



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, January 19, 2022, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. [22-00090](#) MINUTES OF THE ZONING BOARD OF ADJUSTMENTS FROM DECEMBER 15, 2021

Attachments: [Minutes December 2021](#)

REQUESTS

2. [22-00089](#) ZBA 2022-001
4296 BRIGHTON DRIVE
R-1AAA
3. [22-00088](#) ZBA 2022-002 - WITHDRAWN BY APPLICANT -
1818 E. STRONG STREET
R-1AAA

Attachments: [4296 Brighton Drive Complete Application](#)

Attachments: [1818 E Strong Complete Application](#)

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 #: 22-00090

Zoning Board of Adjustments

1/19/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 1/12/2022

SUBJECT:

Minutes of the Zoning Board of Adjustments from December 15, 2021

BACKGROUND:



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

December 15, 2021

MEMBERS PRESENT: Chairperson White, Vice Chairperson Del Gallo, Board Member Lonergan, Board Member Sebold, Board Member Shelley, Board Member Stepherson, Board Member Weeks, Board Member Williams

MEMBERS ABSENT: Board Member Taylor

STAFF PRESENT: Planner Hargett, Historic Preservation Planner Harding, Senior Planner Statler, Urban Design Specialist Parker, Network Engineer Johnston, Help Desk Technician Russo

STAFF VIRTUAL: Development Services Director Morris, Assistant City Attorney Lindsay

OTHERS PRESENT: Kamikka Coleman-Joseph, Jennifer Ronneburger, Gracelyn Pires, Ron and Leslie Herrington

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

The Board then selected officers. Board Member Shelley nominated Boyce White as Chairperson, seconded by Board Member Weeks, and it carried unanimously. Board Member Shelley nominated David Del Gallo as Vice Chairperson, seconded by Board Member Weeks, and it carried unanimously.

2) APPROVAL OF MINUTES NOVEMBER 17, 2021

The ZBA November 17, 2021 minutes were approved without objection by

the Board.

3) ZBA 2021-008

944 N. 17th Avenue

R-1AA

Ron and Leslie Herrington are requesting a variance to reduce the allowed 20 FT front setback to 11 FT to accommodate enclosing an existing covered patio. This parcel is undersized for the district and is eligible for setback reductions under the "Lot of Record" provisions within Sec. 12-1-6(b). However, the front building setback may only be reduced to 20 feet through this means. The existing structure is located within 12 feet of the front property line. It is also not parallel to the front property line.

Although the roofline exists within the area, the covered patio is nonconforming. The Code does not allow for the expansion of nonconforming structures. Therefore, a Variance would need to be granted to allow the enclosure of the area to create habitable space.

Ms. Herrington addressed the Board and explained there was an existing side porch under roof and part of the house. The house itself was not in compliance, and that was the reason for the variance. The house was 440 sq. ft. and they wanted to build an office space and enclose the 48 sq. ft. She indicated the existing pilings would make the floor level with the house. They pointed out the patio faced their home. Staff advised normally there would be a 30' setback, but this was a Lot of Record with a 20' setback.

Board Member Del Gallo made a motion to approve, seconded by Board Member Lonergan. Board Member Del Gallo indicated it was already a nicely covered porch, enclosing it would make the house more usable, and it faced the Herrington's home. **The motion then carried 8 to 0.**

4) ZBA 2021-009

616 W. Jackson Street

R-1B / CRA

Urban Design Overlay District

Mr. Blaine Flynn of Flynn Building Specialist LLC is requesting a variance to reduce the interior east side setback from 5 FT to 3 FT to accommodate a new single-family dwelling. This parcel has a unique shape with a width of 42 feet along the front property line and a width of 19 feet along the rear property line. In addition to the constraints presented by the geometry of the lot, the property lies along two streets, making it a corner lot subject to the "Required Visibility Triangle" requirements in Sec. 12-3-58. Although staff can administratively reduce the visibility triangle to not less than 15 feet, the unique shape of the lot provides challenges with development.

Phillip Ross with FlynnBuilt presented to the Board and stated when they built the lots, they had to make them larger than the historical lots, and this lot tapered on the north end to 19 feet; the visibility cone was also a concern. Staff advised the visibility cone was reviewed by the Engineering and Planning staff, but was not a consideration for the Board today, but staff had done the preliminary review.

Board Member Weeks asked for the size of the house, and it was determined to be 1,696 sq. ft. but would be reduced to 1,100 sq. ft. without the variance. Board Member Weeks explained this was a vacant lot and typically, you design to fit the lot without asking for a variance. He could not determine what the hardship would be on a vacant lot. Mr. Ross explained the angle along A Street caused issues in

designing a functional and cost-effective floorplan. It was determined they also owned the adjacent lot, and they would be on the 5 ft. setback on that lot. Board Member Shelley pointed out someone had to do the calculations of the footprint when the lot was purchased. Mr. Ross stated since the historical lot was smaller, they made it larger while still maintaining the three lots that it was historically. Board Member Sebold confirmed a 30 ft. wide lot would have a setback of 3 ft. Board Member Stepherson disclosed he had a business relationship with Mr. Ross and Mr. Flynn, but it did not pertain to this item.

Board Member Del Gallo asked about the front property line, and Senior Planner Statler explained the lot was located in the CRA overlay where the zoning district allowed for a minimum setback of 8 ft. and a maximum of 20 ft. and porches could encroach in the front setback to a maximum of 10 ft.

There were no other speakers for this item. Board Member Del Gallo explained the Board had been reprimanded in the past about allowing variances on pieces of dirt that were not yet built on, and it was explained that whatever they were building should be built to the parameters of that particular lot.

Board Member Del Gallo then made a motion to deny, seconded by Board Member Weeks for the same reason and with the additional setback on the rear, they could design something giving the same square footage and remain within the setbacks. Chairperson White supported the motion because of the criteria for meeting the minimum and being self-created. Board Member Larson was also concerned with light and air criteria and the 8 ft. separation between the properties which would be tight. **The motion to deny carried 6 to 2 with Board Members Sebold and Stepherson dissenting.**

5) ZBA 2021-010

1660 Airport Blvd. – Signage

C-2

Ms. Jennifer Ronneburger of GoPermit is requesting a variance to increase the allowed maximum 200 SF to 299.90 SF to accommodate new signage for a retail space. The subject retail space is located within an existing shopping center located along a major transportation thoroughfare. Signage is calculated based upon the elevation of each tenant space. The sign face area is measured as *“any regular geometric shapes that contain the entire surface area of signs upon which copy may be placed”*.

