



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00563

Zoning Board of Adjustments

9/16/2020

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 9/9/2020

SUBJECT:

ZBA 2020-006
923 E. La Rua Street
R-2 Zoning District

BACKGROUND:

Mr. Kevin Hogan, HH Building Group, is requesting a Variance to increase required lot coverage from 30% to 34% to accommodate a new dwelling unit.

The R-2 zoning district allows for multi-family development therefore adding the third dwelling unit to the existing duplex will make this a multi-family residential development.

The proposal of a new dwelling unit and not an Accessory Dwelling Units (ADU) is because ADU's are only allowed with single family detached structures per city ordinance (12-2-52 (A)).

Current setbacks, buffers, landscaping and parking requirements are being met and the project will also be reviewed for storm water management standards.

This proposal is a unique redevelopment that is working within the existing site constraints.