



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) B-3-4 / T-12-3.2 Zoning B1AA

(To be Completed by Applicant)

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

Property Address: 1602 E. Brainerd St Pensacola, FL
 Current use of property: Residential

1. Describe the requested variance(s): DSA seeks a variance to encroach 2' on the 6' side yard setback. This distance would be a reduction from 6' side yard to a 4' setback.

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 existing home is placed on the lot long before the LDC requirements and thus, the front and side

yard setbacks are exceeded by the 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:

By continuing the line of the existing residence, we are respecting the history of the area by creating an addition that makes the building a unified whole

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 build line of the new addition to the structure will align with other side yards on the block, and respect the existing lot placement.

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

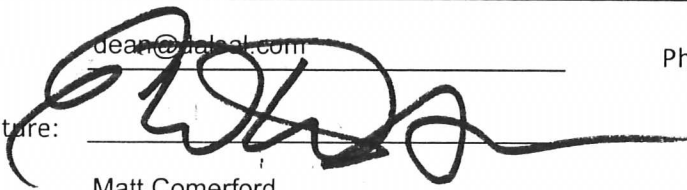
As City makers, we see it important to create pleasant rear yard spaces that compliment existing residences. This variance allows our design to accomplish this well without setting a poor precedent.

Application Date: 8/25/2021

Applicant: E. Dean Dalrymple

Applicant's Address: 503 E. Government St Pensacola, FL 32502

Email: dean@dalrymple.com Phone: (850) 470-6399

Applicant's Signature: 

Property Owner: Matt Comerford

Property Owner's Address: 1602 E. Brainerd St Pensacola, FL

Email: mcomerford@morettco.com Phone: (850) 393-5119

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.

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.