

☐ Gateway Review Board

VARIANCE APPLICATION

- ☐ Zoning Board of Adjustment
☐ Architectural Review Board
☐ Planning Board

Pensacola City of
America's First Settlement And Most Historic City



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) 12-3-55 (4) a. Zoning PR-1AAA

(To be Completed by Applicant)

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

Property Address: 115 W. Brainerd Street, Pensacola FL 32501

Current use of property: Single Family Residential

1. Describe the requested variance(s):

- Requesting a side yard (west) setback variance that will allow the homeowner to construct their Accessory Dwelling Unit Addition 4'-0" of the West property line.

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's property was previously developed, with the Accessory Dwelling Unit being built in 1930, predating the main dwelling unit on the property. The property is in the North Hill Preservation District, and the homeowner wants the addition to keep with the existing "shotgun" style architecture. The ADU currently is not parallel with the property line and will cause the addition to further extend past the side yard setback. The homeowner does not have any room to extend the addition North, and any addition to

the East will completely change the architectural style of the original structure. Given that this addition will require approval by the Architectural Review Board, we don't feel that changing the look and style of the original structure would meet the guidelines set forth by the ARB. The homeowners are wanting to reserve the architectural style of the original structure.

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 variance is necessary to allow the homeowner to add the additional square footage needed to make this structure a functional ADU. Given that the ADU was originally built in 1930, it doesn't offer the space required to house modern amenities. Without a variance, the homeowner is left with a ADU that just does not function well for it's intended purpose. At no fault of the homeowner, the original structure was built without the current LDC in mind. Many homes in the area have ADU's with adequate space that currently do not meet the requirements set forth in the LDC.

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

In our opinion, the proposed structure is the opposite of detrimental to the general welfare or to the property rights of others in the vicinity. The current structure has repairs and an addition that were previously done that didn't execute the existing style of the home. They kept with the "shotgun" style, but it was poorly executed, causing transitions in the roof line, and water intrusion issues. With our proposed addition and renovation, our intent is to correct existing roof lines and create an addition that will greatly improve the elevations of the home, enhancing its architectural appeal. Being allowed to execute this addition will not only increase my client's property value, but it will bring up the average home value of the neighborhood.

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

Being allowed to extend the existing structure will allow us to keep the original architecture of the ADU. If we are required to create an addition off the east side of the structure, it will completely change the original architecture, and negatively impact the use-able space of the rear yard. Neighboring homes have ADU's that are non-conforming, and not of the original architecture. Our intent is to create an addition to the ADU that will allow the space to function as ADU's are intended. With that said, my clients want to make sure that they keep with the original architecture of the original structure. One of their draws to the neighborhood when purchasing a home was the architectural style of the neighborhood. Their intent is to preserve the original style of the home, bringing it more in line with what the North Hill Preservation District is intended for.

Application Date: 08/25/2021

Application Date: 08/25/2021

Applicant: Tim Daniel (Tim Daniel's Reflection Home Designs & CAD Services) Representing Homeowner

Applicant's Address: 1721 Amanda Lane, Cantonment Florida 32533

Email: timdanieljr83@gmail.com

Phone: 850-417-5332

Applicant's Signature: _____



Property Owner: Lisa Bradley

Property Owner's Address: 115 W. Brainerd Street, Pensacola Florida 32501

Email: lisabradley433@gmail.com

Phone: 850-240-8191

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.

Planning Services

***222 W. Main Street * Pensacola, Florida
32502 (850) 435-1670***

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

BRADLEY ACCESSORY STRUCTURE

115 W. Brainerd Street, Pensacola FL. 32501

SQUARE FOOTAGE

PRINCIPLE STRUCTURE BREAK DOWN
BASE AREA - 1,384
GARAGE FINISHED - 260
UPPER STORY FINISHED - 1,043
UTILITY FINISHED - 150
TOTAL HEATED & COOLED - 2,577
TOTAL UNDER ROOF - 2,837

ADU ADDITION BREAK DOWN
EXISTING BASE AREA - 476
PROPOSED ADDITION - 152
PROPOSED TOTAL HEATED & COOLED - 476
PROPOSED TOTAL UNDER ROOF - 628

PROPOSED ADU CALCULATION (60% LIVING)
PRINCIPLE STRUCTURE HEATED & COOLED - 2,577
PROPOSED ADU HEATED & COOLED - 628

MAXIMUM HEATED & COOLED ALLOWED - 1,546.2 (60%)
ACTUAL HEATED & COOLED PROPOSED - 628 (24.38%)

ADU RATIO REQUIREMENTS

The living area of the accessory dwelling unit shall not exceed 60 percent of the living area of the principle dwelling unit, up to a maximum of 1,500 square feet.

