



City of Pensacola

Zoning Board of Adjustments

Agenda

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

April 16, 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. 25-484 ZONING BOARD OF ADJUSTMENTS MEETING MINUTES MARCH 19, 2025

Recommendation:

Sponsors:

Attachments: ZBA March Minutes

REQUESTS

2. 25-485 ZBA 2025-005
1800 E BLOUNT STREET
R-1AAA

*Attachments: 1800 E Blount Application
survey
VARIANCE HEIGHTS 04032025*

3. 25-486 ZBA 2025-006
6480 HERMITAGE DRIVE
R-1AAA

Attachments: Application Documents

4. 25-487 ZBA 2025-007
4045 RENOIR STREET
R-1AA

Attachments: 4045 Renoir Street_Variance Application_03-2025_signed

5. 25-488 ZBA 2025-008
4011 ARGENTA WAY
R-ZL (ZERO LOT LINE)

Attachments: Massa_VarianceApplication_Signed

Massa_VariancePacket

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.



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

March 19, 2025

MEMBERS PRESENT: Chairperson White, Vice-Chairperson Weeks, Board Member Price, Board Member Sebold, Board Member Stepherson, Board Member Dittmar, Board Member Steven Shelley

MEMBERS ABSENT: Board Member Williams

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, Development Services Coordinator Leslie Statler

OTHERS PRESENT: Cheryl Knowles, Chris Bouchard, Maurice Bouchard

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

222 West Main Street Pensacola, Florida 32502
www.cityofpensacola.com

The ZBA February 19, 2024, minutes were approved without objection by the Board.

3) ZBA 2025-004

1920 E Gadsden Street

R-1AAA

Mr. Chris Bouchard, applicant, is requesting the following variances to accommodate a detached garage located within the required rear yard. 1). Variance to reduce the rear yard setback from 10 feet to 3 feet 1 inch, 2). Variance request to reduce the side yard setback from 7.5 feet to 3 feet 1 inch. The proposed detached garage is compliant with rear yard coverage as presented.

The applicant and property owner, Mr. Bouchard, stated his name and address to board. He then explained his variance request. Chairperson White asked the applicant if he wanted the board to treat each request separately or as one motion, Mr. Bouchard stated that he wanted them as one motion.

He explained that the pitch and roofline of the proposed garage would match the front of the new house and that it would be completely located within the rear yard.

Board member Price asked if the height was not proposed with the steeper roof would he need a variance, Planner Hargett clarified the 3 feet setback would not be an issue.

Vice Chairperson Weeks asked if this would be a dwelling unit in the future and Mr. Bouchard stated no, this garage would only be for a garage with storage space.

Chairperson White then asked Dr. Cheryl Knowles who completed a speaker request form to approach the board.

Dr. Knowles stated her name and address for the record and explained her concern was on the property line that she shares with the applicant on the eastern side. She stated her concern for the Camila trees and buffers. After further discussion and explanation of where the proposed garage was being located Dr. Knowles stated that she did not have any issues with the garage after all and would support the variance.

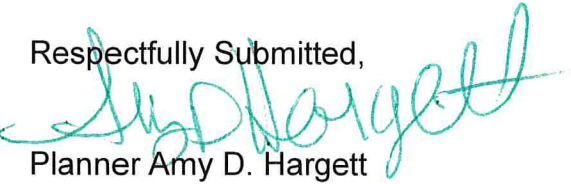
Chairperson White closed participation to the audience and asked the board for a motion.

Board Member Price made a motion to approve the variance, seconded by Board Member Shelley. The motion then carried unanimously.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:27 PM.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-485

Zoning Board of Adjustments

4/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-005
1800 E Blount Street
R-1AAA

SUMMARY:

Applicant and homeowner, Jessica Lee, is requesting the following variances:

1. A variance to reduce the front yard setback from 30 FT to 21 FT 9 inches
2. A variance to reduce the rear yard setback from 30 FT to 1.9 FT
3. A variance to reduce the corner side yard (18th Ave) setback from 15 FT to 10 FT 1 inches

The requested variances are to accommodate an addition to the main house and a second-story addition over the existing garage. The addition to the existing garage is intended to be a guest suite.

For clarification, the code allows an accessory structure to be connected to the principal structure by an open covered walkway no more than six feet wide. However, since the proposed walkway is enclosed, the existing garage and new work is considered to be an addition and subject to principal structure setbacks.

Supporting documentation has been provided for your review.

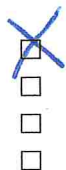
ATTACHMENTS:

1. 1800 E Blount Application
2. survey
3. VARIANCE HEIGHTS 04032025



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

ZBA 2025-005



- ☒ **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 / 12-3-81 Zoning RIAAA

(To be Completed by Applicant)

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

Property Address: 1800 E. Blount Street

Current use of property: Single Family Residence

1. Describe the requested variance(s): 1. allow addition of Guest Suite over the existing Garage.
2. Allow the addition of a Master Suite on the West side of existing residence incroaching into the side and front setbacks as shown on the attached Site Plan.

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:

FAMILY SIZE IS INCREASING & NEED ADDITIONAL

BEDROOMS & STORAGE

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:

LIMITED ROOM ON CORNER LOT SO WE DECIDED
TO BUILD 2 STORY ADDITION

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

IT IS A CORNER LOT & WON'T INTRUDE
ON NEIGHBORS LOTS

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

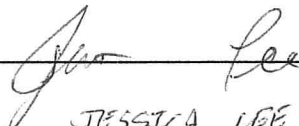
FAMILY IS INCREASING & WE DON'T WANT TO
JUST DEMO & REBUILD. WE LOVE THE CHARM OF EXISTING HOME

Application Date: 2/3/25

Applicant: JESSICA LEE

Applicant's Address: 1800 E BLOUNT ST. 32503

Email: JESSA LEE 314 @ MSN.COM Phone: (850) 232-3363

Applicant's Signature:  JLEE @ KIAAUTOSPORT.COM

Property Owner: JESSICA LEE

Property Owner's Address: 1800 E BLOUNT ST 32503

Email: JLEE @ KIAAUTOSPORT.COM Phone: (850) 972-2726

Property Owner's Signature:



CMCCAMMON1016@gmail

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.

