



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, April 21, 2021, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. [21-00374](#) JANUARY 20, 2021 ZONING BOARD OF ADJUSTMENTS MINUTES

Attachments: [ZBA_MINUTES_01.20.2021.pdf](#)

REQUESTS

2. [21-00375](#) ZBA 2021-002
1203 W. GIMBLE STREET
R-1A

Attachments: [1203 W Gimble COMPLETE PACKAGE.pdf](#)

3. [21-00376](#) ZBA 2021-003
1709 E. FISHER STREET
R-1AAA

Attachments: [Completed Application.pdf](#)
[McNair Renovation Final Architectural.pdf](#)

ADJOURNMENT

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.

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 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00374

Zoning Board of Adjustments

4/21/2021

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 4/15/2021

SUBJECT:

January 20, 2021 Zoning Board of Adjustments Minutes

BACKGROUND:

Click or tap here to enter text.

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

January 20, 2021

MEMBERS PRESENT: Chairperson White, Vice Chairperson Del Gallo, Board Member Lonergan, Board Member Shelley, Board Member Stepherson, Board Member Taylor

MEMBERS VIRTUAL: Board Member Williams

MEMBERS ABSENT: Board Member Sebold, Board Member Wiggins

STAFF PRESENT: Planning Technician Hargett, Senior Planner Statler, Network Engineer Johnston, Assistant City Attorney Lindsay (virtual)

OTHERS VIRTUAL: Jim Nevins, Ben Nevins, J Holder, Patrick Jehle

1) CALL TO ORDER/QUORUM PRESENT

The Zoning Board of Adjustment (ZBA) was called to order at 3:00 p.m. by Chairperson White with a quorum present. Chairperson White then read the ZBA rules and instructions and explained the procedures of the in-house/virtual Board meeting.

2) APPROVAL OF MINUTES December 16, 2020

The ZBA December 16, 2020 minutes were approved without objection by the Board.

3) ZBA 2021-001 605 W. Garden Street C-3

J Holder Nevins, Kore, LLC is requesting two variances: 1) To increase the allowable parking space ratio from 1 space per unit to 1.55 spaces per unit; 2) To reduce the buffer yard from 10' to 5' adjacent to the property located at 701 W. Garden. These requests are to accommodate a new multi-family residential development.

Patrick Jehle presented to the Board and wanted to focus on the request for parking. He advised the project was located on the block bound by Garden Street on the north, Coyle Street on the east, Romana on the south, and A Street on the west. It accounted for approximately 50% of the city block. He stated there was a multistory building with a large expanse of parking lot; they proposed three conventional

apartment buildings, one carriage row house building with eight units, and an elevated parking structure. He explained the Code allowed one (1) stall per unit for a total of 240 stalls. They were requesting a variance to allow 1.55 stalls per unit to allow for field correction. The units would be a mixture from studio to 3-bedroom apartments, with a fourth building with 2-bedroom carriage house units, including miscellaneous amenities. The request was largely based upon Kore's experience with similar developments across the southeast and Florida. The target parking ratio is between 1.67 and 2 stalls per unit based on a mixture of units. He pointed out the Code discourages construction of more than the number of required spaces to allow for more natural vegetation to be preserved and to control stormwater runoff in a more natural manner. They were working with the intent of the Code even with the allowance since the requested parking ratio was being provided in a manner that did not reduce green space and did not increase stormwater runoff. Some of the parking was internal to the carriage house units with no added impervious area. He noted if they did not propose the 92 elevated stalls and 16 carriage house stalls, the remaining 261 stalls were still within the allowed Code.

Board Member Del Gallo asked about the stormwater, and Mr. Jehle explained it would be addressed with underground exfiltration and explained land downtown is too precious to fill with stormwater ponds. The Geotech information was pending, but a significant portion of the areas beneath the parking lots will consist of an exfiltration system which will discharge into the city's existing draining system. Board Member Williams asked if the project met with the city's requirements for open space and landscaping, and Mr. Jehle stated it did, and Kore would hire a landscape architect to submit a more detailed landscape plan in the submittal. Chairperson White asked about the standard size of a parking stall, and Mr. Jehle advised the city standard was 9'x18' and in some areas a 20' length. Their proposal was 18' depth, a 24' aisle for a total of 60' width of drive aisle; in the traffic circle feature, the 9' width would be provided at the narrowest point of each stall. Board Member Williams addressed the office space. Mr. Jehle explained there were six stalls allowed for the leasing office.

Senior Planner Statler advised the language in the ordinance for office space is one parking stall per 300 sq. ft., and for the multifamily it is one space per unit. Board Member Williams noted if the whole project were office space, they would need 1,000 parking spaces.

Mr. Holder provided a presentation to the Board for their previous projects in New Smyrna Beach, St. Augustine and Charleston and hoped this proposed development would reflect the culture of Pensacola. With this variance, they were trying to park residents adequately and responsibly and to lessen the stress on the surrounding on-street parking.

Board Member Del Gallo made a motion to approve the variances, seconded by Board Member Lonergan. Board Member Del Gallo thought it was commendable that they were trying to park their residents on the surface of their property and not force them onto the streets. Board Member Lonergan agreed and felt that having one row of elevated space and incorporating parking within the carriage houses would not result in a sea of asphalt, and they were avoiding pushing people onto the streets. Also, if this was a commercial space, many more spaces might be allowable. He felt it was well thought out, met all the criteria and was a minimum request.

The motion then carried unanimously.

The second request was to reduce the buffer around a single adjacent property along the north property line. The City's LDC requires a 10' buffer yard be provided. Rows of single-family residential properties have been converted to commercial use, and the isolated parcel is a former single-family residential property. This request is only for this one isolated parcel which is currently listed as a commercial investment type. It was in a state of disrepair and appeared to be abandoned. He explained there was a non-conforming buffer adjacent to this property; AT&T's existing parking lot is 4.5' from the property line. The condition they were requesting was a 5' buffer which would be an improvement. Without the variance, using the 10' buffer would reduce the greenspace which the City was trying to maximize downtown. Mr. Holder had reached out to the broker on this property listing asking what their future plans for the property would be but had received no response. He assured the Board that their fencing and landscaping would improve the current situation. Board Member Shelley asked when the owner was notified, and Mr. Holder advised he had reached out to the broker last week. Staff verified that they would have received a notification as well.

Chairperson White advised one board member had left, but there were still five in attendance and one virtual. Staff advised the Board could postpone if necessary, to a date certain. The applicant felt comfortable moving forward. It was determined no one had contacted the City regarding this variance and also clarified this was a landscape buffer rather than a setback. It was noted the zoning district for this parcel was commercial which allows for residential use and changed based on the use of the property. Staff had not heard from anyone regarding this parcel.

Board Member Lonergan made a motion to approve the variance, seconded by Board Member Stepherson. Board Member Lonergan explained there was already a 4.5' curb there, and this would be an improvement, and it will also be a commercial property. Board Member Stepherson agreed, and if the owner had objected, it might be a different case. He noted it also met criteria 6 for the general intent and purpose and would not be injurious to the area involved or otherwise detrimental to the public welfare. **The variance was granted unanimously.**

DISCUSSION – None

ADJOURNMENT -

There being no further business, the meeting adjourned at 3:48 p.m.

Respectfully Submitted,



Planner Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00375

Zoning Board of Adjustments

4/21/2021

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 4/15/2021

SUBJECT:

ZBA 2021-002
1203 W. Gimble Street
R-1A

BACKGROUND:

Property owners Terrence & Peggie Bosso are requesting a variance to rebuild an accessory dwelling unit in place of an existing wood building. The existing nonconforming structure is located on the south west corner of the property. The depth of the parcel makes it challenging to comply with rear and side setbacks. The parcel is 52' X 55'.

The owners are proposing to remove the existing nonconforming structure of 18'.2" X 13'.5' which currently sits within half of a foot on the property lines. They propose to construct a 16' X 11.5' accessory dwelling unit which will be less nonconforming. The request is for a 3 FT setback on the west and south boundary lines.

