

City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wodpoedav	March	15	2023	3.00	ДΜ
Wednesday,	Warch	15,	2023,	3.00	L IAI

Hagler/Mason Conference Room, 2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. <u>23-00229</u> ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM FEBRUARY 15, 2023

Attachments: ZBA Minutes 2.15.23

REQUESTS

2. <u>23-00230</u> ZBA 2023-004 4160 BRIGHTON DRIVE R-1AAA

Attachments: <u>4160 Brighton Complete Package</u>

3. <u>23-00231</u> ZBA 2023-005 3805 & 3807 N. 10TH AVENUE R-1AA

<u> 10TH AVE - Complete</u>

- 4. <u>23-00232</u> ZBA 2023-006 1700 E. LA RUA STREET R-1AA
 - Attachments:
 Application

 Variance Details Letter Lother
- 5. <u>23-00233</u> ZBA 2023-007 1407 A & B SONIA STREET R-1AA *Attachments:* <u>2023.03 ZBA Variance Application 1407 Sonia</u>

ADJOURNMENT

Attachments:

ADDITIONAL INFORMATION:

SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be

heard again for a period of one (1) year.

JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:

Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty {30} days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

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 Official that they have ten {10} days to remove or correct the violation.

ADA Statement:

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) 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.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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Memorandum

File #: 23-00229	Zoning	g Board of Adjustments	3/15/2023
TO:	Zoning Board of Adjustments M	lembers	
FROM:	Amy Hargett, Planner		
DATE:	3/8/2023		
SUBJECT:			

Zoning Board of Adjustments Meeting Minutes from February 15, 2023



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

February 15, 2023

MEMBERS PRESENT: Chairperson White, Vice Chairperson Weeks, Board Member Jacquay, Board Member Sebold, Board Member Shelley, Board Member Dittmar, Board Member Taylor

MEMBERS ABSENT: Board Member Williams and Board Member Stepherson

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Harding, Network Engineer Johnston, Network Engineer Russo

STAFF VIRTUAL:DevelopmentServicesDirectorMorris,DevelopmentServicesCoordinatorStatler,Assistant City Attorney Lindsay

OTHERS PRESENT: Richard Irvine, Jonathan Ferguson, Bruce Broussard

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:02 p.m. with a quorum present.

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

2) APPROVAL OF MINUTES

The ZBA January 18, 2023 minutes were approved without objection by the Board.

3)	ZBA 2023-003	685 Farmington Road	R-1AAA
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222 West Main Street Pensacola, Florida 32502 www.cityofpensacola.com Mr. Jonathan Ferguson is requesting the following variances to accommodate the future construction of a new single-family dwelling.

- 1. Reduction of the front yard setback from 30 feet to 20 feet.
- 2. Reduction of the rear yard setback from 30 feet to 20 feet.
- 3. Reduction of both side yard setbacks from 7.5 feet to 5 feet.

This property is located within the platted subdivision Grove which also falls in a split zoning of R-1A and R-1AAA. The original zoning was R-1AA and R-1AAA, however the developer was granted a rezoning for 28 of the 33 lots from R-1AA to R-1A in order to allow for reduced setback requirements for those lots. The remaining 5 lots are zoned R-1AAA. Mr. Ferguson's lot is one of the parcels within the R-1AAA zoning.

Although the parcel is not a lot of record it is undersized for the R-1AAA zoning district at approximately 8590 SF. Also, this parcel is located within a cul-de-sac with a radius that angles the east boundary line making it 78.5 feet unlike the west boundary line of 120 FT.

The applicant addresses the Board and explains his request stating his name and address for the record. Mr. Ferguson stated he has spoken to two builders, one being Western Gate Construction, and he further explains the HOA's requirements on building square footage. Mr. Ferguson further explains that he is selling the property and the potential buyer has also spoken with a couple of builders that determined a house could not be built within the required setback parameters.

Chairperson White asks the Board if anyone has questions for the applicant. Board Member Taylor asks the applicant how long he has owned the lot? The applicant responded 4 years. He further explained there is an old clay pit in the rear with a deep valley and he did permit a retaining wall but decided to sell the lot so he could build his home somewhere else.

Chairperson White directs a question to staff about the guidelines for the variance request if the zoning is for the R-1AA or R-1AAA. Planner Hargett responded and clarified the applicant's lot is within the R-1AAA however the rear reduction is a little bit more than the R-1A would require.

Vice-Chairperson Weeks stated he would like to see house plans and expressed his concern with granting a wide-open variance without plans. The applicant further explained that the buyer wants to build a single-story home. Board Member Dittmar ask for clarification on the square footage difference for a single story home versus a two story home with the HOA and if the HOA is still active.

Mr. Ferguson responded the HOA is still active and clarified the square footage. Vice Chair Weeks stated there are vacant lots adjacent to his lot and is zoned R-

1AAA for clarification. Chairperson White asked if the applicant wanted the Board to hear the variance requests together or separately. Mr. Ferguson replied he wanted them considered separately.

Chairperson White also asked if the Board had additional questions for staff or the applicant. Vice-Chairperson Weeks wanted to make a comment to staff that he feels the vacant lots left to be developed will come back to this board in the future for variance requests.

Chairperson White then asked if Mr. Irvine would speak to the Board as per the requested speaker form. Mr. Irvine stated his questions were answered and retracted his request.

Chairperson White asks if Mr. Broussard would address the Board.

Mr. Broussard states he and his wife are the buyers of the property and this will be his first time building a home. He further explained he did not want to build a two story home and that was the reason for the reduction of the setbacks, to be able to fit a single story on this lot. Mr. Broussard also stated he would be amendable to a 25 FT rear if needed but wanted to get as much space as possible.

Board Member Shelley asked about documentation from the HOA as Mr. Broussard further explains his need for the variances.

Chairperson White closed discussion and questions and asks for a motion on the first variance request of the front yard reduction of 30 FT to 20 FT. Board Member Taylor motions to approve, seconded by Board Member Dittmar

Board Member Shelley asks about the actual documents from the HOA and for the record stated by Mr. Broussard he will email a PDF.

The motion carried 6-1 with Vice-Chairperson Weeks dissenting.

DISCUSSION

Zoning Board of Adjustment Meeting February 15, 2023 4

ADJOURNMENT -

There being no further business, the meeting adjourned at 3:32 p.m.

Respectfully Submitted,

Planner Any Hargett

Secretary to the Board



Memorandum

File #: 23-00230	Zoning	Board of Adjustments	3/15/2023
то:	Zoning Board of Adjustments M	embers	
FROM:	Amy Hargett, Planner		
DATE:	3/8/2023		
SUBJECT:			

ZBA 2023-004 4160 Brighton Drive R-1AAA

BACKGROUND:

Mr. Keith Wright, on behalf of the owner Ryan Cardoso, is requesting a variance to increase the allowed fence height of 6.5 FT to 8 FT within the rear yard as presented on the site plan. Per the Land Development Code, the maximum allowed height for a fence within the required side and rear yards is 6.5 FT.

Mr. Cardoso hired Mr. Keith Wright, Environmental Landscape Management, to construct the fence. A permit application had not been received (or approved) by the City. Subsequently, the building department issued a stop work order for the construction of the fence. Since the fence is complete, a variance is required in order to keep the height as constructed.



ZBA 2022-00

Zoning Board of Adjustment Architectural Review Board Planning Board Gateway Review Board

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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 eleven (11) 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) $12 - 3 - 3$	/T. B-3.1	Zoning RIAAA
	h	

(To be Completed by Applicant)

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

Property Address:

4160 Brighton Drive

Current use of property:

Residential

1. Describe the requested variance(s): <u>8 foot fence for part of backyard</u>.

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:

Hurricane Sally damaged several large trees in the backyard that provided privacy in the

Planning Services 222 W. Main Street * Pensacola, Florida 32502 (850) 435-1670 Mail to: P.O. Box 12910 * Pensacola, Florida 32521 backyard and rear living areas of the home. The property naturally slopes down so properties

directly behind and to the north of the home can see inside the back of home and backyard deck.

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 living room, two bedrooms, and master bathroom face the back of the property so there

<u>are privacy issues when the curtains are open or when the family is outside on the back deck.</u> Other property owners enjoy a reasonable amount of privacy in their personal spaces.

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 neighboring property owners/residents agree to the requested variance. See the attached

letters. The proposed variance is only for sections of the backyard affected by the elevation and

related privacy issues. The HOA approves of the fence. See attached letter from HOA.

5. Explain what other condition(s) may justify the proposed variance(s): Please see letter from the homeowner and enclosed documentation.

× 1.

	Applic	ation Date: 2/14/23
Applicant:	Keith Wright/Environmental Landscape Mai	nagement
Applicant's Address:	4960 Hwy. 90, Box 134, Pace, FL 32571	
Email:	elmlandscapes@aol.com	Phone: (850) 698-0402
Applicant's Signature:	Kuita maget.	
Property Owner:	Ryan Cardoso and Burcu Goker	x
Property Owner's Address:	4160 Brighton Drive, Pensacola, FL 32504	
Email:	ryancardoso75@gmail.com	Phone: (850) 382-2516
Property Owner's Signature:	Z	

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 form 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 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.

LETTER FROM HOMEOWNER RYAN CARDOSO 4160 Brighton Drive

February <u>14</u>, 2023

City of Pensacola Zoning Board of Adjustment 222 W. Main Street Pensacola, Florida 32502

Re: 4160 Brighton Drive/Application for Variance

Hearing date: March 15, 2023

Dear Zoning Board,

The purpose of this letter is to request a variance for an 8-foot fence for parts of my backyard affected by elevation and privacy issues. My old fence was dilapidated and leaning badly in multiple sections. It had become a safety issue for my family and visitors to my home. I contracted with the variance applicant, Environmental Landscape Management, to replace the old fence. My neighbor behind me suggested that I consider an 8-foot fence for part of my backyard due to privacy issues that I will discuss further in this letter. I talked to my other neighbors, and they had no objection to me building a new fence that was 8 Feet in sections. Environmental Landscape believed that an 8 foot-fence for part of the backyard would be fine and agreed to review the HOA covenants to make sure there were no restrictions that would prohibit 8 feet in the backyard. Environmental Landscape built a very nice fence that is well constructed. It is 6 feet in the section that faces New Hope Road and the section that borders the property to the south of my home. The rear section of the fence that boarders the property directly behind my home is 8 feet and the north section of the backyard fence is 8 feet.

We built an 8-foot fence for part of the backyard due to privacy issues that are unique to my lot. My backyard slopes downward so my home sits above the home behind it. The backyard directly behind my house is somewhat shallow in that there

is not a lot of space between us and the neighbors behind us. Prior to Hurricane Sally, we had a dozen large oak trees that provided a lot of privacy. Sally, however, damaged most of the trees and partially uprooted several trees which began leaning toward our house. Accordingly, my wife and I hired a company to remove the oak trees which completely opened the backyard and created the unintended consequence of making the back deck and rear living quarters of our home very exposed to the properties directly behind us and to the north. For example, if my curtains are drawn in the living room, master bedroom/bathroom, or guest bedroom, I can see the people at the properties behind us or to the northeast of us – eye to eye. I am sure that this goes both ways. We have the same issue if we are sitting on our back deck which I believe was constructed with the home due to the elevation issue (i.e, . If there was not a back deck, there would need to be 6 or 7 steps from the back door down to the ground). The lack of privacy is not comfortable and interferes with our quiet enjoyment of the property. Therefore, the idea of an 8-foot fence for only the sections of the backyard affected by the elevations/privacy issues sounded like a great idea and has effectively eliminated our privacy concerns.

On the final day of fence construction, I was informed by the City that a permit had not been pulled for the fence and that I needed to apply for a variance for the sections of the fence that were 8 feet. The City gave us a Stop Work Order, and the workers left the job site. The fence is completely constructed except for a gate on the north side of the home. The following is enclosed for your review:

Survey; Site Plan by applicant; Photographs of the fence; Letter signed by neighbors; and a Letter from the HOA.

Thank you for your time and consideration of this matter.

Sincerely,

Ryan Cardoso

Dover Landing Homeowners' Association of Pensacola, INC.

February 9, 2023

Mr. Ryan Cardoso 4160 Brighton Drive Pensacola FL. 32504

Mr. Cardoso,

Per your request, The Dover Landing Architectural Control Committee has examined the new wood fence constructed on your property located at 4160 Brighton Drive.

The fence appears to be professionally constructed and the appearance from the street is consistent with other fences within the subdivision. The height of the fence that can be seen from the street on the south side of the property appears to be appropriately sized. The fence along the back of the property (east side) and along the north side of the property, although exceeding 6' 6" in height, is not noticeable from the street. Additionally, I have discussed the height of the fence with the neighbors on both sides of your property and they have no objection to the fence.

In accordance with the Dover Landing Declaration of Covenants, Conditions and Restrictions for Dover Landing, a Subdivision, the Board of Directors has determined that the height of the fence is considered to be a minor and insubstantial violation of the Dover Landing Subdivision Covenants.

As such, the wood fence on your property, as now constructed, is released from the Dover Landing Declaration of Covenants, Conditions and Restrictions. Any modifications to the fence, as now installed, will require approval from the Dover Landing Board of Directors.

Sincerely,

/m/l

Cary Carlisle Dover Landing Architectural Control Committee Representative



City of Pensacola Zoning Board of Adjustment 222 W. Main Street Pensacola, Florida 32502

> Re: 4160 Brighton Drive/Application for Variance Hearing date: March 15, 2023

Dear Zoning Board:

I am an owner and resident of residential real property adjacent to 4160 Brighton Drive (the "Property"). The backyard of my home shares a section of fence with the Property. I support the request for a variance permitting an 8-foot fence at the Property which boarders part of my backyard. The 8-foot fence is not detrimental to my property and does not negatively affect my property. Please do not hesitate to contact me if you have any questions.