PRINCIPLE STRUCTURE LIVING SPACE - 2,577 (60% / 1,546.2)
ADU PROPOSED LIVING SPACE - 628 (24.38%)

REAR YARD COVERAGE REQUIREMENTS

The accessory dwelling unit (or combination of structures) shall not occupy more than 25 percent of the required rear yard area.

TOTAL REAR YARD AREA - 1,550 (25% / 387.5)
ADU PROPOSED REAR YARD COVERAGE - 66 (4.25%)

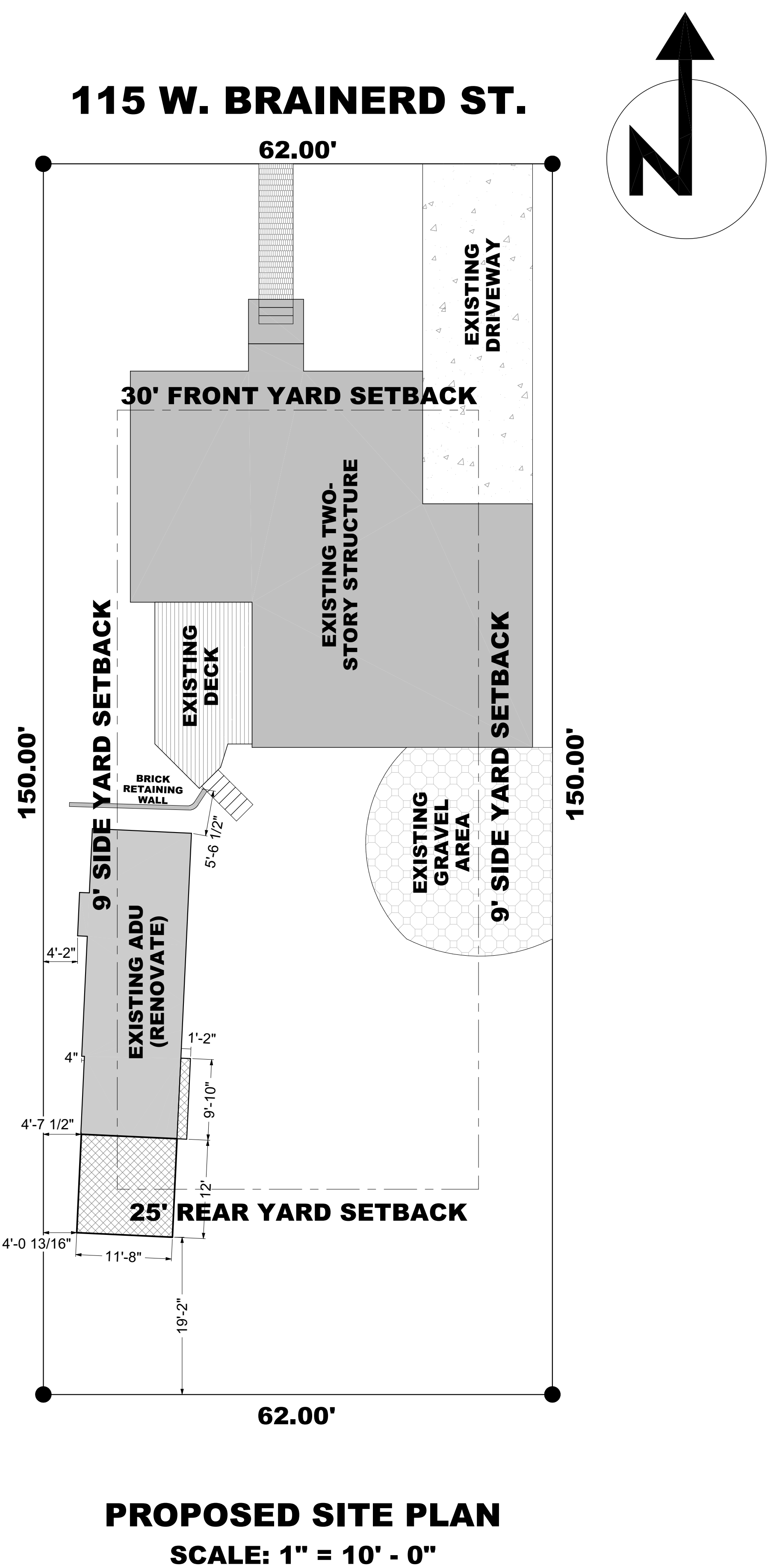
PARKING REQUIREMENTS

One additional off-street parking space shall be provided for the accessory dwelling unit.