MEMORANDUM

TO: Members, Zoning Board of Adjustment

FROM: Amy D. Hargett, Planner

DATE: April 14, 2021

SUBJECT: ZBA 2021-002
1203 W Gimble Street
R-1A

BACKGROUND

Property owners Terrence & Peggie Bosso are requesting a variance to rebuild an accessory dwelling unit in place of an existing wood building. The existing nonconforming structure is located on the south west corner of the property. The depth of the parcel makes it challenging to comply with rear and side setbacks. The parcel is 52' X 55'.

The owners are proposing to remove the existing nonconforming structure of 18'.2" X 13'.5' which currently sits within half of a foot on the property lines. They propose to construct a 16' X 11.5' accessory dwelling unit which will be less nonconforming. The request is for a 3 FT setback on the west and south boundary lines.

- ☒ **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) 12-3-81(4)(d) / 12-3-4(5) T. 12-3.2 Zoning R1A

(To be Completed by Applicant)

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

Property Address: 1203 West Gimble Street, Pensacola, FL 32502

Current use of property: single family residential

1. Describe the requested variance(s): The property owner requests to move/rebuild an existing 18.2' by 13.5 structure (located on the south and west property line). The property owner proposes to relocate a smaller 16' by 11.5' structure 3' off of each property line to a less non-conforming structure.

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 property is lot is a lot of record that is atypically dimensioned with nearly twice the width 52' and half

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

the depth adversely affecting both rear and side setbacks for compliance with the setbacks. There are very few properties in this district with lot depths this short.

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 existing non-conforming structure has existed for many decades. The variance will allow continued use of a smaller accessory structure in a more appropriate location on the property.

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 existing dwelling has occupied the site as an accessory building since the 1950's. The requested variance will allow a smaller structure offset from the south and west property lines by 3'. The immediate properties both south and west will be under construction soon and moving the structure is in the best interest of all involved. Since the structure will have a smaller footprint in nearly the same location is a smaller version of the same

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

The structure has existed for 60 to 70's years with same common owner (family) to the south and west that has allowed access for maintenance. The adjacent property recently sold and is being redeveloped and guaranteed access can no longer be anticipated.

Application Date: 3/30/2021

Applicant: Terrence C Bosso

Applicant's Address: 1203 West Gimbic Street Pensacola, FL 32502

Email: Chris@bossoimhof.com Phone: 850 232-7388
chris@bossoimhof.com

Applicant's Signature: Terrence C. Bosso

Property Owner: Terrence C. and Peggie B. Bosso

Property Owner's Address: 4041 Moenraker Dr. Pensacola, FL 32507

Email: Chris@bossoimhof.com Phone: _____

Property Owner's Signature: Terrence C Bosso

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.

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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.

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1203 West Gimble Variance Request
Terrence and Peggie Bosso

I purchased and have owned the property since 1989. To the best of my knowledge and the records I have seen regarding the property, the single-family dwelling was constructed in or around 1944 or 1945. I understand the accessory structure was built in the 1950's.

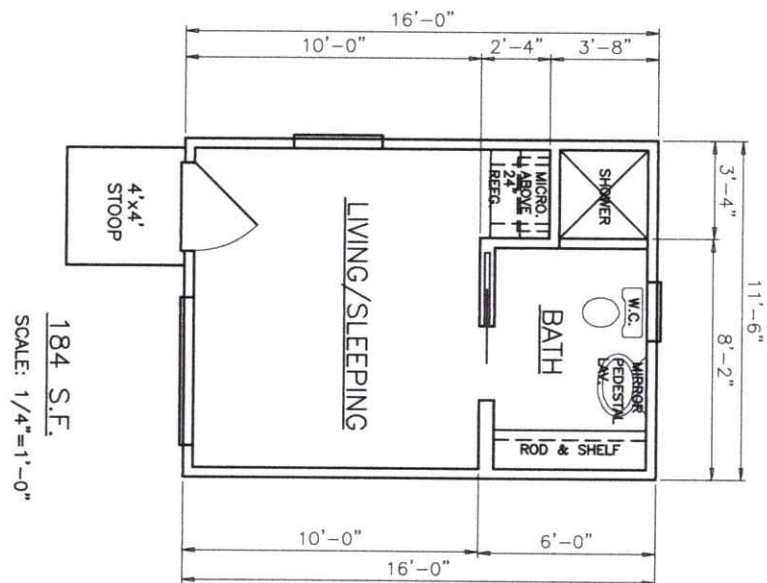
The 18.2' by 13.5' (245 sq. ft.) accessory structure was constructed on the southwest corner of the property within half of a foot of the property lines at a time when setbacks either didn't exist or were not enforced. Under current guidelines, the accessory structure is non-conforming to the setbacks.

Up until December 2020, the adjoining property owner Michael Appelberg who owned the property on both the south and west sides since 1987 allowed me access for maintenance. The property is now being redeveloped with new houses. The house on the west side will now legally be within 3' feet of the non-complying structure. It cannot be assumed that the adjacent owners will allow access to maintain the structure, in fact, I assume that the adjacent owners will legally fence their properties making maintenance impossible.

The request is to move/rebuild a new smaller structure 16' by 11.5' (184 sq. ft.) 3' off of the south and west setback lines. If the variance were allowed it would:

- Be less non-conforming than the existing structure.
- Occupy nearly the exact same footprint as the existing structure with a reduction of 25% to allow for the proposed 3' offsets.
- Provide the ability for future maintenance without the need for access from adjacent properties.
- Be visually more aesthetic and appealing than the existing aged structure.
- Will likely benefit the value (or at least not detract from) the two houses under construction or hinder their sale.
- Be less problematic for future interactions between adjacent owners that will be imminent when the houses are completed.

Variance approval involves lot dimensions and size (wide and short) that are extremely atypical, an accessory dwelling that was constructed prior to setback regulations, and involves the reduction of the existing structure. The variance approval would not likely lead to similar requests since very few properties have these circumstances.



184 S.F.
SCALE: 1/4" = 1'-0"

Today's Homes of Northwest Florida, Inc.

DESIGNER: JAMES C. BOZEMAN
101 S. ALCAZAR ST., PENSACOLA, FL 32502
(850)-432-3510 FAX: 434-2375

DRAWING NO.:

DRAWN BY:

DATE:

SCALE:

SHEET NUMBER:

DESCRIPTION:

© COPYRIGHT 2021, RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF JAMES C. BOZEMAN OR TODAY'S HOMES OF NORTHWEST FLORIDA, INC. VERIFY DIMENSIONS BEFORE CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

TODAY'S 53RD HOMES
JAMES C. BOZEMAN 2021



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: CHRIS BOSSO

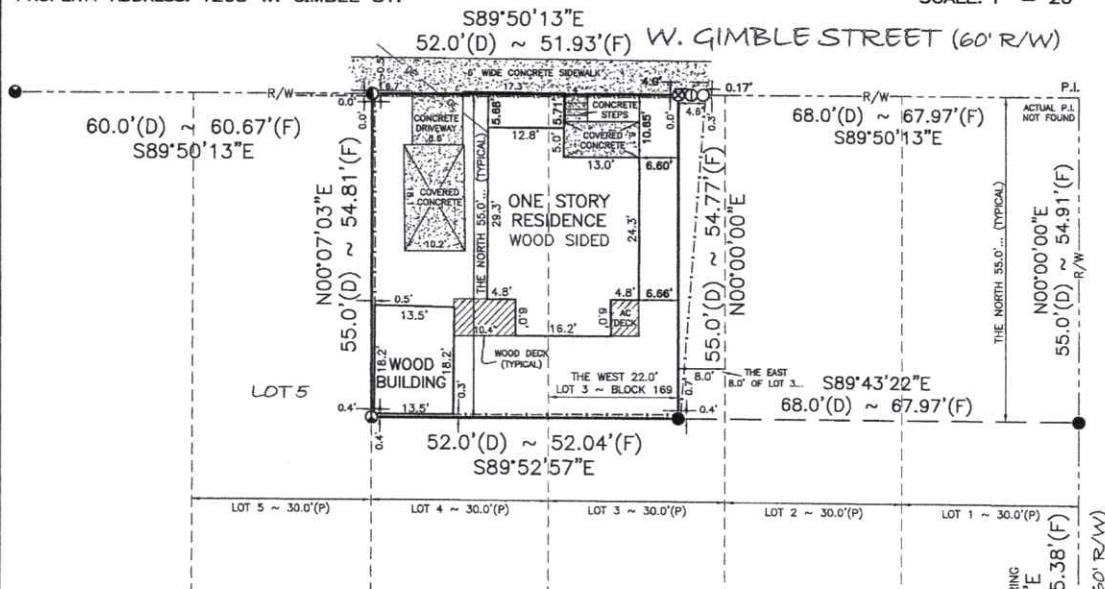
JOB NO.: 20-13170-S-1

REQUESTED BY: CHRIS BOSSO

DATE: DECEMBER 12, 2020

PROPERTY ADDRESS: 1203 W. GIMBLE ST.