Sincerely,

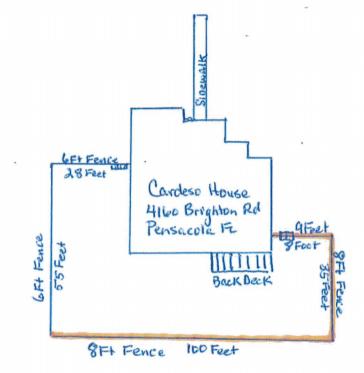
Allan W. Bartholomew, 3360 Rommitch Ct. Pensacola, 32504, (740) 324-0111

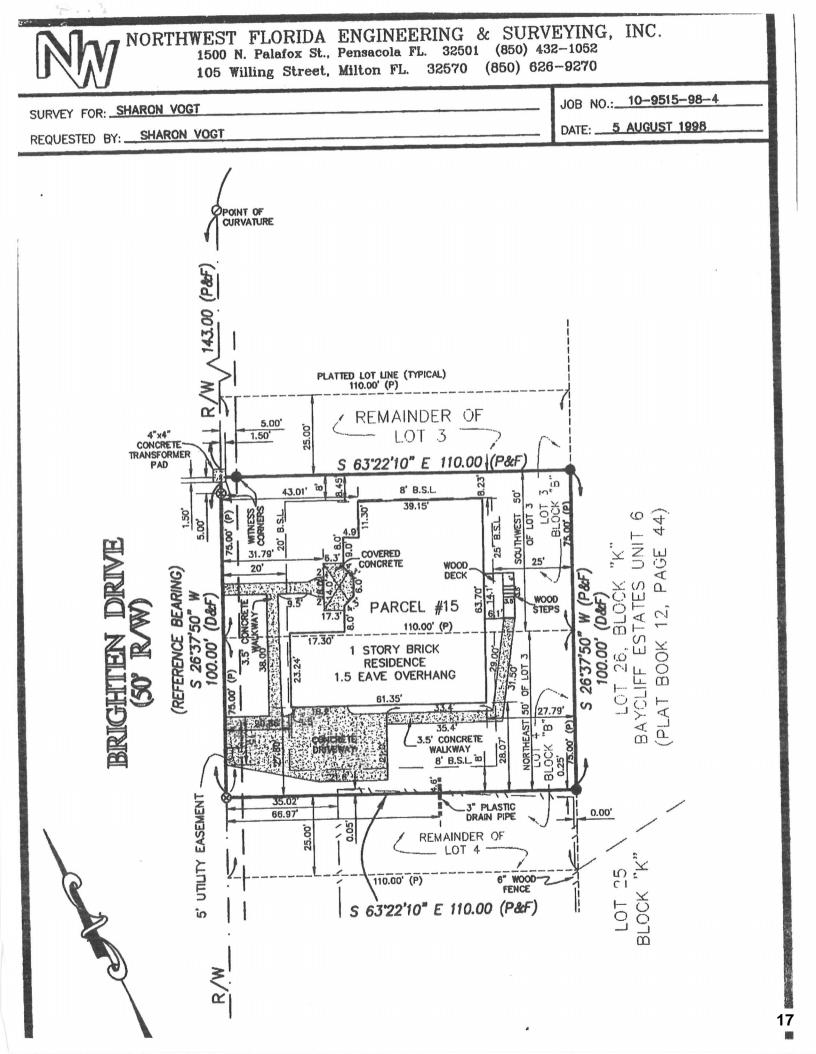
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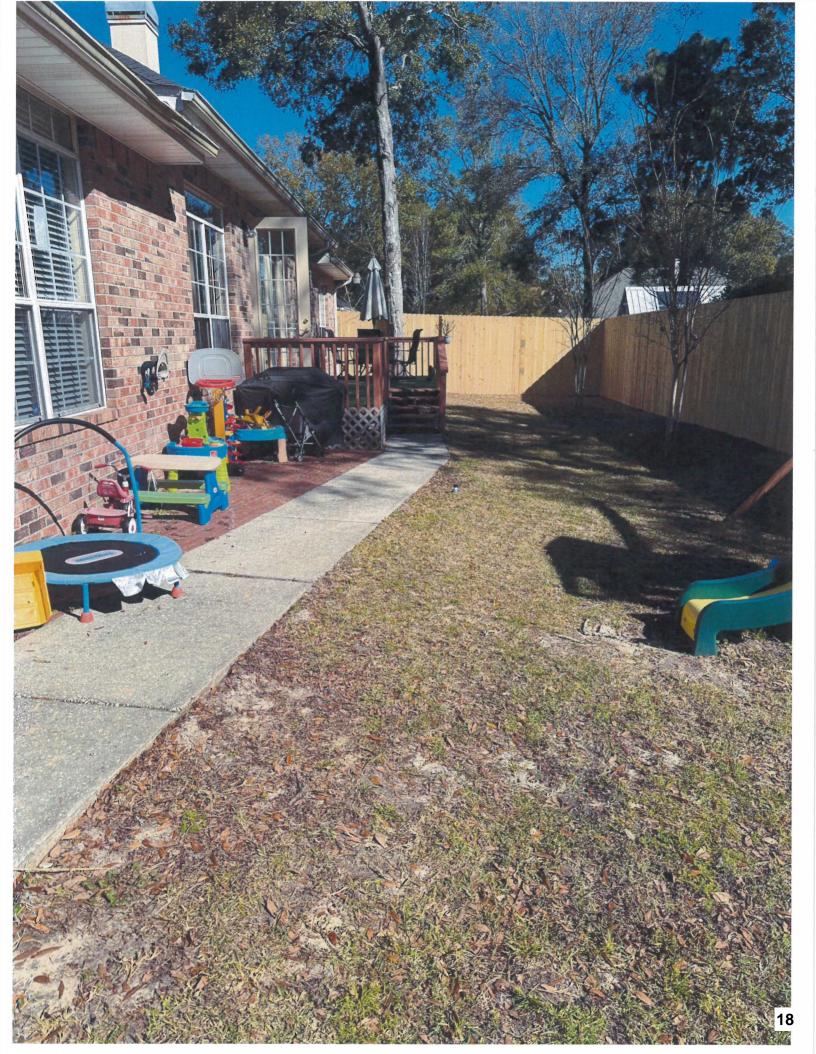
Patricia H Carlin, 4150 Brighton Drive, Pensacola, FL, 32504, (850) 377-3247

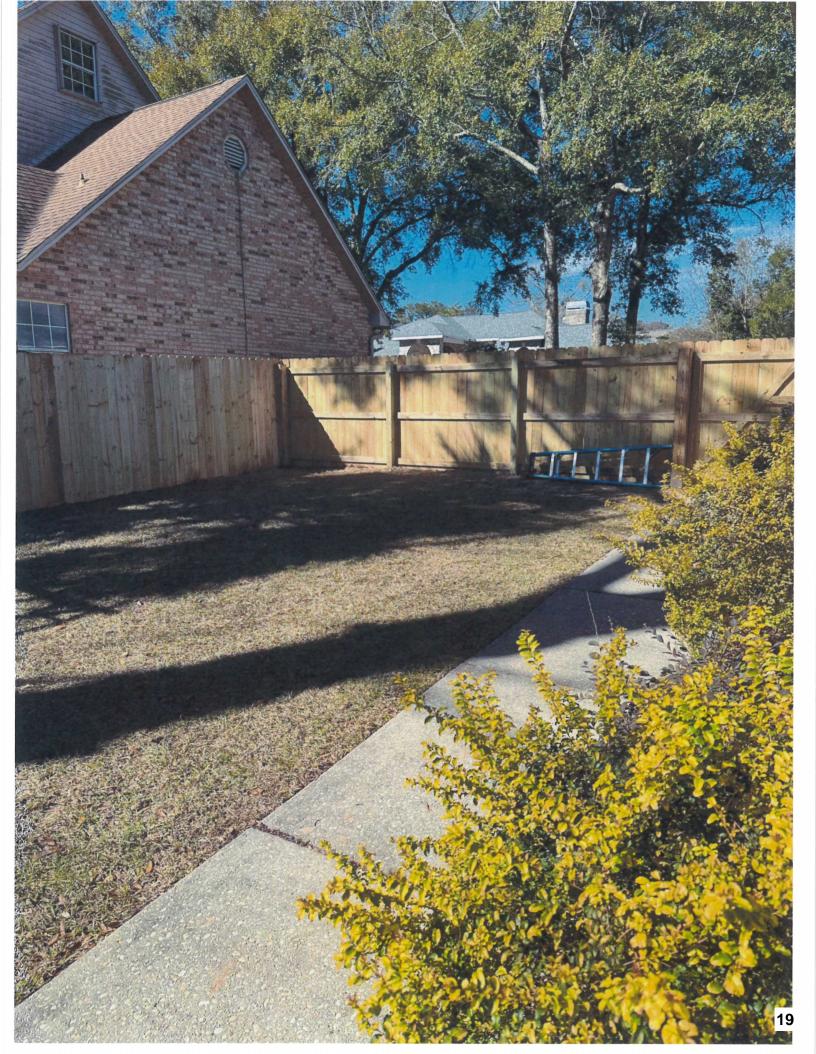
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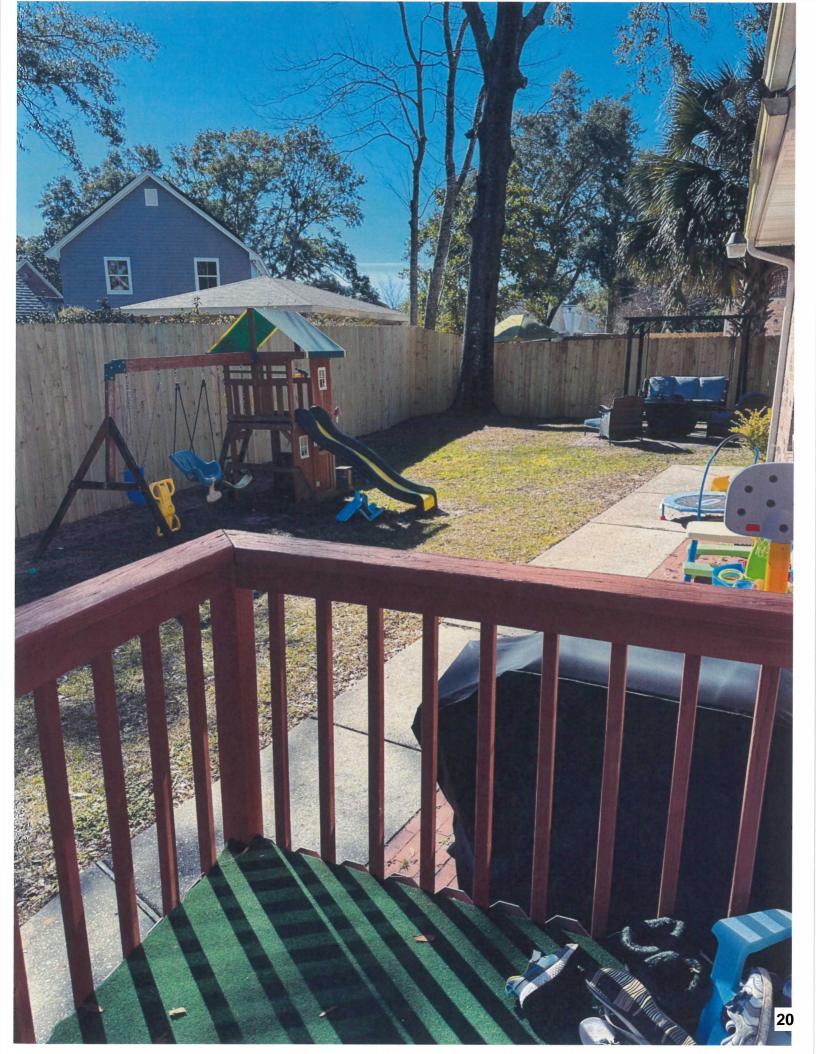
Mary Ann Slorahn, 4180 Brighton Drive, Pensacola, FL 32504, (850) 529-7291

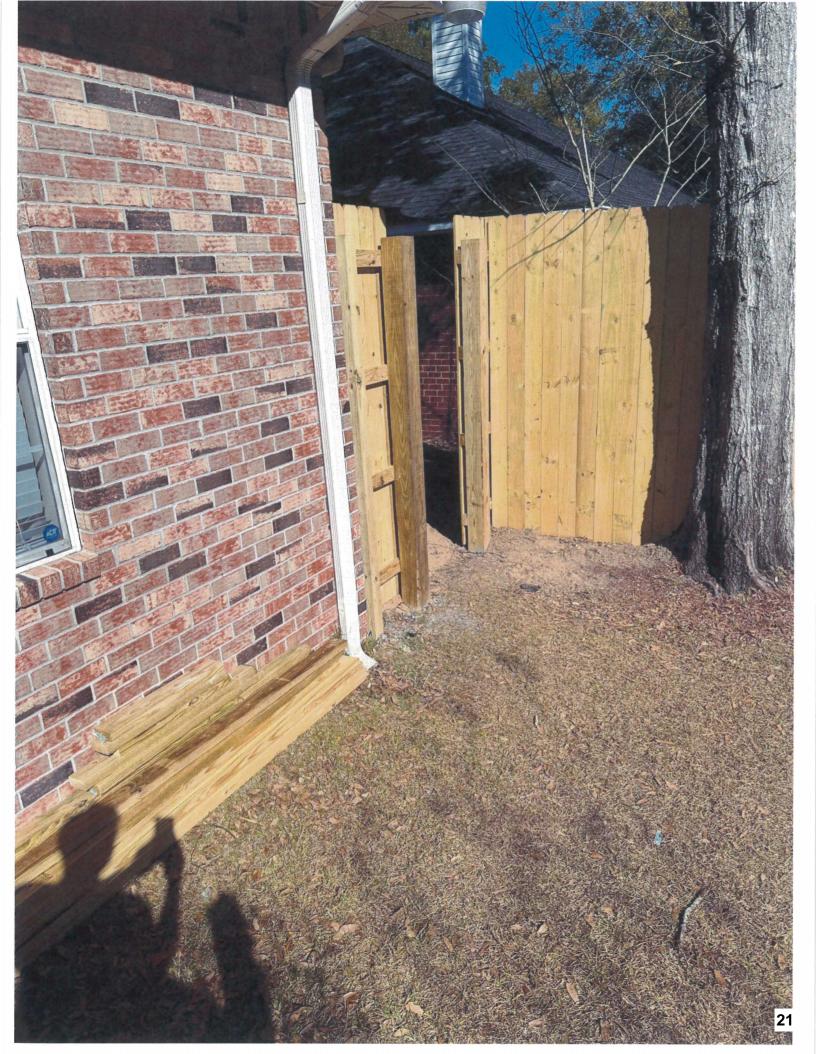
















Memorandum

File #: 23-00231	Zon	ing Board of Adjustments	3/15/2023
то:	Zoning Board of Adjustments	Members	
FROM:	Amy Hargett, Planner		
DATE:	3/8/2023		
SUBJECT:			

ZBA 2023-005 3805 & 3807 N. 10th Avenue R-1AA

BACKGROUND:

Luke Pittman, Bear Endeavors, is requesting multiple variances to accommodate the development of an 11-lot residential subdivision. The request is to apply the R-1A development standards to the project in lieu of the R-1AA standards. This would effectively reduce the setbacks as follows:

- The front yard would be 20 FT instead of 30 FT;
- The rear yard would be 25 FT instead of 30 FT; •
- The side yard (interior) would be 5 FT instead of 6 FT. •

The adjacent properties are a mix of R-1AA, R-2, and C-1. The latter two have setbacks which are equal to or less than those within the R-1A zoning district.