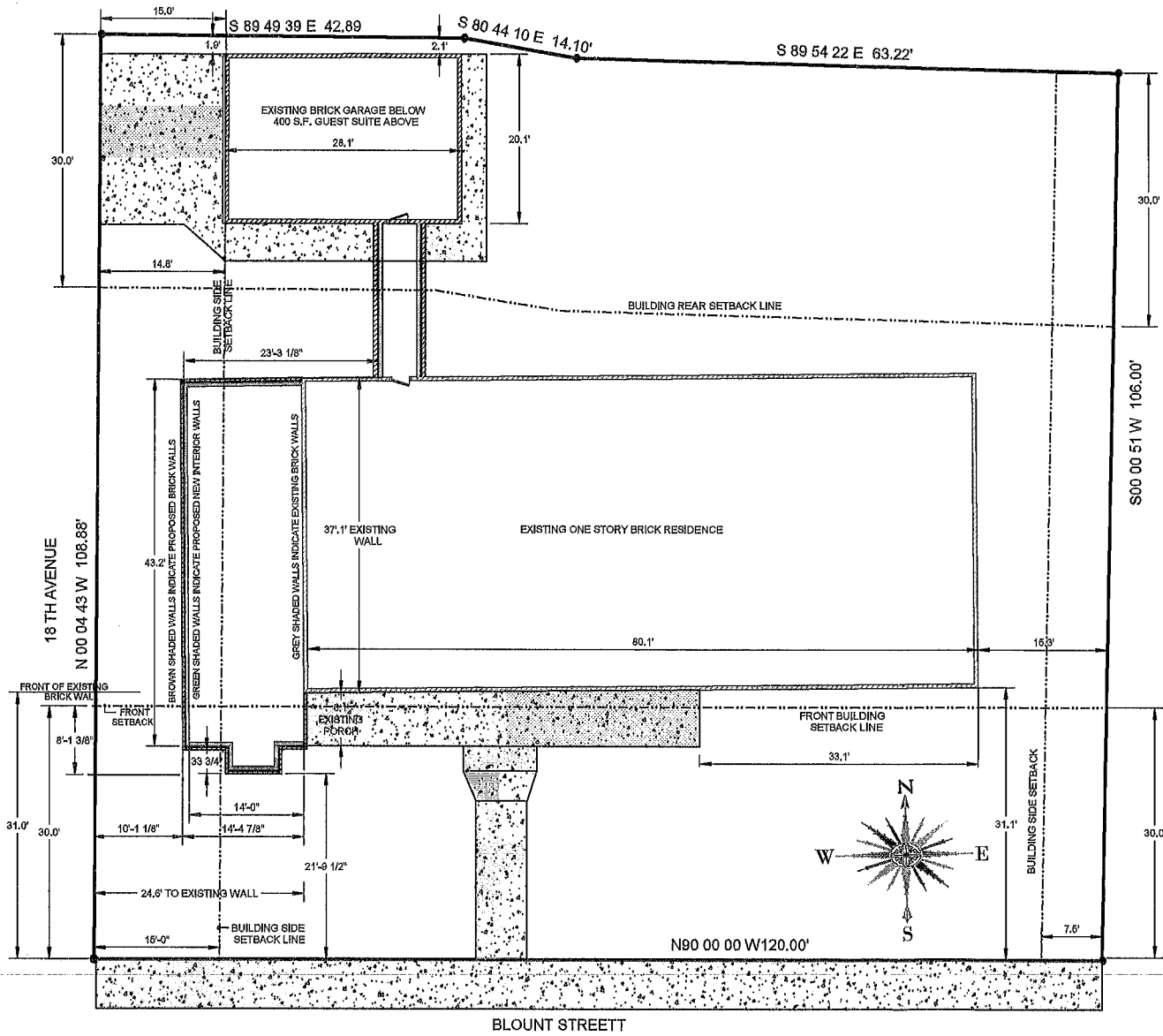
NOTE: CONTRACTOR OR
SUBCONTRACTOR IS TO
VERIFY ALL DIMENSIONS
IN THE FIELD PRIOR TO
CONSTRUCTION. NOTIFY
DESIGNER AND/OR
ENGINEER OF ANY
DISCREPANCY ON PLANS.

RENOVATION FOR THE
JESSICA LEE RESIDENCE
1800 E. BLOUNT STREET PENSACOLA, FL

HAMMERCOR

Michael Clark
Architectural Design
5791 Gulf Road Milton, FL
michaelclark1111@gmail.com 850-826-0055

seal:



SITE PLAN

SCALE: 1"=20'

SHEET # **A1** OF

DRAWN DATE: 02/04/2024
REV. DATE:

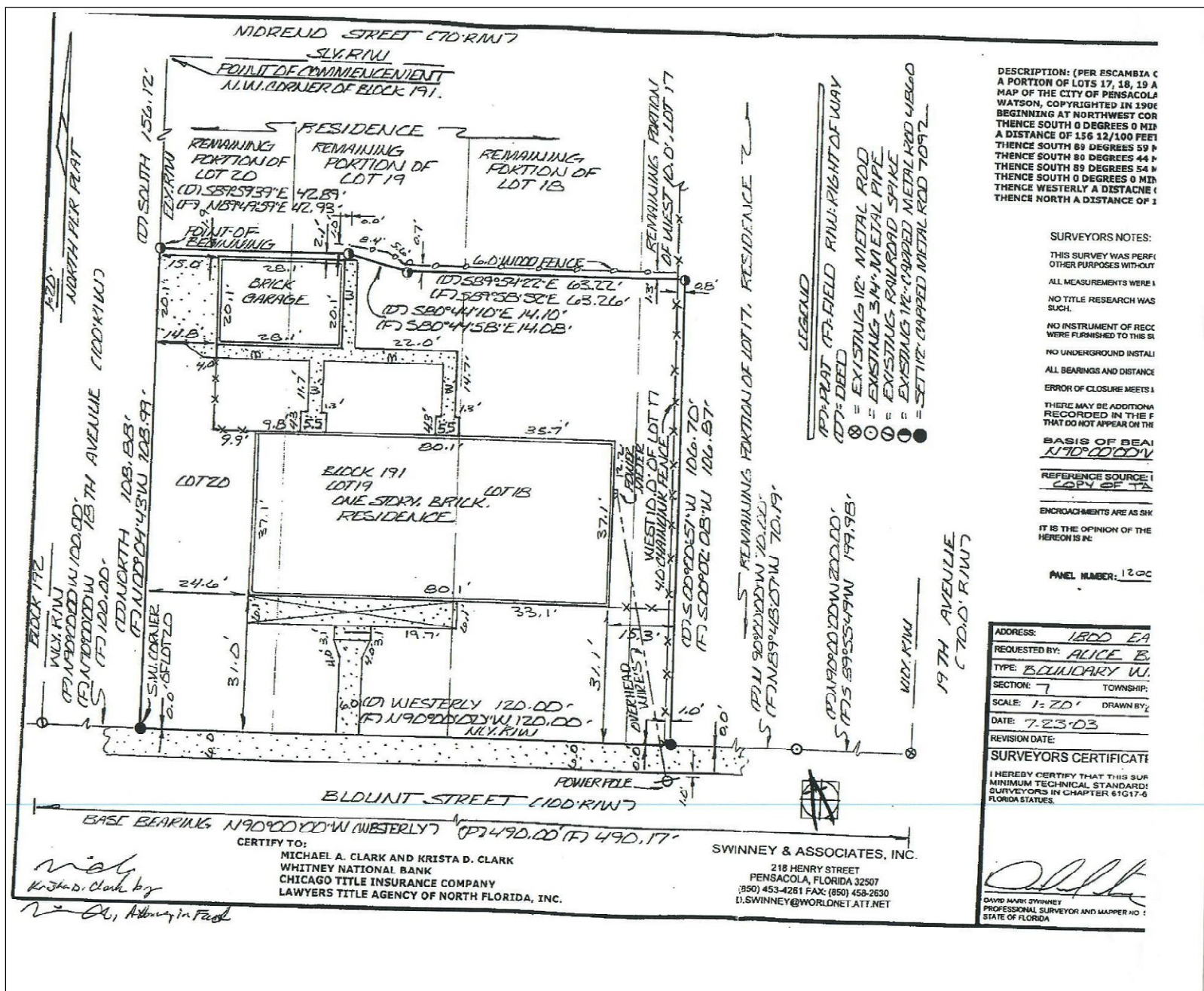
DIMENSIONS TAKE PRECEDENCE OVER
SCALING OF DRAWINGS. IF PLANS NEED
ADDITIONAL DIMENSIONS, PLEASE CONTACT
ARCHITECTURAL DESIGNER OR

RENOVATION FOR THE
JESSICA LEE RESIDENCE
1800 E. BLOUNT STREET PENSACOLA, FL

sent:

Page 11 of 55





NOTE: CONTRACTOR OR SUBCONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY DESIGNER AND/OR ENGINEER OF ANY DISCREPANCY ON PLANS.

RENOVATION FOR THE JESSICA LEE RESIDENCE

1800 E. BLOUNT STREET PENSACOLA, FL

HAMMERCOR

Michael Clark
Architectural Design
5751 Gulf Road, Milton, FL
michaelclark1111@gmail.com 850-826-0055

seal:

SHEET # A2 OF

DRAWN DATE: 02/04/2004
REV. DATE:

DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. IF PLANS NEED ADDITIONAL DIMENSIONS CONTACT THE ARCHITECTURAL DESIGNER OR STRUCTURAL ENGINEER OF RECORD

NOTE: CONTRACTOR OR SUBCONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY DESIGNER AND/OR ENGINEER OF ANY DISCREPANCY ON PLANS.

