City of Pensacola

Zoning Board of Adjustments

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

February 19, 2025, 3:00 PM **Hagler-Mason Conference Room, 2nd Floor**

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-221 APPROVAL OF MINUTES: REGULAR MEETING DATED _____

Recommendation:

Sponsors:

Attachments: *None*

2. 25-222 ZBA MINUTES DECEMBER 18, 2024

Recommendation:

Sponsors:

Attachments: *Minutes 12.18.24*

REQUESTS

3. 25-223 ZBA 2025-001
1622 E MORENO STREET
R-1AA

Attachments: *Complete Application*
Site Plan and Proposed Bldg

4. 25-224 ZBA 2025-002
1701 E GADSDEN STREET
R-1AA

Attachments: *Complete Application*

5. 25-225 ZBA 2025-003
3109 E GONZALEZ STREET
R-1AA

Attachments: *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 850-435-1666) 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 850-435-1606 (or TDD 850-435-1666) 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.

PENSACOLA
FLORIDA'S FIRST & FUTURE

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

December 18, 2024

MEMBERS PRESENT:	Chairperson White, Vice-Chairperson Weeks, Board Member Price, Board Member Sebold, Board Member Stepherson, Board Member Williams, Board Member Jacquay
MEMBERS ABSENT:	Board Member Shelley, Board Member Dittmar
STAFF PRESENT:	Planner Hargett, Assistant Planning & Zoning Division Manger Gregg Harding, Network Engineer Russo
STAFF VIRTUAL:	Development Services Director Sherry Morris, Planning & Zoning Division Manager Cynthia Cannon
OTHERS PRESENT:	Charlie Krasnosky, Mark Hobbley

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 PM with a quorum present.

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

Chairperson White then motions to approve last month's meeting minutes without objection.

2) APPROVAL OF MINUTES

The ZBA November 20, 2024, minutes were approved without objection by the Board.

3) ZBA 2024-029 1415 E Hatton Street R-1AA

Mr. Robert Krasnosky, homeowner, is requesting to reduce the front yard setback from 30 feet to 25 feet to accommodate a new single-family dwelling.

Since the property is located in zoning district R-1AA, the single-family development is eligible for a front yard averaging permit. However, the results of a front yard averaging permit for the 1400 BLK of E. Hatton only provided a possible reduction of 9 inches, reducing the front yard setback from 30 feet to 29 feet and 3 inches.

Chairperson White asked the applicant, Mr. Krasnosky to state his name and address for the record.

The applicant, Mr. Krasnosky explained his request and stated that since the front yard averaging did not get the results he was hoping for he felt the next route was to ask for a variance.

The applicant also clarified the power point slides and the comparison measurements for the board. He further stated that this was his personal residence.

Vice Chairperson Weeks asked the applicant how long he has had the property, Mr. Krasnosky responded since pre-covid.

After further discussion from the board, Chairperson White calls for a motion.

Board Member Jacquay made a motion to approve, seconded by Board Member Williams. The motion to approve carried unanimously.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:07 PM.

Respectfully Submitted,

Planner Amy D. Hargett
Secretary to the Board

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-223 | Zoning Board of Adjustments | 2/19/2025

ACTION ITEM

SUBJECT:

ZBA 2025-001
1622 E Moreno Street
R-1AA

SUMMARY:

The homeowner is requesting a rear yard coverage increase from 25% (351 SF) to 35% (484 SF) to accommodate a new metal building /garage.

The current garage is complaint with rear yard coverage; however, the homeowner desires to demolish the existing garage and rebuild a new metal building/garage, which will exceed the 25% rear yard coverage.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application
2. Site Plan and Proposed Bldg

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

ZBA 2025-001

☒ *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) 12-3-55 (a) (2) **Zoning** R-1AA

(To be Completed by Applicant)

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

Property Address: 1622 E Moreno Street, Pensacola, FL 32503

Current use of property: Residential

1. Describe the requested variance(s): Requesting a variance in size of detached garage from 25% (351 sq. ft.) of rear property space to 35% (484 sq. ft.) of rear property space.

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:
Current wooden garage has moisture damage and is not large enough to maneuver vehicle into.

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:
Lot size is small, therefore a variance is required to appove exceeding the 25% structure rule.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:
Rear of property is fenced in and no others will be affected.

5. Explain what other condition(s) may justify the proposed variance(s):
Current garage has moisture damage and needs replaced.

Application Date: 01/27/1025

Applicant: [redacted]

Applicant's Address: [redacted]

Email: [redacted] Phone: [redacted]

Applicant's Signature: [redacted]

Property Owner: [redacted]

Property Owner's Address: [redacted]

Email: [redacted] Phone: [redacted]

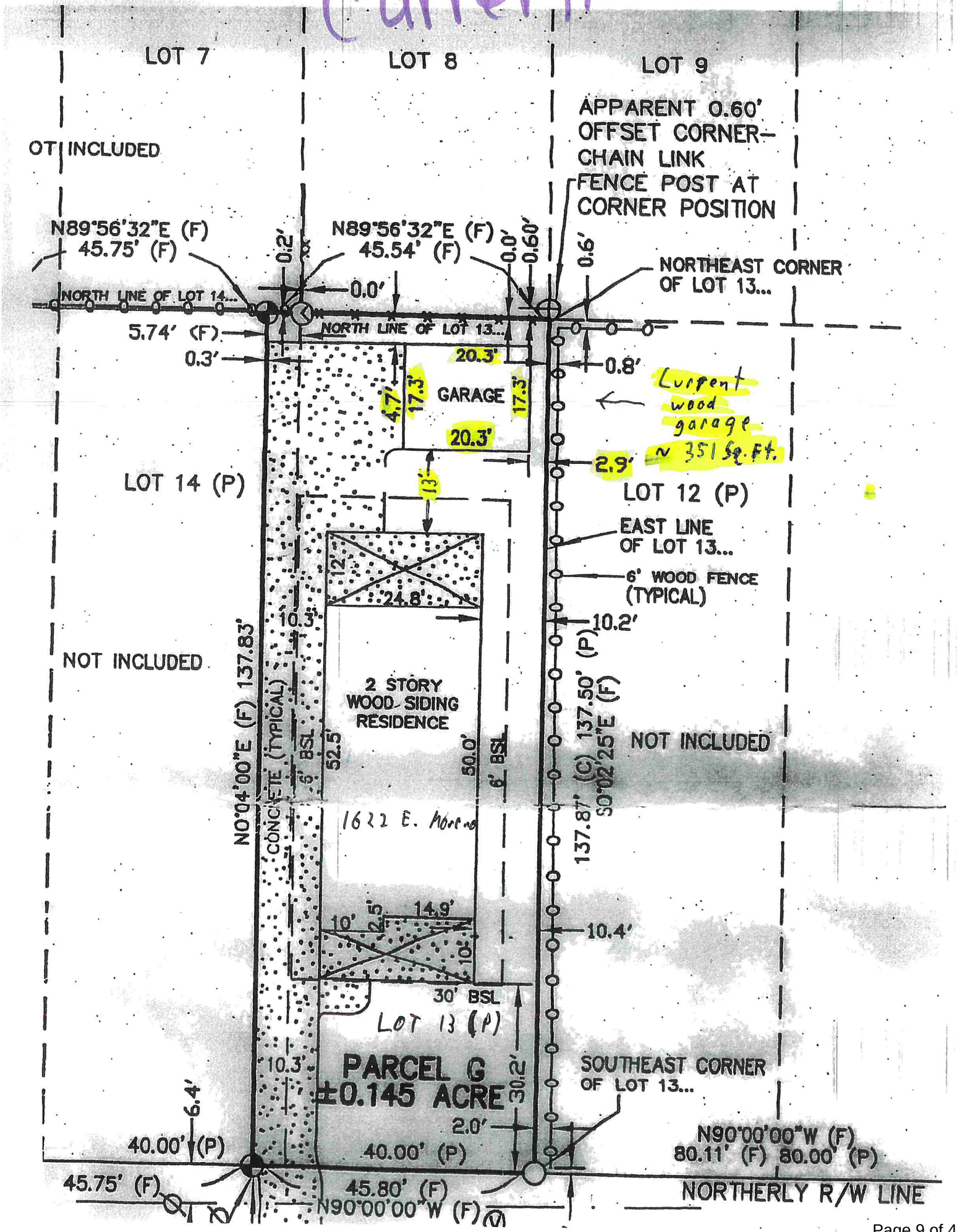
Property Owner's Signature: [redacted]

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.

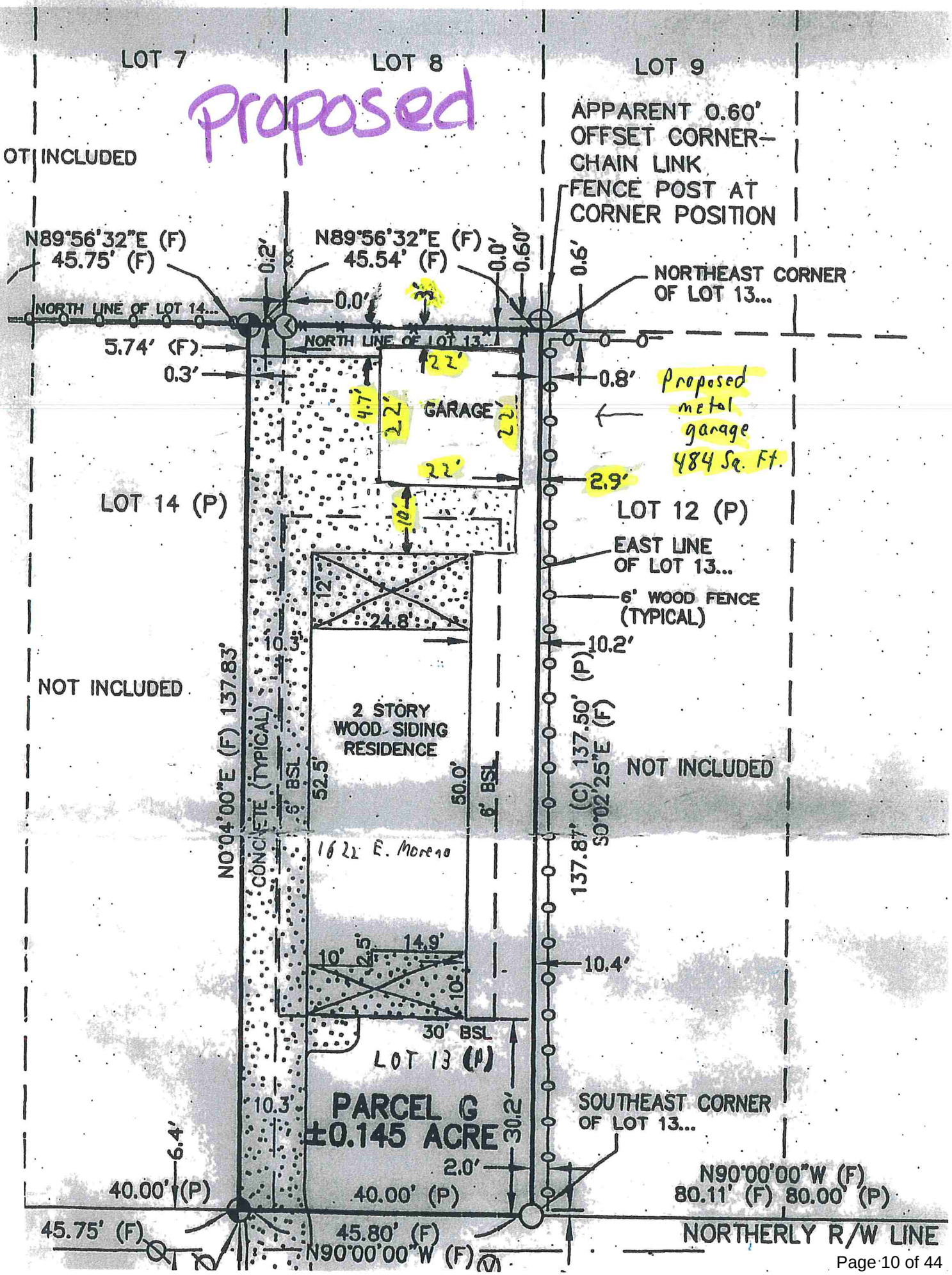
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

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 form 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.