- Zoning Board of Adjustment
- Architectural Review Board

□ Planning Board

□ Gateway Review Board

2023-

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) _	12-3-4	1-	623.2	Zoning RIAA
		1		

(To be Completed by Applicant)

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

Property Address:

3805 & 3807 N 10th Avenue, Pensacola, FL 32505

Current use of property:

Residential, R-1AA zoning

1. Describe the requested variance(s): _

Existing R-1AA Setbacks: 30' Front, 6' Side, 30' Rear

Requested (R-1A Similar): 20' Front, 5' Side, 25' Rear

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:

Property lines of the lot are not perpendicular and do not have 90 degree corners. With setbacks of lot,

Planning Services 222 W. Main Street * Pensacola, Florida 32502 (850) 435-1670 Mail to: P.O. Box 12910 * Pensacola, Florida 32521 buildable square footage is unusable and lost at the corners of the setbacks. Allowing more area to build

regains this square footage similar to if the lot had 90 degree corners.

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:

Design and construction planned development for parcels are attempting to increase the overall

density of the lot to be consistent with the allowable densities of the R-1AA zoning. For the creation of

attainable new-construction housing, needing to attain a minimum square footage created by variance

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

Property requesting variance has the following uses on the same street or within 1/8 mile of the property

edge: Zero Lot Line/Area Housing, C-1 Commercial, R-1AAA, and Site Specific Development. Variance

allowance would create new construction consistent with adjacent properties

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

Aligning with the Mayor's mission to create more attainable housing options for the City of Pensacola, the allowance of these variances creates more favorable conditions to construct sizable residential units for a lower price point that increases the density toward the higher end allowed within R-1AA zoning.

		Application Date: 2/10/2023
Applicant:	Bear Endeavors (Attn. Luke Pittman)	
Applicant's Address:	1216 North Palafox Street, Pensacola, F	EL 32501
Email:	luke@beargc.com	Phone: (850) 435-4411
Applicant's Signature:	for the	-
Property Owner:	Bear Endeavors (Attn. Luke Pittman)	
Property Owner's Address:	1216 North Palafox Street, Pensacola, F	EL 32501
Email:	luke@beargc.com	Phone: (850) 435-4411
Property Owner's Signature:	Joh Alle	

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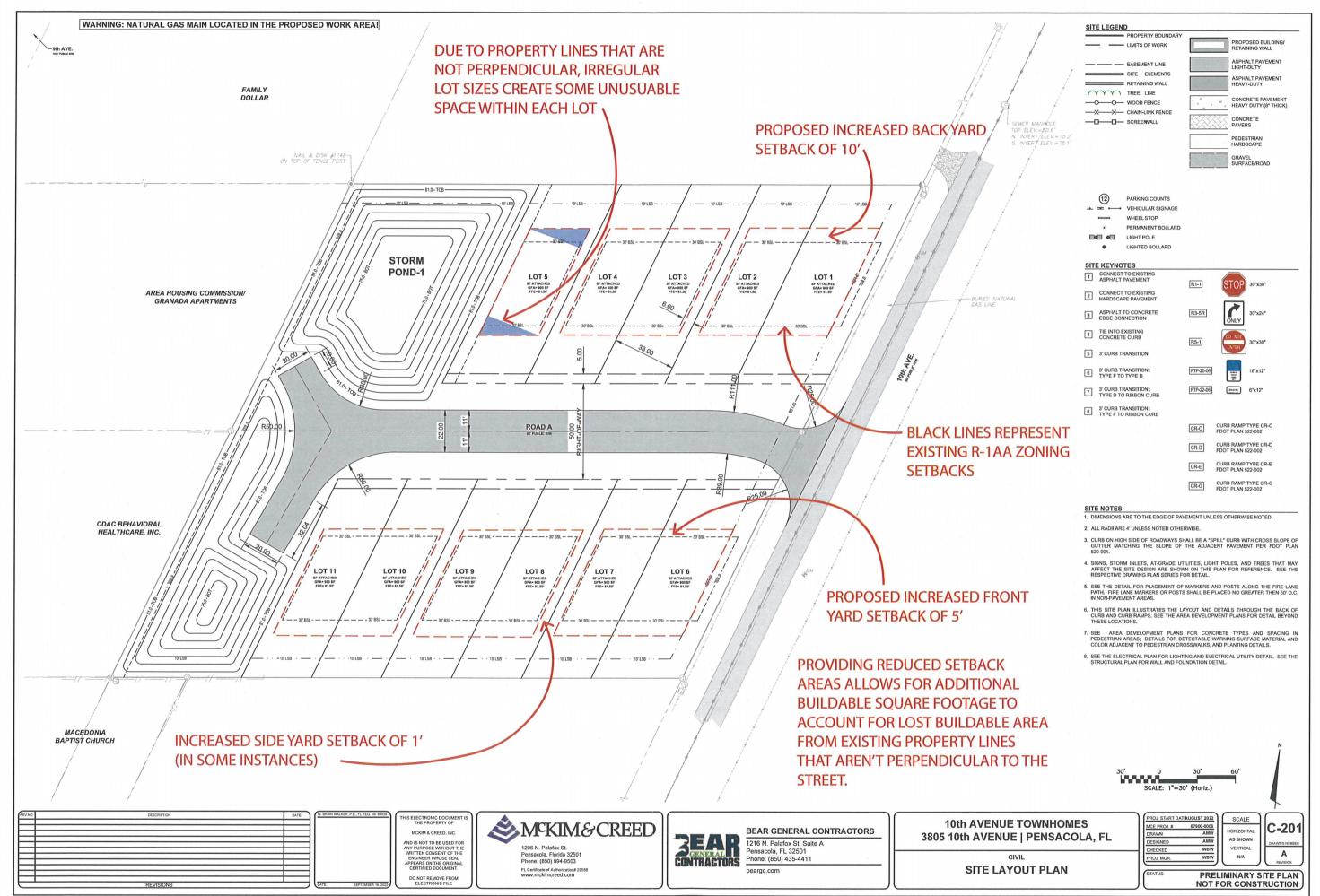
Planning Services 222 W. Main Street * Pensacola, Florida 32502 (850) 435-1670 Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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 form 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.

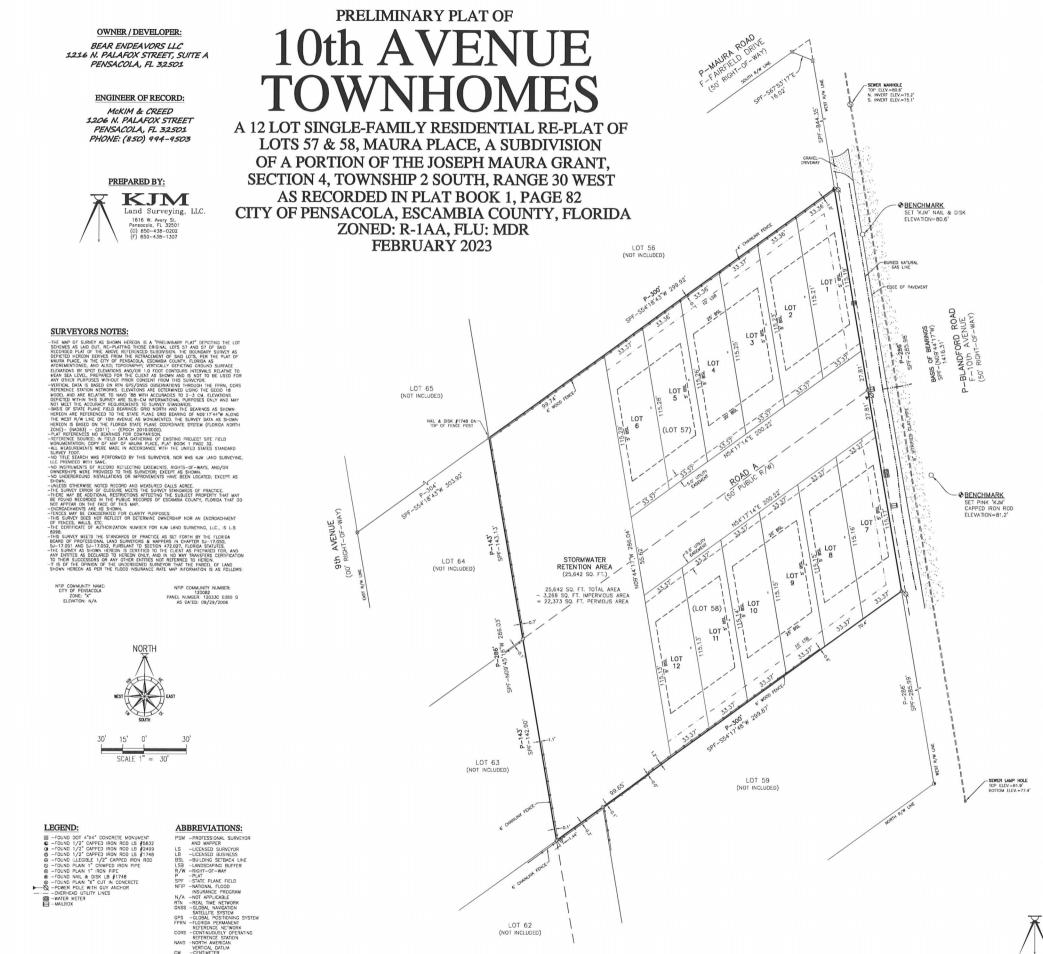




Various properties adjacent to and nearby the 3805 and 3807 N 10th Avenue properties currently have various different types of zoning. All instances of different zoning allow for smaller lot setbacks than currently allowable within the R-1AA zoning.

Ability to reduce the overall setbacks of R-1AA zoning will allow for slightly larger buildable lot area without majorly disrupting the existing feel of the surrounding area.

It is the intention of the developer to use the decreased setbacks to create single-story housing that matches the size and context of the surrounding residences while maintaining an attainable price point of construction for buyers.





(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 57. MAURA PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF ESCAMBA COLUMY, FLORIDA. AND ALSO: (OFFICIAL RECORDS BOOK 8712, PAGE 1746)

LOT 55, MAURA PLACE, A SUBDIVISION OF A PORTION OF JOSEPH MAURA GRANT, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PACE 32 OF THE PUBLIC RECORDS OF SAUD COUNTY.

ZONING NOTE: MINUM BUILING SETBACKS, PER TABLE 12-3.2 OF THE CITY OF POINSCOL LAND DEVILOPMENT CODE, FOR R-TAA ZONNG DISTRCTS: FRONT YARD. 50 FEET SDE YARD. 50 FEET

GENERAL NOTES:

NO HERITARE TREES WERE LOCATED ON SITE, BUT 14 TREES QUALIFIED AS PROTECTED. MITGATION TO BE PROMED AS REQUIRED BY OTY ORDIMANCE. ALL IMPERVIOUS AREAS SHALL TO BE ROUTED TO THE PROPOSED STORWAIKE IR REALIVENT AND ATENIATION AFFA

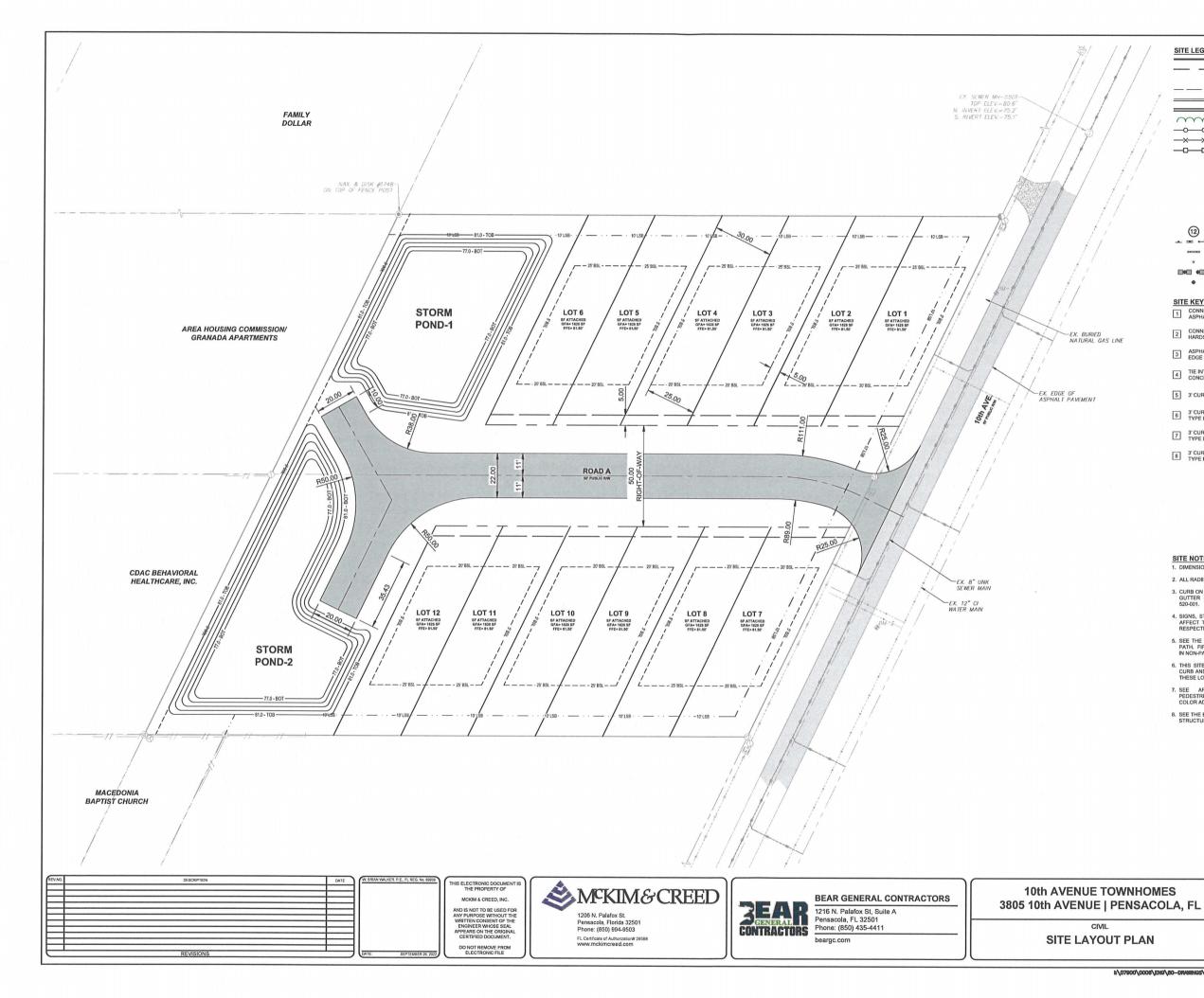
SITE DATA:

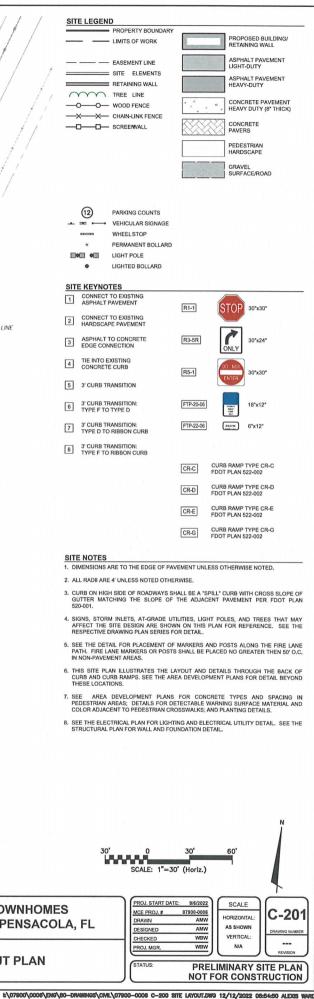
PROPERTY REFERENCE NUMBER: 04-25-30-2007-000-057 & 04-25-30-2007-000-058 PROPERTY ZONING: R-1AA FROURED MINIMUM LOT SIZE: 3,750 SQUARE FEET TYPICAL LOT SIZE: 33.37' x 115.2' = 3844.2 SQUARE FEET TYPICAL LOT SIZE: 33.37' x 115.2' = 3844.2 SQUARE FEET ALLOWABLE DENSITY: 11.6 UNITS PER ACRE PLANNED DENSITY: 12 UNITS/1.78 ACRES = 6.74 LOTS PER ACRE PLANNED DENSITY: 12 UNITS/1.78 ACRES = 6.74 LOTS PER ACRE TOTAL SITE AREA: 77,124 SQUARE FEET TOTAL SITE WATER AREA: 22,373 SQUARE FEET MPERMOUS STORM WATER AREA: 22,373 SQUARE FEET TOTAL LOT AREA: 41,471 SQUARE FEET

APPROVAL OF CITY OF PENSACOLA SURVEYOR:

LESLIE D. ODOM, PSM #6520

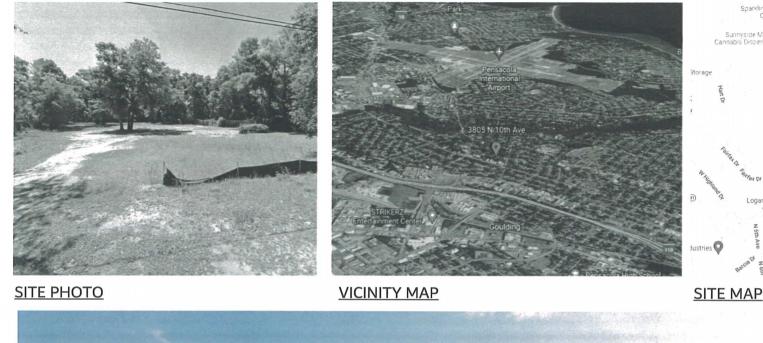
	ADDR				10TH AVEN	IUE		
	REQU	STED BY:	LUKE PI	TTMAN				
	TYPE:	BOUN	DARY AND	TOPOGR.	APHIC SURV	ΈY		
	SECTIC	N 4, TOWN	SHIP- 2 - S	OUTH, RA	NGE- 30 - W	WEST, ESCAMBI.	A COUNTY,	FLORIDA
	SCALE:	1"= 40"	FIELD BOOK	PAGE	CREW	FIELD DATE:	DRAWN BY:	CHECKED BY:
		07/20/22	764	65-66 15-16	JD/JB/CI JB/RC	05/10/22 05/19/22	JSP	
	NO.:	DATE:	REVISIONS:					APPROVED BY:
	1	07/22/22	ADOED SEWER	LAMP HOLE -	- F.B. #762, PG. 6	0 - NS/RC - 07/2	1/22 - JSP	
Land Surveying, JLC 16 CONTACT NM Land Peneceo, F, 32501 (0) 850-436-0202	Sur	veying,	LLC Prie		Release	AND RAISED SEAL	of Hout Iture DF A	
Not a Valid Survey	MICHA	EL WATTS AU RATE NO. LE	STIN, PSW 154	58		FLORIDA LICENSE SURVEYOR AND WAR		DRAWING NUMBER
Not a valid Survey	STATE	OF FLORIDA	0005298			SURVETOR AND WA	PDC.	22-2104





10TH AVE TOWNHOMES

3805 10TH AVENUE PENSACOLA, FL





Sparkling Image Sunnyside Medical Pizza Hut Wisteria Tavern 805 N 10th Ave. ensacola, FL 32503 0 E 34th S OJ Semmes Elementary School 0 Mad Media Broke 0 Torat D Modern Woodm en 🔿

PROJECT TEAM

OWNER

BEAR GENERAL CONTRACTORS 1216 N. PALAFOX ST., STE A PENSACOLA, FL 32501 850-435-4411

CONTRACTOR

BEAR GENERAL CONTRACTORS 1216 N. PALAFOX ST., STE A PENSACOLA, FL 32501 850-435-4411

LOT COVERAGE

LOT SIZE IMPERVIOUS SURFACES PERVIOUS SURFACES PERCENT LOT COVERAG

GENERAL NOTES

- WITH LOCAL AMENDMENTS (IF ANY).
- DOCUMENTS.
- DOCUMENTS.
- ANY ERRORS OR OMISSIONS.

5

SHEET INDE SHEET NO. SH A001 GENERAL NO A002 ARCHITECTU A100 FOUNDATION A101 FIRST FLOOR A110 ROOF PLAN A300 ELEVATIONS A301 ELEVATIONS A400 BUILDING SEC A401 DETAILS A600 ELECTRICAL A900 RENDERINGS

ARCHITECT CURTIS REED 850-435-4411 CURTIS@BEARGC.COM

BARON NECAISE 850-435-4411 BARON@BEARGC.COM

	S.F.	
5	S.F.	
	S.F.	
GE	%	

1. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL EXECUTED CONSTRUCTION MEETS OR EXCEEDS BEST PRACTICES AND ALL APPLICABLE CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2. THE ARCHITECT IS RESPONSIBLE SOLELY FOR THE DESIGN INTENT CONTAINED WITHIN THESE

3. THESE DOCUMENTS ARE ISSUED FOR AND UNDERSTOOD TO BE USED FOR DESIGN INTENT AND GENERAL CONSTRUCTION GUIDELINES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL OR SYSTEM, OR THE INTEGRITY OF THE EXECUTED WORK, WHETHER IMPLIED OR EXPLICITLY CALLED OUT IN THE

4. THE BUILDER SHALL NOT BE RELIEVED FROM EXECUTING THE WORK AS INTENDED IN THESE DOCUMENTS DUE TO

EX	
IEET NAME	ISSUE DATE
	. / /
DTES	1/25/23
JRAL SITE PLAN	1/25/23
N PLAN	1/25/23
R PLAN	1/25/23
	1/25/23
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5	1/25/23
CTIONS	1/25/23
	1/25/23
PLAN	1/25/23
5	1/25/23



www.BearGC.com

ear General Contractors 1216 N. Palafox Street Suite A (850) 435-4411 ntact: Curtis Reed - Curtis@BearGC.com

evision	Description	Date

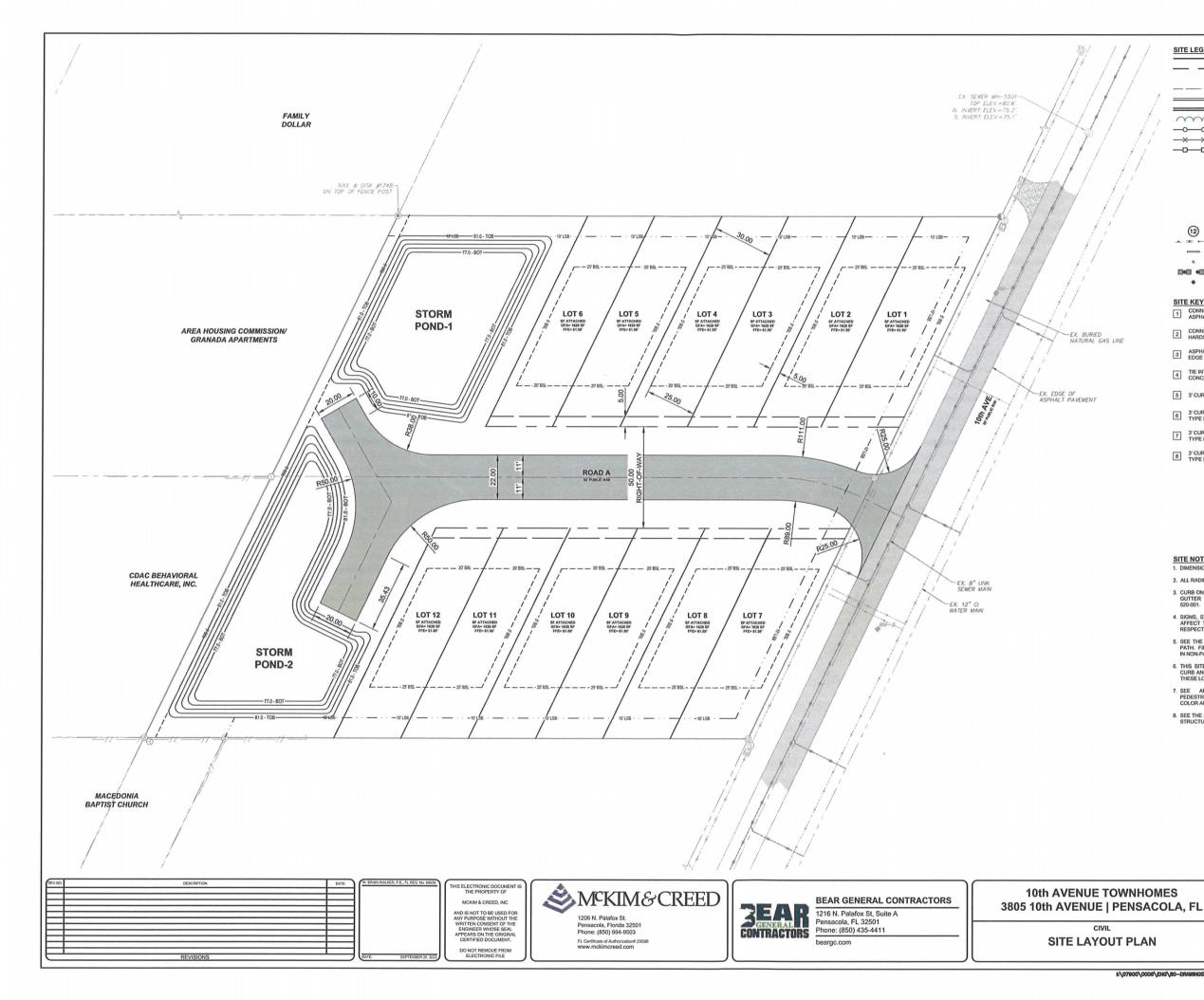
BEAR GC

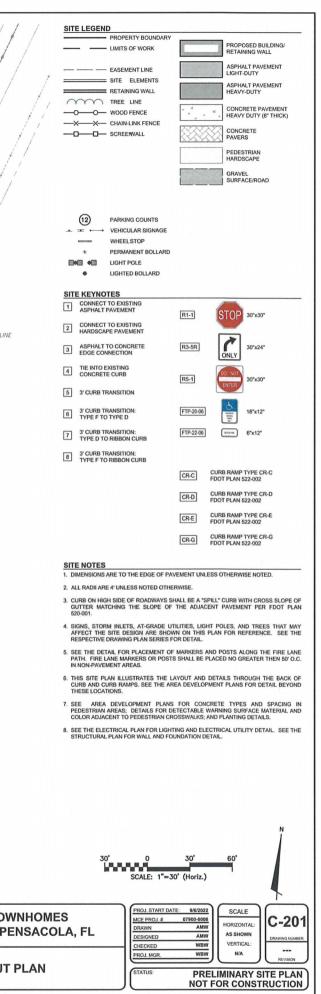
oject Description

10TH AVE DUPLEXES

awing Description COVER

Project Number	PROJECT #
Date	1/25/23
Drawn By	BARON NECAISE
Checked By	CURTIS REED
Drawing No.	
AC	00





PLAN NOTES

1. ALL PLAN DIMENSIONS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.

2. WINDOW DIMENSIONS SHALL BE TO CENTERLINE OF WINDOWS OR WINDOW GROUPINGS UNLESS NOTED OTHERWISE.

- 3. THE JAMB OF INTERIOR WALL OPENINGS WITH OR WITHOUT DOORS SHALL BE EITHER CENTERED IN THE ROOM OR LOCATED AT +/- 6" FROM INTERSECTING WALL, UNLESS DIMENSIONED OTHERWISE.
- 4. ALL ANGLED FRAME WALLS SHALL BE 45-DEGREES UNLESS OTHERWISE NOTED.
- 5. ALL WALLS EXTERIOR AND INTERIOR ARE ASSUMED TO BE FRAMED WITH 2X4 WOOD STUDS, UNLESS REQUIRED TO BE DEEPER FOR THE PURPOSES OF PLUMBING OR DUCTS WITHIN (BUILDER SHALL COORDINATE), OR UNLESS AS NOTED OTHERWISE.
- 6. ALL WALLS FEATURING CASED OPENINGS (WITH OR WITHOUT TRIM) SHALL BE 2X6.
- 7. ALL INTERIOR WALLS AND CEILINGS ARE ASSUMED IN THESE DOCUMENTS TO BE SHEATHED WITH 1/2" THICK GYPSUM BOARD, PAINTED, UNLESS NOTED OTHERWISE.
- 8. ALL WALLS SHALL FEATURE BASE TRIM, PAINTED, AS SELECTED BY THE BUILDER OR OWNER'S REPRESENTATIVE.
- 9. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT BETWEEN TRIM AND GYPSUM BOARD TO HIDE ALL GAPS. PAINT SEALANT TO MATCH TRIM.
- 10. RETURN AIR GRILL(S) AND THERMOSTATS SHALL BE LOCATED BY THE BUILDER FOR OPTIMIZED HVAC SYSTEM EFFICIENCY.
- 11. FROST-FREE HOSE BIB LOCATIONS SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN COLLABORATION WITH THE BUILDER.