THE PROPOSED ACCESSORY DWELLING UNIT IS EXISTING.

VARIANCE REQUEST

- Requesting a side yard (west) setback variance that will allow the homeowner to construct their Accessory Dwelling Unit 4'-0" of the West property line.



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PROJECT INFORMATION	
DESCRIPTIONS: ADU Addition / Renovation	
NAME: Bradley Residence	
115 W. Brainerd Street	
Pensacola, FL. 32501	
PROJECT SCOPE	

REFLECTIONS Home Designs & CAD Services

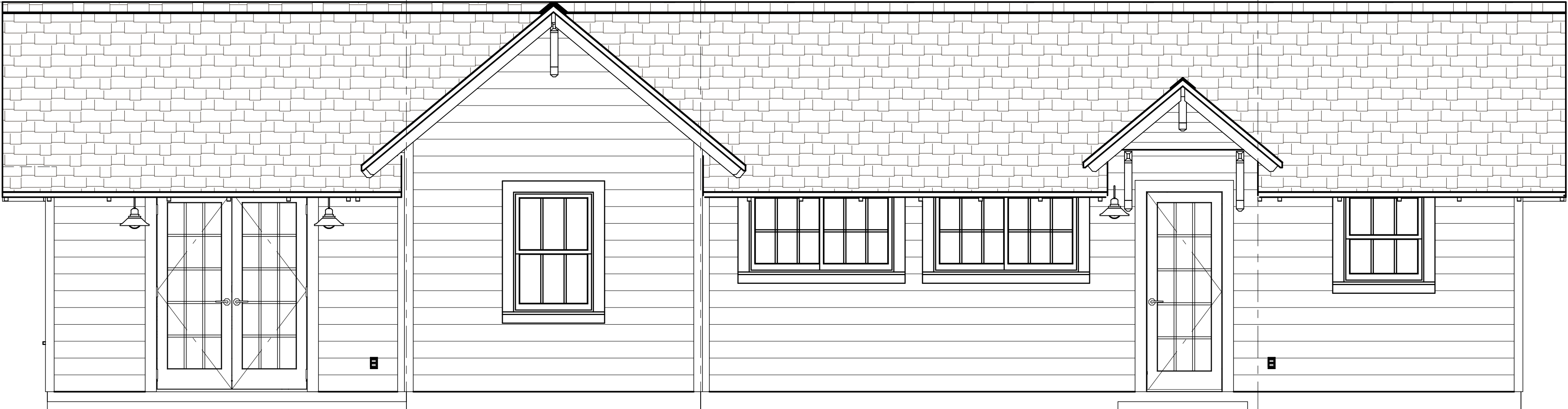
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	08/23/2021
SCALE:	-
SHEET:	1 OF 5