SCALE: 1" = 20'



SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF "E" STREET (60' R/W) THE CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA.
- 2.) SOURCE OF INFORMATION: THE DEEDS OF RECORD; THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WATSON IN 1906; AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

LEGEND:

- ~ 2" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ① ~ 3/4" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ PUNCH HOLE IN CONCRETE SIDEWALK (FOUND)
- ④ ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ① ~ 1/2" CAPPED IRON ROD, NUMBER 2892 (FOUND)
- ② ~ 1/2" CAPPED IRON ROD, NUMBER 7277 (FOUND)
- ③ ~ 1/2" CAPPED IRON ROD, NUMBER 3286 (FOUND)
- ④ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- P.I. ~ POINT OF INTERSECTION (RIGHT-OF-WAY)
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (P) ~ PLATTED INFORMATION (CITY OF PENSACOLA)
- (F) ~ FIELD MEASUREMENT/ INFORMATION
- (D) ~ DEED / INFORMATION

- ~ INDICATES NOT TO SCALE
- - - - - DE ~ OVERHEAD ELECTRIC LINE
- - - - - ~ 4' HIGH WOOD FENCE
- - - - - ~ 4' HIGH CHAIN LINK FENCE
- - - - - ~ 4' HIGH WIRE FENCE

CERTIFIED TO:

CHRIS BOSSO

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 1 OF 1

MEASUREMENTS MADE TO UNITED STATES STANDARDS

COPYRIGHT © 2020 BY MERRILL PARKER SHAW, INC.
P.C.: DB, DRAFTED: RDC, TYPED: RDC, CHECKED: EMP

DESCRIPTION: THE NORTH 55 FEET OF LOT 4, AND THE NORTH 55 FEET OF THE WEST 22 FEET OF LOT 3, ALL IN BLOCK 169 MAXENT TRACT, ACCORDING TO THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WATSON IN 1906.

SECTION N/A, TOWNSHIP N/A, RANGE N/A, ESCAMBA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 2976, PAGE 376 *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 12/10/20, FIELD BOOK: 17, PG. 1

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 12/14/20

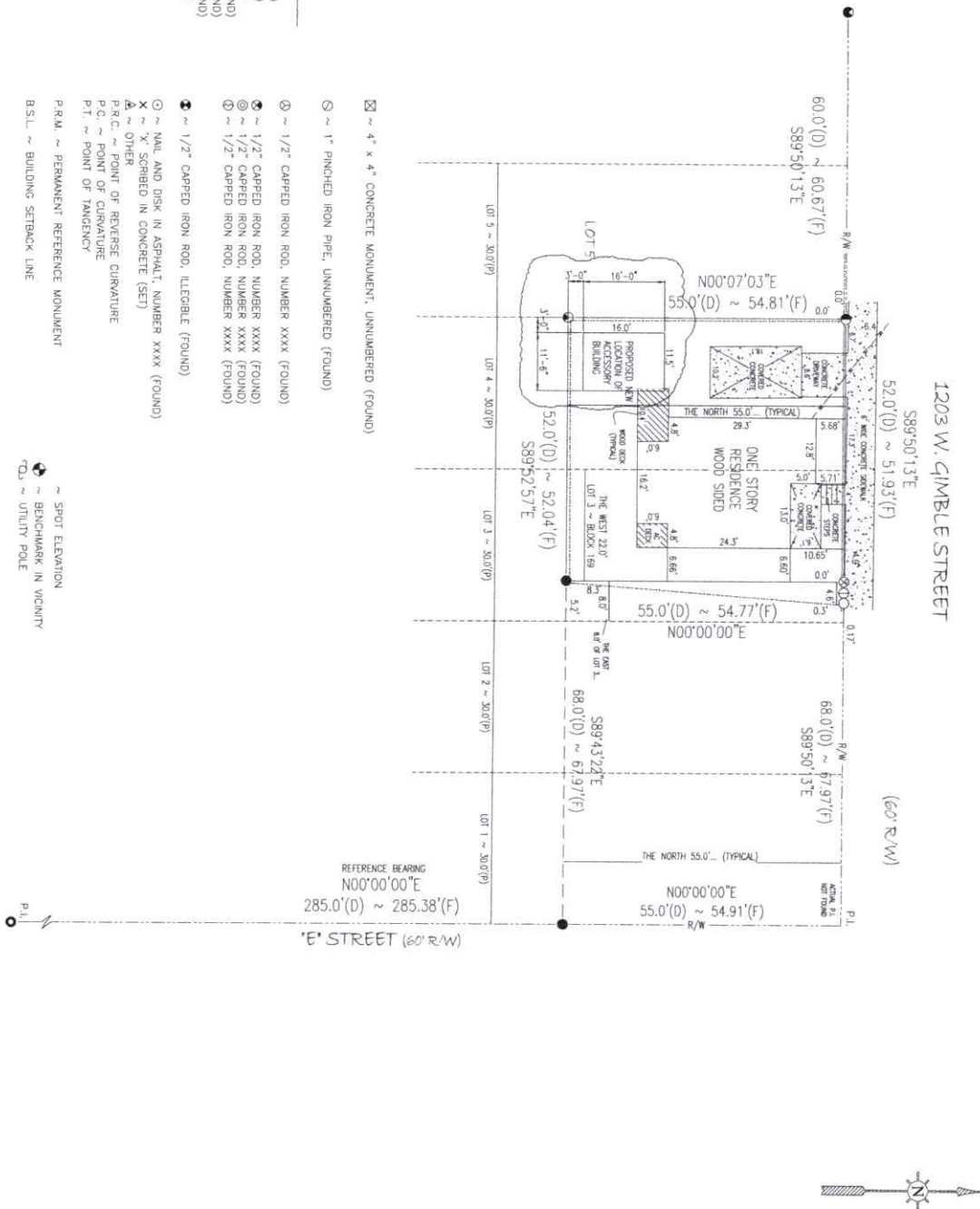
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR

THE NORTH 55 FEET OF LOT 4, AND THE NORTH 55 FEET OF LOT 3, ALL IN BLOCK 169 MAXENT TRACT, ACCORDING TO THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED B THOMAS C. WATSON IN 1906. ESCAMBIA COUNTY, FLORIDA

- LEGEND:**
- ~ 2" PLAIN IRON PIPE, UNNUMBERED (FOUND)
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 - ~ PUNCH HOLE IN CONCRETE SIDEWALK (FOUND)
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 - — — — — INDICATES NOT TO SCALE
 - — — — — OVERHEAD ELECTRIC LINE
 - — — — — 4" HIGH CHAIN LINK FENCE
 - — — — — 4" HIGH WIRE FENCE