Ms. Ronneburger presented to the Board and explained the property was required to have 10% of the façade with a maximum of 200 sq. ft. and if that was removed, they would be allowed 600 sq. ft. They were requesting 299 sq. ft. since that was the branding standard. The façade is 140 ft. wide, and the signage with the tagline and dead space would bring it down to 200 sq. ft. but the overall height x the overall length gave the excessive number. They felt like the signage matched their allowed signage area as well as the neighboring businesses. She explained the square footage of the building was 600 sq. ft. but the cap of 200 sq. ft. was the issue. Staff advised they had reviewed the records for variance history, and there were no other variances granted on this site with the exception of a Starbucks for signage on an additional side and not on a specific elevation which did not go in. The Board viewed the existing area signage. Staff advised they counted the sign and the tag line as two signs, because if they were counted as one rectangular as

the Code requires, it would be well over 300 sq. ft. Board Member Weeks asked if the Code allowed for larger signs in the industrial area depending on the setback from the street but not in commercial zoning district. Staff agreed and stated the property was located on a major transportation thoroughfare where signage was enhanced. If this were located on a local roadway, they would have less signage than the maximum of 200 sq. ft.

Board Member Weeks made a motion to deny based on the fact that approving this request would set a dangerous precedent. The Code allowed for 200 sq. ft. of signage and they were asking for half again as much on a building. The Code spelled it out in commercial zoning districts, and he believed that was adequate.

Board Member Del Gallo seconded the motion to deny under criteria that special conditions and circumstances do not result from the actions of the applicant – citing designing the signage larger than the Code allows and a self-inflicted circumstance. Board Member Lonergan understood the specific design and brand consistency but to allow an additional 100 sq. ft. was a large increase. Chairperson White advised the Board had been a little less restrictive on signage especially away from downtown. He had no problem with it but understood the concerns in setting a precedent. **The motion to deny carried with Chairperson White and Board Member Sebold dissenting.**

DISCUSSION – Mr. Herrington asked questions about a driveway on their property and was referred to staff.

Regarding the 616 W. Jackson denial, Board Member Del Gallo asked for reasons for the positive vote. Board Member Sebold stated if it were a 30 ft. lot, there would be a 3 ft. setback on each side. Board Member Stepherson pointed to the irregular shape of the lot and felt it would fit in better with the neighborhood. Chairperson White suggested they could have asked for 1 ft. on each side and moved the house over, which would have been a more minimum request. Staff advised their rationale was to move the structure further away from the street side – moving it to the interior where they would meet the 3 ft. setback if the lot had been narrower and preserve more distance from the right-of-way on the corner side. Board Member Weeks pointed out they had the adjacent lot, and this could have been accomplished all at one time by moving the lot line.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:40 p.m.

Respectfully Submitted,



Planner Amy Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00089

Zoning Board of Adjustments

1/19/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 1/19/2022

SUBJECT:

ZBA 2022-001
4296 Brighton Drive
R-1AAA

BACKGROUND:

Mr. Scott Warren is requesting a variance to reduce the allowed 30 FT rear setback to 22 FT to accommodate extending an existing covered patio.

Currently the existing patio has an indentation alignment with the home. The request is to expand the current open patio for a usable space and outdoor kitchen area.

2022-001
ZBA

January 19th - ZBA



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

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. **Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.**

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-3 Table 12-3-1 Zoning B1AAA

(To be Completed by Applicant)

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

Property Address: 4296 BRIGHTON DRIVE, PENSACOLA, FL 32504

Current use of property: PRIMARY RESIDENCE

1. Describe the requested variance(s): _____
 We would like to extend our concrete patio and have a simple roof extension from the existing house.

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:

There is a ~~25~~ 30'ft setback, and we need to encroach on the setback ~~5~~ 8'ft to make the patio extension

feasible.

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:

There is a ~~25~~ 30' ft setback and we need to encroach on the setback ~~5~~ 8' ft to make the patio extension feasible.

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 encroachment will not impact our neighbors. There is a current tree line that blocks the view between the apartments (the backside of our property) and our house. The tree line will not be impacted.

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

Application Date: 9/10/2021

Applicant: Scott Warren

Applicant's Address: 4296 Brighton Drive

Email: scott.warren@warrenaverett.com Phone: 850-776-9318

Applicant's Signature: 