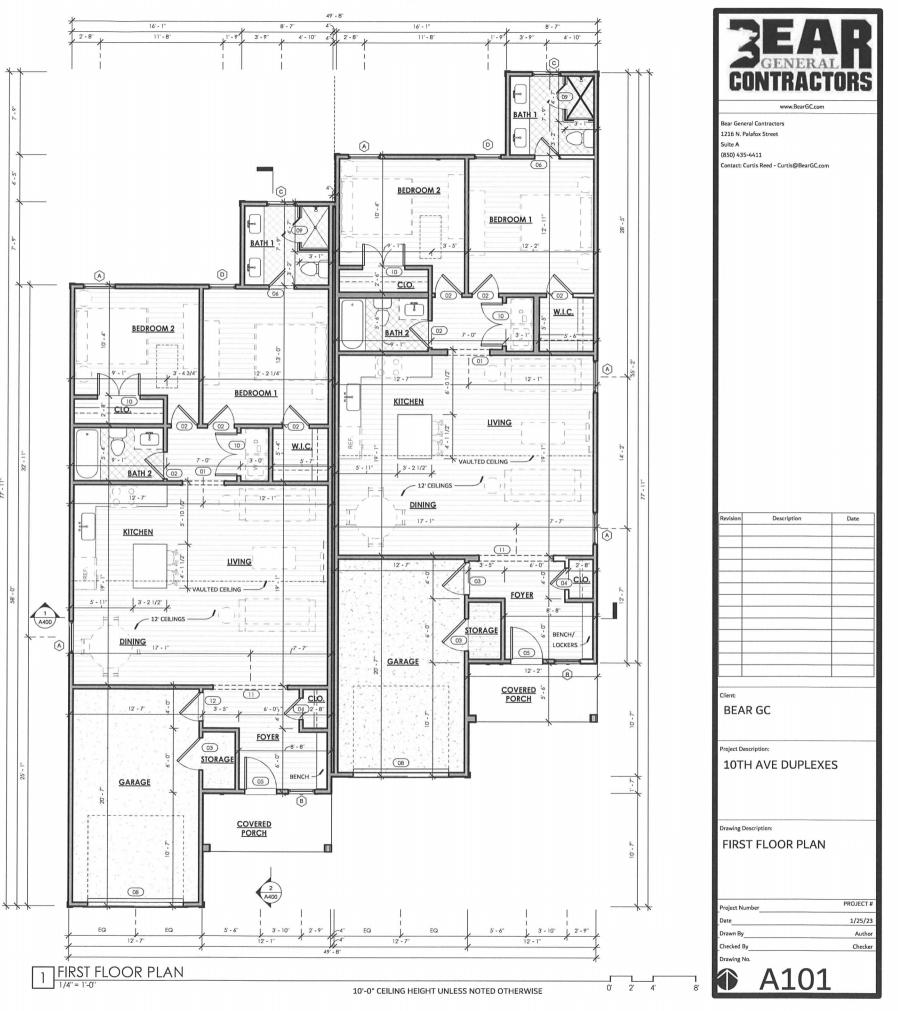
DOOR SCHEDULE				
		OOR		
DOOR NO.	WIDTH	HEIGHT	COMMENTS	
01	4' - 0"	8' - 0"	CASED OPENING	
02	2' - 6"	8' - 0"		
03	3' - 0"	8' - 0"		
04	2' - 0"	8' - 0"		
05	3' - 0"	8' - 0"	FRONT DOOR	
06	2' - 4"	8' - 0"		
08	9' - 0"	8' - 1"	GARAGE DOOR	
09	2' - 4"	8' - 0"	SHOWER DOOR	
10	4' - 0"	8' - 0"		
11	7' - 0"	8' - 0"	CASED OPENING	
12	2' - 8"	8' - 0"		

WINDOW SCHEDULE

	WINDOW		HEAD	
MARK	WIDTH	HEIGHT	HEIGHT	COMMENTS
A	3' - 0"	5' - 0"	8' - 0"	
В	2' - 6"	6' - 0"	8' - 0"	TEMPERED
С	2' - 8"	5' - 0"	8' - 0"	
D	2' - 6"	5' - 0"	8' - 0"	

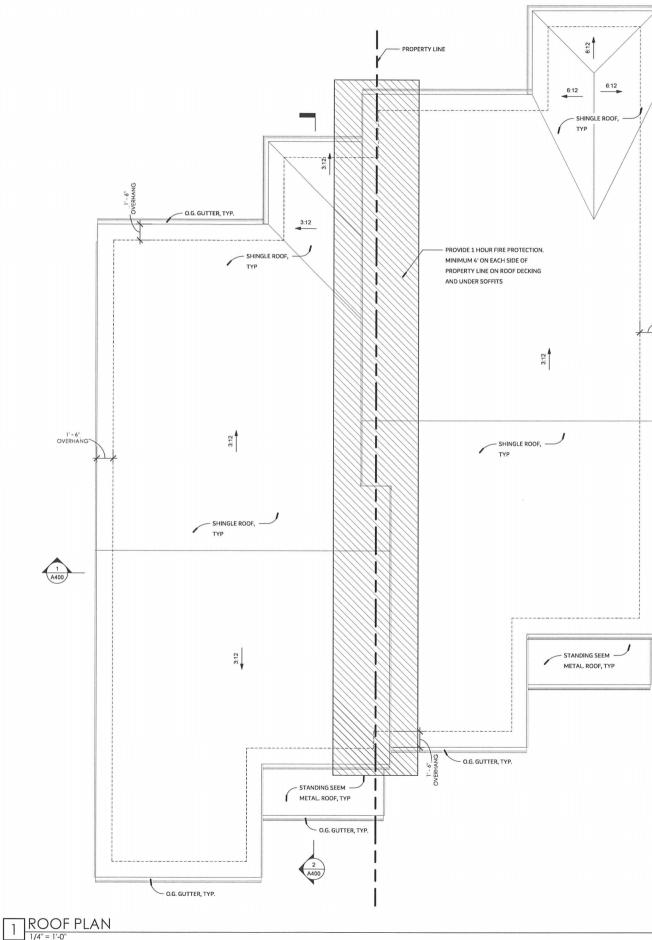
AREA CALCULATIONS

Name	Area
UNIT 1	1103 SF
UNIT 1 GARAGE	278 SF
UNIT 1 COVERED FRONT PORCH	69 SF
UNIT 2	1103 SF
UNIT 2 GARAGE	278 SF
UNIT 2 COVERED FRONT PORCH	69 SF
	2900 SF
GRAND TOTAL	2900 SF



ROOF NOTES

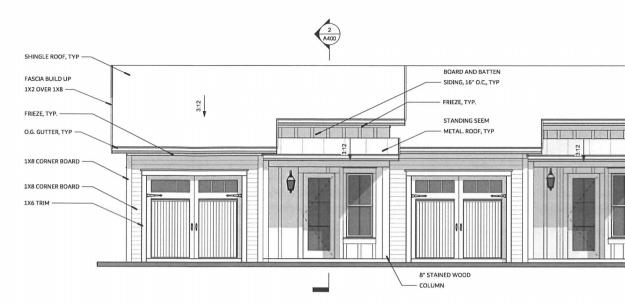
- 1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL DESIGN CONSULTANTS TO HAVE THE BUILDING APPROPRIATELY DESIGNED, ENGINEERED AND CONSTRUCTED AS REQUIRED TO MEET CODE, AND TO ACCOMMODATE THE SPECIFIC FRAMING DESIGN AND LOADING CONDITIONS OF THE PROJECT.
- 2. ENCLOSED ATTICS AND RAFTER SPACES, UNLESS THEY MEET THE REQUIREMENTS FOR UNVENTED ATTICS AND RAFTER SPACES, SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW, IN ACCORDANCE WITH THE CODE.
- 3. AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, AS PRESCRIBED BY THE CODE.
- 4. UNDERLAYMENT AND ROOFING SHALL BE INSTALLED IN CONFORMANCE WITH THE CODE AND THE ROOFING MANUFACTURER'S REQUIREMENTS.
- 5. DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. BUILDER SHALL OPTIMIZE DOWNSPOUT LOCATIONS BASED ON DRAINAGE REQUIREMENTS AND BEST PRACTICES.



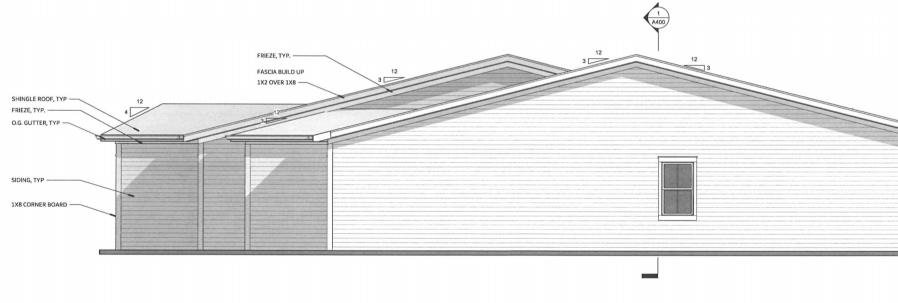
O.G. GUTTER, TYP.	Bar General Contractors 226 N. Palafox Street
1'-6' Overnang	Suite A (850) 435-4411 Contact: Curtis Reed - Curtis@BearGC.com
	Revision Description Date
	Client: BEAR GC Project Description: 10TH AVE DUPLEXES
	Drawing Description: ROOF PLAN Project Number
0' 2' 4' 8'	Date1/25/23 Drawn ByAuthor Checked ByChecker Drawing No. A110

DOWNSPOUT NOTE:

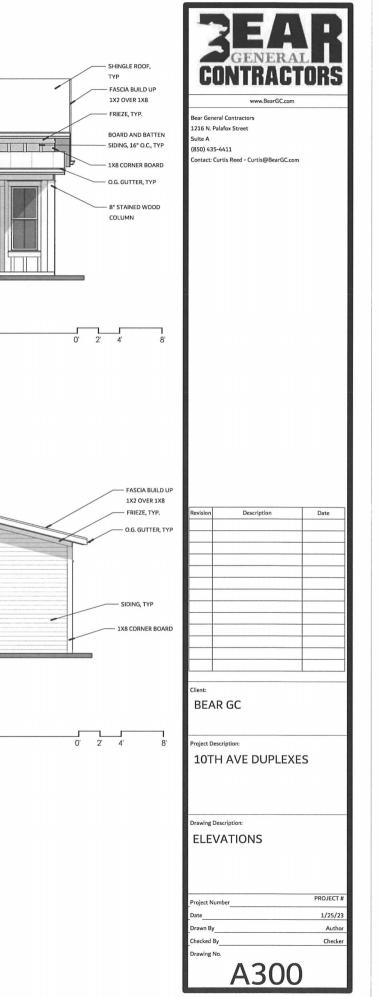
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.





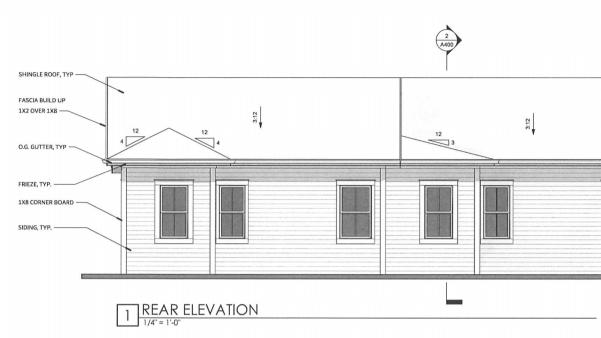


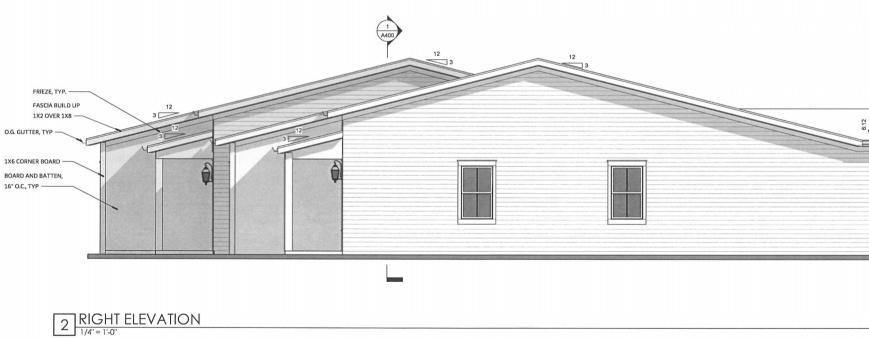


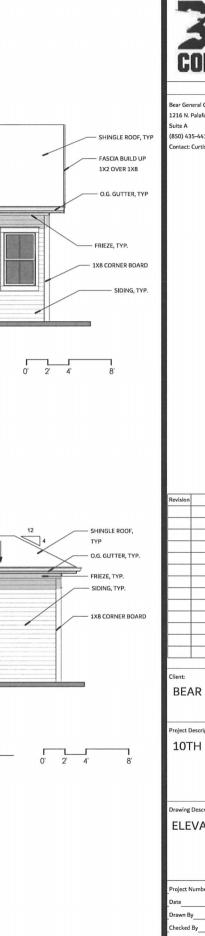


DOWNSPOUT NOTE:

