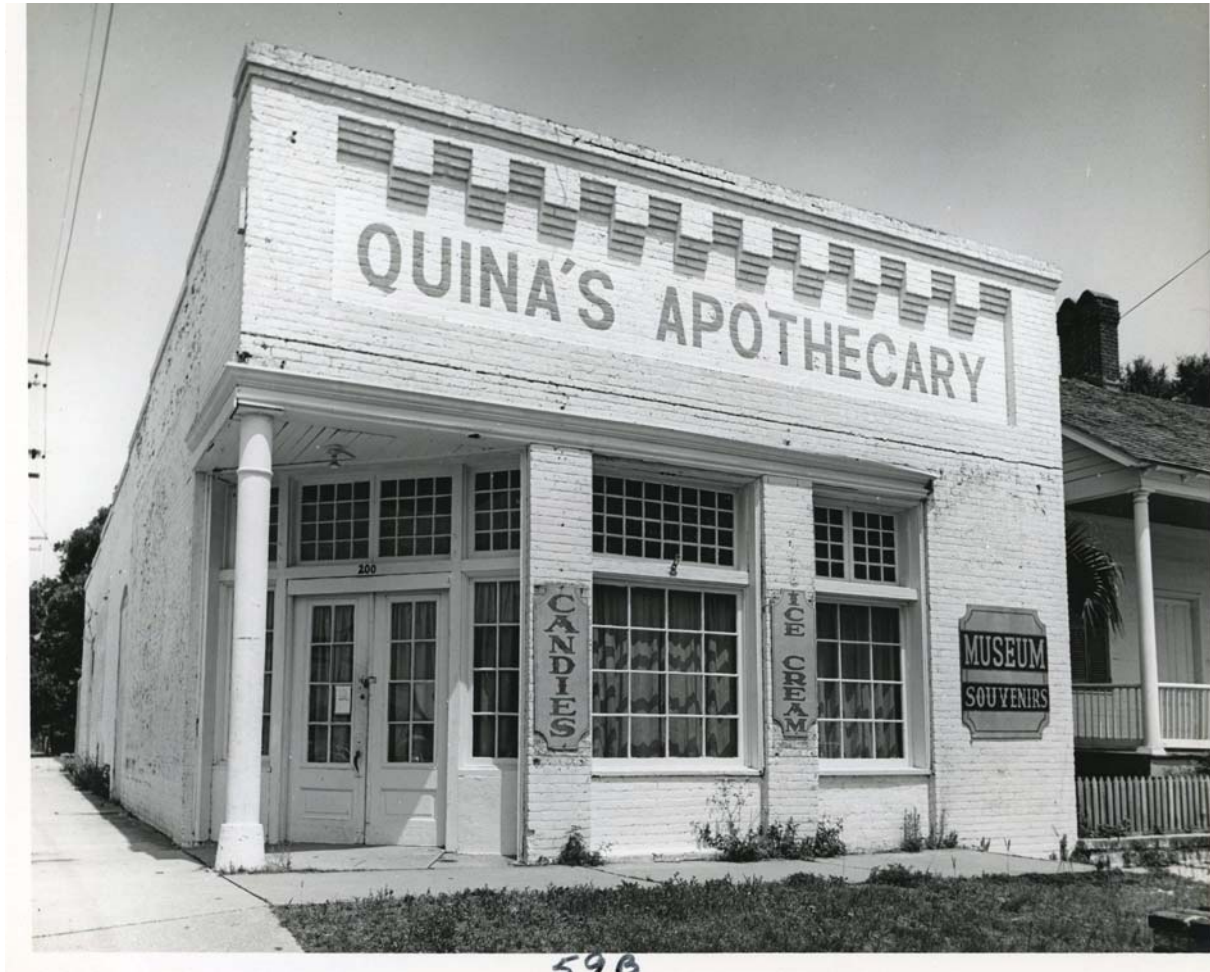
The variance is necessary to be historical accurate and improve the architectural integrity of the building.

(b) That the grant of the Variance will be in harmony with the general intent and purpose of this title and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variance is in harmony with the intent of the historical district. It will improve the authenticity of our historic district and will help insure the longevity of a neighborhood amenity for both downtown residents and visitors.