13' - 0" ABOVE FINISHED FLOOR ELEVATION (F.F.E.)
13' - 8" ABOVE FINISHED GRADE

7' - 4" TOP PLATE HEIGHT

**PROPOSED EAST
ELEVATION**
SCALE: 3/8" = 1' - 0"

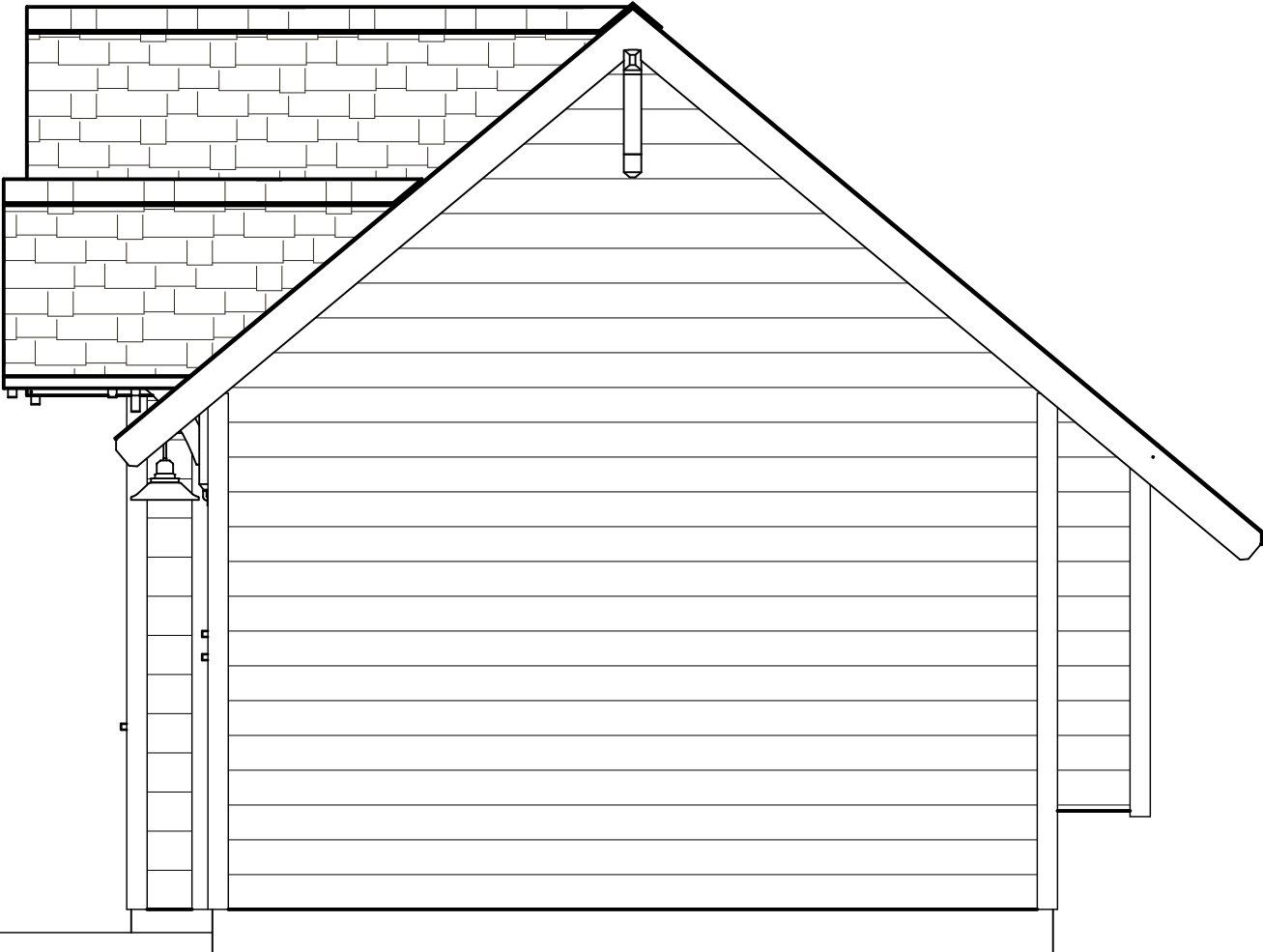


PROPOSED ADDITION

**REBUILT SECTION
(EXTENDED FOOT PRINT)**

EXISTING SECTION

**REBUILT SECTION
(EXISTING FOOT PRINT)**



**PROPOSED NORTH
ELEVATION**