Current


LOT 7
LOT 8
LOT 9
APPARENT 0.60' OFFSET CORNER- CHAIN LINK FENCE POST AT CORNER POSITION
OT INCLUDED
N89°56'32"E (F)
45.75' (F)
N89°56'32"E (F)
45.54' (F)
0.2'
0.0'
0.60'
0.6'
NORTHEAST CORNER OF LOT 13...
NORTH LINE OF LOT 14...
NORTH LINE OF LOT 13...
5.74' (F)
0.3'
20.3'
0.8'
4.7'
17.3'
GARAGE
17.3'
20.3'
Current wood garage ~ 351 Sq. Ft.
2.9'
LOT 14 (P)
13'
LOT 12 (P)
EAST LINE OF LOT 13...
12'
24.8'
6' WOOD FENCE (TYPICAL)
10.3'
10.2'
NOT INCLUDED
N0°04'00"E (F) 137.83'
CONCRETE (TYPICAL)
5' BSL
52.5'
2 STORY WOOD SIDING RESIDENCE
50.0'
8' BSL
137.87' (C) 137.50' (P)
S0°02'25"E (F)
NOT INCLUDED
1622 E. Moreno
10'
2.5'
14.9'
10'
10.4'
30' BSL
LOT 13 (P)
10.3'
PARCEL G
±0.145 ACRE
30.2'
SOUTHEAST CORNER OF LOT 13...
6.4'
2.0'
40.00' (P)
40.00' (P)
N90°00'00"W (F)
80.11' (F) 80.00' (P)
45.75' (F)
45.80' (F)
N90°00'00"W (F)
NORTHERLY R/W LINE

1622 E. Moreno St.



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Your Custom Metal Building Design

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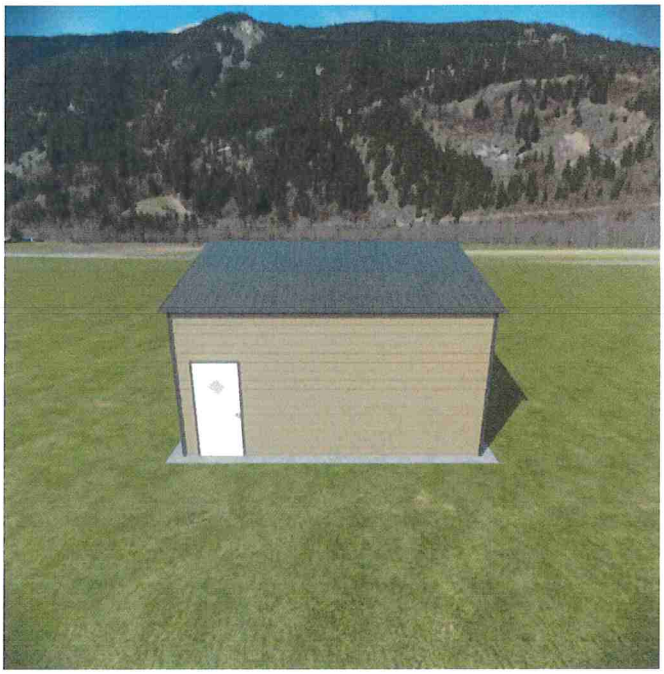
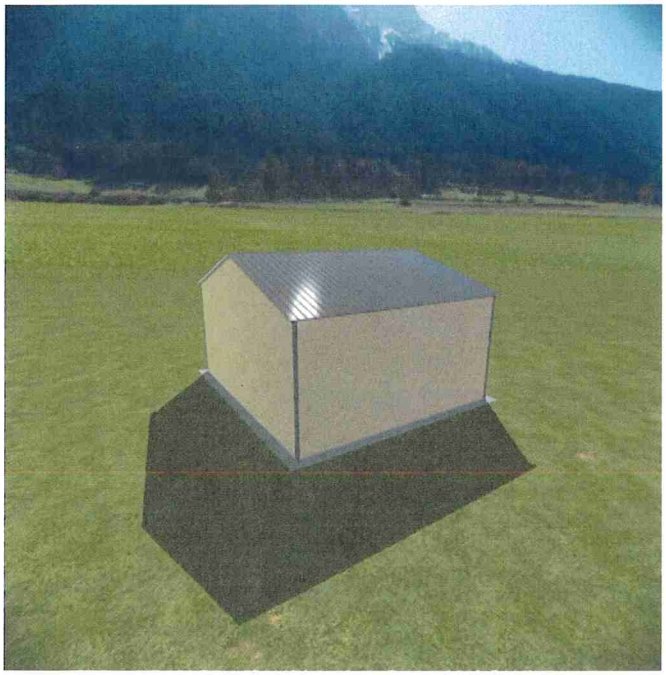
Edit or Buy Your Design: alansfactoryoutlet.com/design/RejXny3i/

Delivery Zip Code: 32503

Front



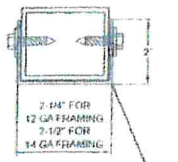
Right



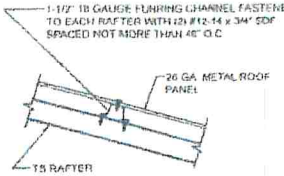
Back

Left

VERTICAL SIDE OPTION



BRACE SECTION
Not To Scale



ROOF PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
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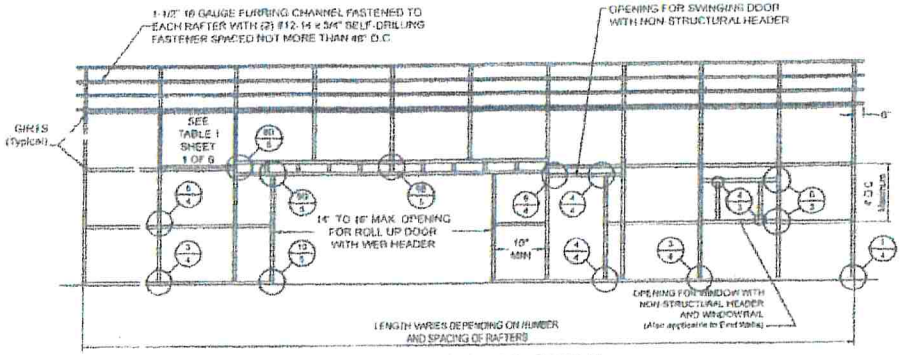
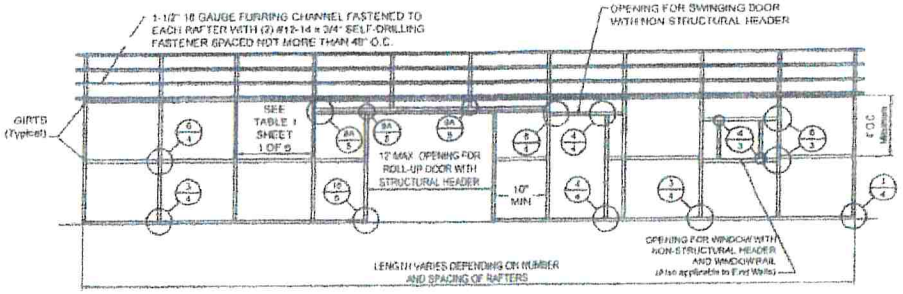


TYPICAL POST/RAFTER/GIRT FRAMING PLAN (14' TO 16' WIDE MAX. OPENING)
NOT TO SCALE



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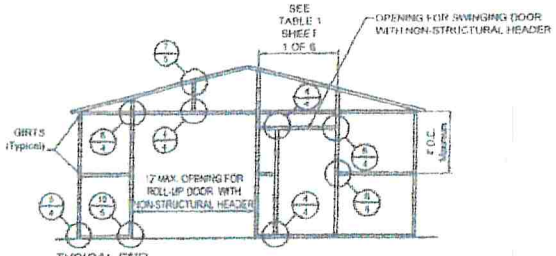

TYPICAL END
WALL OPENINGS POST/RAFTER/GIRT FRAMING PLAN
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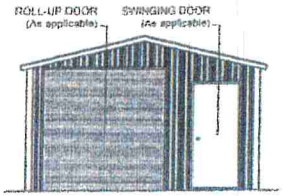
BOX EAVE FRAME RAFTER ENCLOSED BLDG - VERTICAL SIDES

TYPICAL SIDE ELEVATION
NOT TO SCALE



TYPICAL END ELEVATION
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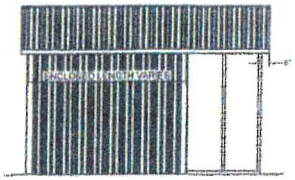
BOX EAVE FRAME RAFTER UTILITY BLDG - VERTICAL SIDES



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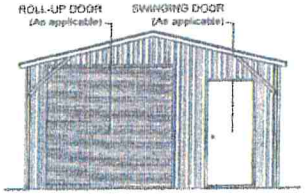


TYPICAL END ELEVATION
NOT TO SCALE

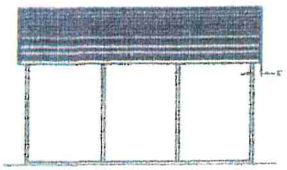
BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720

LOVE K PATEL
LICENSE
No. 90753
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CAROLINA CARPORTS, INC.
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA
UP TO 30' WIDE

BECHTOL ENGINEERING AND TESTING, Inc.	DATE 5/14/24	DATE 1/1/2024
	DRAWN CS	SCALE NTS
	CHECKED CS / TD	REF. NO. G24001
	APPROVED TB / LP	SHEET 6 OF 6

BOW FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF



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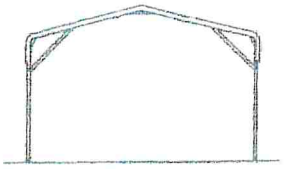

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BOW FRAME RAFTER ENCLOSED BUILDING - HORIZONTAL ROOF

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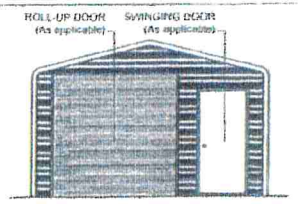

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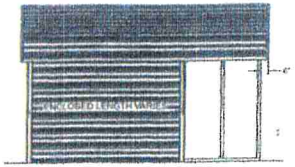

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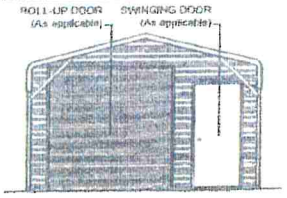

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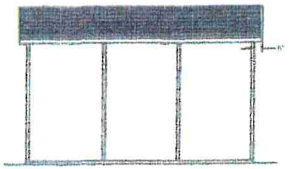
BOX EAVE FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF



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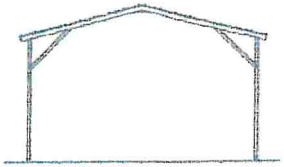

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BOX EAVE FRAME RAFTER ENCLOSED BLDG - HORIZONTAL ROOF

TYPICAL SIDE ELEVATION
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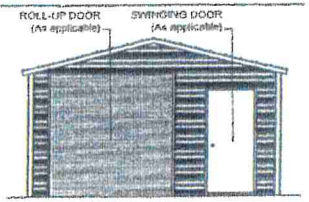

TYPICAL END ELEVATION
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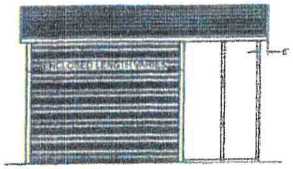
BOX EAVE FRAME RAFTER UTILITY BLDG - HORIZONTAL ROOF



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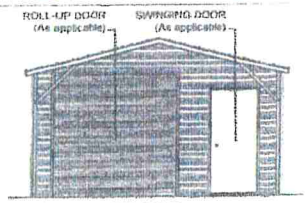
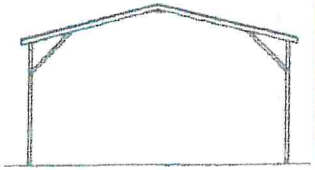