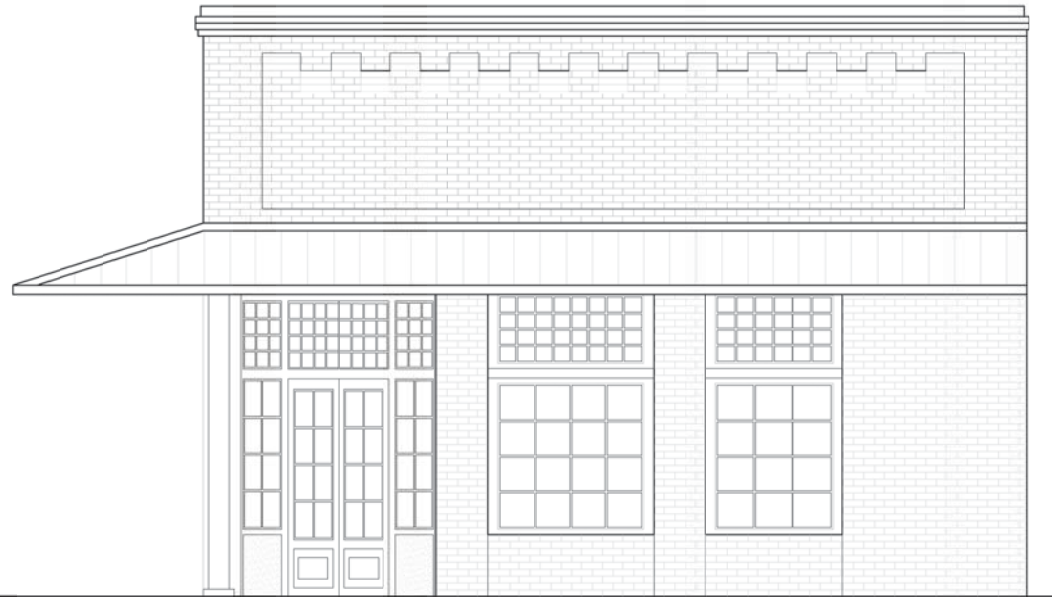








SOUTH ALCANIZ STREET EXISTING PHOTO



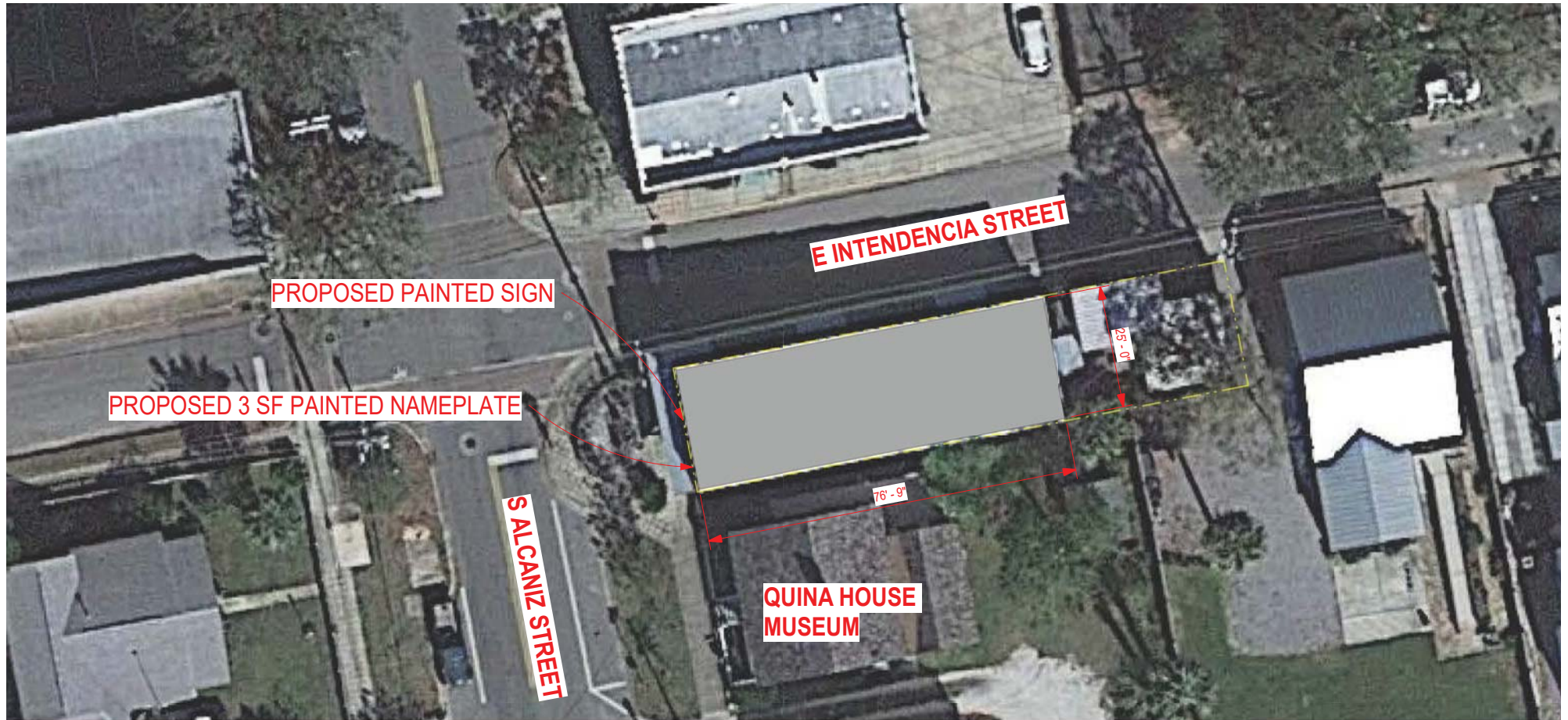
SOUTH ALCANIZ STREET ELEVATION 1/4" = 1' - 0"



EAST INTENDENCIA STREET ELEVATION 3/16" = 1' - 0"