RENOVATION FOR THE
JESSICA LEE RESIDENCE

1800 E. BLOUNT STREET PENSACOLA, FL

HAMMERCOR
ARCHITECTURAL DESIGN
5791 GULF RD MILTON, FL
michaelclark1111@gmail.com 850-826-0055

seal:

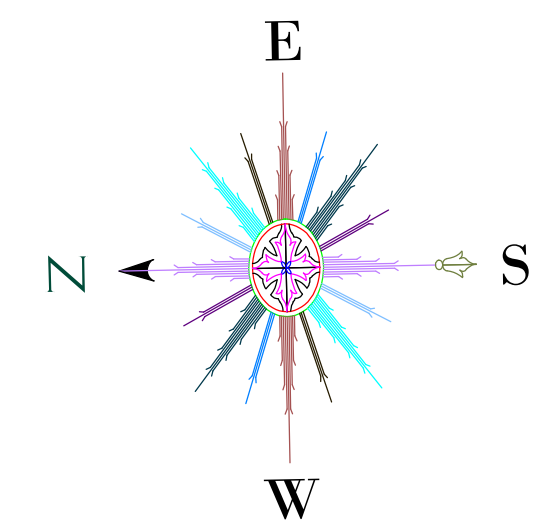
A2

SHEET # OF

DRAWN DATE: 01/17/2024
REV. DATE:

DIMENSIONS TAKE PRECEDENCE OVER
SCALING OF DRAWINGS. IF PLANS NEED
ADDITIONAL DIMENSIONS CONTACT THE
ARCHITECTURAL DESIGNER OR
STRUCTURAL ENGINEER OF RECORD

DIMENSIONS TAKE PRECEDENCE OVER
SCALING OF DRAWINGS. IF PLANS NEED
ADDITIONAL DIMENSIONS CONTACT THE
ARCHITECTURAL DESIGNER OR
STRUCTURAL ENGINEER OF RECORD





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-486

Zoning Board of Adjustments

4/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-006
6480 Hermitage Drive
R-1AAA

SUMMARY:

The applicant and homeowner, Stephen H. Mattutat, is requesting a variance to reduce the rear yard setback from 30 FT to 22 FT 3 inches to accommodate a bathroom addition.

The addition was constructed without permits and a stop work order was issued by the building department.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application Documents



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And Most Historic City

ZBA 2025-006

- ☒ 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 eleven (11) 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 Zoning RIAAA

(To be Completed by Applicant)

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

Property Address:

1480 HERMITAGE DR, PENSACOLA, FL 32504

Current use of property:

PERSONAL RESIDENCE

1. Describe the requested variance(s): REDUCTION OF 30' SETBACK
FOR A BATHROOM.

7.75 X 7.75 (7' 9 inches)

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:

BATHROOM WAS BUILT ASSUMING A 20' SETBACK

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

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 BATHROOM WAS BUILT ASSUMING A 30' VARIANCE.

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 VARIANCE WILL NOT AFFECT THE PROPERTY BEHIND THE PERSONAL RESIDENCE

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

THE FOUR FOOT OVERLAP DOES NOT ADVERSELY AFFECT THE PROPERTY BEHIND THE PERSONAL RESIDENCE.

Application Date: 3/10/2015

Applicant:

STEPHEN H. MATTHEW

Applicant's Address:

6480 HERMITAGE DRIVE, 32504

Email:

SHMPEHS@GMAIL.COM

Phone: 850 572 3673

Applicant's Signature:



Property Owner:

SANI

Property Owner's Address:

Email:

Phone:

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

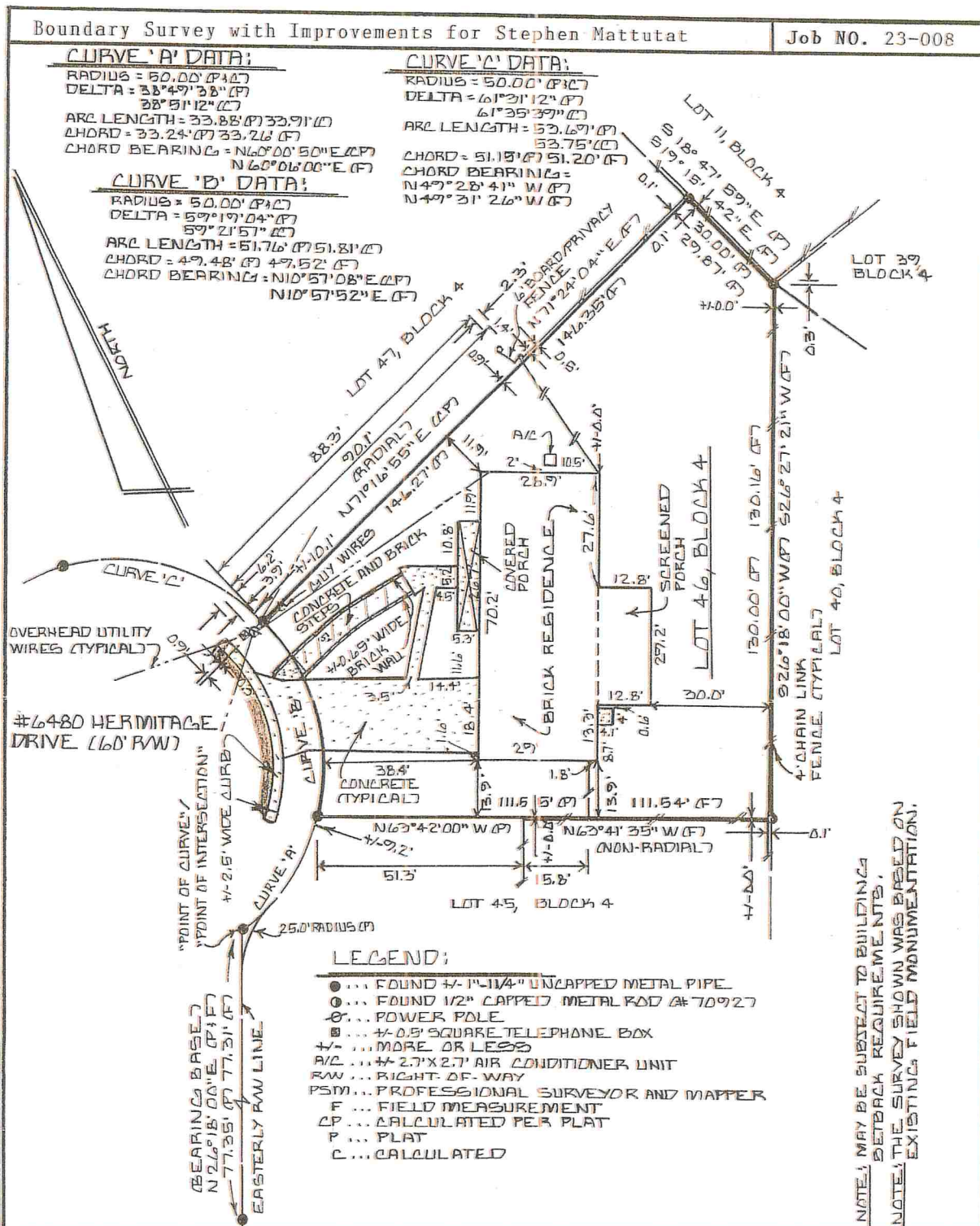
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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 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.

PHAIR SURVEYING, INC.
RUTH ELAINE PHAIR
Professional Surveyor and Mapper
6248 Billoree Road Pace, Florida 32571
Phone (850) 994-9440



The accuracy of measurements performed meets the relative error of closure shown in a suburban land area.