TYPICAL END ELEVATION
NOT TO SCALE

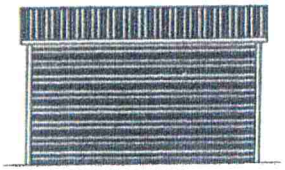
BOX EAVE FRAME RAFTER OPEN CARPORT - VERTICAL ROOF

TYPICAL SIDE ELEVATION
NOT TO SCALE

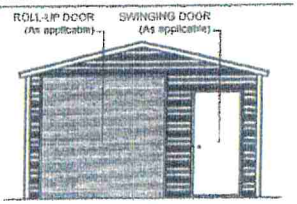


TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER ENCLOSED BLDG - VERTICAL ROOF

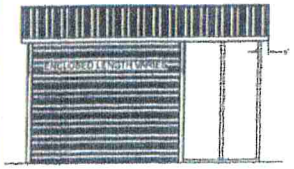


TYPICAL SIDE ELEVATION
NOT TO SCALE



TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER UTILITY BLDG - VERTICAL ROOF



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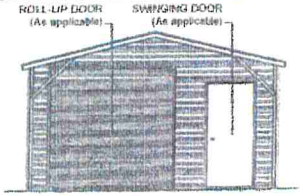
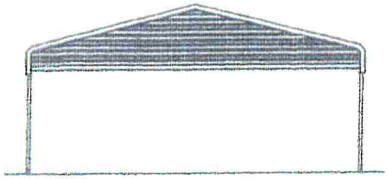
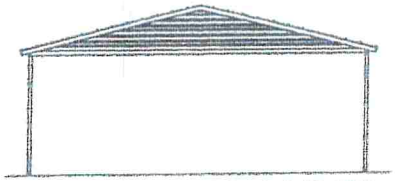


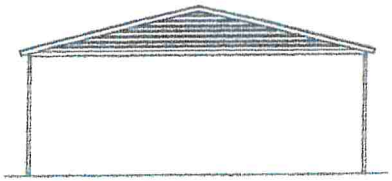
TYPICAL END ELEVATION
NOT TO SCALE



TYPICAL BOW RAFTER GABLE END ELEVATION
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION
HORIZONTAL ROOF
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION
VERTICAL ROOF
NOT TO SCALE

BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720

PATEL
LICENSE
No. 39753
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CAROLINA CARPORTS, INC.

GENERIC PLANS FOR USE IN THE STATE OF FLORIDA
UP TO 30' WIDE

BECHTOL ENGINEERING AND TESTING, Inc

DATE	3/14/24	DATE	1/1/2024
DRAWN	GS	CHECKED	NTS
CHECKED	GS / ID	PROJECT NO.	G24001
CHECKED	TB / LP		SHEET 2 OF 5

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-224 | Zoning Board of Adjustments | 2/19/2025

ACTION ITEM

SUBJECT:

ZBA 2025-002
1701 E Gadsden Street
R-1AA

SUMMARY:

Mr. Raymond Forte, homeowner, is requesting a variance to reduce the corner side yard (N 17th Avenue) from 15 feet to 8.9 feet to accommodate an addition to the main house.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application

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

2025-002

☒ *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) 12-3-4 / Table 12-3.2 12-3-6.4 (b) **Zoning** R1AA

(To be Completed by Applicant)

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

Property Address: 1701 East Gadsden Street, Pensacola, FL 32501

Current use of property: Primary residence

1. Describe the requested variance(s): We are requesting a setback variance to build an addition off the back of our home to include a master suite and kitchen. Honoring the historic nature of our 1918 ~~home, we propose to build the addition at the same distance from the west sidewalk as our existing bay~~ window, 8.9 feet. Given the narrow lot configuration and the home's original placement, this variance ~~would allow for a functional addition while preserving the property's historic character.~~

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 narrow, deep lot configuration as documented in the survey provided

-The existing historic home's placement, dating to 1918, which predates current setback requirements

-The need to maintain architectural consistency with the historic structure

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 addition maintains the existing building line rather than seeking further encroachment.

-The design minimizes impact by maintaining consistent setbacks with the existing structure.

-Most modern homes have a bathroom attached to the primary bedroom and highly functional kitchens. This addition would bring the property up to today's standards.

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 placement preserves existing drainage patterns and mature landscaping. The requested variance is for the street-side only and does not border our neighbor's property. We have considered the sidewalk. And seeing that most of our property, the porch specifically, is closer than what we are requesting, we do not see any infringement on the rights of others.

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

The project preserves and enhances a contributing historic property. The addition's design maintains the neighborhood's architectural character. The placement minimizes site disruption and preserves existing landscape features. The location optimizes privacy for both our property and our neighbors.

Application Date: 1/28/2025

Applicant: Raymond Forte

Applicant's Address: 1701 East Gadsden Street, Pensacola, FL 32501

Email: raymondtforte@gmail.com Phone: 850-516-6999

Applicant's Signature:

Property Owner: Raymond Forte

Property Owner's Address: 1701 East Gadsden Street, Pensacola, FL 32501

Email: raymondtforte@gmail.com Phone: 850-516-6999

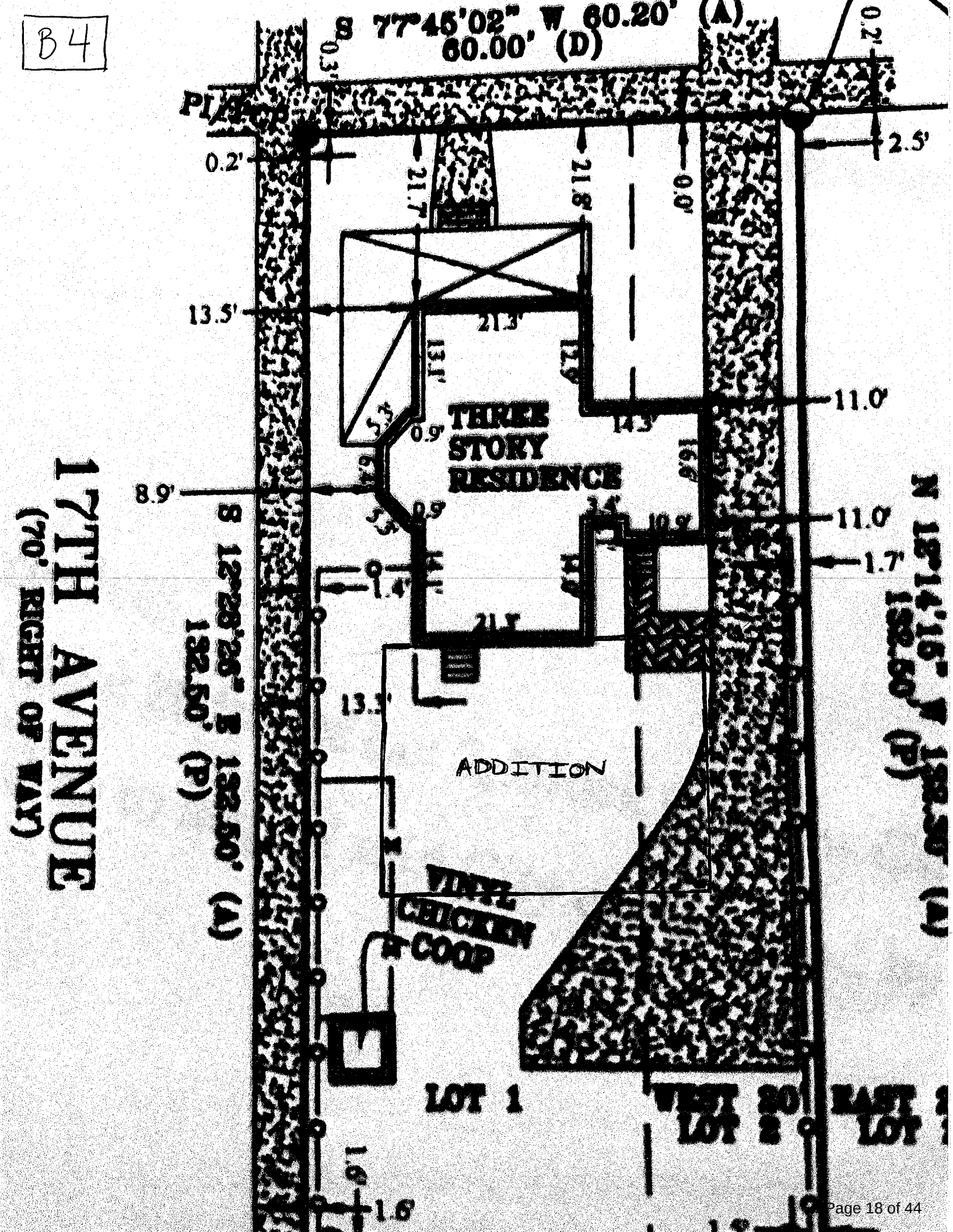
Property Owner's Signature: X Raymond T. Forte

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 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 form 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.

B4


S 77°45'02" W 60.20' (A)
60.00' (D)
PLACER
0.2'
2.5'
21.7'
21.8'
0.0'
13.5'
21.3'
11.0'
THREE STORY RESIDENCE
14.3'
8.9'
11.0'
1.7'
S 12°28'26" E 152.50' (A)
152.50' (P)
N 15°14'15" W 185.50' (A)
185.50' (P)
13.3'
ADDITION
VINYL CHICKEN COOP
LOT 1
WEST 80
EAST
LOT 2
1.6'
1.6'
17TH AVENUE
(70' RIGHT OF WAY)

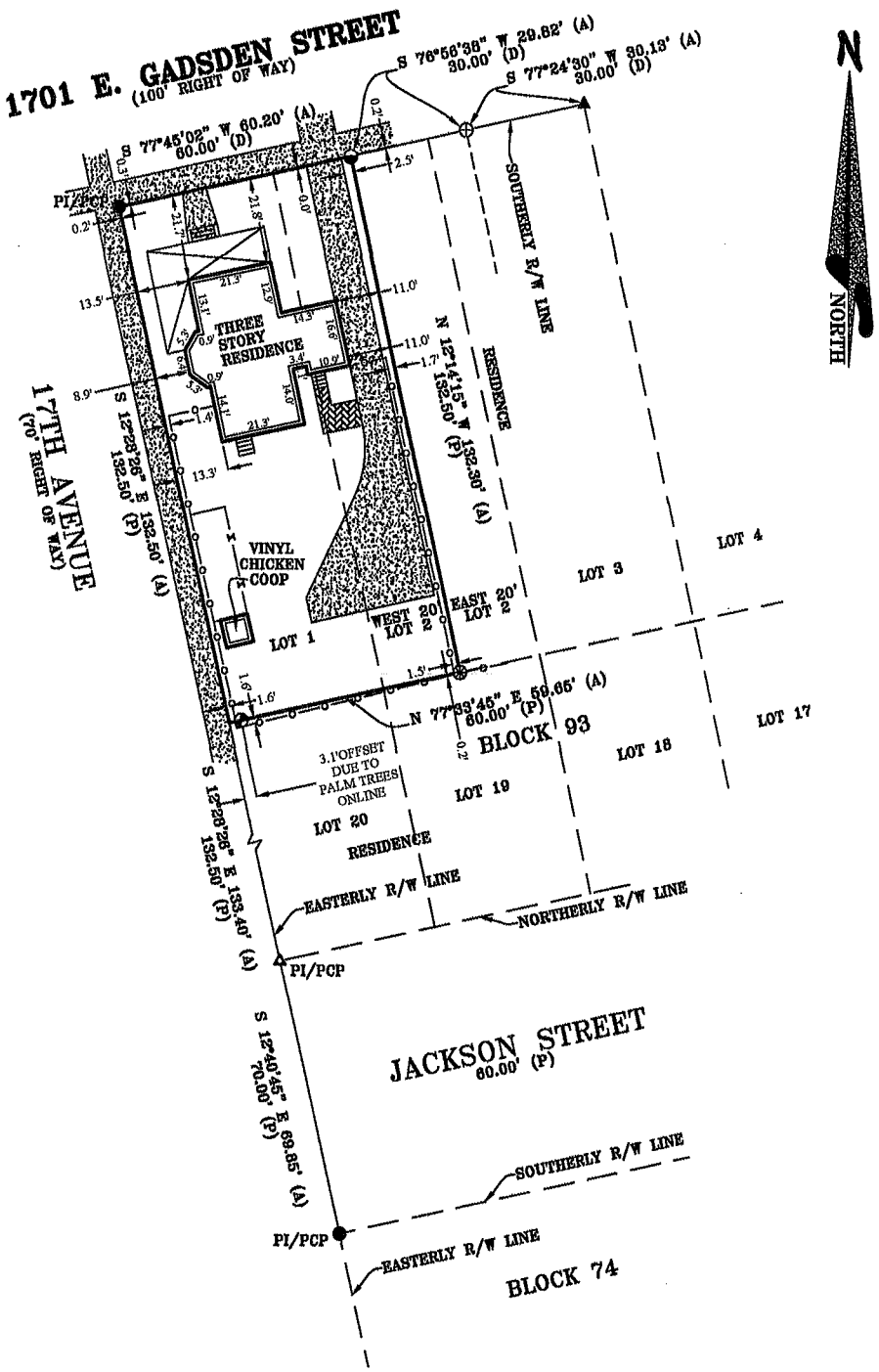
B1, 2, & 3

6192 SIX PENCE DRIVE
PENSACOLA, FLORIDA 32514

LANDS END SURVEYING, INC.