SCALE: 3/8" = 1' - 0"

**PROPOSED SOUTH
ELEVATION**
SCALE: 3/8" = 1' - 0"



**PROPOSED WEST
ELEVATION**
SCALE: 3/8" = 1' - 0"



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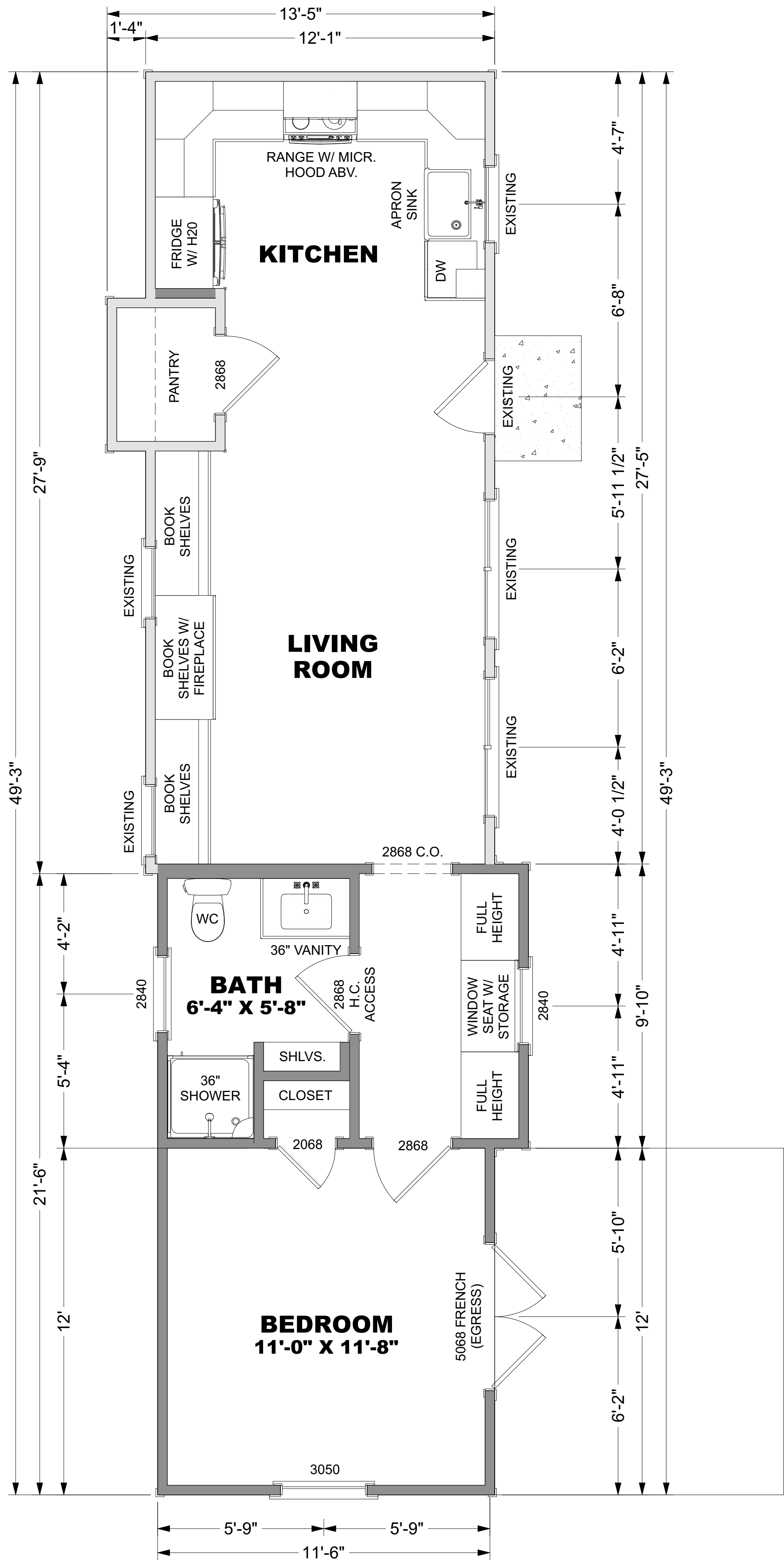
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: 08/23/2021

SCALE: -

SHEET: 2 OF 5





PROPOSED FLOOR PLAN
SCALE: 3/8" = 1' - 0"