The bearings/angles shown were referenced to N26°18'00"E as shown along the Easterly R/W

Line per record plat

Survey Date: 1/18/2023 Scale: 1"=30'

Field Book: 554 Page No.: 41-46

Crew Chief: NP Drawn By: RP

Revisions By: Revision Date:

Sheet 1 of 2

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SURVEY SHOWN TO BE CORRECT AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Ruth Elaine Phair
RUTH ELAINE PHAIR, FL P.S.M. #5733

DATE: January 19, 2023

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

PHAIR SURVEYING, INC.
RUTH ELAINE PHAIR
Professional Surveyor and Mapper
6248 Billoree Road Pace, Florida 32571
Phone (850) 994-9440
email: phairsurveying@aol.com

Job No. 23-008

Sheet 2 of 2

GENERAL NOTES:

1. The measurements made/shown are in accordance with United States Standards.
2. This survey does not determine defects, ambiguities, easements, setbacks or restrictions which may be disclosed by a full and accurate title search. This survey also does not reflect or determine ownership.
3. Only above ground encroachments (if any) are shown. Only encroachments or acts of possession visible by a casual inspection of the property are shown.
4. Additions or deletions to this survey by other than the signing party is prohibited without written consent of the signing party.
5. The dimensions of the buildings (if any) do not include eave overhangs or footings.
6. "Wetland" jurisdictional lines (if any) have not been located unless shown on this survey.
7. The Certificate of Authorization Number for Phair Surveying, Inc., is Licensed Business Number 6879.
8. This survey was prepared for the exclusive use of the parties to which it is certified and is not intended to be used for the benefit of others without the written consent of the signing party.
9. Fences shown (if any) may or may not be to scale for clarity purposes.

DESCRIPTION: (as furnished)

Lot 46, Block 4, UNIT NO. 1 BROADVIEW FARMS, a subdivision of a portion of Section 33, Township 1 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 6 at Page 85, of the Public Records of said County.

FLOOD CERTIFICATION:

It is this surveyor's opinion, after reviewing the Flood Insurance Rate Map Number 12033C0380G, effective 09/29/2006, issued by the Federal Emergency Management Agency, that the property shown lies in Flood Zone "X" areas determined to be outside the 0.2% annual chance floodplain.

CERTIFIED TO:

CrossCountry Mortgage, LLC ISAOA/ATIMA
Stephen H. Mattutat
First International Title
First American Title Insurance Company

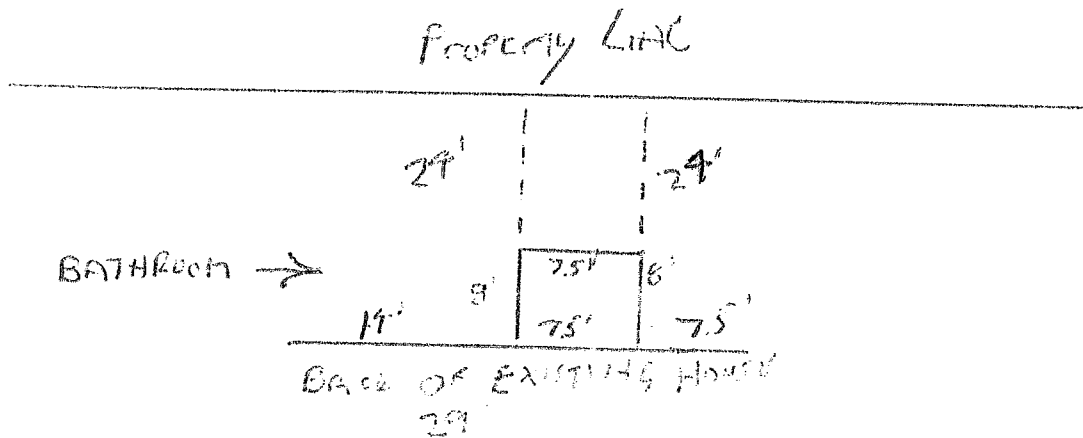
STEPHEN H. MATTUTAT

6480 Hermitage Drive

Pensacola, FL 32504

(850)-572-3673

SHMPENS@GMAIL.COM



Permit Number 25-02-831

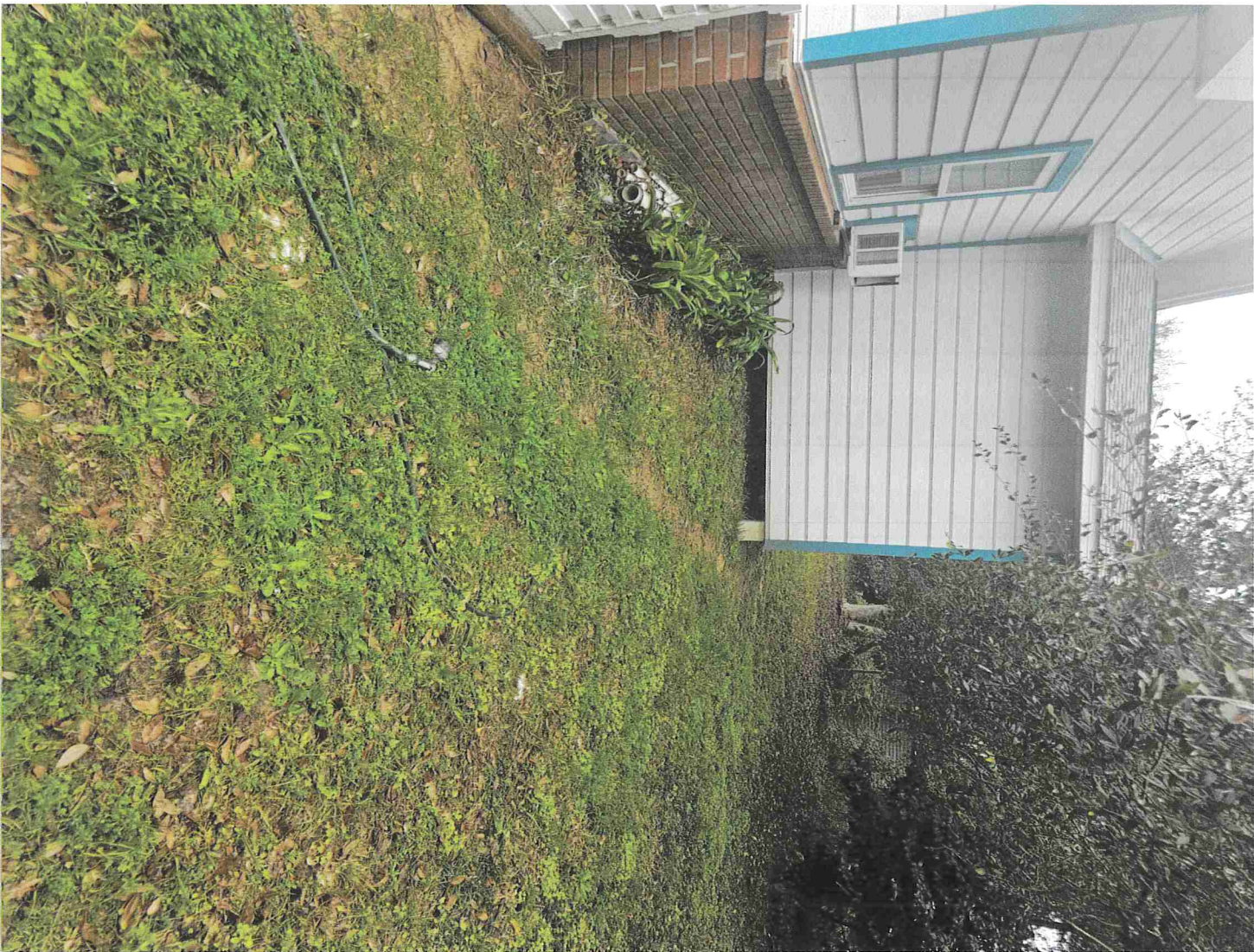
Job Address

6480 Hermitage Drive

Pensacola, FL 32504













City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-487

Zoning Board of Adjustments

4/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-007
4045 Renoir Street
R-1AA

SUMMARY:

Applicant and homeowner, Corri Carotti Snigg, is requesting a variance to reduce the rear yard setback from 30 FT to 17 FT to accommodate an addition for a proposed increase in living space for aging parents.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 4045 Renoir Street_Variance Application_03-2025_signed

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

VARIANCE APPLICATION

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 - 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 eleven (11) 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 Zoning R-1AA

(To be Completed by Applicant)

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

Property Address: 4045 Renoir Street, Pensacola, FL 32504

Current use of property: Residential

1. Describe the requested variance(s): Homeowners want to add 13' addition to rear of their residence. This property is in Zoning District R-1AA, which requires a rear setback of 30' from the property line. The current residence is 31.1' from the rear property line.