- ☒ ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ~ 1" PINCHED IRON PIPE, UNNUMBERED (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER XXXX (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER XXXX (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER XXXX (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER XXXX (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ⊗ ~ NAIL AND DISK IN ASPHALT, NUMBER XXXX (FOUND)
- X ~ "X" SCRIBED IN CONCRETE (SET)
- A ~ OTHER
- P.C. ~ POINT OF REVERSE CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- ~ SPOT ELEVATION
- ⊕ ~ BENCHMARK IN VICINITY
- ⊕ ~ UTILITY POLE



Today's Homes of Northwest Florida, Inc.
 DESIGNER: JAMES C. BOZEMAN
 101 S. ALCANIZ ST., PENSACOLA, FL 32501
 (850)-432-3510 FAX: 434-2375 EMAIL: todayshomes@bellsouth.net

DATE:	DRAWN BY: J. GRAY
SHEET NUMBER: 1 of 1	SCALE: 1"=10'-0"

DESCRIPTION: SITE PLAN
 © COPYRIGHT 2021, RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF JAMES C. BOZEMAN, OR TODAY'S HOMES OF NORTHWEST FLORIDA, INC.
 VERIFY DIMENSIONS BEFORE CONSTRUCTION.
 DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

TODAY'S 53RD HOMES
 1988 JIM BOZEMAN 2021

1203 West Gimble Street – Site photographs



Photograph No. 1 – Facing south from West Gimble Street facing the front of the house. The site is located on the south side of the street between E Street and F Street.

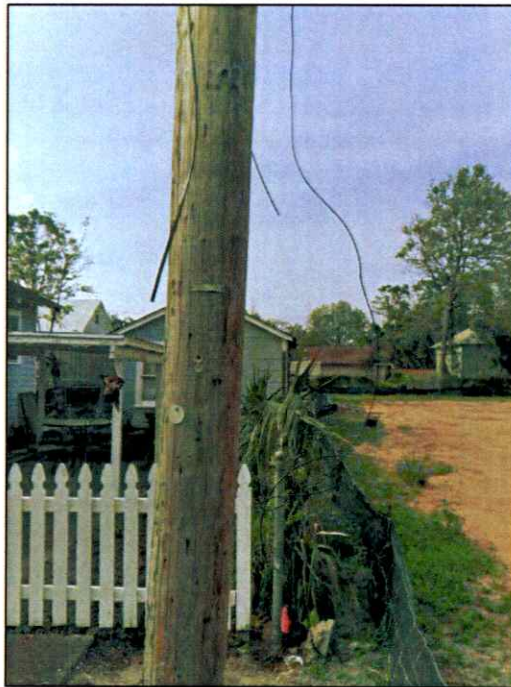


Photograph No. 2 – Facing south towards existing accessory structure.

1203 West Gimble Street – Site photographs



Photograph No. 3 – Facing west along south property line from the southeast corner of the site. Site prep completed for construction beginning on property to the south.



Photograph No. 4 – Facing south along west property line from the northwest corner of the site. Site prep completed for construction beginning on property to the west.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00376

Zoning Board of Adjustments

4/21/2021

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 4/15/2021

SUBJECT:

ZBA 2021-003
1709 E. Fisher Street
R-1AAA

BACKGROUND:

Mr. Tim Daniel of Reflections Home Design & CAD Services is requesting two variances:

1) Setback reduction from the required 15 FT to 9 FT 9 1/2 INCHES on the side yard (east) to accommodate an addition. The proposed addition is for a bedroom and bath as well as laundry space.

2) Setback reduction from the required 30 FT to 25 FT 7 INCHES on the rear yard to accommodate attaching an existing detached garage. By attaching the existing garage, this would allow for direct access to the proposed bedroom/laundry room addition.

ZBA-2021-003

☐ 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) 12-3-3(4) T. 12-3.1/12-3-64(10) Zoning R1AAA

(To be Completed by Applicant)

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

Property Address: 1709 E. Fisher Street, Pensacola Fl. 32503

Current use of property: Single Family Residential

1. Describe the requested variance(s): Requesting a side yard (east) setback variance of 5' - 3". This request will allow the addition to be flush with the East side of the existing residence. We are not requesting to extend the structure over the existing footprint / overage. The residence currently has a detached garage that meets current setbacks for its purpose. The client is proposing attaching the detached garage to the existing home via the proposed addition. In doing so, it will cause a rear yard setback overage of 4' - 5". A variance request of 4' - 5" for the rear yard is being requested.

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 is requesting direct access to their existing garage. The current layout did not allow for the home to have an attached garage without major renovations to the existing, hence the detached. The

homeowner is wanting an attached, direct access garage like his fellow neighbors. The homeowner is also in need of additional living space. An additional bedroom and bathroom are needed, as well as a dedicated laundry space. The proposed area for the addition is the only space available without major renovations and structural changes to the home. The existing home has the master suite on the southwest corner of the home. An addition on that side of the lot would require a complete renovation of the existing home to have access. The requested variances do not increase the existing setback overages of the structures on the property. We have attached documents (aerials) of fellow neighbors, within the same R-1AAA zoning, that have structures matching or exceeding the setback variances we are requesting. The attached is a small sample size of an abundance of residences currently exceeding setbacks. Again, we are not requesting to extend past our current footprint.

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 amenities that current neighbors currently enjoy. Many homes in the area currently exceed the proposed setback requirements. Our request is to build up to the existing structures on the property. The addition will not increase the current setback overages that exist on the property. Due to the layout of the home, it's not fiscally responsible to try and put an addition on the southwest corner of the home, as it would require a major renovation to the home just to make the addition function.

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 homeowner is only requesting a variance that will allow them to build up to the existing structure. The proposed addition will not increase the existing setback overages. This keeps the structure inline with the neighbor on the corner south of them. The variance request does not impair drivers view for the intersection, and it does not encroach any further than it currently does to their neighbors. I think this proposed addition will be the opposite of detrimental, but instead it will help increase the architectural style and look of the home, thus bringing more curb appeal to their neighbors.

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

The homeowner is only requesting that they are capable of matching what some of their current neighbors currently have. Many homes in the area, with the same R-1AAA zoning, currently exceed their setback requirements. We are not trying to increase any current overages on the property, but instead just trying to build up to what currently exist.

Application Date: 03/31/2021

REFLECTIONS HOME DESIGNS & CAD SERVICES

Applicant: TIM DANIEL / JOSEPH McNAIR

Applicant's Address: 1709 E. FISHER ST. PENSACOLA FL 32503

Email: TIM DANIEL JR 83 @ GMAIL.COM

Phone: 850-417-5332

Applicant's Signature: 