Property Owner: Cynthia Warren

Property Owner's Address: 4296 Brighton Drive

Email: cyndi.warren@warrenaverett.com Phone: 850-712-8220

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Variance Application

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

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

C1 (F)	62.93'	53.00'	68'01"34"	59.29'	S17°39'41"W
C1 (D)	62.94'	53.00'		57.31'	S17°37'35"W

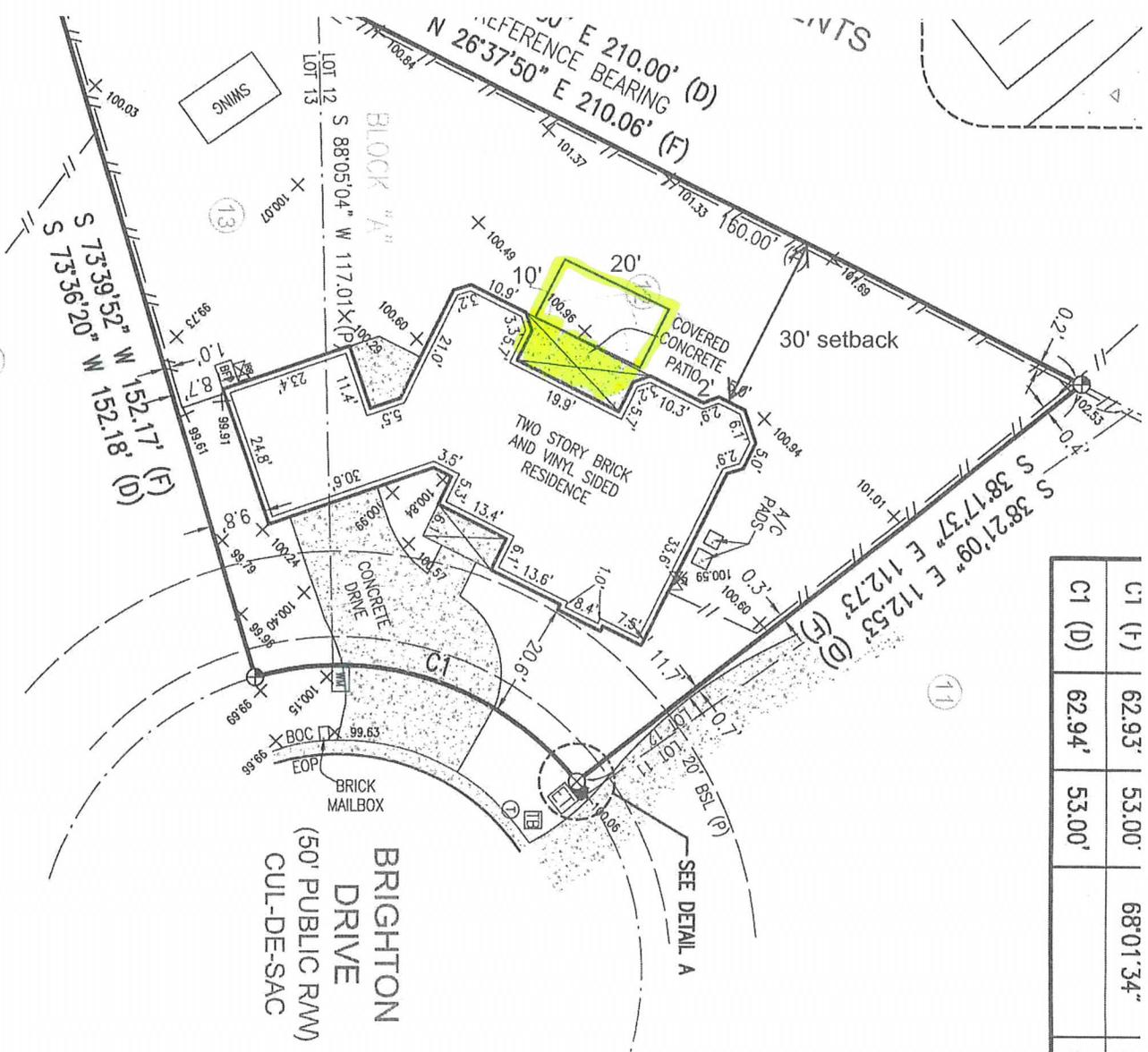
(IN FEET)
1 INCH = 30 FT.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT OF DOVER LANDING, PAGE 55 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, HAVING A BEARING OF NORTH 26 DEGREES ALONG THE WESTERLY LINE OF LOTS 12 AND 13, BLOCK "A"; DEEDS OF RECORDS AND EXISTING FIELD MONUMENTS.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SAID DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS AFFECTING THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- SPOT ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS IS NOT A TOPOGRAPHICAL SURVEY.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03856, EFFECTIVE DATE OF SEPTEMBER 29, 2005.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA IS USED FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- VISIBLE ENCROACHMENTS, IMPROVEMENTS AND UTILITIES ARE AS SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER THAT THE DEED RECORDED IN PAGE 541 CONTAINS A SCREWMEN ERROR IN THE CURVE INFORMATION. THE DEED CHORD DISTANCE OF 57.31' IS USED IN THIS SURVEY.

LEGEND:

- ⊗ SET 1/2" DIA CAPPED IRON ROD (No. 7916) BSL DENOTES BUILDING
- ⊕ FOUND 1/2" DIA CAPPED IRON ROD (No. 825) A/C DENOTES AIR CURTAIN
- FOUND 1/2" IRON ROD (UNNUMBERED) BOC DENOTES BACK CURVE
- + 6.00 DENOTES SPOT ELEVATION C1 DENOTES CURVE
- ⊞ DENOTES TELEPHONE PEDESTAL (D) DENOTES DEED
- ⊟ DENOTES TELEPHONE VAULT DIA DENOTES DIAMETER
- ⊠ DENOTES WATER METER EOP DENOTES EDGE OF PAVEMENT
- ⊡ DENOTES ELECTRIC TRANSFORMER (F) DENOTES FIELD
- ⊢ DENOTES WOOD PANEL FENCE No. DENOTES NUMBER
- ⊣ DENOTES GAS VALVE NTS DENOTES NOT TO SCALE
- ⊤ DENOTES IRRIGATION VALVE (P) DENOTES PLAT
- ⊥ DENOTES BACKFLOW PREVENTER R/W DENOTES RIGHT-OF-WAY



MINING
CORNER OF
BLOCK A,
1/2





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00088

Zoning Board of Adjustments

1/19/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 1/19/2022

SUBJECT:

ZBA 2022-002 - WITHDRAWN BY APPLICANT -
1818 E. Strong Street
R-1AAA

BACKGROUND:

Mr. Tim Daniel of Reflections Home Designs & CAD Services is requesting a variance to increase the required rear yard coverage of 25% to 36.28% to accommodate an Accessory Dwelling Unit (ADU) within the rear yard.

The two-story detached garage / ADU is proposed within the required rear yard as setbacks are to be meet with the height requirements per section 12-3-81 (c) (4).

ZBA
2022002

12-29-21
Drop off

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

Pensacola City of



America's First Settlement And Most Historic City

VARIANCE

APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. (Please type or print in ink.) B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s). * D. A non-refundable application fee of \$500.00.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) B-3-B1(C)4 Zoning B1AAA

(To be Completed by Applicant)

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

Property Address: 1818 E. Strong Street, Pensacola Fl. 32501

Current use of property: Single Family Residential

- 1. Describe the requested variance(s):
 - Requesting a Rear Yard Coverage variance.
- 2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district, and which are not the results of the applicant's actions:

The homeowner's property was developed in a way that greatly limits the client's ability to construct a garage / accessory dwelling unit, attached or detached, due to its current location on the lot. The current homes driveway hugs the west property line and enters a small carport that is limited on function. To safely enter the proposed detached garage / ADU, the structure would need to be 3' off the west property line. The current structure (residence) does not leave enough space to physically maneuver a vehicle in a way to enter the garage safely, if at all. We've drafted several floor plans and lot layouts for the proposed structure, trying to meet all the requirements of the Land Development Code, but fail to find an alternative proposal that's not detrimental to the property, by ending up with a structure that doesn't turn their backyard into a concrete jungle consisting of driveways and structure. We entertained a design that would require a side yard variance, keeping the drive consistent with the existing, but a Rear Yard Coverage variance does not impede on any of our neighbors, and only adversely effects the homeowner by losing a little more green space in the rear yard. The placement of the existing structure is not a result of the applicant's actions. Alternatively, the opposite side of the yard has trees that would need to be removed to entertain a drive on the opposite site. However, we would still face similar issues.