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:

When purchasing this residence, the homeowners assumed their setbacks would be similar to the properties around

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

them. The majority of their side of Renoir Street shares a property line with El Camino Real, where lots appear to have a 6' rear setback. They assumed their rear setback would be similar.

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:

~~Some homes in the district were built in the late 1970s, before The Americans with Disabilities Act (ADA) was signed into law. ADA accommodations were not considered: our bathrooms have 24" openings and bedroom 30" openings (32" is required by ADA). Bathroom thresholds are 1/2" and not zero threshold. Additionally, other homes in the district do not have neighboring residences as close to the property line as lots in El Camino Real are to our property line.~~

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

~~We reached out to the property owners to the right and left and they are fine with the proposed addition. We were unable to make contact with our neighbor to the rear of our home (Lot 7, El Camino Real). The proposed addition will roughly occupy the same space as an existing patio. When finished, there will still be more space between this residence and its rear property line than there is between the residence on Lot 7 of El Camino Real and its rear property line.~~

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

~~Homeowners are seeking to create an accessible space to be used as a living space for aging parents. Their current home is difficult to navigate by someone using a walker or wheelchair. A relative using a walker tried to use the bathroom in this residence and required two-person assistance and several repositions to get in and out.~~

Application Date: 03/26/2025

Applicant: Corrina (Corri) Carotti Snigg

Applicant's Address: 4045 Renoir Street, Pensacola, FL 32504

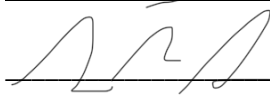
Email: corri.carotti@yahoo.com Phone: 850-426-4111

Applicant's Signature: 

Property Owner: Steven Todd Snigg

Property Owner's Address: 4045 Renoir Street, Pensacola, FL 32504

Email: tsnigg@yahoo.com Phone: 706-267-7728

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.

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(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521***

Corrina (Corri) Carotti Snigg
4045 Renoir Street
Pensacola, FL 32504
850-426-4111
corri.carotti@yahoo.com

March 26, 2025

Zoning Board of Adjustments
Planning and Zoning Division
222 W Main St.
Pensacola, FL 32502

Subject: Variance Application

Members of the Zoning Board of Adjustments,

I hope this letter finds you doing well.

As a supplement to my variance application dated March 26, 2025, for property address 4045 Renoir Street, Pensacola, Florida 32504, I am writing this letter to provide further explanation regarding the rationale behind my request.

The requested variance pertains to the rear setback. When my husband and I purchased our home in 2019, we planned to renovate the inside of the existing structure and thought about maybe, one day in the future, expanding the footprint of our home in some way. We knew expansion to the front of the house would likely not be possible given both the large oak tree and likelihood of front and side setbacks, setbacks we assumed would match the other properties in our area. We decided the back patio area would be the best place for an extension and thought our rear setback was 6 feet given the proximity of the residences behind us.

In the summer of 2024, we hosted a family gathering and our 81-year-old aunt had difficulty navigating her way through our home with her walker, which she uses due to her limited mobility. She needed assistance when walking down the hallway to the bathroom and had difficulty going in and out of our bathroom, which only has a 24" opening. Two people needed to help her go in and out of the door sideways because her walker did not fit through the door. Witnessing this motivated us to begin pursuing an ADA-compliant addition to our home.

Our reasoning behind wanting a home addition is our aging parents. We want to be able to take care of them when the time comes, but our home was not built in a way to safely do so. Adding a second story and navigating stairs would not be ideal, which makes an addition to the back of our home the only feasible option.

When we begin to plan for a rear extension in the winter of 2024, we were unable to obtain estimates for the work that needed to be done without an architectural plan. When we began working with an architect, we were surprised to learn that our rear setback was not 6 feet; it was

actually 30 feet and our home was currently positioned close to that setback. This seemed impossible given how close the houses behind us are to our back property line, but we learned those houses are that close because they are in a different zoning district than we are and that zoning district has different setback requirements.

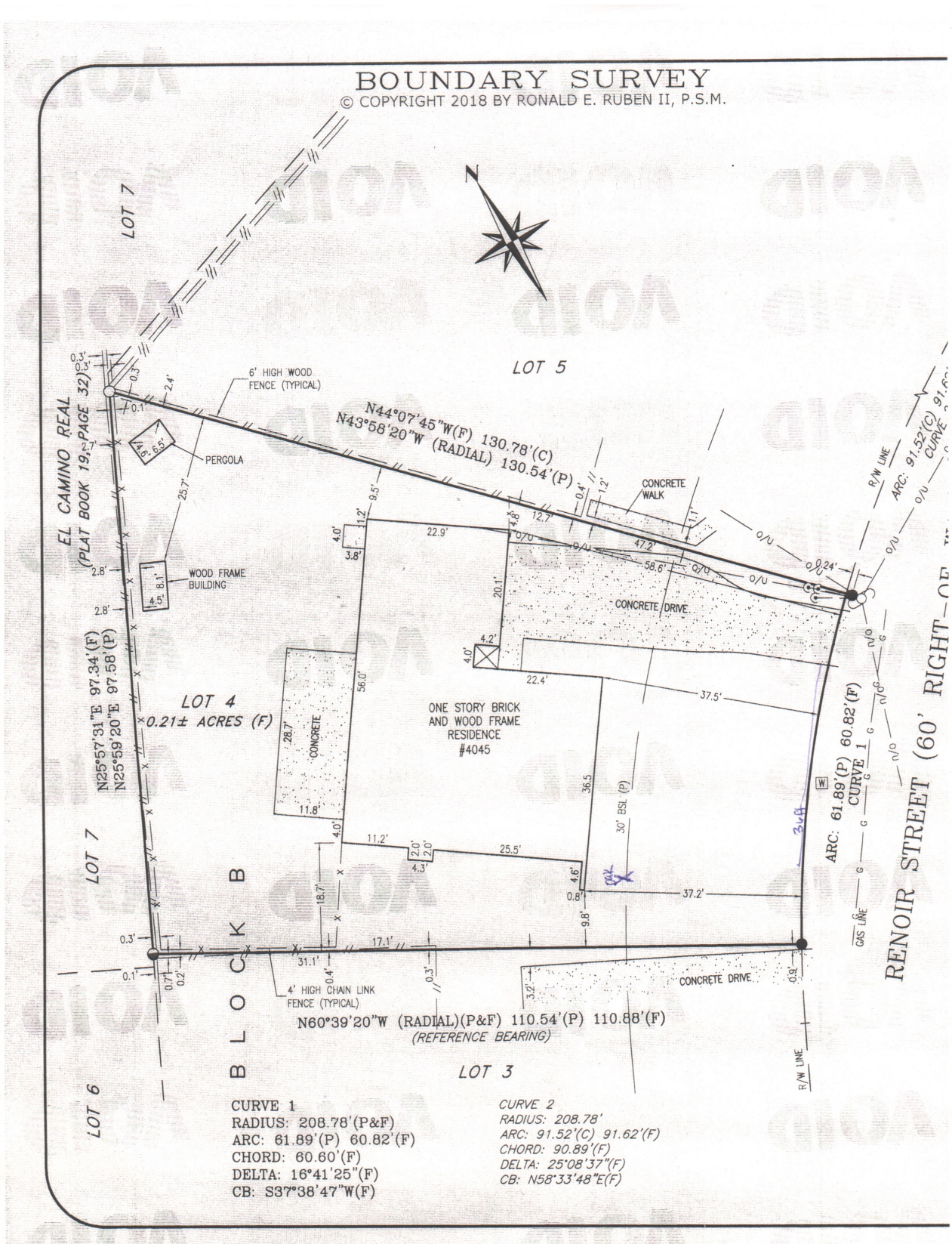
Approval this our variance application would not only help us to create a space where we can safely care for our parents when the time comes, but would also have minimal impact on the surrounding area. Our two next door neighbors on Renoir Street are aware of our intentions to extend the footprint of our home and approve of us doing so (see screenshots of text messages included in the variance application). I was unable to get in contact with our rear neighbor, Eugene (Gene) Borcz, who owns the residence on Lot 7 of El Camino Real. My last message to him, sent on March 25, notified him of our intentions to extend to the rear of our home. Last October, when I reached out to him, he mentioned having heart issues. On March 2, he did not respond when I reached out to see if he was ok after an ambulance appeared to be at his home that evening (see screenshots of text messages included in the variance application).