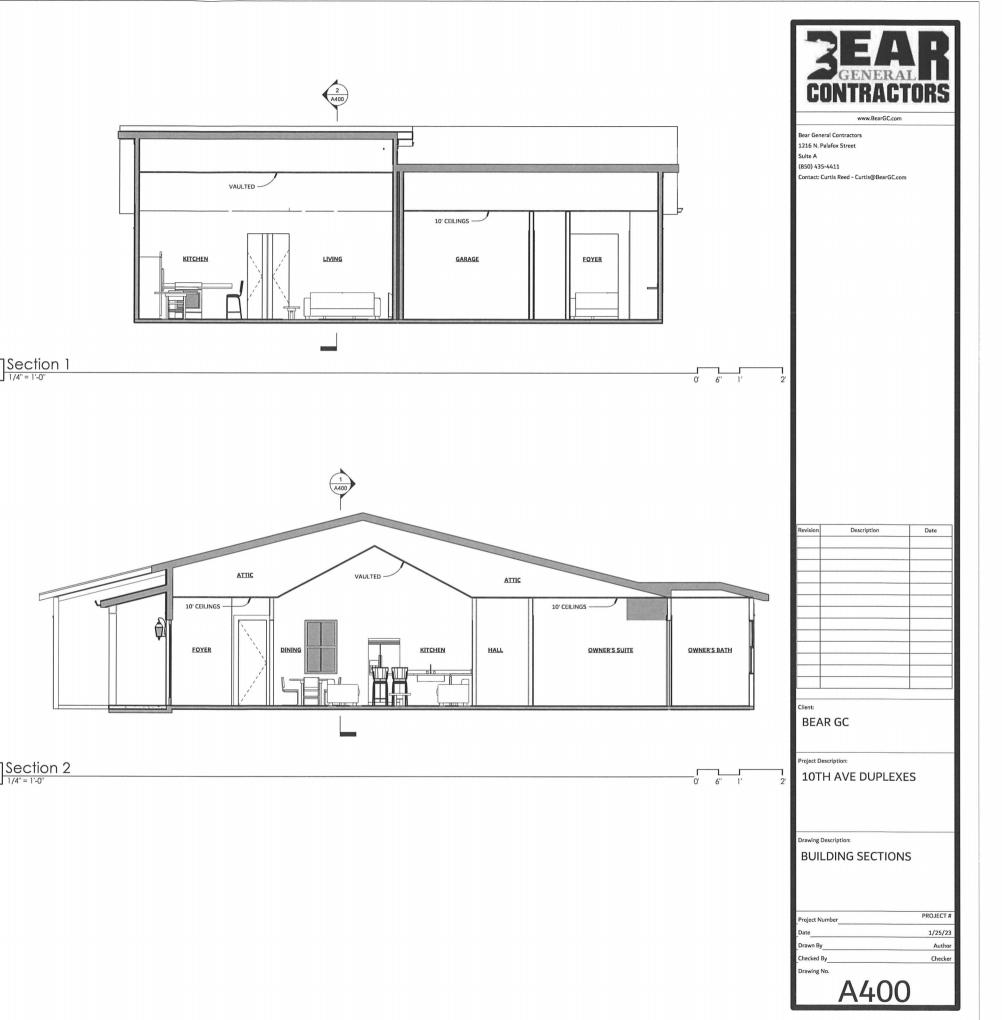
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.

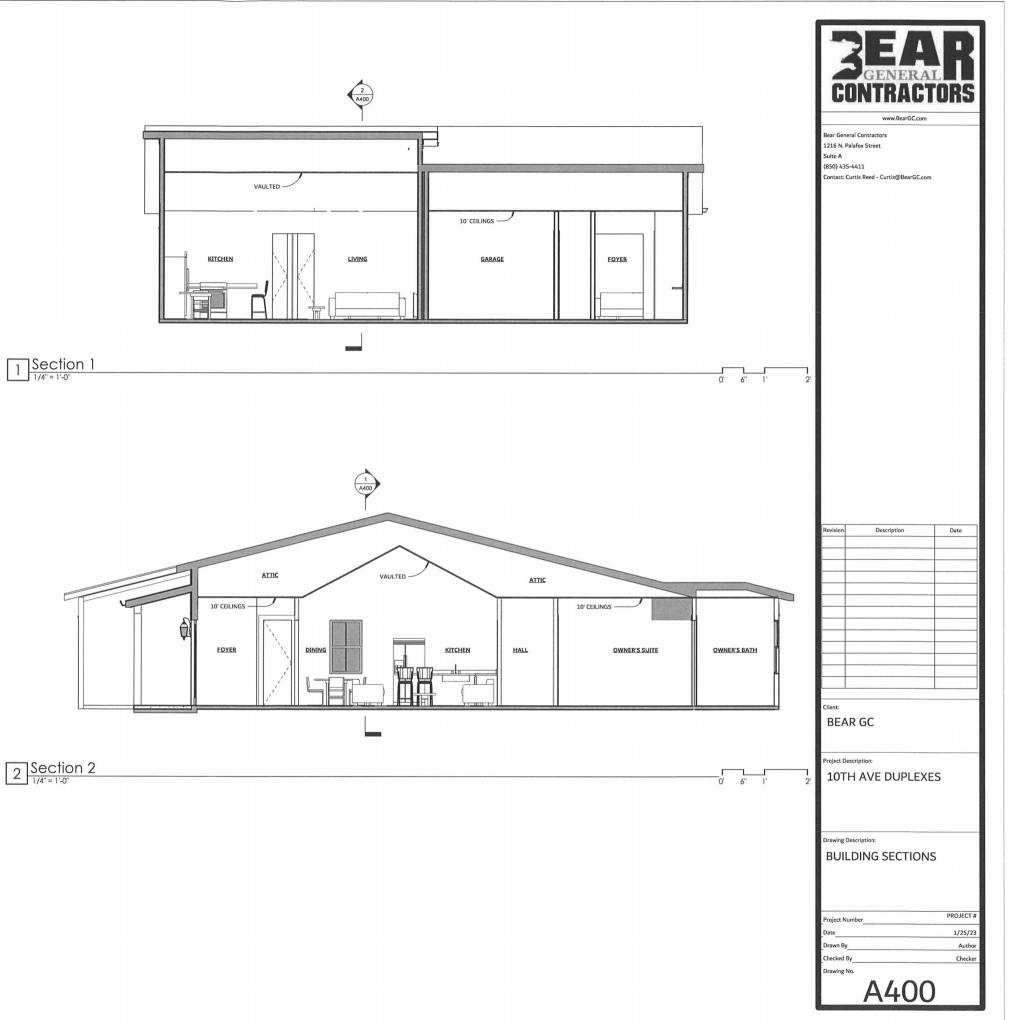






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Bear Ger	www.BearGC.com	
	Palafox Street	
	Curtis Reed - Curtis@BearGC.com	
Revision	Description	Date
Client:		
BEF	AR GC	
	Description: HAVE DUPLEXE	ç
10.		5
	Description:	
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	Number	PROJECT #
Date	y	1/25/23 Author
Checked	Ву	Checker
Drawing		
	A301	













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C	ONTRACT www.BerGC.com	ORS
	neral Contractors Palafox Street	
Contact:	Curtis Reed - Curtis@BearGC.com	
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Revision	Description	Date
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Client:		
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Project D	escription:	
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Drawing	Description:	
	IDERINGS	
Project N	lumber	PROJECT #
Date Drawn By		1/25/23 Author
Checked Drawing	By	Checker
A900		



Memorandum

File #: 23-00232	Zon	ing Board of Adjustments	3/15/2023
то:	Zoning Board of Adjustments	Members	
FROM:	Amy Hargett, Planner		
DATE:	3/8/2023		
SUBJECT:			

ZBA 2023-006 1700 E. La Rua Street R-1AA

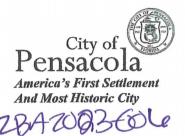
BACKGROUND:

Eric Reese, Reese Construction, is requesting multiple variances to accommodate additions to an existing single-family residence on behalf of the property owner Derek Lother. The proposed variances would reduce the required front yard from 30 feet to 3.75 feet and the required rear yard from 30 feet to 8.4 feet.

Since this is a corner lot which is almost square in shape, the tier of the lot may be interpreted in either direction. Based upon the survey, staff determined the existing structure to be most conforming with the "front" applied to North 11th Avenue. As such, the applicable variances will apply to the sides of the building.

It is worth noting the following:

- 1. The existing structure does not comply with the required setbacks for the front or rear. With the "front" applied to North 11th Avenue, the existing front yard measures 19.85 feet and required rear yard measures approximately 13.5 feet.
- 2. The current lot is not a "lot of record" in that it is not undersized for the district in area or lot width.



Zoning Board of Adjustment Architectural Review Board Planning Board

□ Gateway Review Board

П

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) 12-3-4	(T. R-3,2	zoning RIAA

(To be Completed by Applicant)

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

Property Address:

Current use of property:

1. Describe the requested variance(s):

ATTACHE

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:

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:

	AttAched
4. Explain why the re rights of others in the v	quested variance(s) is/are not detrimental to the general welfare or to property vicinity:
	ATTACHED
5. Explain what other	r condition(s) may justify the proposed variance(s):
	AttAchad
	Application Date: 2/22/23 Eric Reese, Reese Construction Services, Inc.
Applicant: Applicant's Address:	311 E Nine Mile Rd, Pensacola, FL 32514
Email:	reesecsinc@gmail.com Phone: (850) 454-4278 GMCAUL (office)
Applicant's Signature: Property Owner:	Derek Lother
Property Owner's Address:	1900 E La Rua St, Pensacola, FL 32501
Email:	lotherproperties@gmail.com Phone: (850) 261-8963
Property Owner's Signature:	Derch Lother

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.

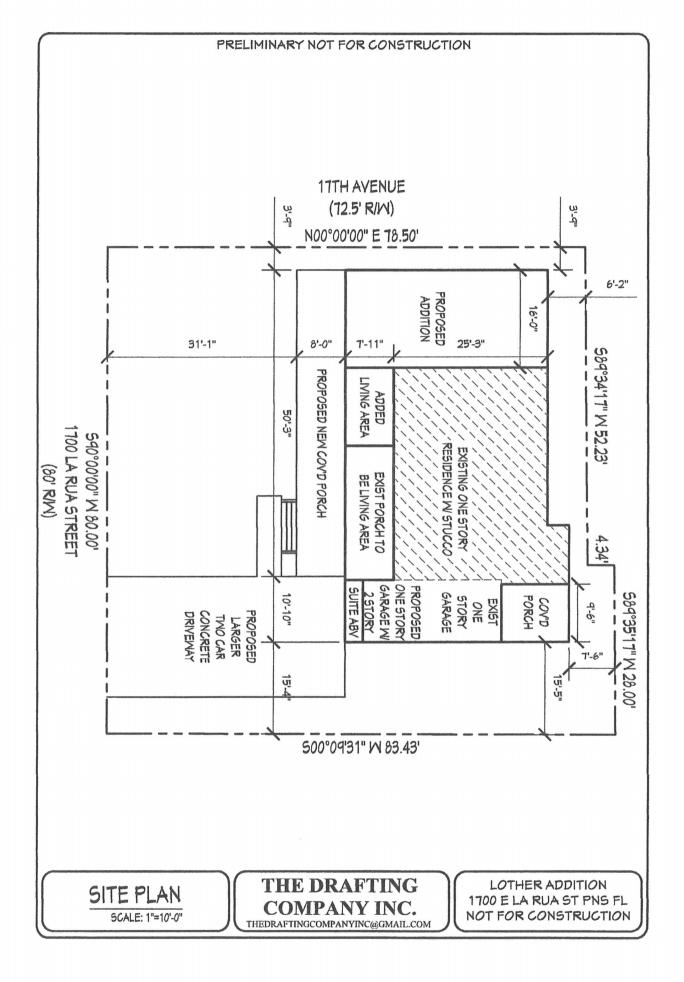
Planning Services 222 W. Main Street * Pensacola, Florida 32502 (850) 435-1670 Mail to: P.O. Box 12910 * Pensacola, Florida 32521