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 their neighbors currently enjoy. Many homes in the area currently exceed the proposed setback, rear yard coverage, and height requirements. Their neighbor that shares their rear property line, and their neighbor directly across the street from them both have a detached two-story accessory dwelling unit above a garage that does not meet the current setback or height requirements outlined in the Land Development Code. A quick drive thru this beautiful neighborhood, google earth search, or a search thru ESCPA.org will lead to a multitude of neighbors that currently enjoy the same non-conforming amenities as those requested by my clients. The requested variance doesn't even have our proposed structure as close to the side yard setback as the current structure on the property. The existing attached carport is less than 3' to the west property line, greatly limiting our ability to design a structure that meets all Land Development Code requirements. In summary, our requested variance has the proposed addition further from the property line than the current structure. (See Reference 1a, 1b, 2a, 2b for similar properties)

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

In our opinion, the proposed structure is the opposite of detrimental to the general welfare or to the property rights of others in the vicinity. We feel that the current homeowner has greatly improved the neighborhood by improving the existing property from a once run down eyesore of the neighborhood to a beautiful home that fits with the architecture and period of the of the original home. The intent of my clients is to be a contributing member of the neighborhood, continually working towards improving the community. The proposed structure will not only be in line with neighboring two-story garage/ADU's, but it will also be a structure that continues with the style and architecture of the main home. The proposed structure will not only increase my client's property value, but it will bring up the average home value of the neighborhood.

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

The client is requesting that they are allowed to construct a similar structure that would allow them to enjoy the same amenities that their current neighbors enjoy. Many homes in the area, with the same R1AAA zoning, currently exceed multiple LDC requirements. We are requesting a variance that only limits our Rear Yard Green space. The homeowner intends to beautify the rear yard with landscaping that will add back to the green space. We feel we're requesting the minimum variance required to create a structure that allows them to safely park in the proposed garage and enjoy similar amenities as their neighbors.

Application Date: 12/28/2021

Application Date: 12/28/2021

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

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

Email: timdanieljr83@gmail.com

Phone: 850-417-5332

Applicant's Signature: _____

Property Owner: Seth Christian / Pia Christian

Property Owner's Address: 1818 E. Strong Street, Pensacola Florida 32501

Email: pjamckenzie@hotmail.com

Phone: 601-750-3891

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

Variance Application

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

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit

1815 E. Strong Street, Pensacola Florida 32501

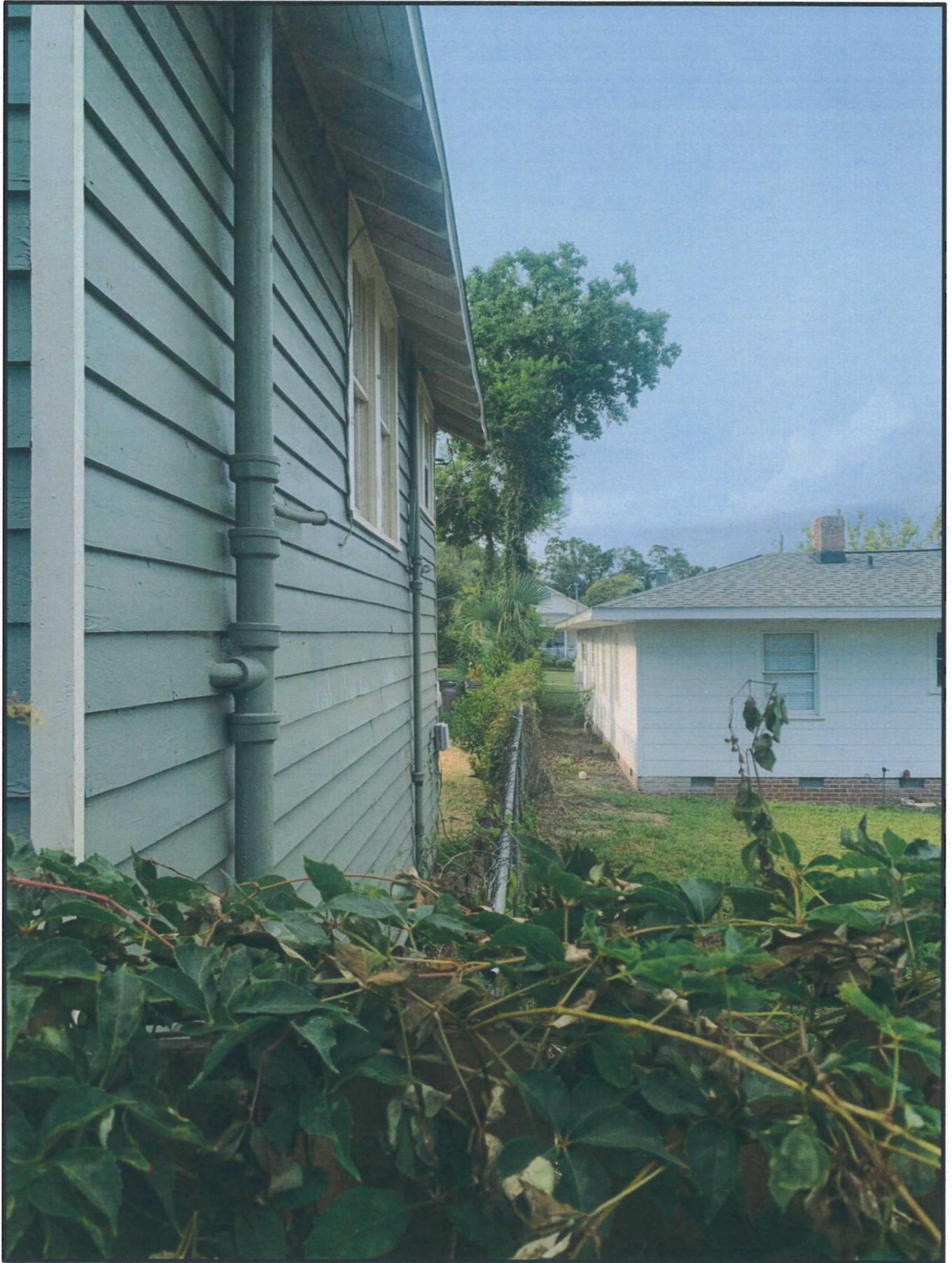
(Reference 1a)