(850) 433-8545
FAX (850) 433-8282
LANDSENDSURVEYING.COM

DRAWN BY: CHIP EVANS



THE SETBACK LINES AND/OR EASEMENTS SHOWN HEREON, IF ANY, ARE PER INFORMATION FOUND IN THE RECORDED PLAT OF SAID SUBDIVISION OR ARE AS PROVIDED BY THE CLIENT, DESIGNER, BUILDER, TITLE COMPANY, COUNTY OR S.R.L.A. AND SHOULD BE VERIFIED WITH APPROPRIATE ENTITIES.

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PERSONS ALONG BOUNDARIES ARE SHOWN MAGGNIFIED TO SHOW CLARITY OF LOCATION RELATIVE TO BOUNDARIES.

NOTE: This map is not complete or valid without report on page 2 of 2

THIS MAP IS INTENDED TO BE PRINTED ON A PAPER SIZE OF 11"x17" TO FIT THE SCALE INDICATED HEREON. ANY OTHER SIZE PRINTED RENDERS THIS MAP INVALID.

Bearing Reference
HELD THE SOUTHERLY R/W LINE OF GADSDEN STREET AS S 77°45'02" W

Source of Information:
FIELD EVIDENCE & RECORDED PLAT

NOT VALID WITHOUT THE DIGITAL OR RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW

SEE PAGE 2 FOR SIGNATURE & SEAL

LARRY E. STEGALL
P.L.S., FLA #4747
Is a Bell
LARRY@LANDSENDSURVEYING.COM

Survey Number:	506-2024
Scale:	1" = 30'
Original Field Date: 9-25-2024	Latest Field Date: 9-25-2024
Field Book/Page:	448/78 DATA
Type of Survey:	BOUNDARY & IMPROVEMENTS
Revisions:	

LEGEND

- ° Degree
- ' Feet or Minutes
- " Inches or Seconds
- N North
- E East
- S South
- W West
- PCP Permanent Control Point
- PRC Point of Reverse Curve
- PCC Point of Compound Curve
- PC Point of Curvature
- PT Point of Tangency
- PI Point of Intersection
- POC Point of Commencement
- POB Point of Beginning
- R/W Right of Way
- PRM Permanent Reference Monument
- R Radius
- RP Radius Point
- BENCHMARK (SEE NOTES)
- (3.0) Existing Spot Elevation
- BSL Building Setback Line
- (D) Deed
- (P) Plat
- (A) Actual Field Measurement
- (CALC) Calculated Measurement
- Existing Hole in Concrete
- Existing "X" Cut, Set "X" Cut
- 1/2" Metal Rod Found
- Existing 1/2" Capped Metal Rod "27810 "R.L.M."
- Existing 1/2" Capped Metal Rod 6701 "RUSH"
- Existing 1/2" Capped Metal Rod "L.E.SURVEYS
- Existing 1/2" Capped Metal Rod
- 1" Metal Pipe Found
- Set 1/2" Capped Metal Rod 4747
- Nail & disk found, Nail Only
- Nail & disk set Lb.6558
- Existing Concrete Monument
- Set Wooden Hub/Tall Stake
- Utility Pole, Meter
- Utility Wires overhead
- Chain link fence
- Wooden fence
- Metal Fence
- Plastic Fence
- Concrete or Pavement
- Wood Deck or Dock
- Covered area (porch, carport, etc)
- Pavers or Brick

8192 Six Pence Dr.
Pensacola, FL 32514

LANDS END SURVEYING, INC.

Telephone (850) 433-8545
Fax (850) 433-8282

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

Raymond Forte Jacquelyn Forte

THE PURPOSE OF THIS SURVEY IS FOR A TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE, IF ANY. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S), AND COMPANIES:

Raymond Forte;
Jacquelyn Forte;
;
;

Legal Description:

Lot 1 and the West 20 feet of Lot 2, Block 93, New City Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Use of this Survey by any other Party not listed above is not authorized. This Survey Drawing will be void for any such unauthorized use. Updates of this Survey are available by calling Lands End Surveying, Inc. Payment in full acknowledges receipt and acceptance of this Survey by all Clients, Agents, and Companies.

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Note: This Report not valid without Map on Page one of two on reverse side

Flood Statement:

Surveyor's Notes:

1. No Title Search of the Public Records has been performed, and lands shown hereon were not abstracted for ownership, easements, or right-of-ways by this firm. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
2. Measurements shown were made to United States standards. The accuracy of measurements shown meet the standard s required in the appropriate land area.
3. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (A); Plat = (P)
4. Underground portions of foundations, footings, or other underground structures and trees/shrubbery were not located unless otherwise noted or requested.
5. Fence locations as shown are exaggerated and are not to scale for clarity purposes. Building eves/overhangs were not located unless otherwise noted on map.

Revisions: Survey #506-2024

Surveyor's Certificate:

I hereby state that I have recently surveyed or that a survey of the above described property was made under my direct supervision and that the above-ground survey and subsequent map as shown are true, accurate, and correct to the best of my knowledge and belief and that this Survey and Map meet the Florida Standards of Practice as set forth by the Florida Board of Surveyors and Mappers, pursuant to Rule 5J-17.050 thru 17.052 and §472.027 of the Florida Statutes. Digitally Signed and Sealed by the Professional Land Surveyor.

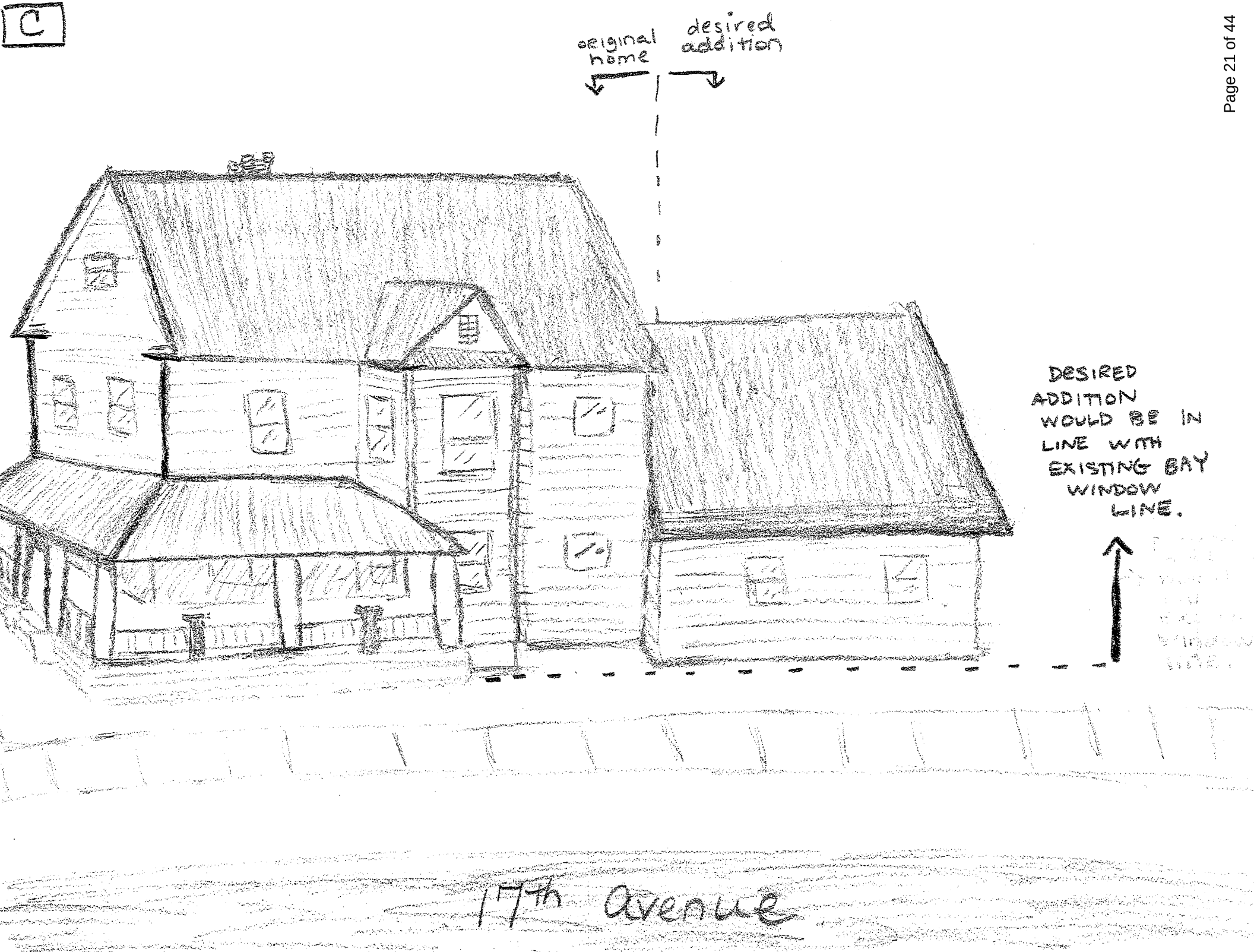
Larry E. Stegall Digitally signed by Larry E. Stegall
Date: 2024.10.03 10:29:59 -05'00'

Larry E. Stegall, PLS, FLA # 4747 September 25, 2024
Date

Florida Licensed Business #6832

LARRY E. STEGALL CERTIFICATE No. 4747 STATE OF FLORIDA REGISTERED LAND SURVEYOR

C


original home
desired addition
DESIRED ADDITION WOULD BE IN LINE WITH EXISTING BAY WINDOW LINE.
17th Avenue

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-225 | Zoning Board of Adjustments | 2/19/2025

ACTION ITEM

SUBJECT:

ZBA 2025-003
3109 E Gonzalez Street
R-1AA

SUMMARY:

Mr. Pat Lyons is requesting the following variances to accommodate the construction of a new single-family dwelling and an ADU (Accessory Dwelling Unit). The existing home has been demolished.

1. Reduction of the front yard setback from 30 feet to 18 feet to accommodate a single-family dwelling.
2. Reduction of the side yard setback from 6 feet to 5 feet to accommodate a single-family dwelling and ADU.
3. Increase the rear yard coverage from 25% to 48.3% to accommodate an ADU.
4. Increase the living space from 60% to 70.7% to accommodate an ADU.