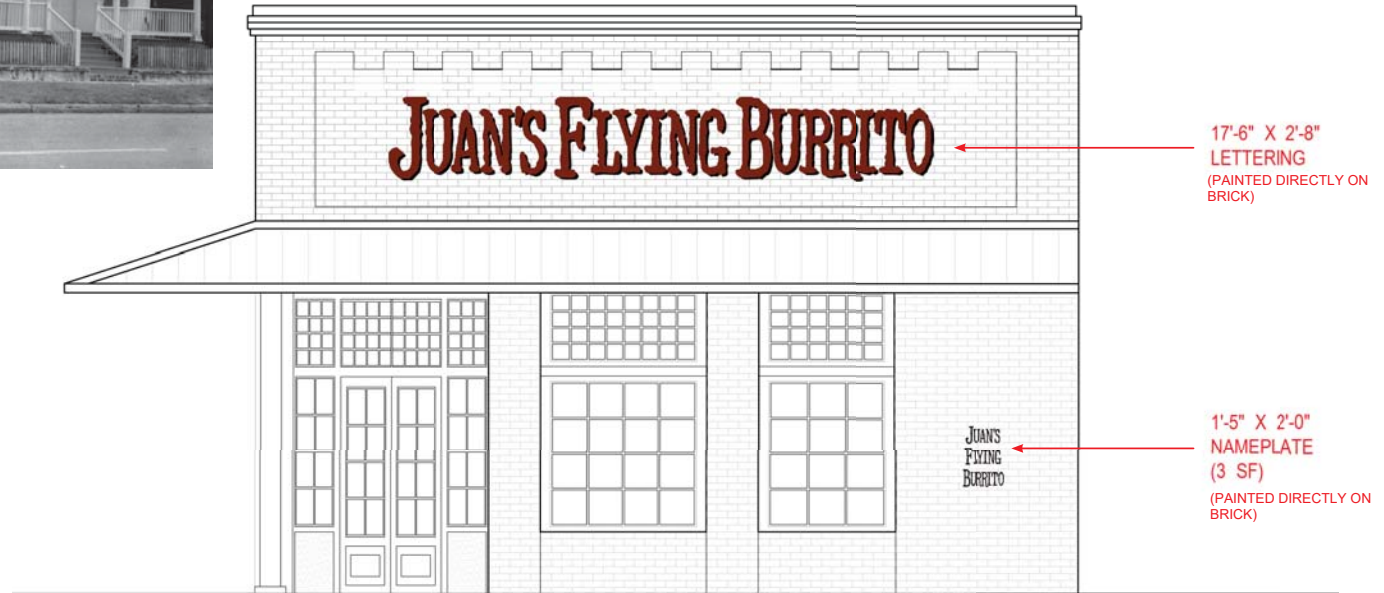
EAST INTENDENCIA STREET EXISTING PHOTO



① Site Plan
1" = 20'-0"

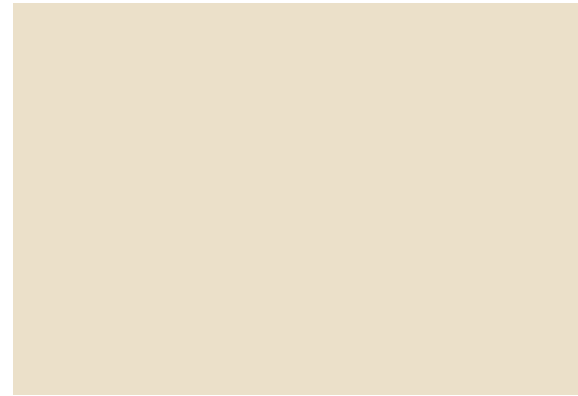








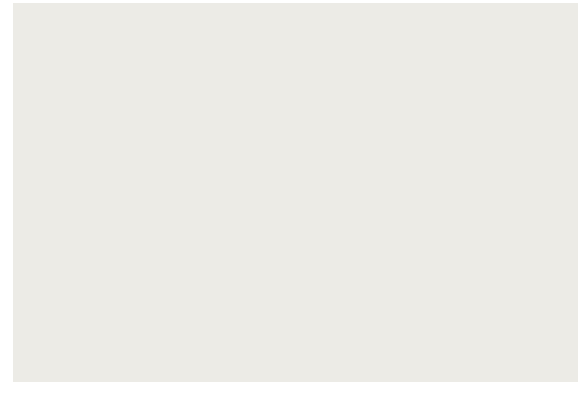
SHERWIN-WILLIAMS - FIRE WEED SW 6328
S. ALCANIZ SIGN LETTERS



SHERWIN-WILLIAMS HISTORIC COLLECTION - CLASSICAL WHITE
SW 2829
EXISTING BUILDING COLOR



SHERWIN-WILLIAMS HISTORIC COLLECTION - TRICORN BLACK
SW 6258
S. ALCANIZ NAMEPLATE AND SIGN LETTER'S SHADOW



SHERWIN-WILLIAMS - PURE WHITE SW 7005
S. ALCANIZ SIGN BACKGROUND