I trust that, upon review, you will recognize the merits of this application and the reasons why the approval of the variance would align with the spirit of the zoning regulations as well as support the continued development of our property. I appreciate your time and consideration in reviewing this application. Please let me know if there is any additional information I should provide. I look forward to attending the next Zoning Board of Adjustments meeting scheduled for April 16 to further discuss my application.

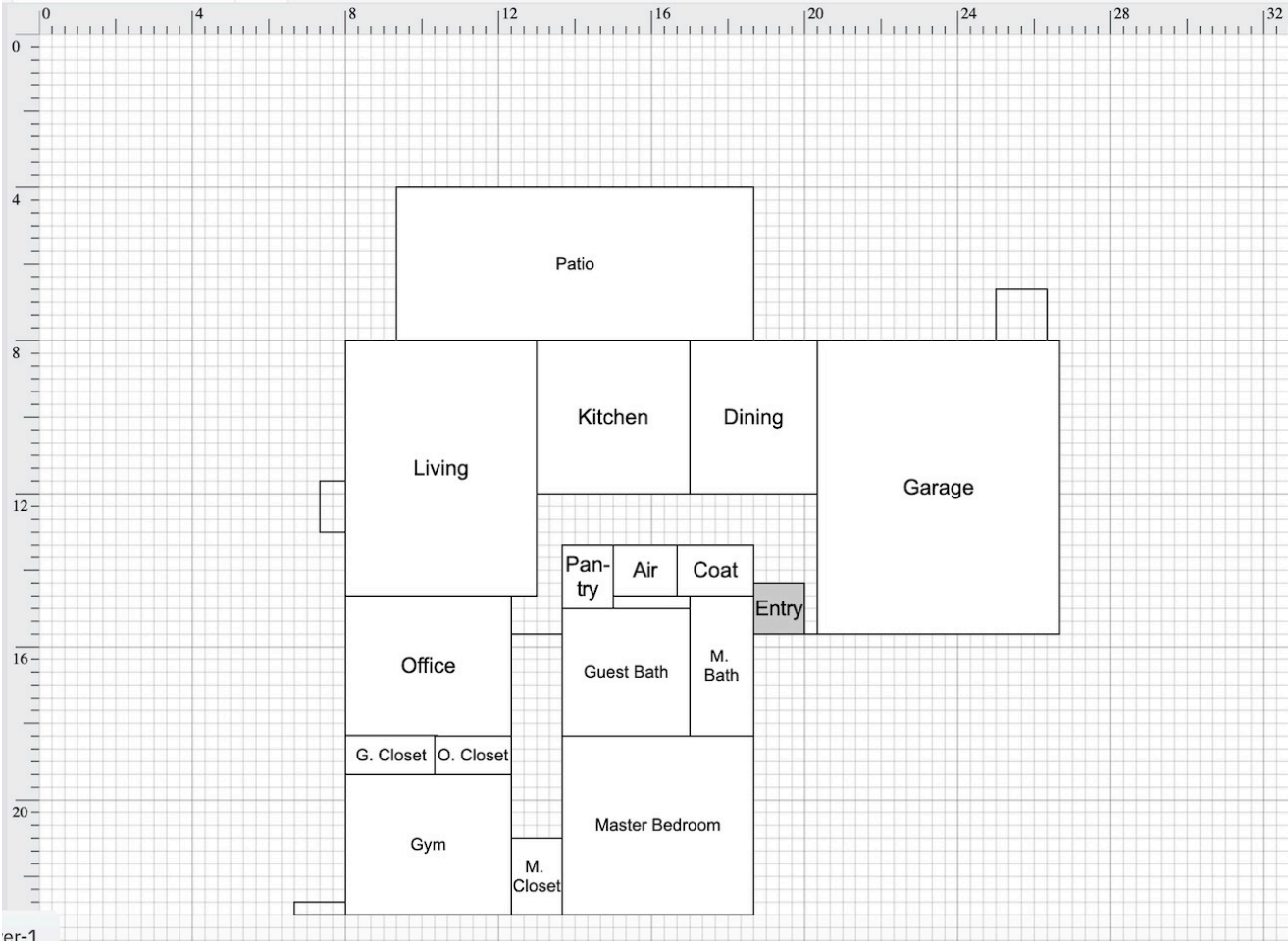
Sincerely,

Corri Carotti Snigg

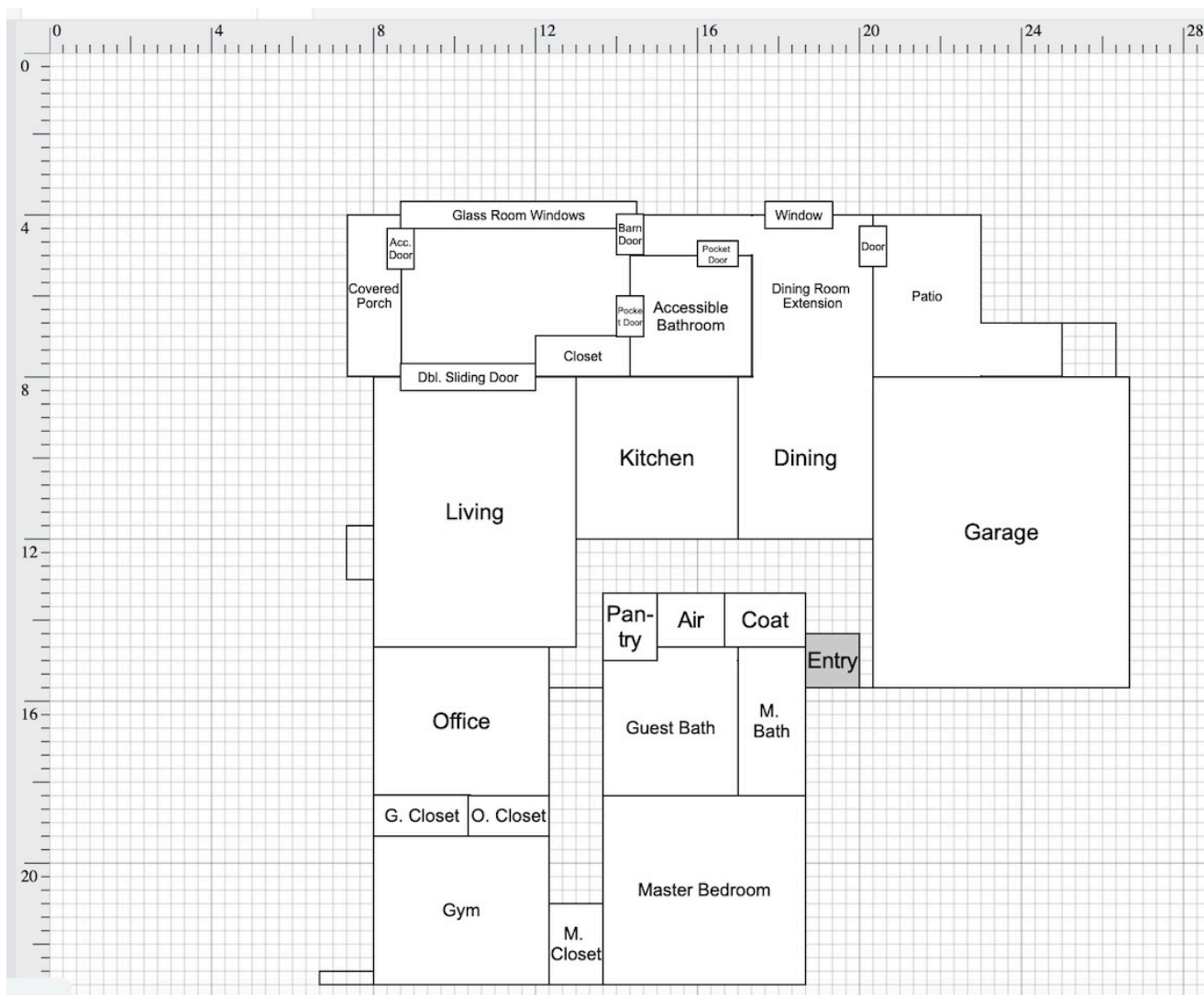
4045 Renoir Street
Pensacola, FL 32504
Survey