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PROJECT SCOPE

DATE: 08/23/2021
SCALE: -
SHEET: 3 OF 5

FOLLOW US



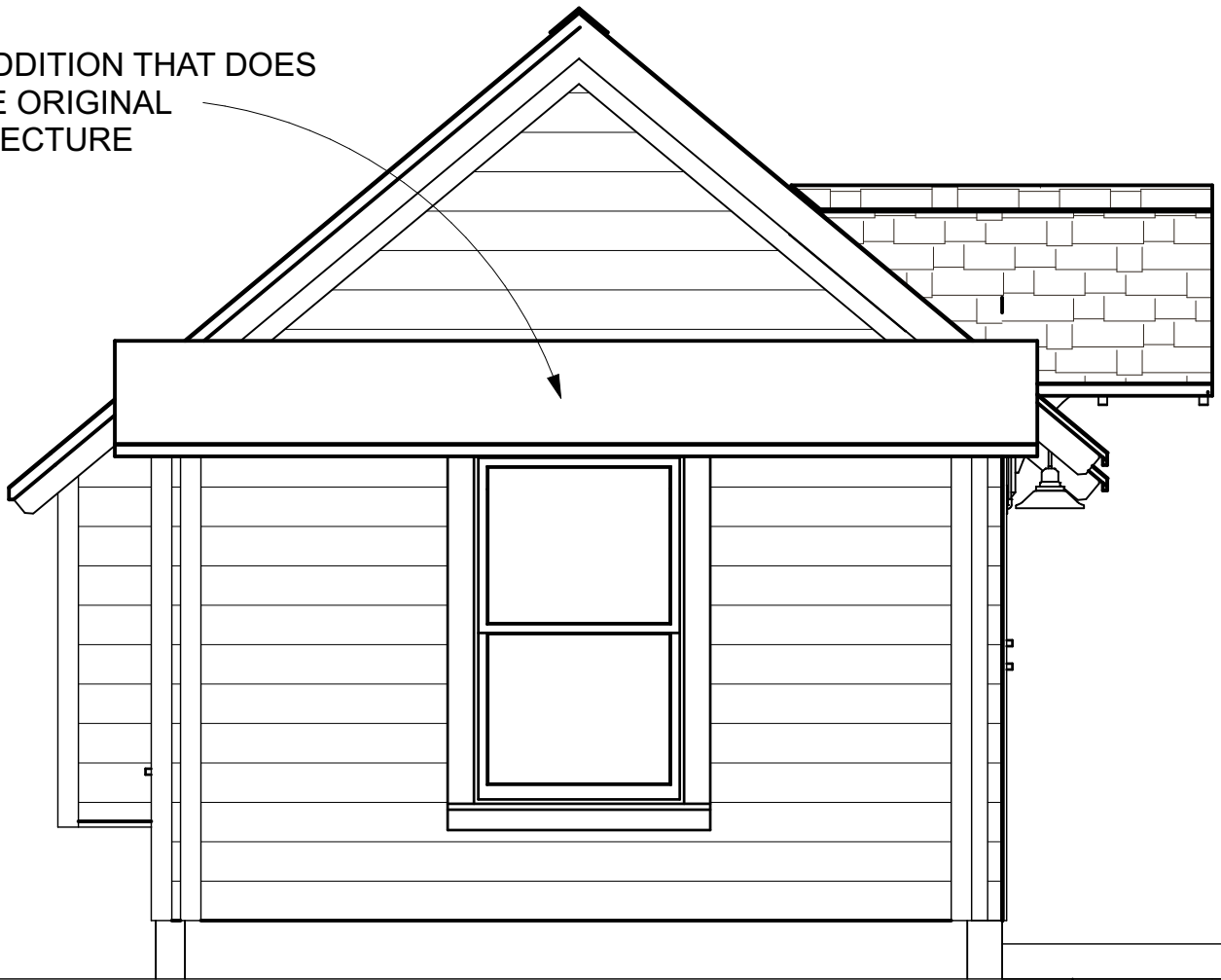
**EXISTING EAST
ELEVATION**
SCALE: 3/8" = 1' - 0"