Property Owner: Joseph R. McNair

Property Owner's

Address: 1709 E. Fisher St., Pensacola, FL 32503

Email: jrmcnaircfp@gmail.com

Phone: 770-855-3177

Property Owner's

Signature: Joseph R. McNair

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

McNair HOME ADDITION

1709 E. FISHER ST. PENSACOLA FL. 32503

SCOPE OF WORK

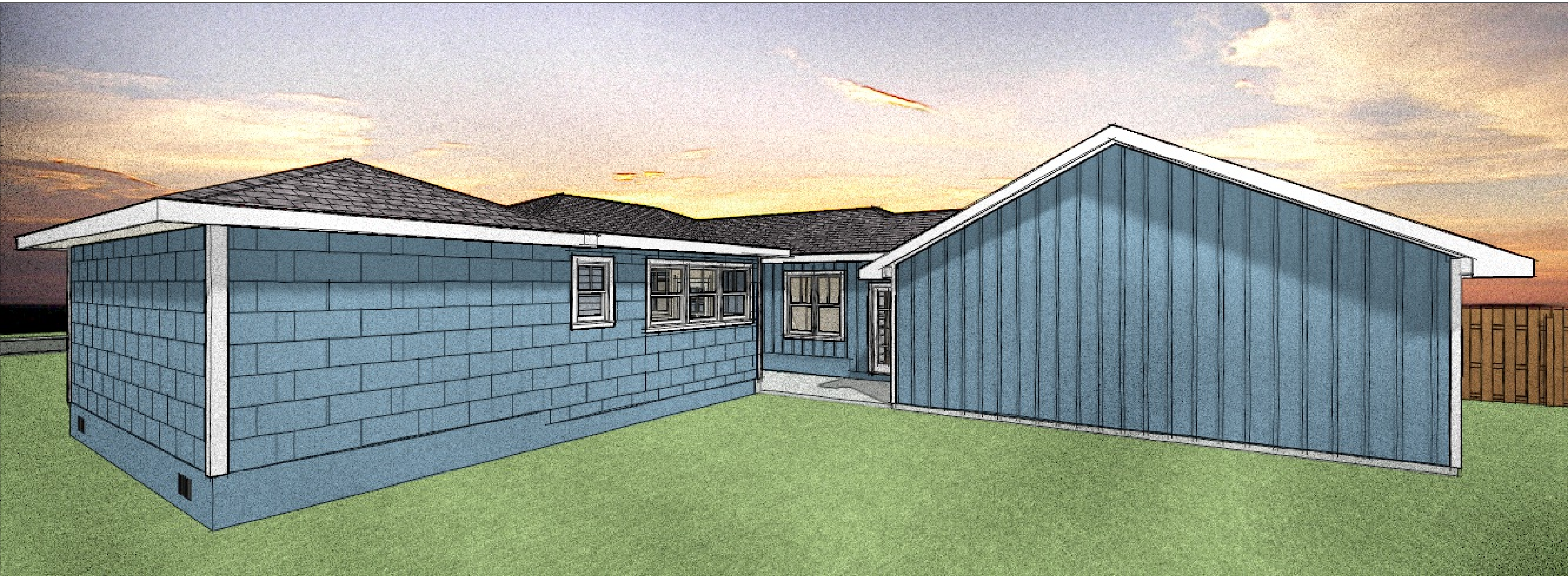
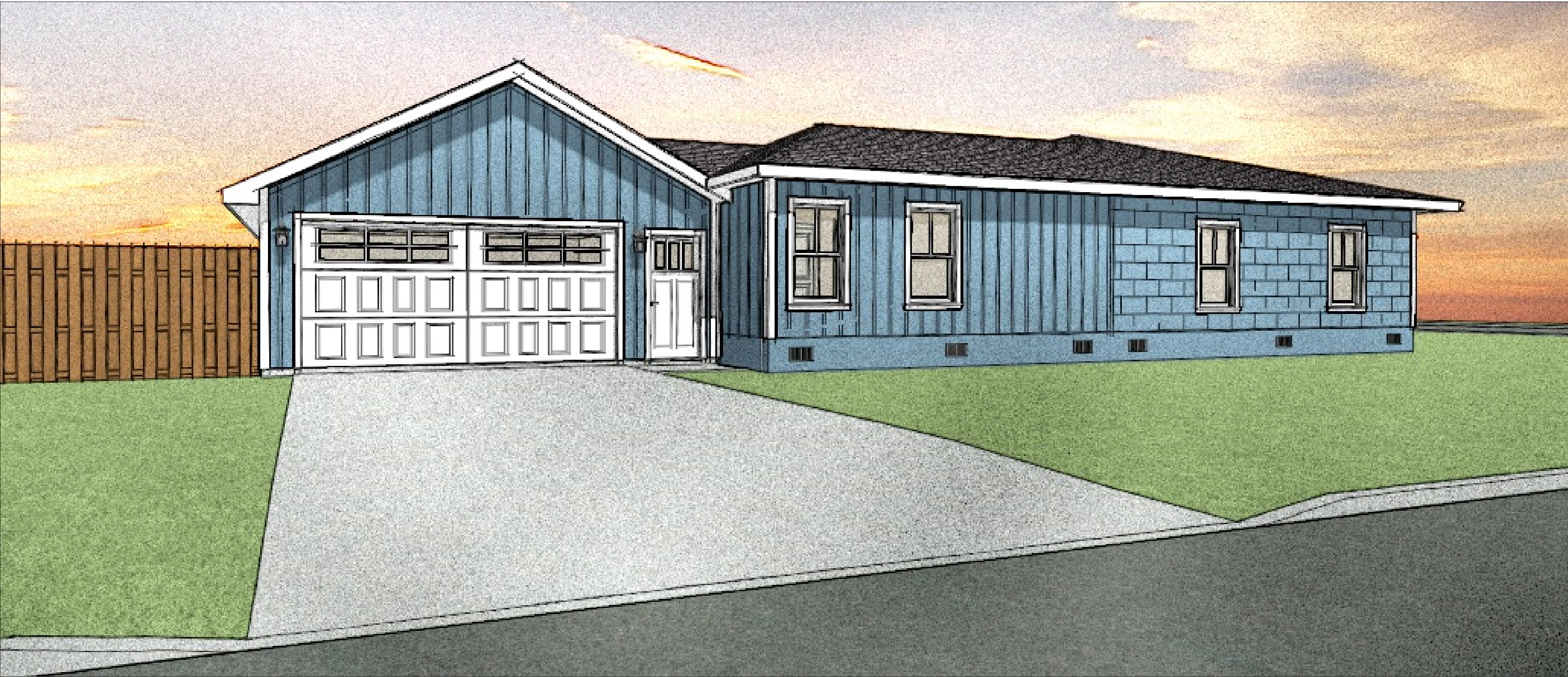
THE HOMEOWNERS ARE LOOKING TO GAIN DIRECT ACCESS TO THEIR EXISTING DETACHED GARAGE. ADDITIONALLY A BEDROOM AND BATHROOM ARE NEEDED, SO THE PROPOSED ADDITION CONNECTS THE EXISTING DETACHED GARAGE TO THE EXISTING HOME BY ADDING A HALLWAY ACCESS THAT CONTAINS A LAUNDRY / MUD ROOM, AND A NEW BEDROOM & BATHROOM. THE ADDITION WILL MATCH THE EXISTING WOOD FRAME CONSTRUCTION, AND MATCHING SIDING & DIMENSIONAL SHINGLES WILL BE USED IN ORDER TO BLEND THE NEW W/ THE EXISTING.

SQUARE FOOTAGE

EXISTING BASE AREA	1,570sf
EXISTING DETACHED GARAGE	576sf
EXISTING FRONT PORCH	72sf
PROPOSED ADDITION	460sf
EXISTING TOTAL HEATED & COOLED	1,570sf
NEW TOTAL HEATED & COOLED	2,030sf
EXISTING TOTAL UNDER ROOF	2,218sf
NEW TOTAL UNDER ROOF	2,678sf

TABLE OF CONTENTS

ARCHITECTURAL SHEETS	
SHEET 1 OF 5:	COVER SHEET
SHEET 2 OF 5:	EXISTING & PROPOSED SITE PLAN
SHEET 3 OF 5:	PROPOSED ELEVATIONS
SHEET 4 OF 5:	PROPOSED FLOOR PLAN
SHEET 5 OF 5:	PROPOSED ELECTRICAL PLAN