1823 E. DeSoto Street, Pensacola Florida 32501

(Reference 2a)





1823 E. DeSoto Street, Pensacola Florida 32501

(Reference 2b)

Source: Escambia County Property Appraiser

[Restore Full Version](#)

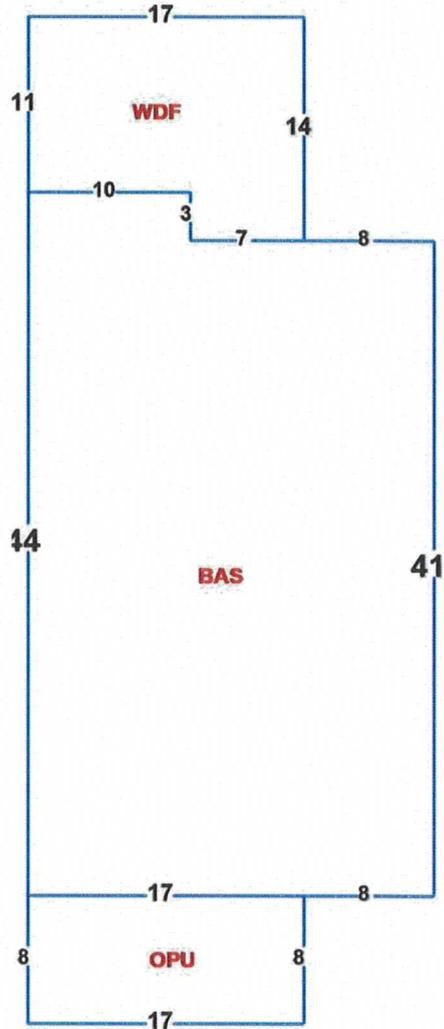
General Information		Assessments																									
<p>Parcel ID: 000S009025006120 Account: 140921000 Owners: BRANDT JEFFREY M Mail: 1109 E GADSDEN ST PENSACOLA, FL 32501 Situs: 1823 E DESOTO ST 32501 Use Code: MULTI-FAMILY <=9 Units: 2 Taxing Authority: PENSACOLA CITY LIMITS</p>		<table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$105,875</td> <td>\$116,254</td> <td>\$222,129</td> <td>\$222,129</td> </tr> <tr> <td>2020</td> <td>\$105,875</td> <td>\$101,826</td> <td>\$207,701</td> <td>\$207,701</td> </tr> <tr> <td>2019</td> <td>\$105,875</td> <td>\$97,007</td> <td>\$202,882</td> <td>\$193,650</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Market Value Breakdown Letter</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p> <p>Report Storm Damage</p>		Year	Land	Imprv	Total	Cap Val	2021	\$105,875	\$116,254	\$222,129	\$222,129	2020	\$105,875	\$101,826	\$207,701	\$207,701	2019	\$105,875	\$97,007	\$202,882	\$193,650				
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<p>Official Records Sale Date Book Page Value Type (New Window)</p> <table border="1"> <tbody> <tr> <td>04/2005</td> <td>5622</td> <td>1253</td> <td>\$210,000</td> <td>WD 11/2003</td> <td>5292</td> </tr> <tr> <td>374</td> <td>\$96,500</td> <td>WD 09/2003</td> <td>5242</td> <td>1078</td> <td></td> </tr> <tr> <td></td> <td>\$64,000</td> <td>WD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>11/1979</td> <td>1384</td> <td>624</td> <td>\$17,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>		04/2005	5622	1253	\$210,000	WD 11/2003	5292	374	\$96,500	WD 09/2003	5242	1078			\$64,000	WD				11/1979	1384	624	\$17,000	WD		<p>None</p> <p>Legal Description</p> <p>LT 6 AND W 10 FT OF LT 7 BLK 120 NEW CITY TRACT OR 5622 P 1253 CA 41</p> <p>Extra Features</p> <p>None</p>	
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Parcel Launch Interactive Map Information																											
<p>Section Map Id: CA041 Zoned: R-IAAA</p>	<p>View Florida Department of Environmental Protection (DEP) Data</p>																										

Buildings

Address:1823 E DESOTO ST, Year Built: 1923, Effective Year: 1975, PA Building ID#: 20724

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1399 Total SF

BASE AREA - 1055
OPEN PORCH UNF - 136
WOOD DECK FIN - 208

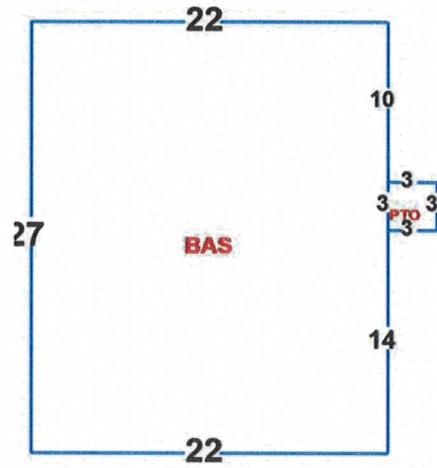
Address:1823 1/2 E DESOTO ST, Year Built: 1930, Effective Year: 1975, PA Building ID#: 20725

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1197 Total SF

BASE AREA - 594
GARAGE UNFIN - 594
PATIO - 9



Images



6/24/15

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



CHRISTIAN ACCESSORY STRUCTURE

1818 E. Strong Street, Pensacola FL. 32501

SQUARE FOOTAGE PARKING REQUIREMENTS

PRINCIPLE STRUCTURE BREAK DOWN

BASE AREA - 1,154
 CARPORT UNFINISHED - 168
 OPEN PORCH FINISHED - 16
 OPEN PORCH UNFINISHED - 208
 UPPER STORY FINISHED - 756
TOTAL HEATED & COOLED - 1,910
TOTAL UNDER ROOF - 2,302

PROPOSED ADU BREAK DOWN

1st FLOOR HEATED & COOLED - 282
 1st FLOOR FINISHED PORCH - 130
 FINISHED SINGLE CAR GARAGE - 241
 2nd FLOOR HEATED & COOLED - 550
 2nd FLOOR FINISHED BALCONY - 58
TOTAL HEATED & COOLED - 832
TOTAL UNDER ROOF - 1,261