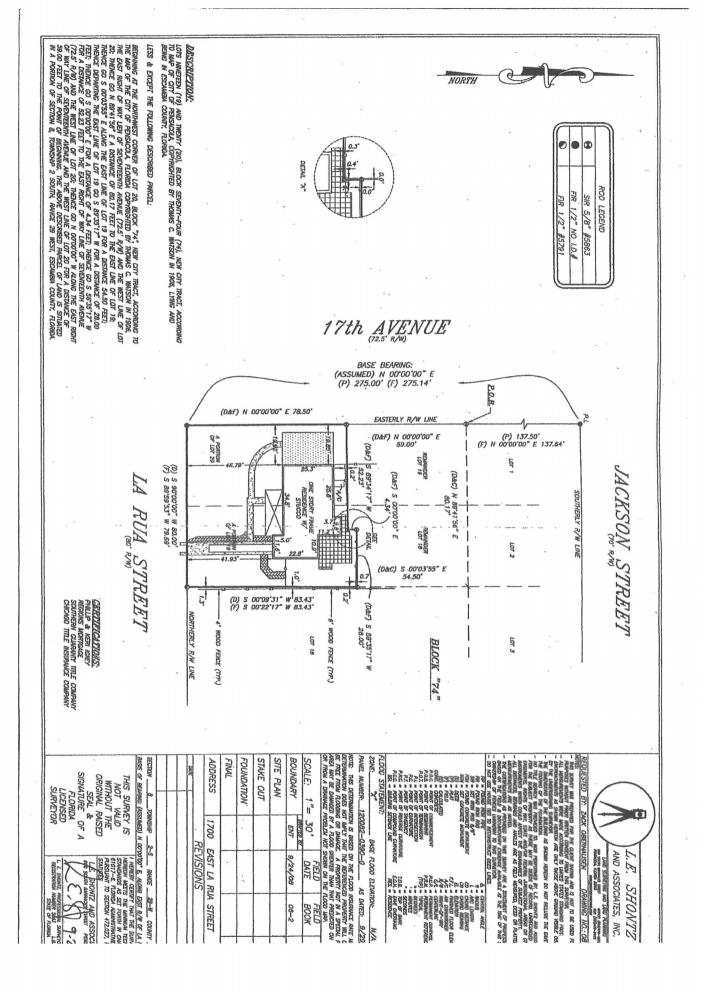
Variance Application

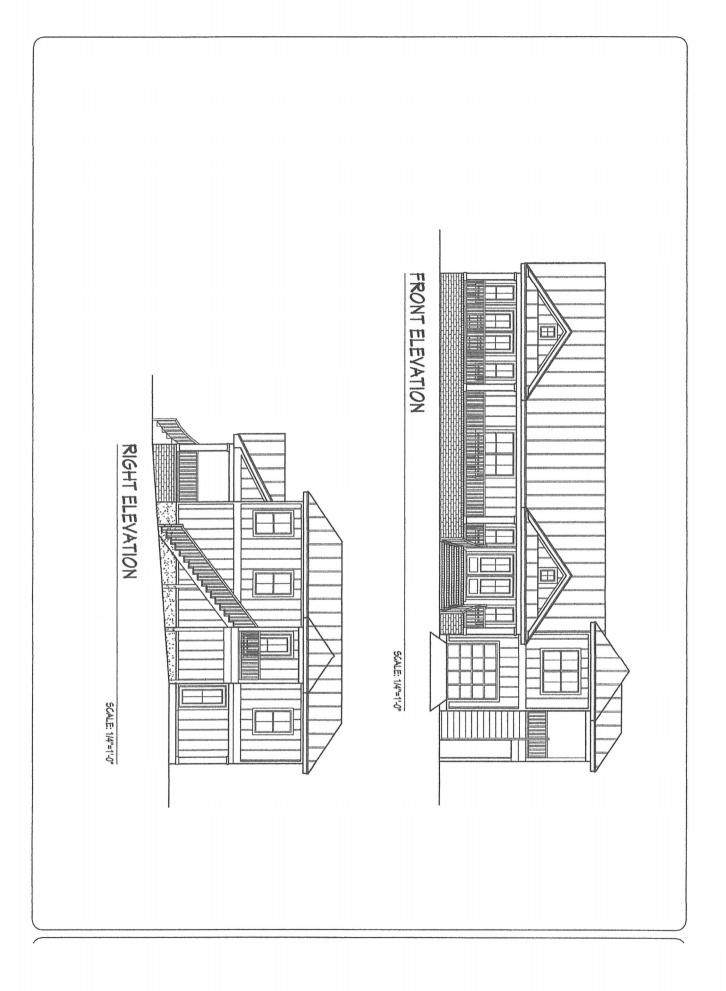


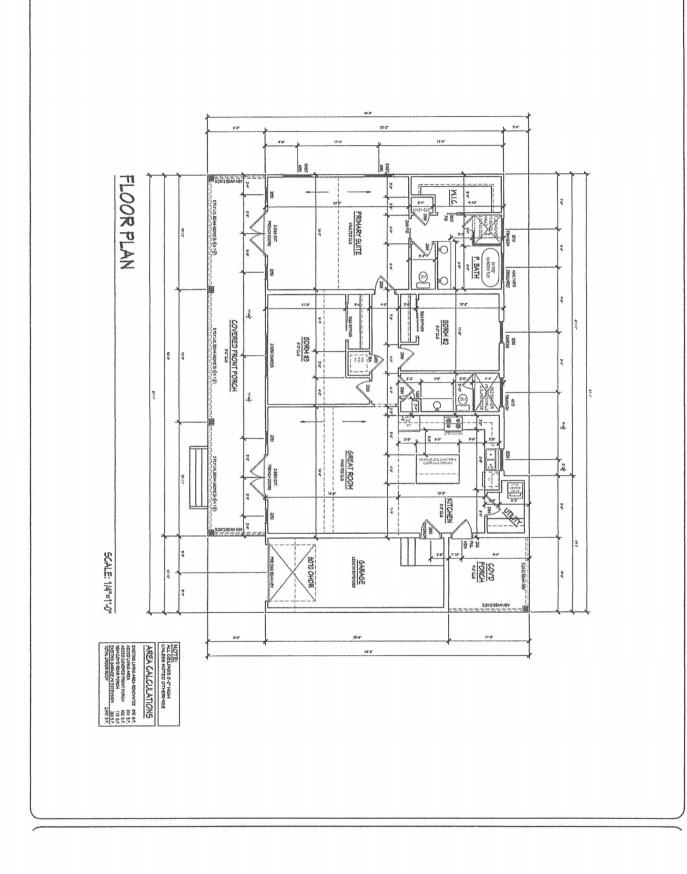
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

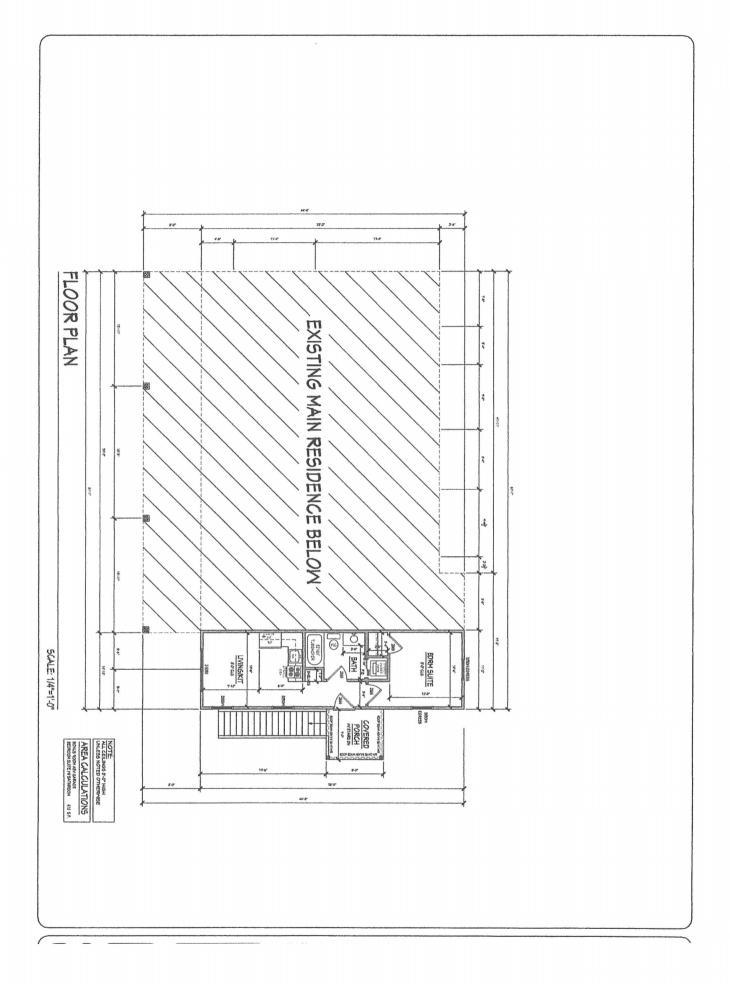
JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days form the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. 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.

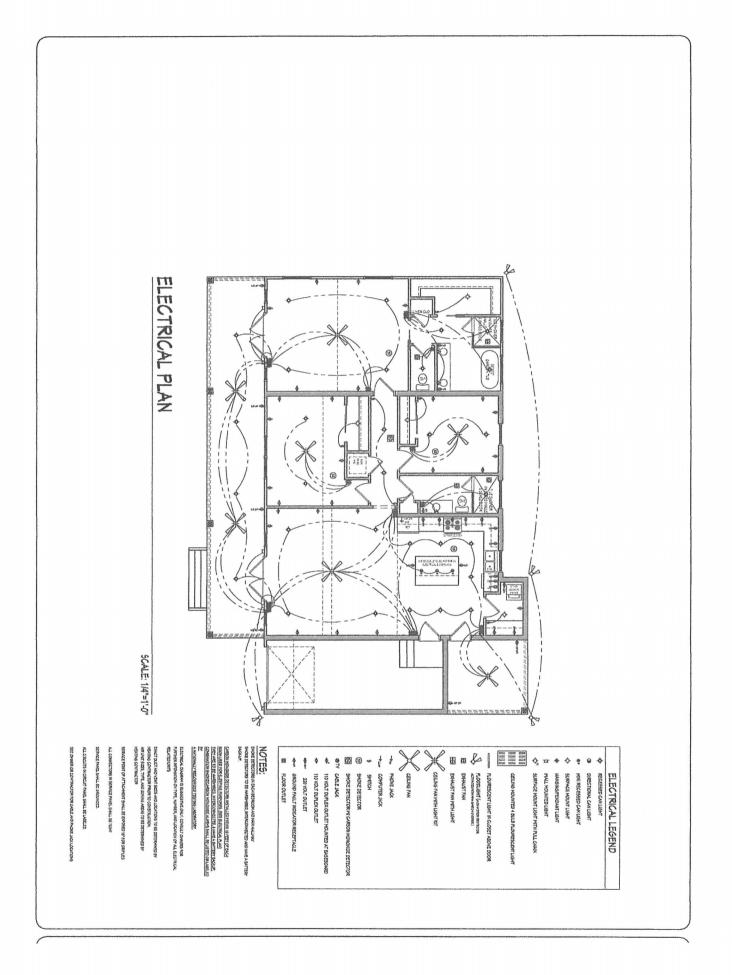


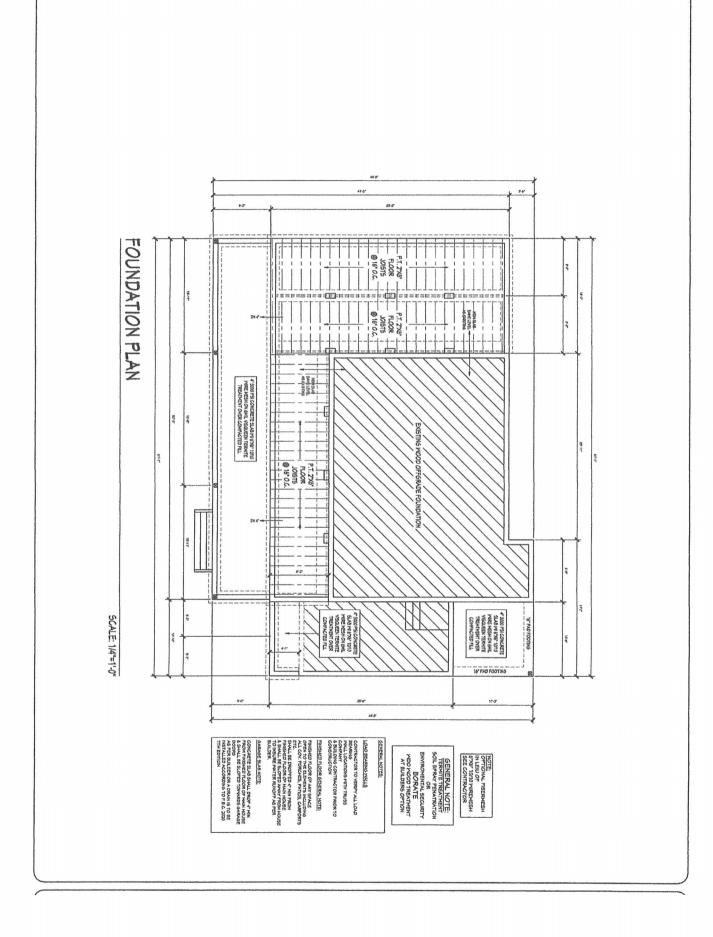














VARIANCE REQUEST DETAILS

February 22, 2023

City of Pensacola – Zoning Board of Adjustment 222 W. Main St Fifth Floor Pensacola, FL 32502

Re: 1700 E La Rua St, Pensacola, FL 32501

To whom it may concern,

This letters purpose is to describe the proposed improvements and requested variances to the left side and rear of the proposed addition at 1700 E La Rua St, Pensacola, FL 32501.

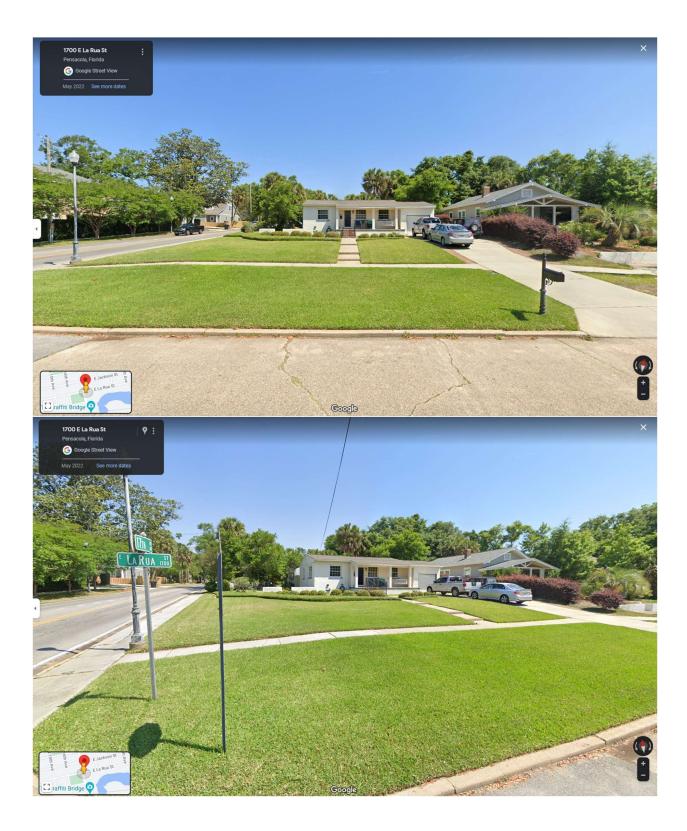
The Homeowner, Mr. Derek Lother, has contracted Reese Construction Services, Inc. to remodel the existing home, and to build a master bedroom addition and apartment addition above the garage as shown in the provided drawings.

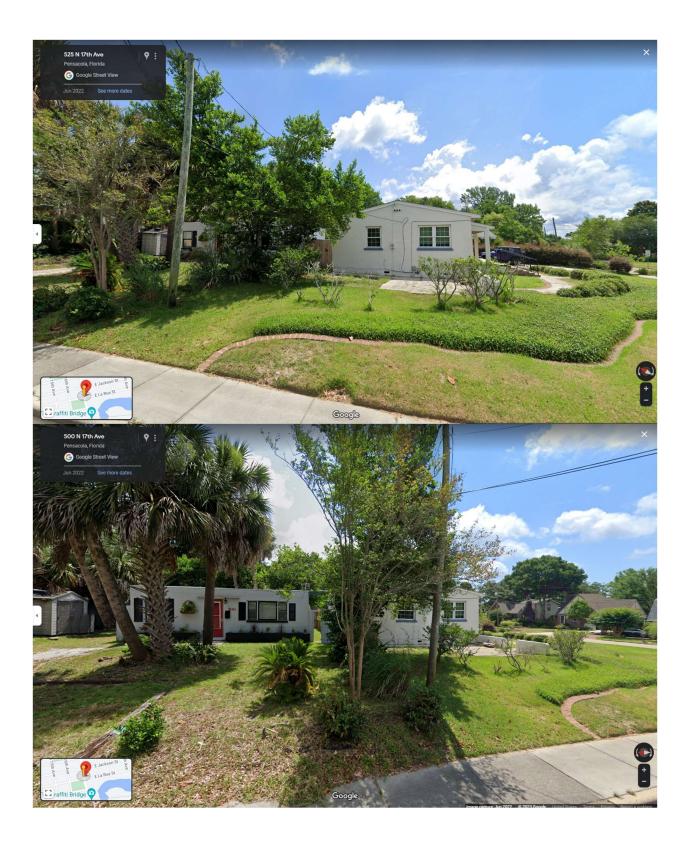
The purpose of these improvements is to improve the functionality of the home for the Homeowner and his family. The existing home is currently too small for his family. The requested variances apply to the master bedroom addition portion of this project. The proposed location for this addition is the only option that will not force the Homeowner to sacrifice their front yard. As shown in the photos, this property does not truly have a functional backyard.