DEMO & REPLACE OLD ADDITION THAT DOES NOT CONFORM WITH THE ORIGINAL SHOTGUN STYLE ARCHITECTURE



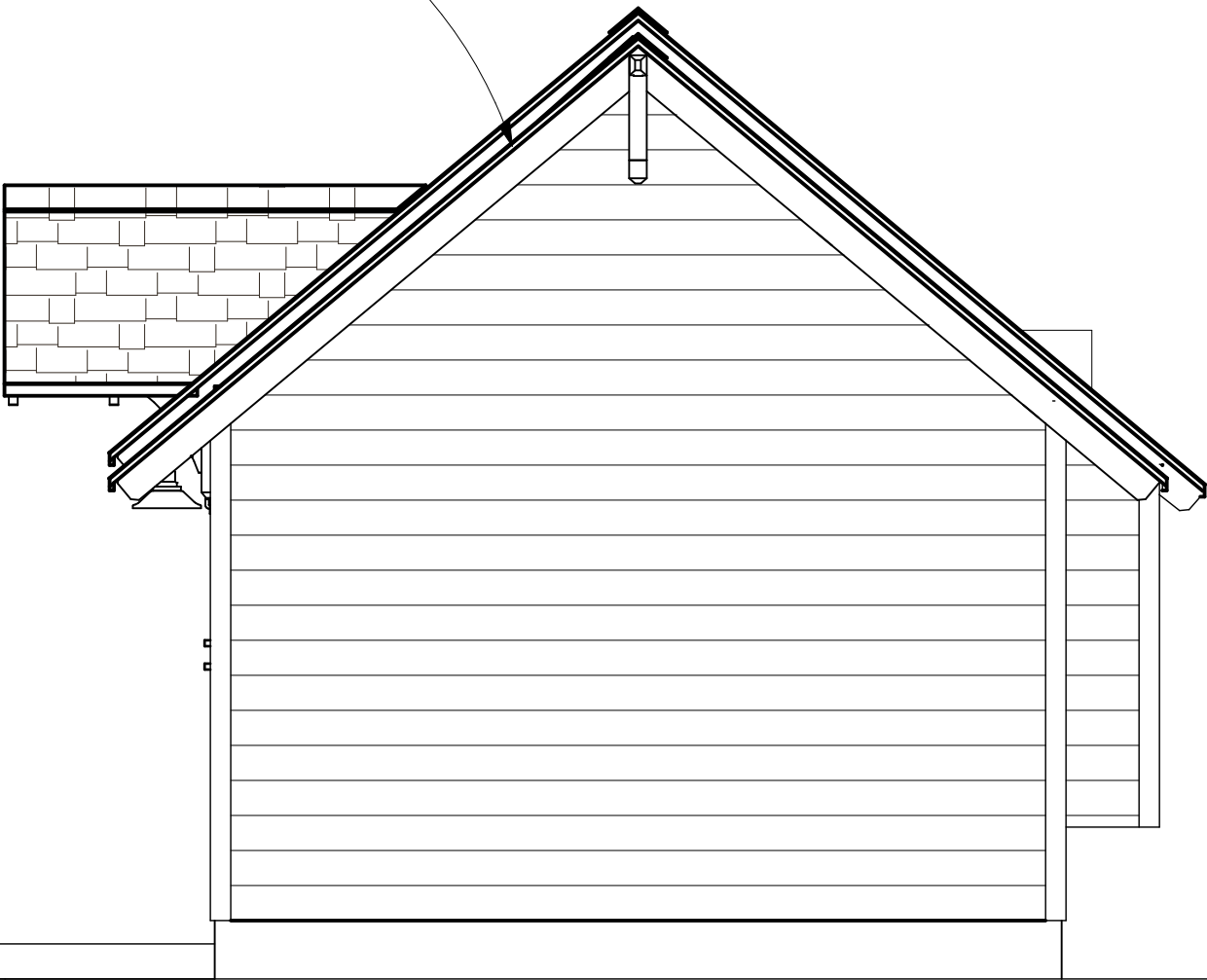
RAISE THE ROOF ON THE FRONT SECTION OF THE ADU TO MAKE SEAMLESS ROOF LINE & TO RECTIFY WATER INTRUSION ISSUES.