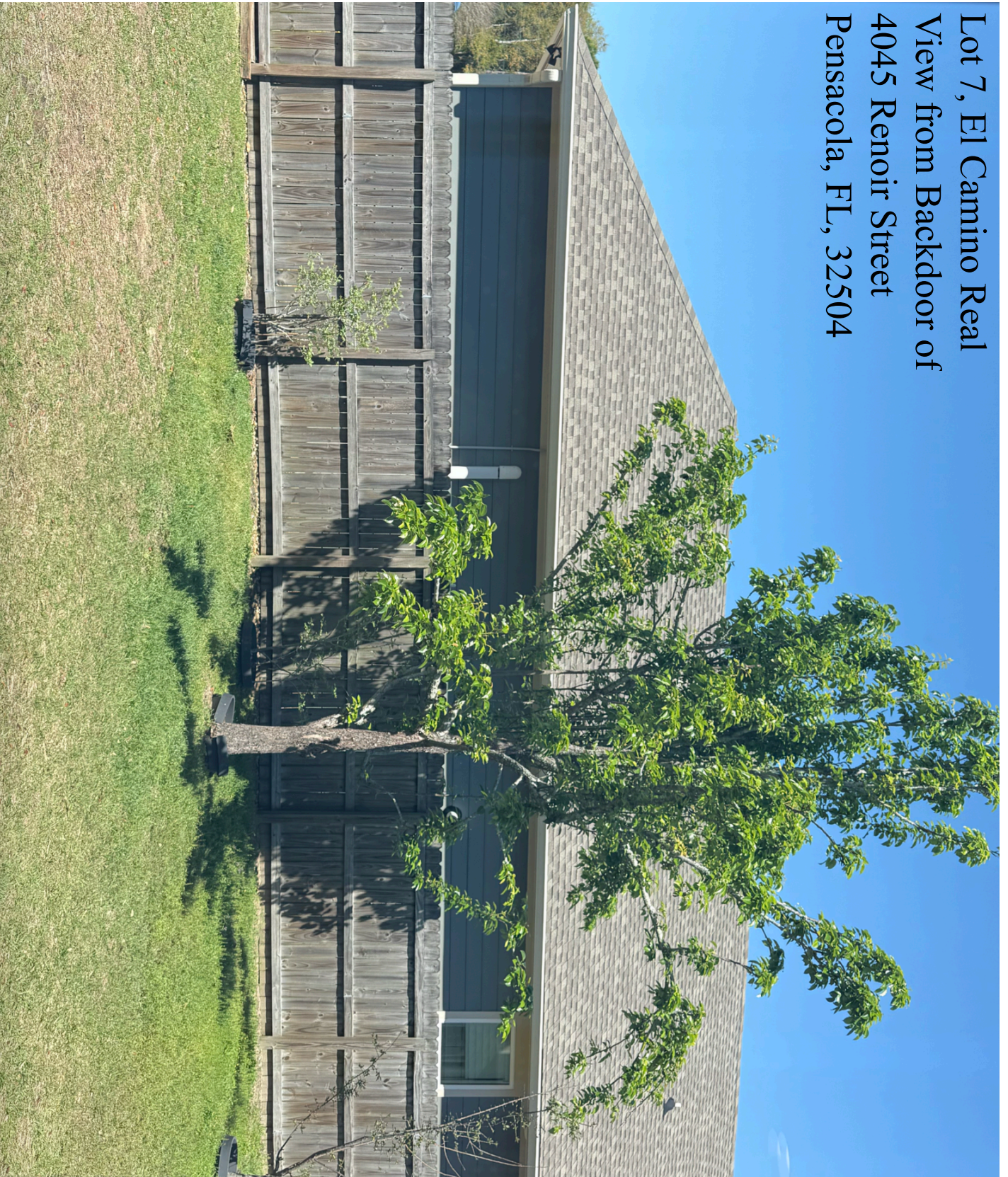
4045 Renoir Street
Pensacola, FL 32504
Rough Drawing of Current Floor Plan



4045 Renoir Street
Pensacola, FL 32504
Rough Drawing of Floor Plan with Requested Addition



Lot 7, El Camino Real
View from Backdoor of
4045 Renoir Street
Pensacola, FL, 32504



Approval from Neighbor
Page 1 of 2
Mary and James Dixon
4035 Renoir Street
Pensacola, FL 32504
(850) 346-7507

Verizon

11:57 AM

90%



Mary Neighbor



Hi Mary! I hope you and James are doing well.

I wanted to reach out to share that Todd and I want to add onto the back of our home, roughly where the existing patio is currently. We are trying to create an accessible space in our home where we can care for our aging parents in the future. Because we have a 30' rear setback in this neighborhood, we have to complete an application to request a variance. Neighbors can voice their opinions and oppose our request when our application is heard at the public Zoning Board Meeting on April 16, 2025. Before moving forward with the application, I wanted to personally ask if an addition to the rear of our home (it will be one story, extend about 13' from our current residence toward the rear property line, and be



Type a message



Approval from Neighbor
Page 2 of 2
Mary and James Dixon
4035 Renoir Street
Pensacola, FL 32504
(850) 346-7507

Verizon 11:57 AM 90%

< Mary Neighbor ...

roughly 32' in length) would bother you in anyway.

10:02 AM



Sounds great, go for it! We're ok, thanks for asking 😊

Mary Neighbor • 11:56 AM



Type a message



Approval from Neighbor

Page 1 of 2

Gabrielle James

4055 Renoir Street

Pensacola, FL 32504

(850) 375-0321

Verizon

12:01 PM

88%



Gabrielle James



Hi Gabby! I hope you and Milah are doing well.

I wanted to reach out to share that Todd and I want to add onto the back of our home, roughly where the existing patio is currently. We are trying to create an accessible space in our home where we can care for our aging parents in the future. Because we have a 30' rear setback in this neighborhood, we have to complete an application to request a variance. Neighbors can voice their opinions and oppose our request when our application is heard at the public Zoning Board Meeting on April 16, 2025. Before moving forward with the application, I wanted to personally ask if an addition to the rear of our home (it will be one story, extend about 13' from our current residence toward the rear property line, and be



Type a message



Approval from Neighbor
Page 2 of 2
Gabrielle James
4055 Renoir Street
Pensacola, FL 32504
(850) 375-0321

Verizon 12:01 PM 88%

< Gabrielle James

roughly 32' in length) would bother you in anyway.

10:03 AM



Of course it won't bother me at all! In fact, I want to do the same!

Gabrielle James • 11:28 AM



Type a message



Informing Neighbor
Page 1 of 2
Eugene Borcz
3320 Kings Way
Pensacola, FL 32504
(850) 324-9060

Verizon

12:11 PM

86%



(850) 324-9060



Mar 2 at 8:20 PM

Hi Gene! I hope you are doing well.