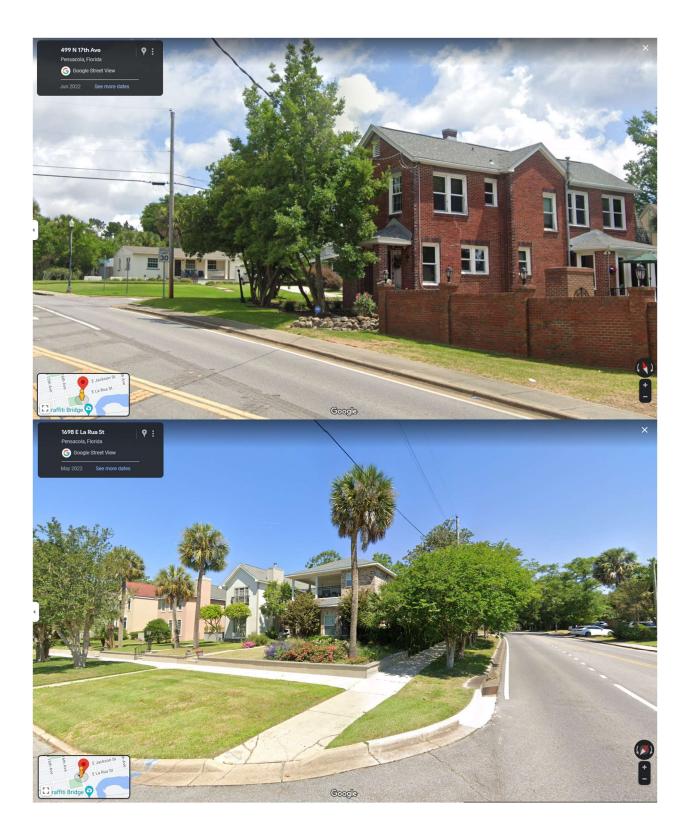
The requested variance will not affect other Homeowners in the area because the property is located on a corner lot. We have verified multiple properties have previously been approved variances on the 17th Ave sides.

Thank you,

Reese Construction Services, Inc.









Memorandum

File #: 23-00233	Zoning E	Board of Adjustments	3/15/2023
то:	Zoning Board of Adjustments Mer	nbers	
FROM:	Amy Hargett, Planner		
DATE:	3/8/2023		
SUBJECT:			
ZBA 2023-007			

ZBA 2023-007 1407 A & B Sonia Street R-1AA

BACKGROUND:

Mr. Robert Mott is requesting a reduction to the required front yard setback from 30 FT to 7 FT to accommodate the construction of either two single-family residences or three single-family residences. The applicant's request would allow for the re-development of his homesteaded property, which was destroyed during Hurricane Sally. While the application is void of specific plans, the applicant does not feel confident to move forward with design without knowing if a relaxation of the setbacks would be permissible. The proposed setback would allow for the structures to be located further away from the water.

The application includes two concepts - one with three residences and one with two residences. The properties previously contained 2 dwellings, each on a separate parcel. The land is large enough to accommodate 3 conforming lots if combined and redivided. The applicant has presented two concepts which reflect their uncertainty with regard to the outcome of the request and development options.



- **Zoning Board of Adjustment** X
- Architectural Review Board
- **Planning Board** \square
- Gateway Review Board

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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- Β. Site plan and/or survey showing the following details:*
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 - 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
 - Dimension(s) of requested variance(s) 5.
- 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 $8\frac{1}{2} \times 11$ 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:

Current use of property:

1. Describe the requested variance(s): _____

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:

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:

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

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

	Application Date:
Applicant:	
Applicant's Address:	
Email:	Phone:
Applicant's Signature:	
Property Owner:	
Property Owner's Address:	
Email:	Phone:
Property Owner's Signature:	-Rehi Mot

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 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 form 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.

Attachment A Question 2

These parcels are situated in the Sanders Beach neighborhood and are bounded on the north by Sonia Street and on the south by Pensacola Bay. They were previously the site of a duplexed house, built in 1978. The setback for this duplex was approximately 14 feet from the sidewalk. The duplex was subsequently legally divided into two townhomes which were acquired by the current owners in 2017 and 2018, respectively. In 2020, both units sustained significant wind damage in Hurricane Sally and were demolished in 2022. The owners would like to build new houses on the property, placing them as far to the north end of the property as possible. The owners' objectives behind this request are to increase the safety and security of the home and to reduce the risk of future similar damage. The owners' primary objective is to optimize the durability of the property's structures and the safety and security of the residents by building as far back from the waterfront as possible.

Many parcels in this area, particularly those with newer houses, enjoy reduced street setbacks. Additionally, the opposing house (located on the corner of G and Sonia Streets) faces G Street, revealing a (shorter) side yard setback to the Sonia Street side in addition to the reduced front street setback exhibited by all of the houses on the 800 block of South G Street.

881 S. G Street: Front-to-walk 12.7 feet;	Walk-to-curb 10.5 feet;	Total: 23.2 feet
Side-to-walk 6.25 feet;	Walk-to-curb 16 feet;	Total: 22.25 feet

871 and 861 G Street appear to line up with 881 but were not specifically measured.

871 S. G Street: Front-to-walk 12.7 feet;	Walk-to-curb 10.5 feet;	Total: 23.2 feet
861 S. G Street: Front-to-walk 12.7 feet;	Walk-to-curb 10.5 feet;	Total: 23.2 feet

Also notable is the difference in width of the right-of-way between South G Street (approximately 51 feet*) and Sonia Street (approximately 60 feet*), *per CityView GIS distance calculator.

Thus, reducing owners' properties' front setback, as requested, would result in the following scenario:

1407 Sonia St.: Front-to-walk 7 feet; Walk-to-curb 15 feet; Total: 22 feet

Attachment A Question 4

While the requested variance would not significantly deviate from other properties in the area, the subject parcels' locations face an inside corner turn (where South G Street makes an elbow intersection with Sonia Street) which is unique to the neighborhood, and may mitigate any detracting visual effect of a reduced setback. The parcel adjacent to the east lot continues northwardly up the G Street right-of-way and currently has a driveway cut into the northern third of the lot. The parcel adjacent to the west property contains a single family home set on a wider and deeper lot.

Granting the variance, as requested would be consistent with the average front yard depths for this area of the neighborhood and should not be detrimental to the general welfare or to property rights of others in the vicinity.

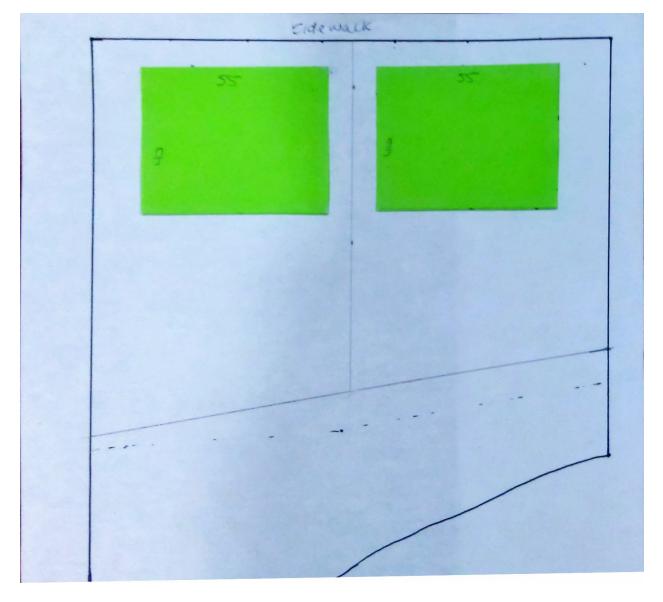
Attachment A Question 5

The original homes on these properties were set back approximately fourteen (14) feet from the sidewalk. The owners desire this variance to best protect the new dwellings to be constructed from storm-related damage. The variance, coupled with elevated construction and other hardening requirements of the modern building codes would maximize the hardiness of the homes built on these properties. Also, due to elevated construction, parking could be placed underneath the houses.

Plans for these homes have not yet been developed. The current depth of buildable land on these properties ranges from approximately 87 feet at the east boundary, to 105 feet at the west boundary. Thus the front street set back requirement will influence what structure(s) will be built. A few concept sketches are included in this application as examples of the owners' potential plans for improving these properties.

Attachment C Development Concepts

Concept 1



Attachment C Development Concepts

Concept 2



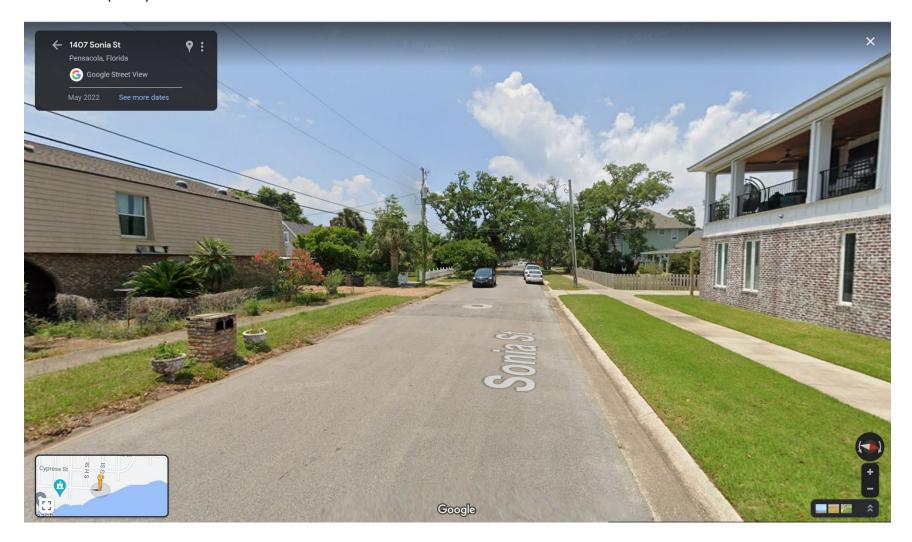
Pensacola Zoning Board of Adjustment Variance Application – Mott 1407 & 1407B Sonia Street

Sonia & G Intersection (South)



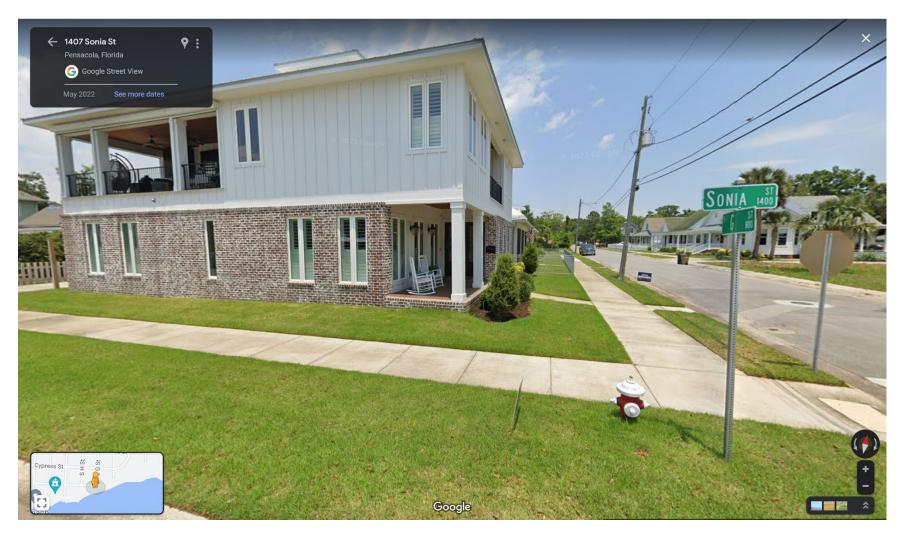
Sonia Street (West)

Pensacola Zoning Board of Adjustment Variance Application – Mott 1407 & 1407B Sonia Street



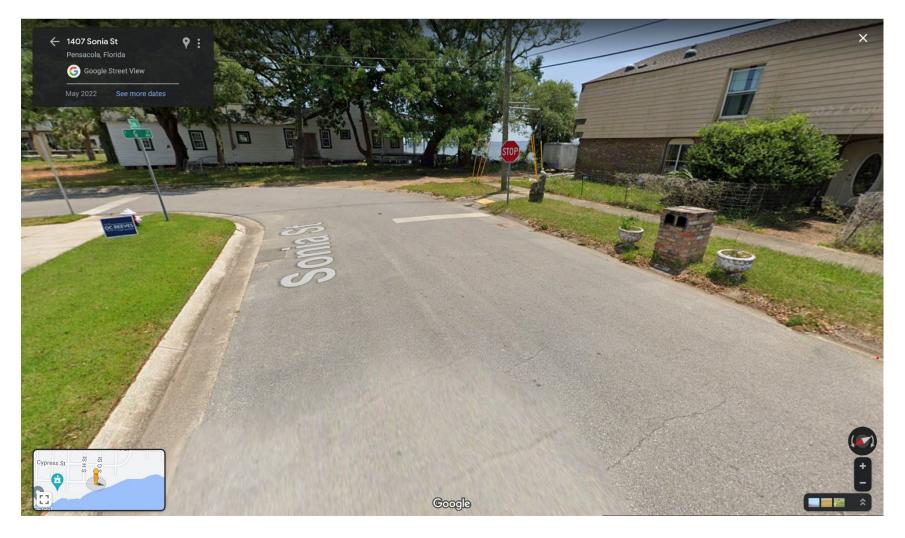
Pensacola Zoning Board of Adjustment Variance Application – Mott 1407 & 1407B Sonia Street

Sonia & G Corner View



Pensacola Zoning Board of Adjustment Variance Application – Mott 1407 & 1407B Sonia Street

Sonia Street (East)



Pensacola Zoning Board of Adjustment Variance Application – Mott 1407 & 1407B Sonia Street

G Street (North)



Pensacola Zoning Board of Adjustment Variance Application – Mott 1407 & 1407B Sonia Street

Aerial View