DEMO & REPLACE OLD ADDITION THAT DOES NOT CONFORM WITH THE ORIGINAL SHOTGUN STYLE ARCHITECTURE



**EXISTING SOUTH
ELEVATION**
SCALE: 3/8" = 1' - 0"

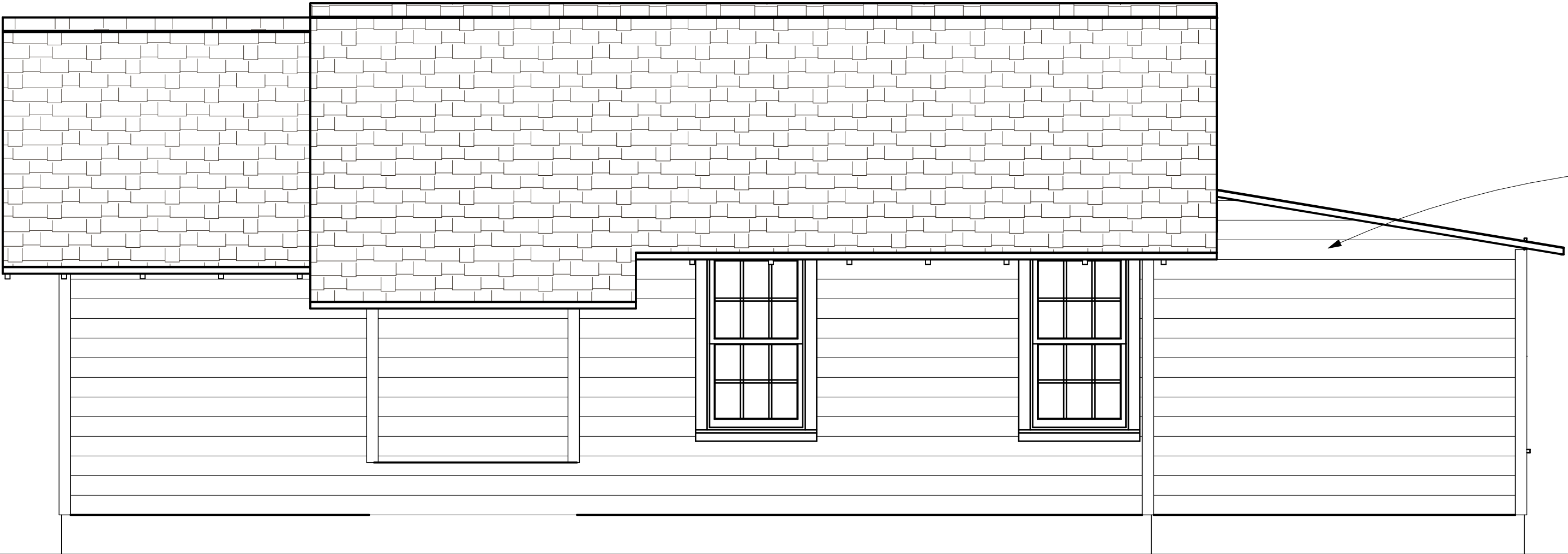
RAISE THE ROOF ON THE FRONT SECTION OF THE ADU TO MAKE SEAMLESS ROOF LINE & TO RECTIFY WATER INTRUSION ISSUES.



**EXISTING NORTH
ELEVATION**
SCALE: 3/8" = 1' - 0"

**EXISTING WEST
ELEVATION**
SCALE: 3/8" = 1' - 0"

DEMO & REPLACE OLD ADDITION THAT DOES NOT CONFORM WITH THE ORIGINAL SHOTGUN STYLE ARCHITECTURE



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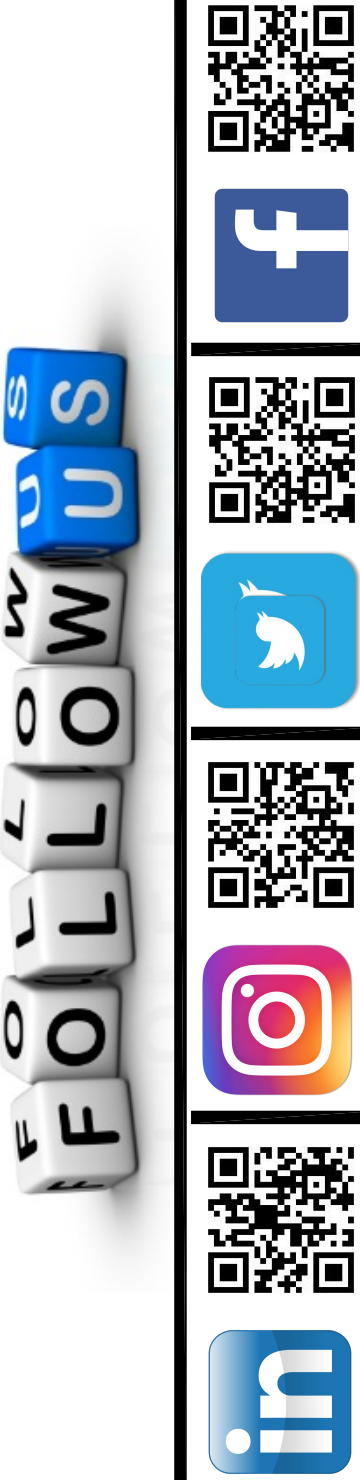
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PROJECT SCOPE

DATE: 08/23/2021

SCALE: -

SHEET: 5 OF 5



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