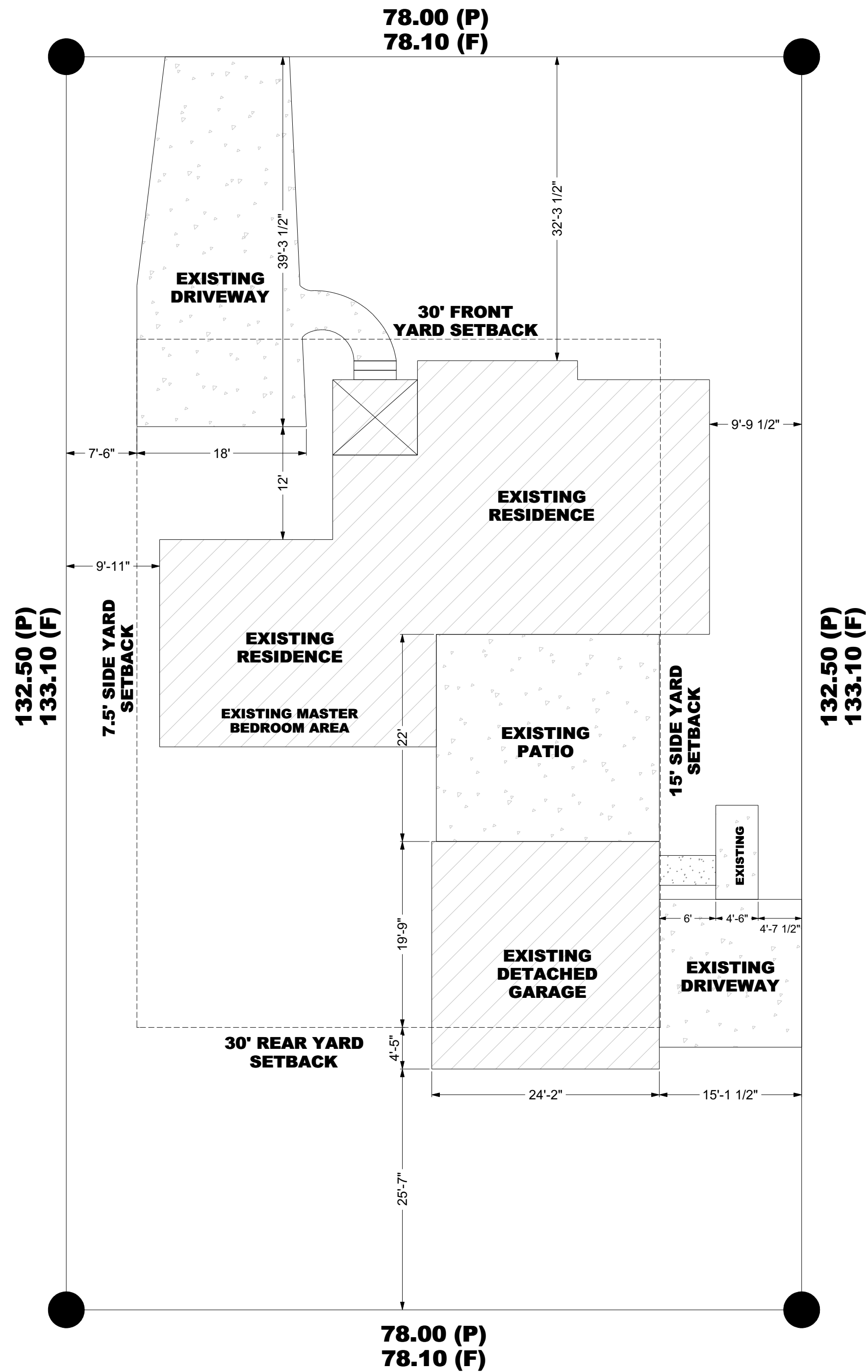


PROJECT INFORMATION	
DESCRIPTIONS:	Home Renovation & Addition
NAME:	McNair Residence
ADDRESS:	1709 E. FISHER ST. PENSACOLA FL.
PROJECT SCOPE	

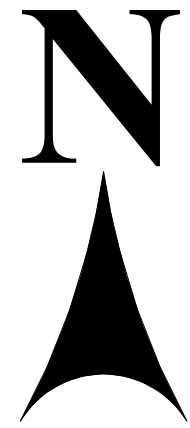
REFLECTIONS Home Designs	
& CAD Services	
Email: timdanieljr83@gmail.com	
Phone: (850)-417-5332	

DATE:	03/28/2021
SCALE:	-
SHEET:	1 OF 4

E. FISHER STREET

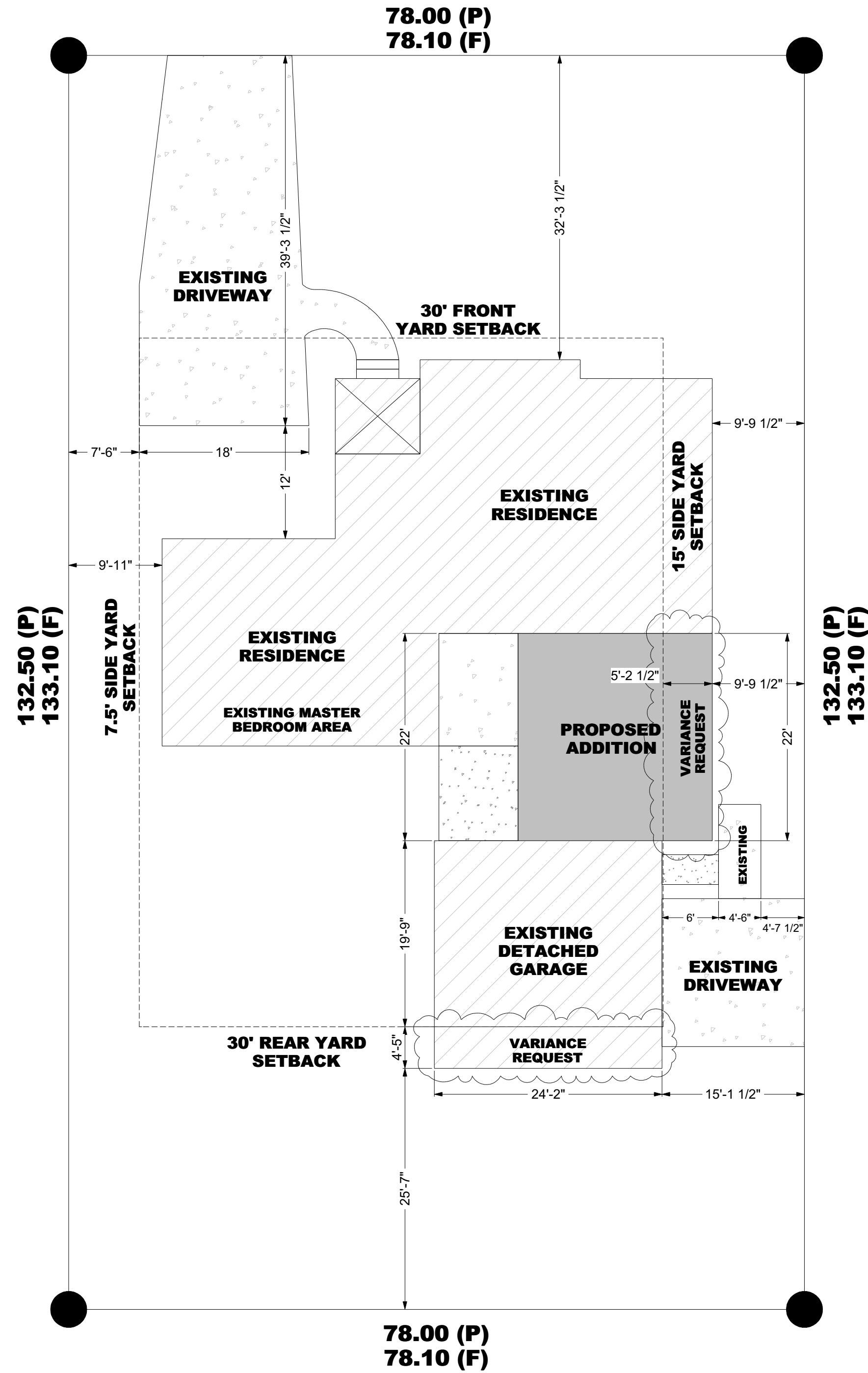


EXISTING SITE PLAN
SCALE: 1" = 10' - 0"



18TH AVENUE

E. FISHER STREET



PROPOSED SITE PLAN
SCALE: 1" = 10' - 0"

SITE PLAN NOTES

1. THE EXISTING HOME IS OVER THE SIDE YARD SETBACK BY 5' - 2-1/2". A SIDE YARD (STREET SIDE) VARIANCE OF 5' - 3" IS BEING REQUESTED. THE INTENT IS FOR THE ADDITION TO BE FLUSH WITH THE EXISTING HOME.
2. THE EXISTING DETACHED GARAGE MEETS CURRENT SETBACK REQUIREMENTS. HOWEVER, ONCE THE ADDITION IS CONSTRUCTED, AND THE DETACHED GARAGE IS CONNECTED TO THE EXISTING HOME VIA THE PROPOSED ADDITION. THE STRUCTURE WILL THEN EXCEED THE REAR YARD SETBACK BY 4' - 5". A REAR YARD SETBACK VARIANCE OF 4' - 5" FOR THE EXISTING STRUCTURE WILL BE NEEDED TO MEET SETBACK REQUIREMENTS FOR THE FINAL HOMES FOOT PRINT.
3. ALL MEASUREMENTS ARE BASED OFF THE CLIENT PROVIDED SURVEY.