Since the property is located in zoning district R-1AA, the single-family development is eligible for a front yard averaging permit. However, the results of a front yard averaging permit only provided a possible reduction of the front yard setback from 30 feet to 27 feet and 4 inches.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application

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

ZBA
2025-003

- ☒ *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) 12-3-4 Table 12-3.2/12-3-81 **Zoning** R1AA

(To be Completed by Applicant)

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

Property Address: 3109 East Gonzalez St 32503

Current use of property: Residential

1. Describe the requested variance(s): Please see attached

- Reduce the front yard setback to 18 feet, matching the distance of the original structure on the lot before it was demolished, to align with current standards.
- Allow the ADU to meet a 6-foot side setback requirement consistent with zoning standards

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:

See attached

please see attached document

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:

See attached

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

See attached

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

See attached.

Application Date: 11/31/2025

Applicant: Pat Lyons

Applicant's Address: 3105 E. Lloyd St

Email: 232TANGO@GMAIL.com Phone: 850-232-9999

Applicant's Signature:

Property Owner: Pat Lyons

Property Owner's Address: 3105 E. Lloyd St.

Email: 232TANGO@GMAIL.com Phone: 850-232-9999

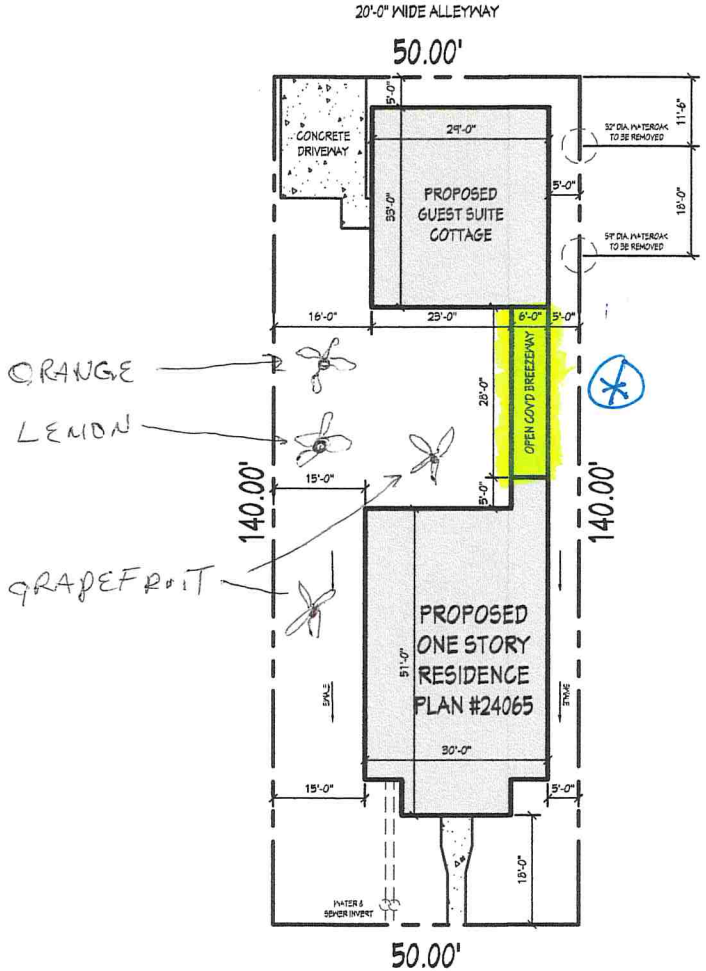
Property Owner's Signature:

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.

(*) Not going to propose Breezeway

13

A NEW SITE PLAN FOR THE LYONS RESIDENCE - 3109 E GONZALEZ ST PENSACOLA FL 32503



3109 E GONZALEZ ST
PENSACOLA FL 32503
(R/W UNKNOWN)

NOTES:

LOT AND HOUSE LOCATION TO BE VERIFIED BY OWNER/ CONTRACTOR.

VERIFY ALL SETBACKS WITH BUILDING DEPARTMENT AND ZONING.

SEPTIC TANK OR SEWER INVERT TO BE VERIFIED WITH HEALTH DEPARTMENT.

ALL DIMENSIONS OF SITE PLAN TO BE VERIFIED WITH OWNER/BUILDER/REGISTERED SURVEYOR IN CONJUNCTION WITH SURVEY AND LEGAL DESCRIPTION.

ALL DRIVEWAYS AND SIDEWALKS TO BE VERIFIED BY OWNER/CONTRACTOR.

R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (305 MM).

SITE PLAN

SCALE: 1"=20'-0"

SHEET NO. P1

THIS DRAWING IS THE PROPERTY OF LEE HABIRE & COMPANY AND HOUSE PLANS UNLIMITED USA AND IS NOT TO BE REPRODUCED IN WHOLE OR ANY PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. 2024

LYONS
SITE PLAN

HOUSE PLANS UNLIMITED
4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL (850) 112-2040 (850) 477-8077 HOMEPLANSUNLIMITED@GMAIL.COM

Variance Request Details

1.

1. **Describe the requested variance(s):**

   - Reduce the front yard setback for the proposed **30' x 51' single-story primary residence** to **18 feet**, consistent with the placement of the original structure on the lot prior to demolition.

   - Permit a **33' x 29' auxiliary dwelling unit (ADU)** in the rear yard with a **6-foot side setback**, consistent with auxiliary residential unit zoning standards.

   - Allow the ADU's size to exceed the 60% living area limit of the primary dwelling unit, as its footprint effectively utilizes surplus backyard space without exceeding 25% of the rear yard area.

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:**

3109 E. Gonzalez St
Pat Lyons

3

- The lot's dimensions of **50 feet by 140 feet** are narrower than many properties in the district, limiting design flexibility while still meeting minimum lot size requirements for the R-1AA zoning designation.

- Historical records show the original structure on this property was positioned 18 feet from the front property line. Retaining this setback preserves the historical streetscape and aligns with neighborhood character.

- The property's rear alley access creates an opportunity for off-street parking but reduces the usable buildable area for an accessory dwelling unit in the backyard.

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 proposed primary residence uses only **77 feet** of the **140-foot lot depth**, leaving 63 feet undeveloped. This reflects thoughtful land use by utilizing significantly less than the maximum allowable setback of 110 feet, as outlined in the

4

City of Pensacola's Land Development Code (LDC). By stopping at 77 feet, the proposal demonstrates consistency with the neighborhood's character and avoids overdevelopment of the lot. Furthermore, this approach ensures that sufficient rear yard space is preserved, allowing proportional use for the ADU in alignment with Sec. 12-3-81(c)(4). This design balances development with open space, demonstrating both efficient and sustainable property use while remaining consistent with zoning standards.

- The R-1AA zoning permits two-family use, but without the requested variances, the property's narrower dimensions would restrict reasonable development of both the primary residence and ADU.

- Allocating 25% of the rear yard area for the ADU aligns with proportional land use principles and respects the neighborhood's traditional density.

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 **18-foot front setback** mirrors the historical

5

placement of the original structure, preserving the neighborhood streetscape and maintaining aesthetic continuity.

- The **6-foot side setbacks** for the ADU ensure privacy and appropriate spacing between properties, aligning with zoning requirements.

- Off-street parking provided via the rear alley and a parking pad minimizes traffic congestion and protects public infrastructure.

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

- **The City of Pensacola's zoning reform initiatives** emphasize urban-friendly development, increased density, and accessory dwelling units (ADUs) as strategies to address affordable housing shortages. This proposal aligns with these goals by increasing housing opportunities while maintaining neighborhood character.

- By maintaining traditional architectural styles and proportions, the project strikes a practical balance between modern housing needs and the

neighborhood's historical aesthetics.

- The proposed structures demonstrate a commitment to **efficient and sustainable development**, respecting zoning requirements and the broader community context.

Additional Compliance Notes

- **Off-Street Parking:** One off-street parking space is provided for the ADU, with additional parking for the primary residence accessible via the rear alley.
- **Rear Yard Area Use:** The ADU footprint adheres to the requirement of occupying no more than 25% of the rear yard area.
- **Height Compliance:** The ADU height complies with setback-based height regulations, ensuring compatibility with neighboring properties.

Supporting Policy Alignment

1. **Urban Design Goals:**
    - This development supports Pensacola's goals of

aligning zoning with community objectives, improving neighborhood character, and encouraging walkable, pedestrian-friendly design.

2. **Affordable Housing:**

   - ADUs are explicitly encouraged as a solution to affordable housing shortages, as noted in the city's zoning reform initiatives. This project utilizes surplus backyard space to provide additional housing while preserving single-family zoning character.

3. **Efficient Land Use:**

   - The project balances proportional land use, leaving substantial open space and using the rear alley for parking access. This approach enhances neighborhood harmony and supports sustainable development practices.

ILLUSTRATION of Homes and ADU's
On 3100 Block of Gonzalez Street.

12

Amy Hargett

From: Patrick Lyons <2329999@gmail.com>
Sent: Friday, January 31, 2025 1:30 PM
To: Amy Hargett
Subject: [EXTERNAL] 3109 E. Gonzales St.

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Amy,
Here is the letter from the pest control company. This is the reason I had no choice but to demo the home.
Pat

Dear Pat Lyons,

After the inspection at 3109 E Gonzalez St Pensacola, FL 32503 we have found heavy Subterranean Termite damage to the entire substructure, hidden damage to wall studs and bottom/top plates, termite damage to rafters scattered. Also Drywood Termite damage found to band sill and center sill. Wood bore damage scattered to substructure and roof rafters. The structure is extremely low in areas with wood to ground contact. The damage appears to be heavy, we recommend a structural engineer to assess integrity.

Please let us know if you have any questions or concerns,

Thank you,

25-01-71

FRONT YARD AVERAGING

Address of parcel in question 3109 E Gonzalez

Person requesting Pat Lyons Phone # (832)232-9999

Inspector Juan Picotto Date 13 Jan 25

Right-of-way width 60 Zone R-1AA

Street width 20' 1"

Difference 39.91

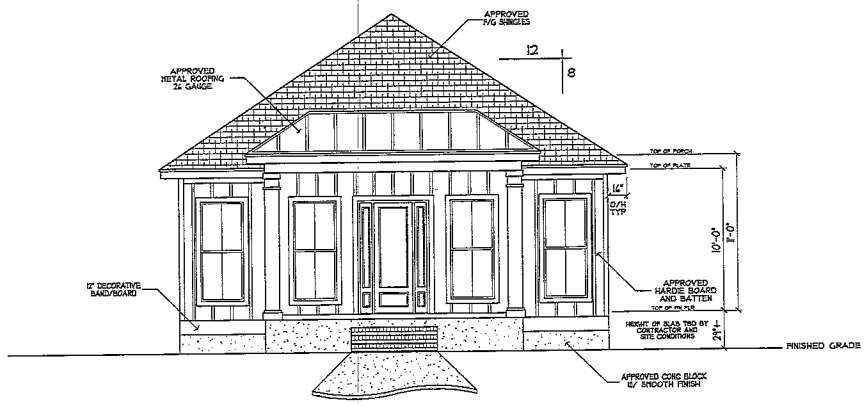
Divide by 2 19.95 equals assumed distance from curb to property line

Address	Distance from curb to structure	Less assumed distance from curb to property line	Equals assumed distance from property line to structure
3100	47' 9"	19.95	27.8
3102	47' 9"		27.8
3103	47' 8"		27.71
3104	32' 5"		15.46
3106	49' 10"		29.88
3107	51' 11"		31.96 = 30
3108	60' 8"		40.05 = 30
3110	49' 7"		29.63
3101	47' 9"		27.8

TOTAL 246.08

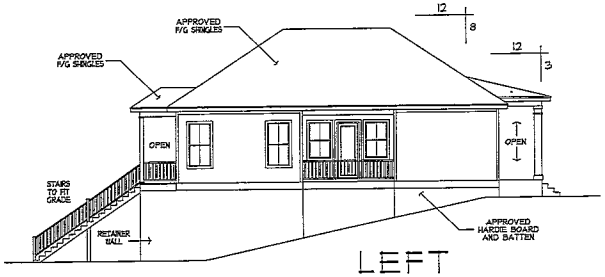
Total	Divided by number of properties	Equals average front yard
246.08 ÷	9	27.34 = 27'4"