PROPOSED ADU CALCULATION (60% LIVING)

PRINCIPLE STRUCTURE HEATED & COOLED - 1,910
 PROPOSED ADU HEATED & COOLED - 832

MAXIMUM HEATED & COOLED ALLOWED - 1,146 (60%)

ACTUAL HEATED & COOLED PROPOSED - 832 (43.55%)

ADU RATIO REQUIREMENTS

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

PRINCIPLE STRUCTURE LIVING SPACE - 1,910 (60% / 1,146)

ADU PROPOSED LIVING SPACE - 832 (43.55%)

REAR YARD COVERAGE REQUIREMENTS

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

TOTAL REAR YARD AREA - 1,800 (25% / 450)

ADU PROPOSED REAR YARD COVERAGE - 653 (36.28%)

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

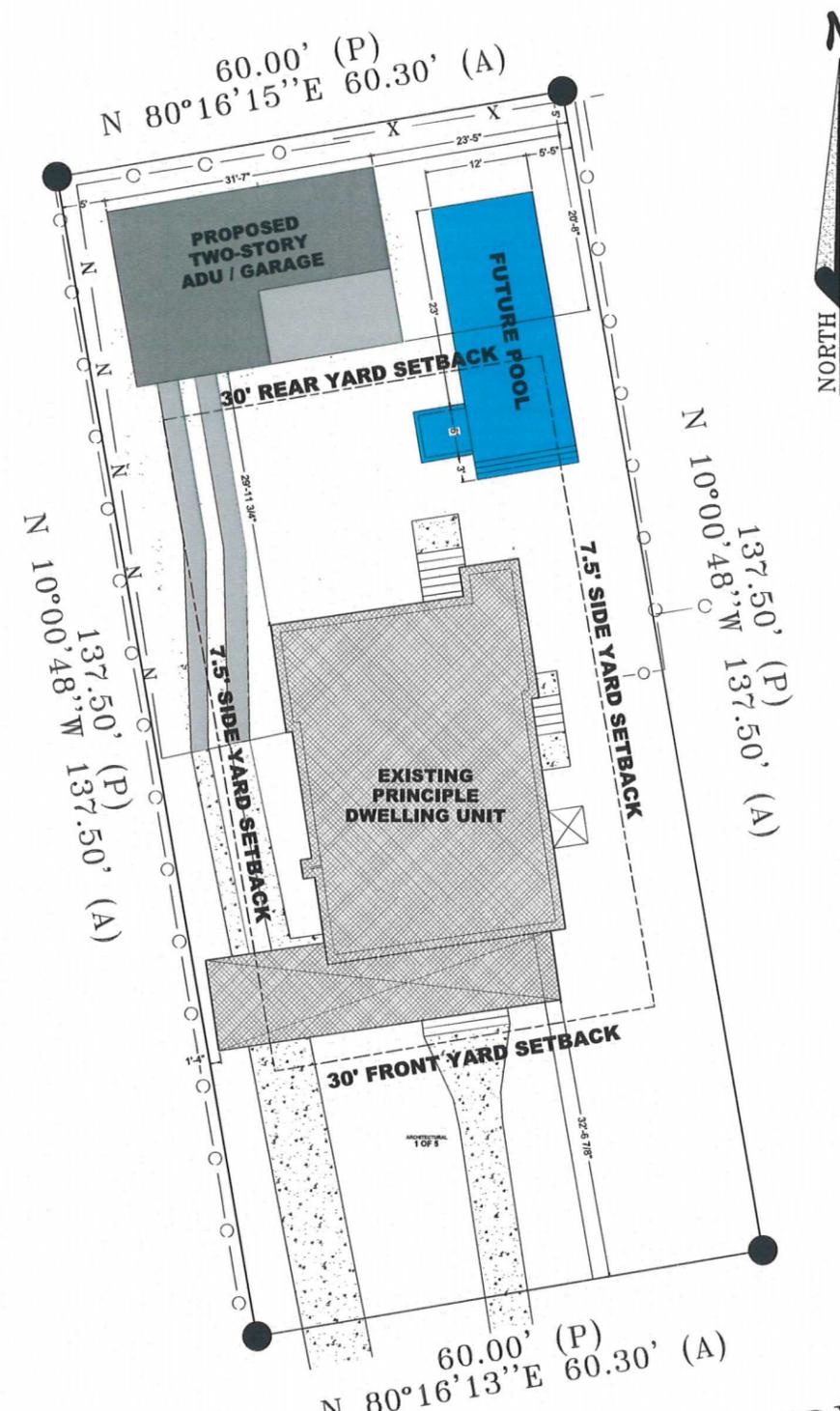
THE PROPOSED ACCESSORY DWELLING UNIT HAS AN ATTACHED ONE-CAR GARAGE THAT SHALL BE USED BY THE ADU.

VARIANCE REQUEST

- A Rear Yard Coverage Variance is requested to allow for a 11.28% overage of the allowed 25%.

PROPOSED SITE PLAN

SCALE: 1" = 20'



1818 E. STRONG STREET
 (80' RIGHT OF WAY)

ENGINEERED SHEETS
 ARE SIGNED & SEALED

PROJECT INFORMATION

DESCRIPTION: Detached Garage w/ ADU
 NAME: Seth & Pia Christian
 ADDRESS: 1818 E. Strong Street, Pensacola FL, 32501

REVISIONS

A
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**REFLECTIONS Home Designs
 & CAD Services**
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 twitter.com/HeDesignsCAD
 Instagram.com/HomeDesignsCAD

DATE:	12/23/2021
SCALE:	-
SHEET:	

ENGINEERED SHEETS
ARE SIGNED & SEALED

EXPOSED RAFTER TAILS W/ APPROVED T&G DECKING
(MATCH EXISTING HOMES T&G MATERIAL & FINISH)

APPROVED HANDRAIL
(TYPE & FINISH PER HOMEOWNER)

APPROVED STUCCO SIDING OR EQUIVALENT
(SMOOTH FINISH)



PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1' - 0"