REFLECTIONS Home Designs
& CAD Services

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

PROJECT INFORMATION

DESCRIPTIONS: Home Renovation & Addition

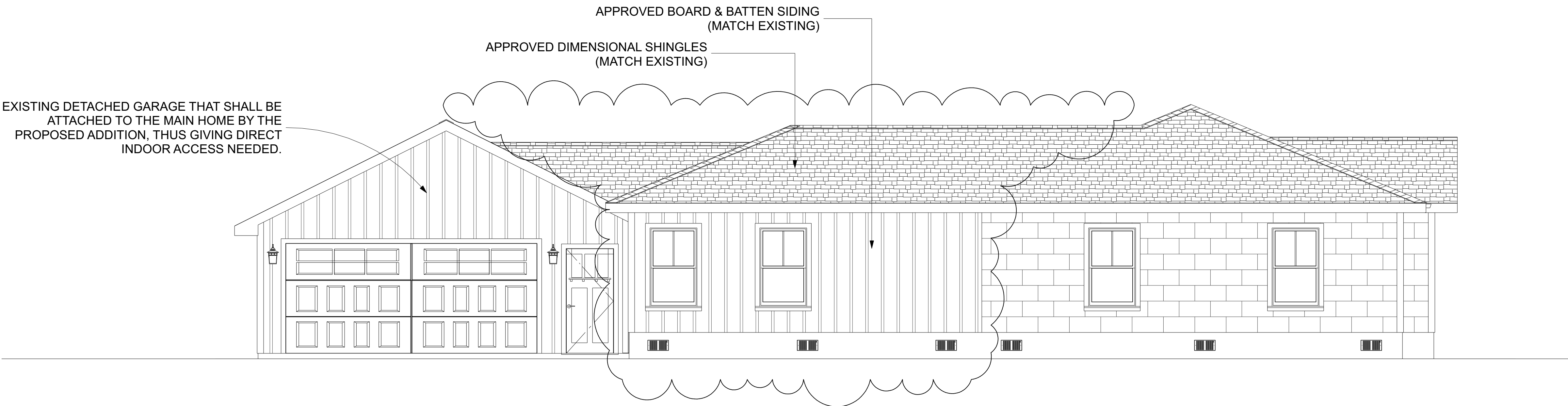
NAME: McNair Residence

ADDRESS: 1709 E. FISHER ST. PENSACOLA FL

PROJECT SCOPE

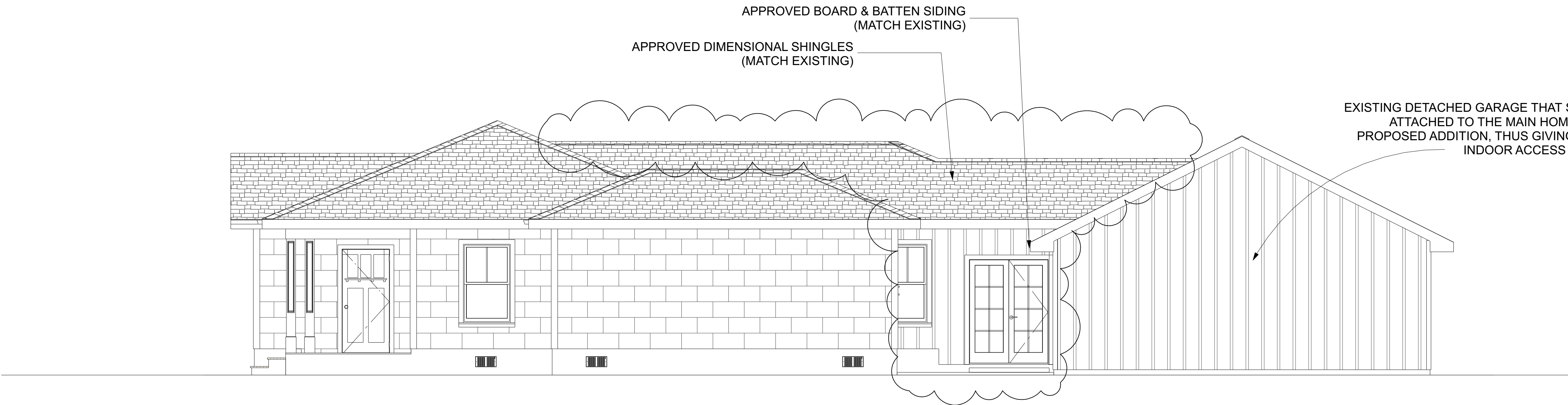


DATE:	03/28/2021
SCALE:	-
SHEET:	2 OF 4



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1' - 0"

DUE TO THE LOCATION OF THE EXISTING HOME & GARAGE, THE PROPOSED ADDITION IS NOT VISIBLE FROM A NORTH & SOUTH ELEVATION. NO NORTH & SOUTH ELEVATION IS SHOWN DUE TO THE ADDITION NOT BEING VISIBLE.



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1' - 0"