FYA = 27'4"



FRONT ELEVATION

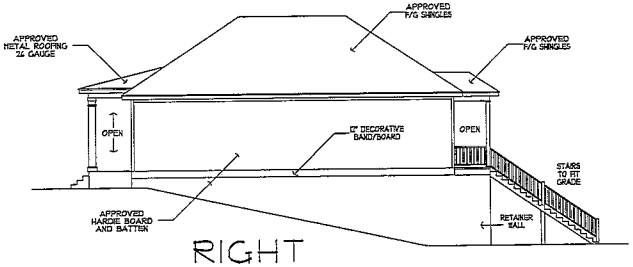
SCALE:1/4"=1'-0"



LEFT

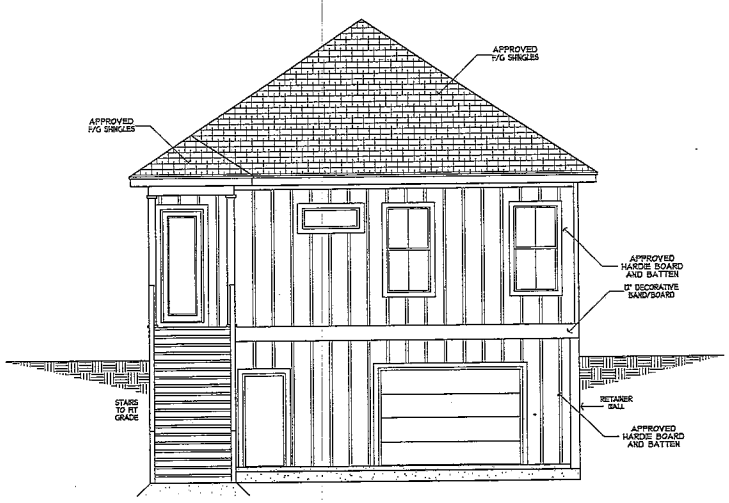
SCALE:1/8"=1'-0"

NOTE:
16" OVERHANG TYPICAL
VINYL EAVES & SOFFITS
OPTIONAL HARDIE BOARD



RIGHT

SCALE:1/8"=1'-0"



REAR ELEVATION

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

DESIGNER DISCLAIMER: As have expressed great effort and care in the creation of this home plans and our conclusion of these construction drawings. However, these Plans Detailed and/or Lot Plans Inc. have not been contracted to provide actual specifications, site approval or field inspection services and have no control over the construction materials, methods or workmanship employed in the construction of the home. Therefore, these Plans Detailed and/or Lot Plans Inc. cannot be responsible for any damages, including structural failure resulting from errors or omissions in these construction drawings. We strongly recommend that you, the homeowner, have these drawings thoroughly reviewed by a licensed architect, professional engineer, certified home builder, designer or general contractor. It is greatly to your advantage to obtain bids and/or allowance prior to signing construction.

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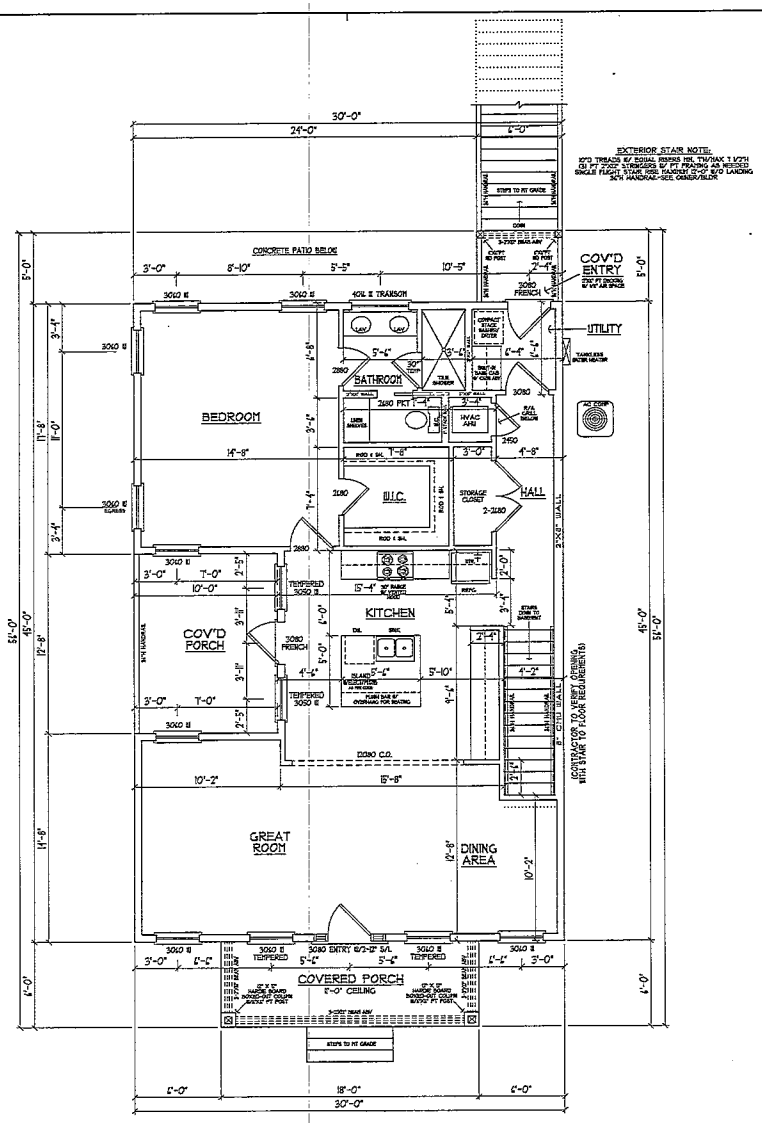
RESIDENCE FOR:
LYONS
PROJECT ADDRESS:
CITY OF
PENSACOLA, FLORIDA

PROJECT INFO:	
JOB NAME/NO.	LYONS
CAD FILE NO.	24065
DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET # A1



FLOOR PLAN

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

NOTE:
ALL EXTERIOR WALLS AND PLUMBING STACK WALLS TO BE 2"X6"

NOTE:
ALL CEILING HEIGHTS TO BE 10'-0" HIGH UNLESS NOTED OTHERWISE.

AREA CALCULATIONS	
MAIN FLR LIVING AREA	1223 S.F.
TOTAL LIVING AREA	1223 S.F.
GARAGE	1223 S.F.
COV'D FRONT PORCH	108 S.F.
COV'D SIDE PORCH	121 S.F.
COV'D REAR ENTRY	30 S.F.
TOTAL UNDER ROOF	2861 S.F.

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BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, ANGLES, AND ELEVATIONS BEFORE CONSTRUCTION. BUILDER/CONTRACTOR TO VERIFY CITY, COUNTY AND ECONOMIC MUNICIPAL BUILDING CODES

RESIDENCE FOR:
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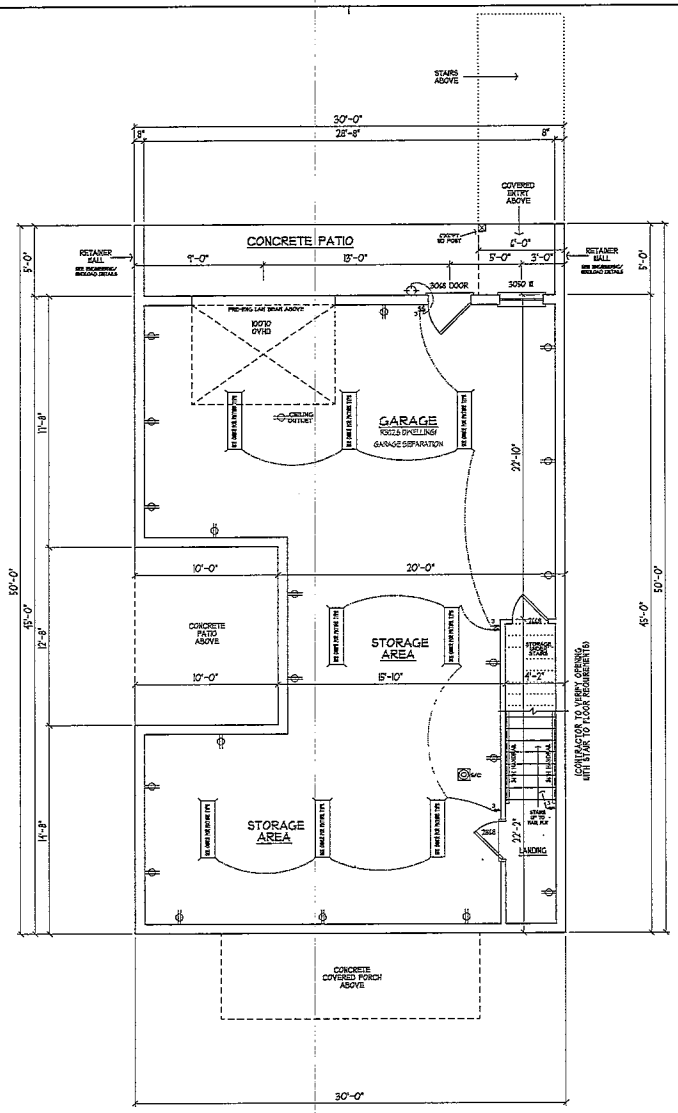
PENSACOLA, FLORIDA

PROJECT INFO:	
JOB NAME/NO.	LYONS
CAD FILE NO.	24065
DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET # A2



BASEMENT FLOOR PLAN

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

ELECTRICAL LEGEND	
	CEILING FAN W/ DUAL POLE & LITE KIT
	WATERPROOF RECEPTACLE
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR COMBO
$	LITE SWITCH
S	SPEAKER
	EXHAUST FAN
	220 VOLT RECEPTACLE
B	DOORBELL
	TELEPHONE
	RECESSED LITE
	110 VOLT RECEPTACLE
	GROUND FAULT INDICATOR
	CEILING MOUNT LITE
	WALL MOUNT LITE
$3	3-WAY LITE SWITCH
	48" FLUORESCENT LITE
TV	TELEVISION-CABLE

NOTES:

SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND 30AN HALLWAY. SMOKE DETECTORS TO BE HARDWIRED , INTERCONNECTED AND HAVE BATTERY BACK-UP.

CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES (SEE ELECTRICAL PLAN).
C/M DETECTS. TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY-CONSULT OWNERS FOR FURTHER INFORMATION ON TV/CABLE/ AND LOCATION OF ALL ELECTRICAL RELATED UNITS.

EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION.
AIR UNIT SIZES/TYPE AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR.

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG.

ALL CONNECTIONS IN SERVICE PANEL SHALL BE TIGHT.

SERVICE PANEL SHALL BE GROUNDED.

ALL CIRCUITS IN SERVICE PANEL SHALL BE LABELED.

ALL KITCHEN OUTLETS TO BE GFI TYPE

SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS.

TABLE R302.6 DWELLING/ GARAGE SEPARATION	
R302.5 AND R302.6 DWELLING-GARAGE SEPARATION AND OPENING PROTECTION THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT IN ACCORDANCE WITH TABLE R302.6	
SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
FOR ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA
R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE.	

NOTE:
ALL EXTERIOR WALLS IN BASEMENT TO BE 8"X8"X16" CMU BLOCK

NOTE:
BASEMENT CEILING HEIGHTS TO BE 9'-0" HIGH UNLESS NOTED OTHERWISE.

AREA CALCULATIONS	
MAIN FLR LIVING AREA	1223 S.F.
TOTAL LIVING AREA	1223 S.F.
GARAGE	1223 S.F.
COV'D FRONT PORCH	108 S.F.
COV'D SIDE PORCH	121 S.F.
COV'D REAR ENTRY	30 S.F.
TOTAL UNDER ROOF	2861 S.F.

