



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00256

Zoning Board of Adjustments

5/20/2020

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 5/20/2020

SUBJECT:

ZBA 2020-002
2402 E. Scott Street
R-1AAA

BACKGROUND:

Dio Perera, Walcott Adams Verneuille Architects, is requesting a Variance to reduce the street side (south) setback from 15.0 feet to 9.0 feet to accommodate a new single-family residence. The subject property has unique circumstances, which lend itself to the discussion. Although the lot is not under-sized for the district nor is it generally not shallow, it is bi-sected by an ECUA easement that is 10 feet in width and cannot be built upon. Additionally, the property is located within the Bayou Texar Shoreline Protection district. The standards within this Resource Protection Overlay provide for an enhanced side setback equal to 10% of the lot's width. The applicant has designed the residence to accommodate the easement and the required side yard setback on the north (interior) side at the expense of the street side yard.

Attached you will find all materials as submitted for your review and consideration.