PROJECT INFORMATION

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REVISIONS

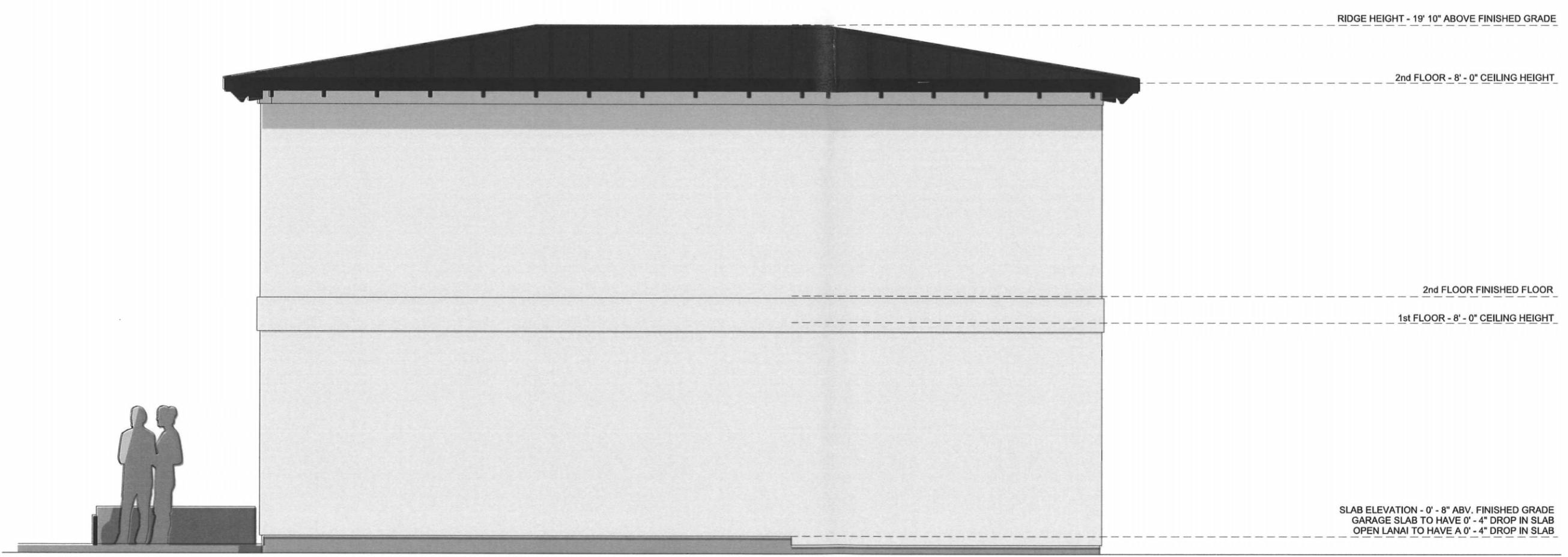
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SCALE:	-
SHEET:	

ENGINEERED SHEETS
ARE SIGNED & SEALED



PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1' - 0"

PROJECT INFORMATION

DESCRIPTION: Detached Garage w/ ADU
NAME: Seth & Pia Christian
ADDRESS: 1918 E. Strong Street, Pensacola FL, 32501

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SCALE:	-
SHEET:	



PROPOSED RENDERINGS
 FINAL MATERIALS, FINISHES, AND PAINT COLORS TO BE
 DETERMINED BY HOMEOWNER. CONTRACTOR TO VERIFY
 WITH HOMEOWNER.



ENGINEERED SHEETS
 ARE SIGNED & SEALED

PROJECT INFORMATION

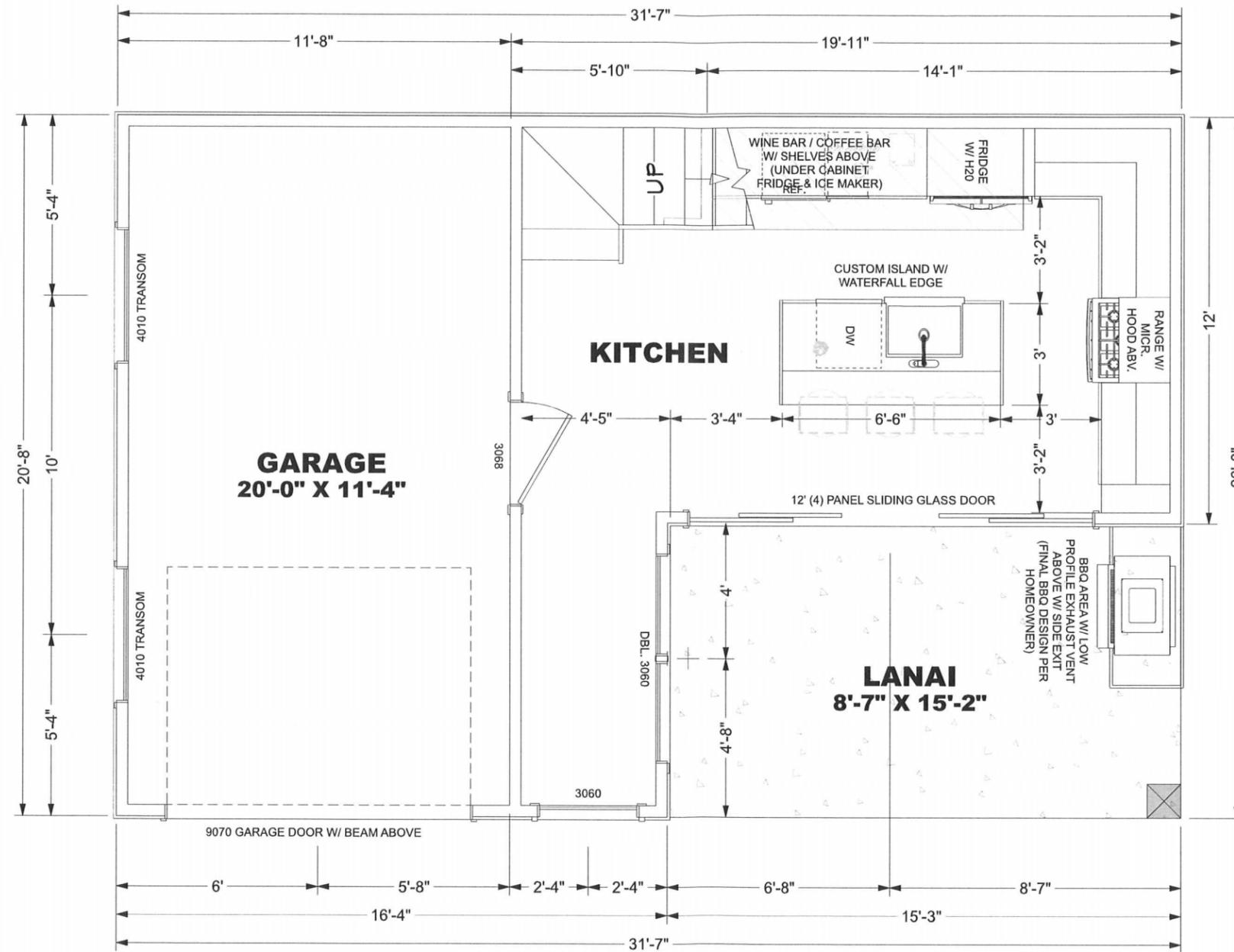
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SCALE:	-
SHEET:	