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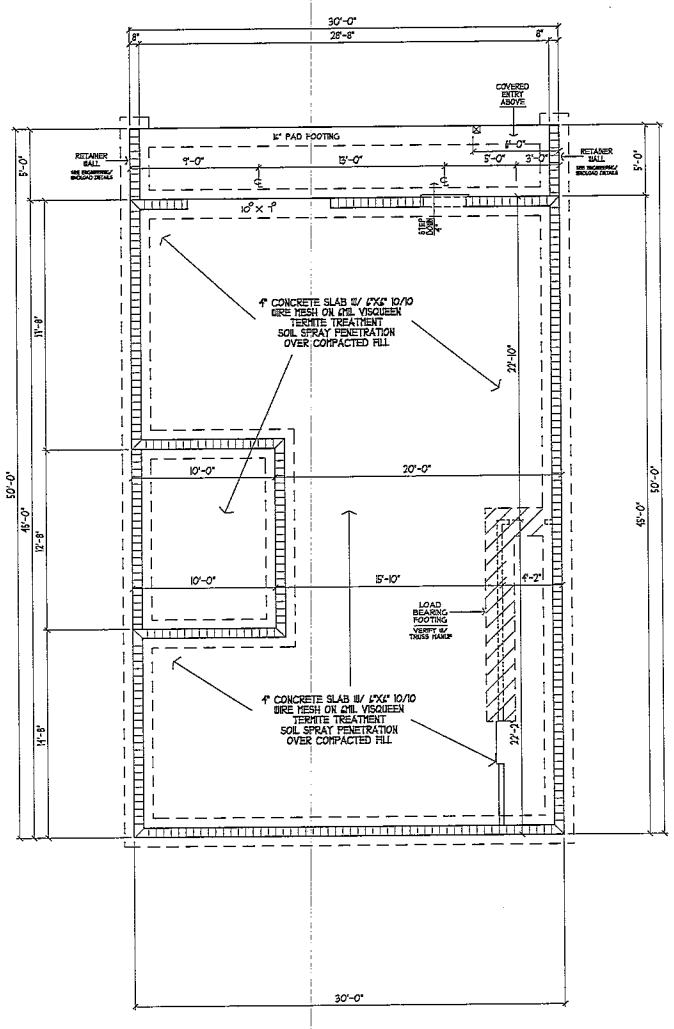
RESIDENCE FOR:
LYONS
PROJECT ADDRESS:
CITY OF
PENSACOLA, FLORIDA

PROJECT INFO:	
JOB NAME/NO.	LYONS
CAD FILE NO.	24065
DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET 1
A3



FOUNDATION PLAN

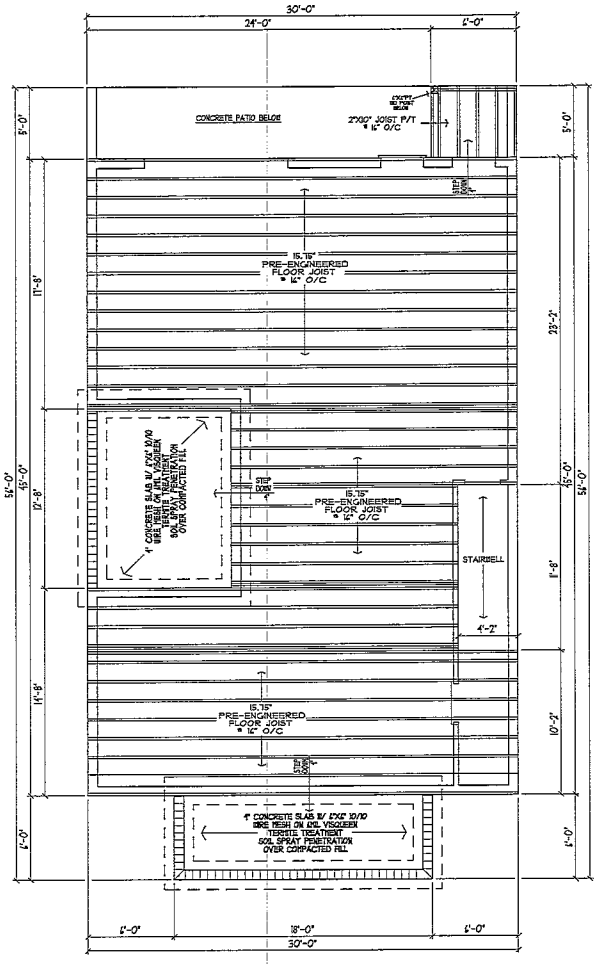
SCALE:1/4"=1'-0"

NOTE:
CONTRACTOR HAS OPTION TO USE ALTERNATIVE APPROVED TERMITE TREATMENTS

NOTE:
OPTIONAL FIBERMESH IN LIEU OF 6"X6" 10/10 WIREMESH SEE CONTRACTOR

NOTE:
CONTRACTOR TO VERIFY LOAD BEARING WALLS W/ TRUSS MANUFACTURER PRIOR TO CONSTRUCTION

DISCLAIMER DISCLAIMER: We have exercised great effort, and aim at the creation of Site-level designs and the creation of a home-specific set of plans, based on information provided by the client, and the creation of home-specific set of plans, based on information provided by the client, and the creation of home-specific set of plans, based on information provided by the client, and the creation of



FLOOR FRAMING/FOUND PLAN

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

NOTE:
FLOOR FRAMING PLAN IS SUGGESTIVE ONLY. SEE TRUSS COMPANY FOR EXACT FLOOR SYSTEM LAYOUT.

NOTE:
CONTRACTOR HAS OPTION TO USE ALTERNATIVE APPROVED TERMITE TREATMENTS

NOTE:
OPTIONAL FIBERMESH IN LIEU OF 6"X6" 10/10 WIREMESH SEE CONTRACTOR

NOTE:
CONTRACTOR TO VERIFY LOAD BEARING WALLS W/ TRUSS MANUFACTURER PRIOR TO CONSTRUCTION

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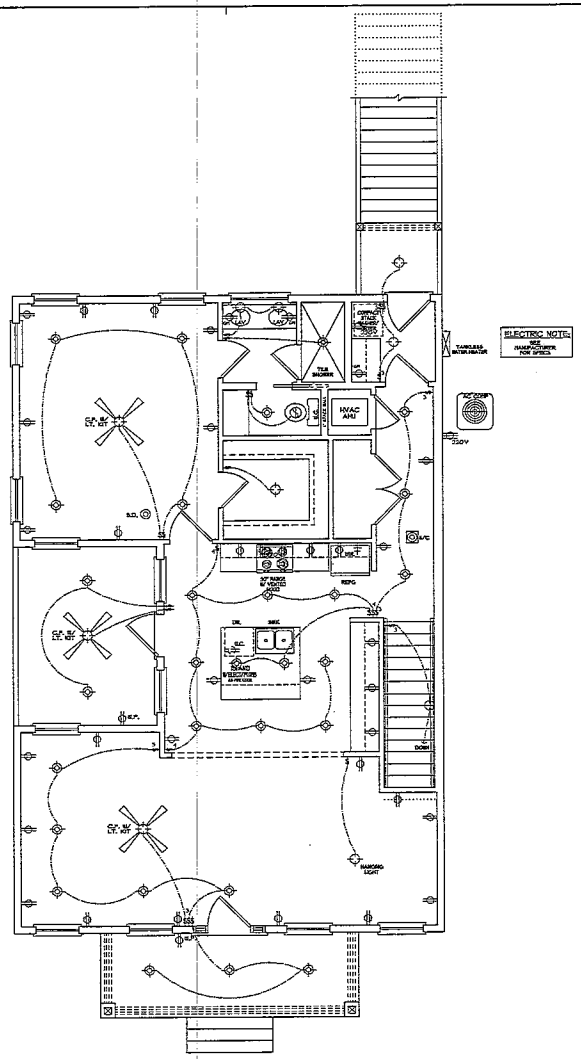
PROJECT ADDRESS:
CITY OF
PENSACOLA, FLORIDA

PROJECT INFO:	
JOB NAME&NO.	LYONS
CAD FILE NO.	24065
DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET # A5



ELECTRICAL LEGEND

	CEILING FAN W/ DUAL POLE & LITE KIT
GFI	WATERPROOF RECEPTACLE
S.D.	SMOKE DETECTOR
S.D.C.O.	SMOKE/CARBON MONOXIDE DETECTOR COMBO
	LITE SWITCH
S	SPEAKER
	EXHAUST FAN
	220 VOLT RECEPTACLE
	DOORBELL
TEL	TELEPHONE
	RECESSED LITE
	110 VOLT RECEPTACLE
GFI	GROUND FAULT INDICATOR
	CEILING MOUNT LITE
	WALL MOUNT LITE
3	3-WAY LITE SWITCH
	46" FLUORESCENT LITE
TV	TELEVISION-CABLE

NOTES:

SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND MAIN HALLWAY. SMOKE DETECTORS TO BE HARDWIRED , INTERCONNECTED AND HAVE BATTERY BACK-UP.

CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES (SEE ELECTRICAL PLAN).
GFI DEVICES, TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.
COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION.
AIR UNIT SIZE&TYPE,AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR.

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DROP LINE.

ALL CONNECTIONS IN SERVICE PANEL SHALL BE TIGHT.

SERVICE PANEL SHALL BE GROUNDED.

ALL CIRCUITS IN SERVICE PANEL SHALL BE LABELED.

ALL KITCHEN OUTLETS TO BE GFI TYPE

SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS.

ELECTRICAL PLAN

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

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PROJECT ADDRESS:
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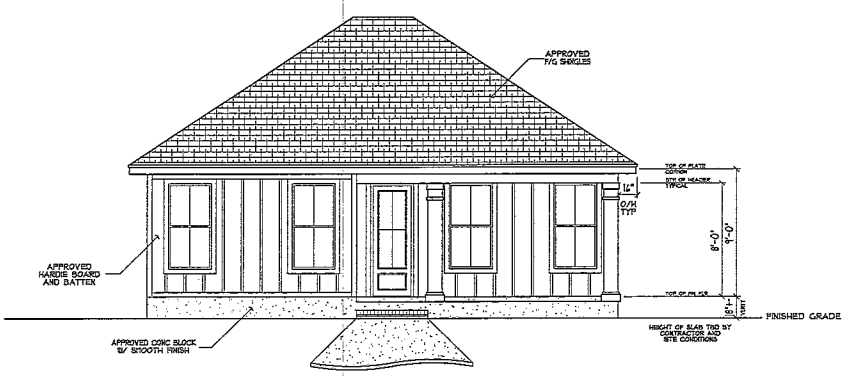
PENSACOLA, FLORIDA

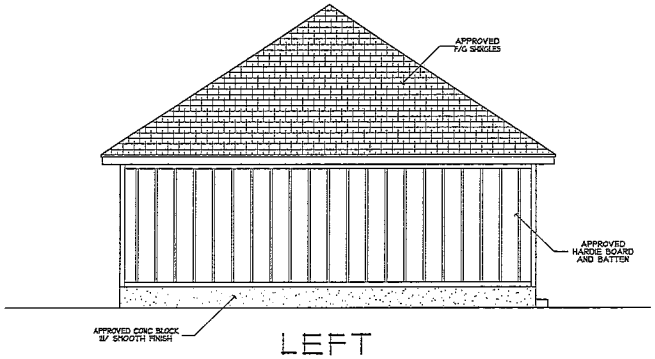
PROJECT INFO:	
JOB NAME&NO.	LYONS
CAD FILE NO.	24085
DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET # A6



FRONT ELEVATION

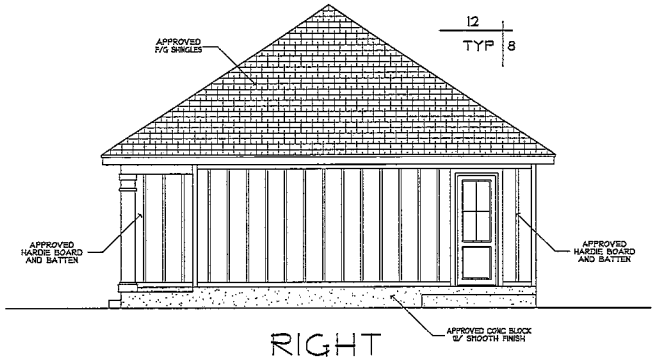
SCALE:1/4"=1'-0"



