



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-00736

Architectural Review Board

9/16/2021

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**TO:** Architectural Review Board Members

**FROM:** Gregg Harding, RPA, Historic Preservation Planner

**DATE:** 9/8/2021

**SUBJECT:**

115 W. Brainerd Street - Variance  
North Hill Preservation District / Zone PR-1AAA  
Variance to Reduce the Side Yard Setback for an Accessory Structure

**BACKGROUND:**

Tim Daniel is seeking a variance to reduce the side yard setback requirements of Section 12-3-55(4) a of the City of Pensacola Land Development Code. The variance request is to decrease the minimum west side yard setback from 9 feet to 4 feet to accommodate an addition to an existing accessory dwelling unit. The current structure sits approximately 4'-7 1/2" away from the property line. A conceptual review of the addition is also under consideration with this item.

Please find attached all relevant documentation for your review.

**RECOMMENDED CODE SECTIONS:**

Table 12-3.9 Regulations for North Hill  
Sec. 12-3-55(4)a Accessory uses and structure standards, Residential accessory structures standards  
Sec. 12-11-2(a)(2)a. Appeals and Variances, Variances, Authorization  
Sec. 12-12-3(5)b.1 ARB, Conditions for granting variances, Two (2) additional criteria