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

ENGINEERED SHEETS
ARE SIGNED & SEALED

PROJECT INFORMATION

DESCRIPTION: Detached Garage w/ ADU
NAME: Seth & Pia Christian
ADDRESS: 1818 E. Strong Street, Pensacola FL, 32501

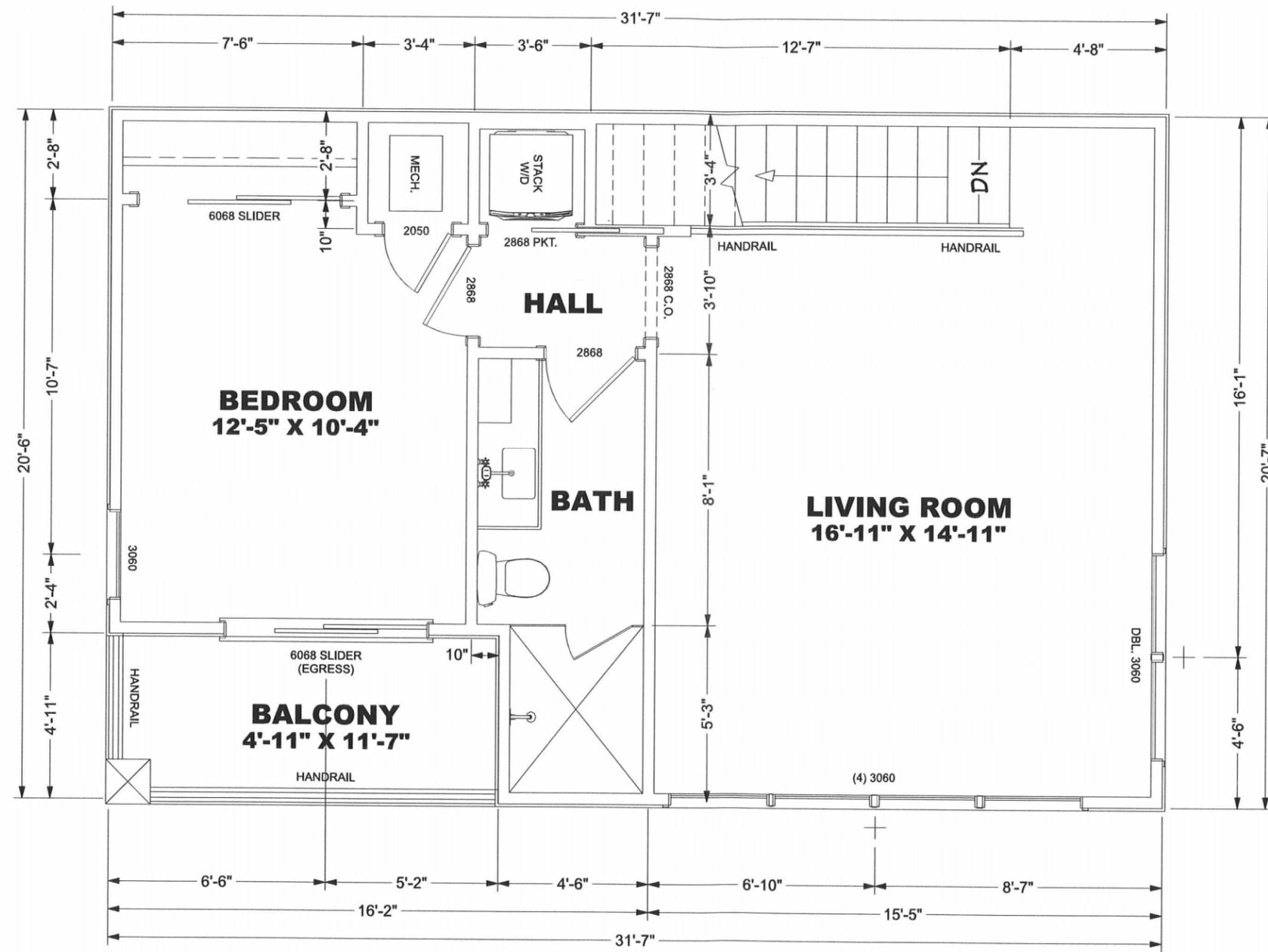
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DATE:	12/23/2021
SCALE:	
SHEET:	



PROPOSED SECOND FLOOR

SCALE: 1/4" = 1' - 0"

ENGINEERED SHEETS
ARE SIGNED & SEALED

PROJECT INFORMATION

DESCRIPTION: Detached Garage w/ ADU
NAME: Seth & Pia Christian
ADDRESS: 1818 E. Strong Street, Pensacola FL 32501

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SCALE:	-
SHEET:	



ENGINEERED SHEETS
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PROJECT INFORMATION

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 ADDRESS: 1818 E. Strong Street, Pensacola FL, 32501

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SCALE:	-
SHEET:	



ENGINEERED SHEETS
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PROJECT INFORMATION

DESCRIPTION: Detached Garage w/ ADU
 NAME: Seth & Pia Christian
 ADDRESS: 1818 E. Strong Street, Pensacola FL 32501

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 Instagram:com/HomeDesignsCAD

DATE:	07/30/2021
SCALE:	-
SHEET:	



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

ENGINEERED SHEETS
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PROJECT INFORMATION

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DATE:	12/23/2021
SCALE:	-
SHEET:	



PROPOSED RIGHT (EAST) ELEVATION

SCALE: 1/4" = 1' - 0"

ENGINEERED SHEETS
ARE SIGNED & SEALED

PROJECT INFORMATION

DESCRIPTION: Detached Garage w/ ADU
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ADDRESS: 1919 E. Strong Street, Pensacola FL, 32501

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