LEFT

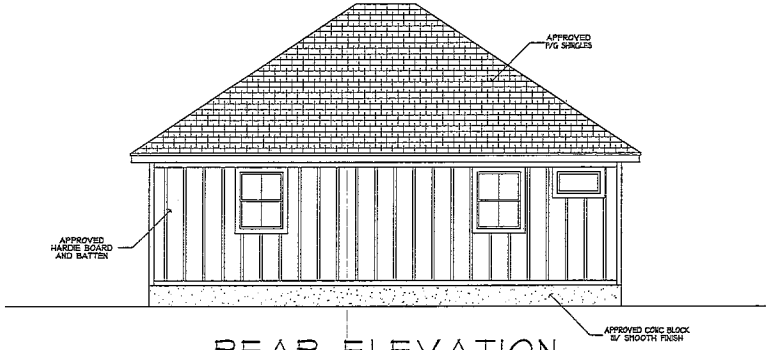
SCALE:1/4"=1'-0"

NOTE:
16" OVERHANG TYPICAL
VINYL EAVES & SOFFITS
OPTIONAL HARDIE BOARD



RIGHT

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



REAR ELEVATION

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

DESIGNER DISCLAIMER: Our home overhead great effort and care in the creation of this home plans and for creation of these construction drawings. However, Home Plans Unlimited and/or Lee Fabre Inc. hereby not have certified to provide personal specifications, site experience or field inspection services and have no control over the construction methods utilized in constructing the home. Home Plans Unlimited and/or Lee Fabre Inc. hereby not have control over the site. Home Plans Unlimited and/or Lee Fabre Inc. cannot be responsible for any changes made by the owner, building standard failure resulting from errors or omissions in these construction drawings. For actually constructed this job, the homeowner, hired general drawings individually contracted by a licensed architect, structural engineer, certified mechanical engineer or general contractor licensed for profession in per state or section to per local building officer prior to beginning construction.

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HOME PLANS UNLIMITED ASSUMES NO LIABILITY FOR THE CONSTRUCTION FROM THIS PLAN. THE ENGINEERING OF THIS PLANS IS RESPONSIBLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS. RESULTS SHOWN HERE INTENDED

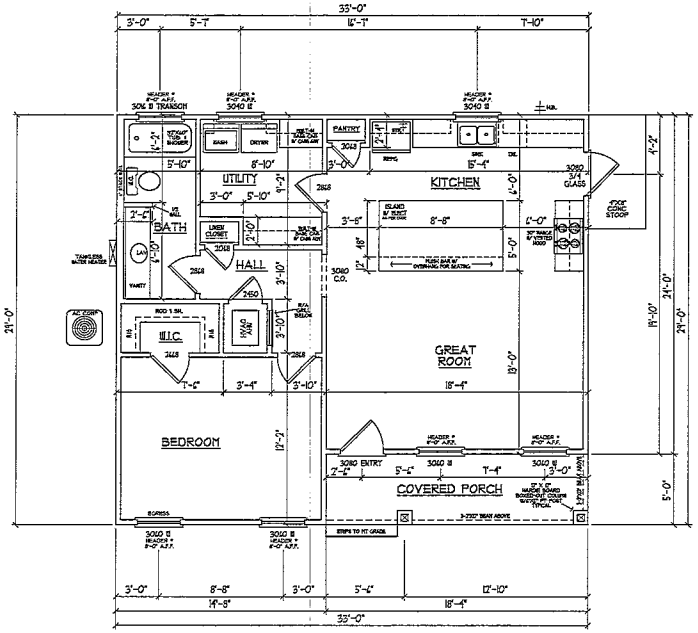
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR COMPLIANCE TO LOCAL CITY/COUNTY AND REGIONAL BUILDING CODES

HOME PLANS UNLIMITED
4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL.
850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

RESIDENCE FOR:
LYONS ADU
PROJECT ADDRESS:
CITY OF
PENSACOLA, FLORIDA

PROJECT INFO:	
JOB NAME/NO	LYONS ADU
CAD FILE NO.	24065
DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET # A1



NOTE:
ALL CEILING HEIGHTS TO BE 10'-0" HIGH UNLESS NOTED OTHERWISE.

AREA CALCULATIONS	
LIVING AREA	845 S.F.
COVERED PORCH	92 S.F.
TOTAL UNDER ROOF	937 S.F.

FLOOR PLAN - ADU UNIT

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

DESIGNER DISCLAIMER: We have exercised great effort and care in the creation of this home plan and the construction documents generally related thereto, and intend for the finished structure and ancillary improvements to generally conform to applicable building code requirements and there no control over the construction methods, materials or workmanship used by the builder. For these reasons, as well as the great variations in field building codes, we do not warrant that the plans will be in compliance with applicable codes for any specific structure. Before relying that a set of plans will be deemed code compliant, we strongly recommend that you, the homeowner, have these drawings thoroughly reviewed by a licensed architect, professional engineer, certified residential designer or general contractor licensed to practice in your area, in addition to your local building officials prior to beginning construction.

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HOME PLANS UNLIMITED AND/OR LEE PALMER INC. HOME PLAN PROTECTION

HOME PLANS UNLIMITED ASSUMES NO LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS. BUILDERS MUST VERIFY CONSTRUCTION PROVIDING THE INTENDED USE OF THESE PLANS IS ACCEPTABLE BY THE BUILDING OFFICIAL OF THE CITY/COUNTY AND REGIONAL BUILDING CODES.

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY PHASE OF CONSTRUCTION AND MAKE ALL CORRECTIONS REQUIRED FOR CONFORMANCE TO LOCAL CITY/COUNTY AND REGIONAL BUILDING CODES.

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4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL.
850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

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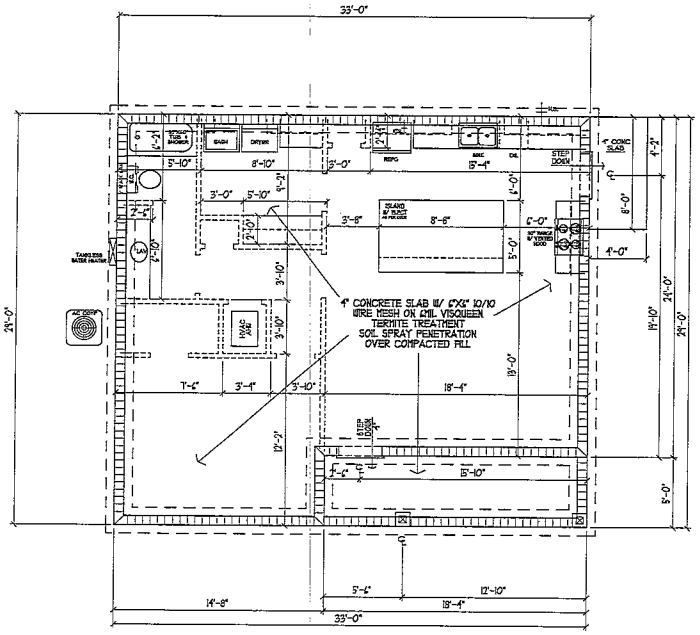
SHEET # A2



NOTE:
CONTRACTOR HAS OPTION TO USE ALTERNATIVE APPROVED TERMITE TREATMENTS

NOTE:
OPTIONAL FIBERMESH IN LIEU OF 6"X6" 10/10 WIREMESH SEE CONTRACTOR

NOTE:
CONTRACTOR TO VERIFY LOAD BEARING WALLS W/ TRUSS MANUFACTURER PRIOR TO CONSTRUCTION

FOUNDATION PLAN - ADU UNIT

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

DESIGN/IP PROCAPERS: the terms mentioned herein affect and are to the creation of this New Home and the ownership of Home Plans Unlimited (Home) Home Plans Unlimited or Lee Peters Inc. have not been contacted to provide personal consultation, site inspection or field measurements and have no control over job construction methods, materials or supervising work. Home Plans Unlimited or Lee Peters Inc. and all the given dimensions or load bearing walls, structural beams, roofing, floor joists, or any other structural components, or any other structural factors resulting from errors or omissions in these construction drawings are strictly prohibited and are the responsibility solely those drawings (preferably reviewed by a licensed architect, structural engineer or a licensed building contractor) and should be checked for precise in your area, or consult local building officials prior to a building construction.

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4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL.
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PROJECT ADDRESS:
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JOB NAME/NO.	LYONS
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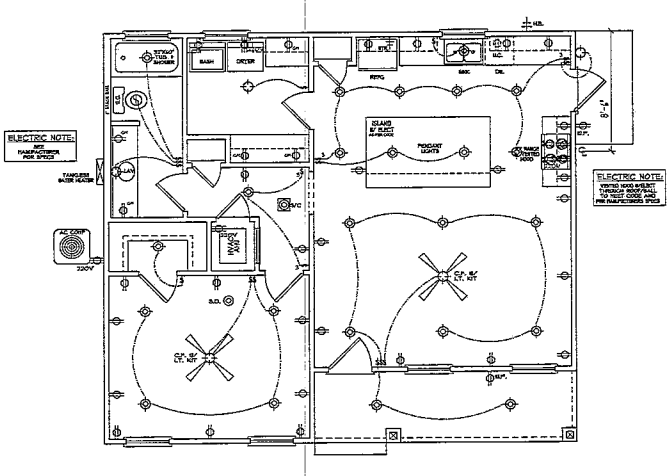
REVISIONS:	00/00/00

SHEET # A3



ELECTRICAL PLAN - ADU UNIT

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

ELECTRICAL LEGEND	
	CEILING FAN W/ DUAL POLE & LITE KIT
	WATERPROOF RECEPTACLE
SD	SMOKE DETECTOR
SD/CO	SMOKE/CARBON MONOXIDE DETECTOR COMBO
$	LITE SWITCH
	SPEAKER
	EXHAUST FAN
	220 VOLT RECEPTACLE
	DOORBELL
	TELEPHONE
	RECESSED LITE
	110 VOLT RECEPTACLE
GFI	GROUND FAULT INDICATOR
	CEILING MOUNT LITE
	WALL MOUNT LITE
	3-WAY LITE SWITCH
	48" FLUORESCENT LITE
TV	TELEVISION-CABLE

NOTES:

SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND MAIN HALLWAY. SMOKE DETECTORS TO BE HARDWIRED , INTERCONNECTED AND HAVE BATTERY BACK-UP.

CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES (SEE ELECTRICAL PLAN).
C/M DETECTS. TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.
COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY-CONSULT OWNERS FOR FURTHER INFORMATION ON TYPE/NUMBER AND LOCATION OF ALL ELECTRICAL RELATED UNITS.

EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION.
AIR UNIT SIZE&TYPE,AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR.

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG.

ALL CONNECTIONS IN SERVICE PANEL SHALL BE TIGHT.

SERVICE PANEL SHALL BE GROUNDED.

ALL CIRCUITS IN SERVICE PANEL SHALL BE LABELED.

ALL KITCHEN OUTLETS TO BE GFI TYPE

SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS.

DESIGNER DISCLAIMER: We have exercised great effort and care in the creation of the blue prints and the completion of these construction drawings. However, Home Plans Unlimited and/or Lee Fisher Inc. have not, have not been contacted to perform personal consultation, site inspections or field measurements and have not been asked to be consulted on-site during construction or engineering field inspections. Home Plans Unlimited and/or Lee Fisher Inc. assume no responsibility for any design, drafting or other Home Plans Unlimited and/or Lee Fisher Inc. assume no responsibility for any design, drafting, structural failures resulting from errors or omissions in these construction drawings. We strongly recommend that you, the homebuilder, hire a licensed local structural engineer to review & correct structural, mechanical and electrical aspects of these drawings prior to ground construction beginning or prior to permit, in addition to your local building officials prior to beginning construction.

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PROJECT INFO:	
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DRAWN BY:	HPU
DATE:	11/5/2024
REVISIONS:	00/00/00

SHEET # A4