FOLLOW US



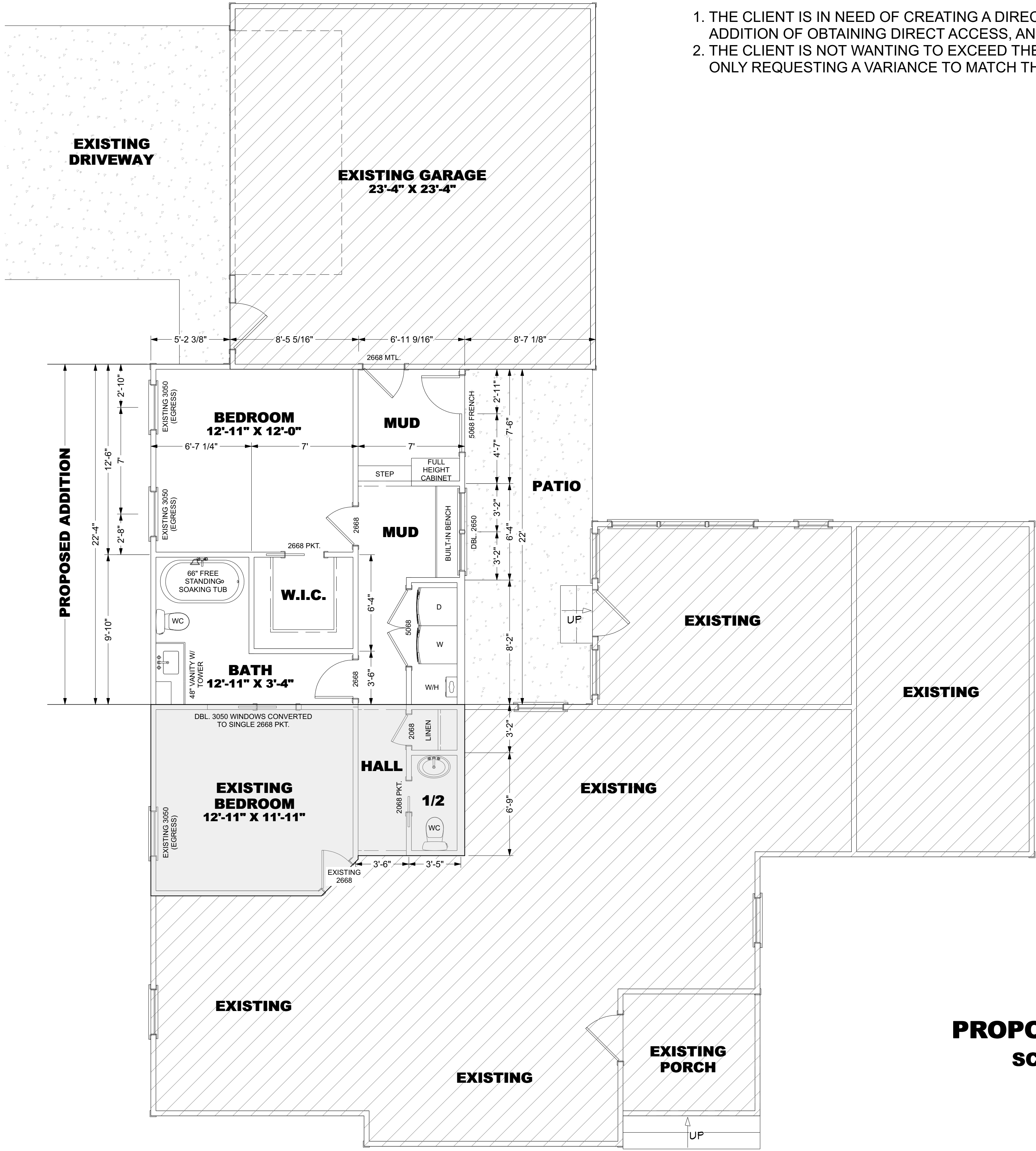


PROJECT INFORMATION	
DESCRIPTIONS:	Home Renovation & Addition
NAME:	McNair Residence
ADDRESS:	1709 E. FISHER ST. PENSACOLA FL
PROJECT SCOPE	

REFLECTIONS Home Designs
& CAD Services

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

DATE:	03/28/2021
SCALE:	-
SHEET:	3 OF 4



GENERAL FLOOR PLAN NOTES

- 1. THE CLIENT IS IN NEED OF CREATING A DIRECT ACCESS TO THEIR EXISTING DETACHED GARAGE. IN ADDITION OF OBTAINING DIRECT ACCESS, AN ADDITIONAL BEDROOM AND BATHROOM IS NEEDED.
- 2. THE CLIENT IS NOT WANTING TO EXCEED THE CURRENT SIDE YARD SETBACK OVERAGE. THE CLIENT IS ONLY REQUESTING A VARIANCE TO MATCH THE EXISTING HOMES OVERAGE.

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1' - 0"

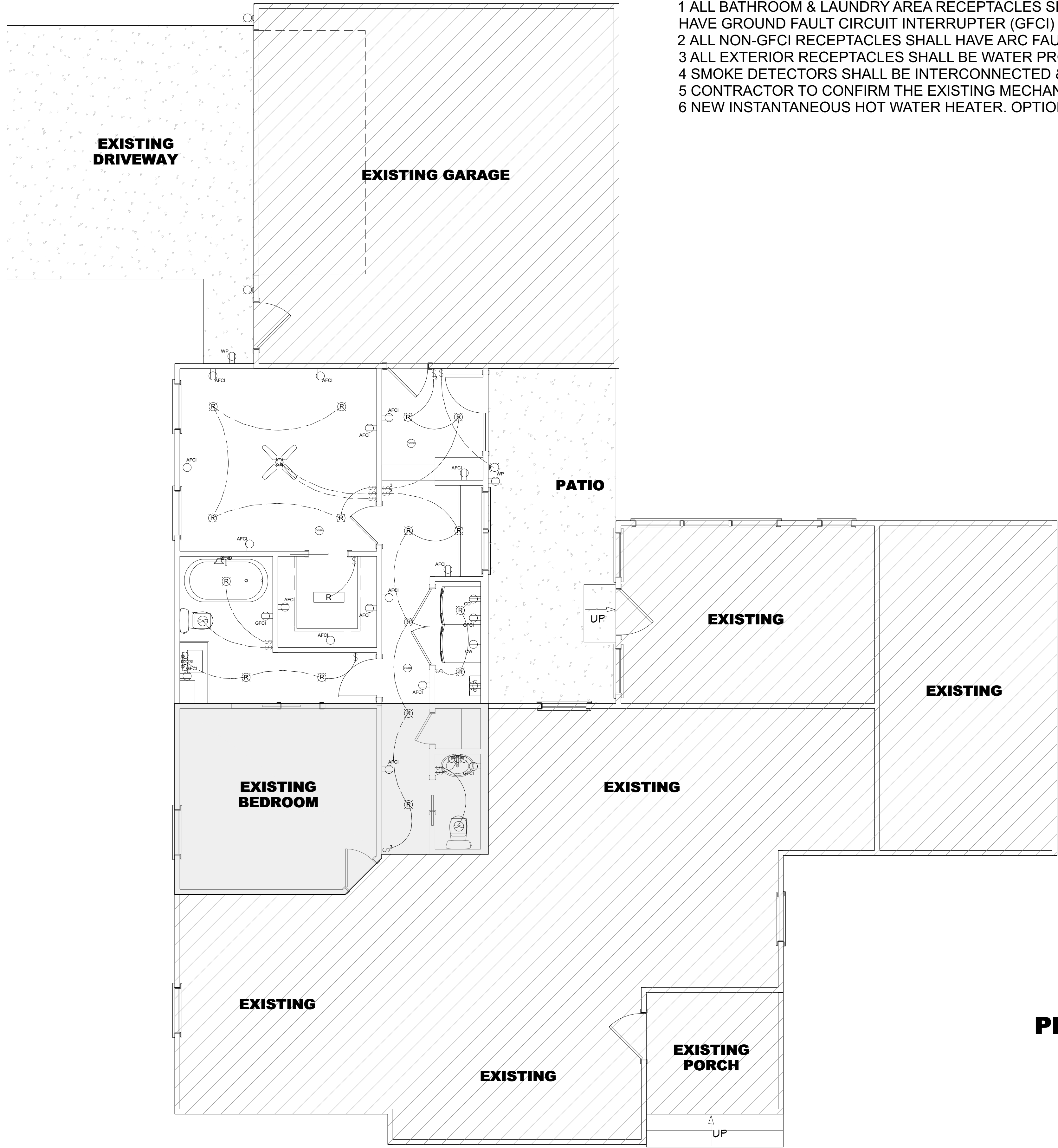
REFLECTIONS Home Designs
& CAD Services

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

PROJECT INFORMATION	
DESCRIPTIONS:	Home Renovation & Addition
NAME:	McNair Residence
ADDRESS:	1709 E. FISHER ST. PENSACOLA FL
PROJECT SCOPE	

FOLLOW US

DATE:	03/28/2021
SCALE:	-
SHEET:	4 OF 4



GENERAL ELECTRICAL NOTES:

- 1 ALL BATHROOM & LAUNDRY AREA RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) BREAKERS.
- 2 ALL NON-GFCI RECEPTACLES SHALL HAVE ARC FAULT CIRCUIT INTERRUPTER (AFCI) BREAKERS.
- 3 ALL EXTERIOR RECEPTACLES SHALL BE WATER PROOF.
- 4 SMOKE DETECTORS SHALL BE INTERCONNECTED & HARD WIRED WITH BATTERY BACKUP.
- 5 CONTRACTOR TO CONFIRM THE EXISTING MECHANICAL UNITS CAN HANDLE THE ADDITIONAL LOAD. UPGRADE IF NECESSARY.
- 6 NEW INSTANTANEOUS HOT WATER HEATER. OPTIONAL GAS UNIT.

**REFLECTIONS Home Designs
& CAD Services**

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

PROJECT INFORMATION
DESCRIPTIONS: Home Renovation & Addition
NAME: McNair Residence
ADDRESS: 1709 E. FISHER ST. PENSACOLA FL
PROJECT SCOPE

DATE: 03/28/2021
SCALE: -
SHEET: 5 OF 5

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QR codes for social media links: Facebook, Twitter, Instagram, LinkedIn.