I wanted to reach out to share that Todd and I want to add onto the back of our home, roughly where the existing patio is currently. We are trying to create an accessible space in our home where we can care for our aging parents in the future. Because we have a 30' rear setback in this neighborhood, we have to complete an application to request a variance. Neighbors can voice their opinions and oppose our request when our application is heard at the public Zoning Board Meeting on April 16, 2025. Before moving forward with the application, I wanted to personally ask if an addition to the rear of our home (it will be one story, extend about 13' from our current residence toward



Type a message



Informing Neighbor
Page 1 of 2
Eugene Borcz
3320 Kings Way
Pensacola, FL 32504
(850) 324-9060

Verizon

12:11 PM

86%



(850) 324-9060



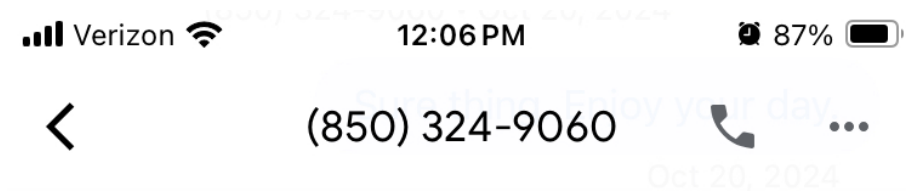
the rear property line, and be roughly 32' in length) would bother you in anyway. Please let me know if you want to discuss this in person. I look forward to hearing from you.

10:08 AM



Type a message

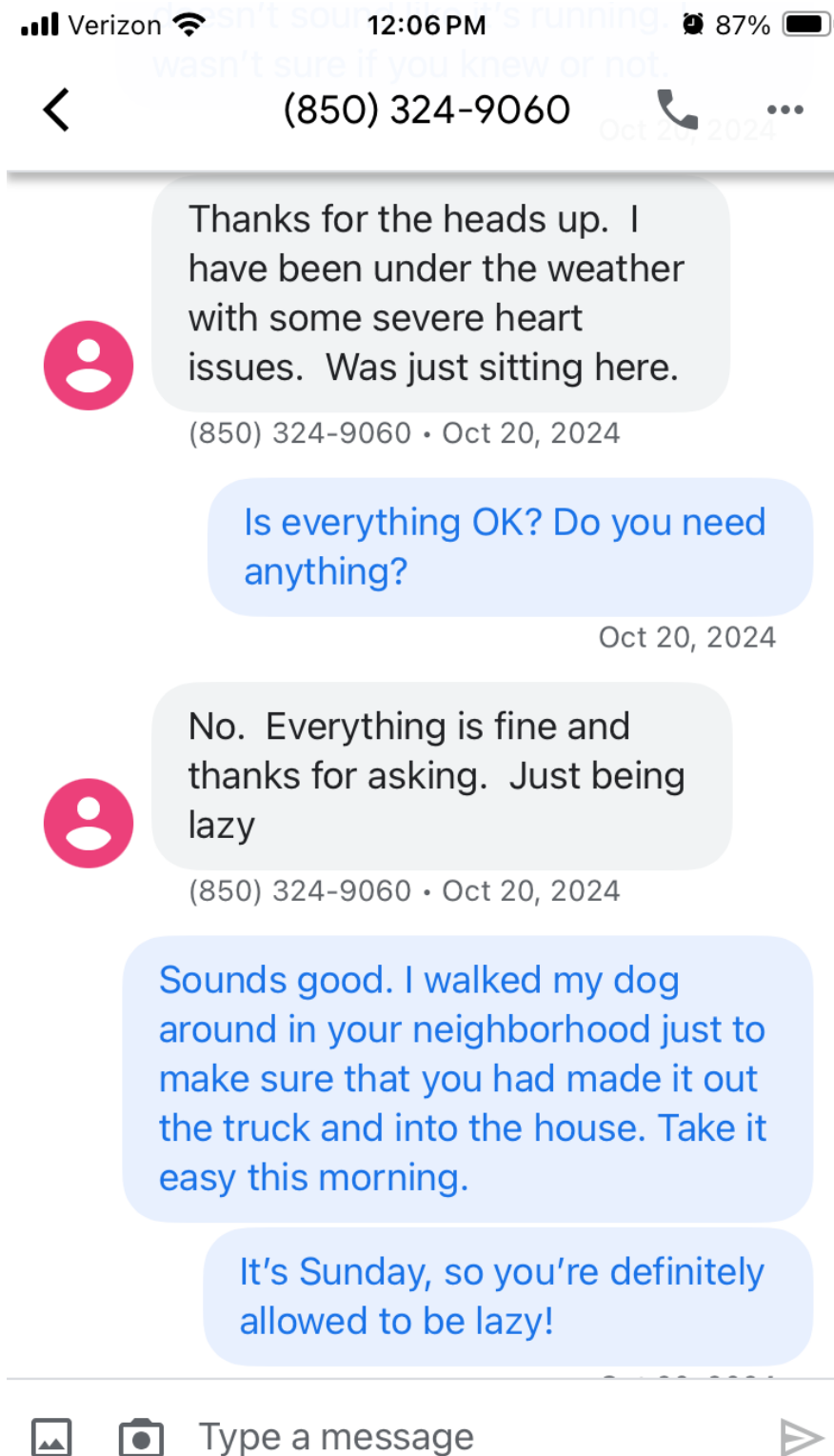




No Response from
Rear Neighbor
Page 1 of 1
Eugene Borcz
3320 Kings Way
Pensacola, FL 32504
(850) 324-9060

March 2, 2025 8:20 PM

Last Response from
Rear Neighbor
Page 1 of 1
Eugene Borcz
3320 Kings Way
Pensacola, FL 32504
(850) 324-9060





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-488

Zoning Board of Adjustments

4/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-008
4011 Argenta Way
R-ZL (Zero Lot Line)

SUMMARY:

Applicant and homeowner, Mr. Nicholas Massa, is requesting a variance to reduce the rear yard setback from 20 FT to 13.37 FT to accommodate an addition of a patio cover.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Massa_VarianceApplication_Signed
2. Massa_VariancePacket

- ☒ **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) 12-3-5 (1) **Zoning** R-ZL / SilverLeaf S/D

(To be Completed by Applicant)

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

Property Address: 4011 Argenta Way Pensacola, FL 32504

Current use of property: SFR

1. Describe the requested variance(s): We are requesting a variance to allow for construction of a patio cover that extends 6.63 feet beyond the property's rear building setback line. This addition will encroach into the required rear yard space as specified by local zoning regulations.

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:

This property has a unique, larger than average, distance between its rear property line and the nearest

residence to rear. This distance is approximately 31 feet of open space beyond the rear property line.

This separation reduces the potential impact on neighboring properties, ensuring privacy.

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 current rear building setback limits the ability to construct a functional patio cover that provides adequate shade and protection from the elements. Neighboring properties have similar covered patios or outdoor structures that enhance their use of the backyard for recreation and relaxation. Due to the unique rear setback on this property, we are unable to build a comparable structure without a variance. Granting the variance would allow us to enjoy the same benefits as others in this area.

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 proposed patio cover will not obstruct neighbors' views or interfere with their enjoyment of their properties. The structure will be designed to complement the existing home and will not create noise, or otherwise negatively impact neighboring properties. The project will meet all safety and building codes, ensuring that it is not detrimental to the general welfare of others.

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

The patio cover will enhance the aesthetic appeal and functionality of the property while remaining consistent with similar improvements in the area. Granting the variance will not alter the essential character of the neighborhood or infringe on the rights of surrounding property owners.

Application Date: 3/25/25

Applicant: Nicholas Massa

Applicant's Address: 4011 Argenta Way Pensacola, FL 32504

Email: nicnac61@aol.com Phone: (850) 206-9646

Applicant's Signature: 

Property Owner: Nicholas Massa

Property Owner's Address: 4011 Argenta Way Pensacola, FL 32504

Email: nicnac61@aol.com Phone: (850) 206-9646

Property Owner's Signature: 

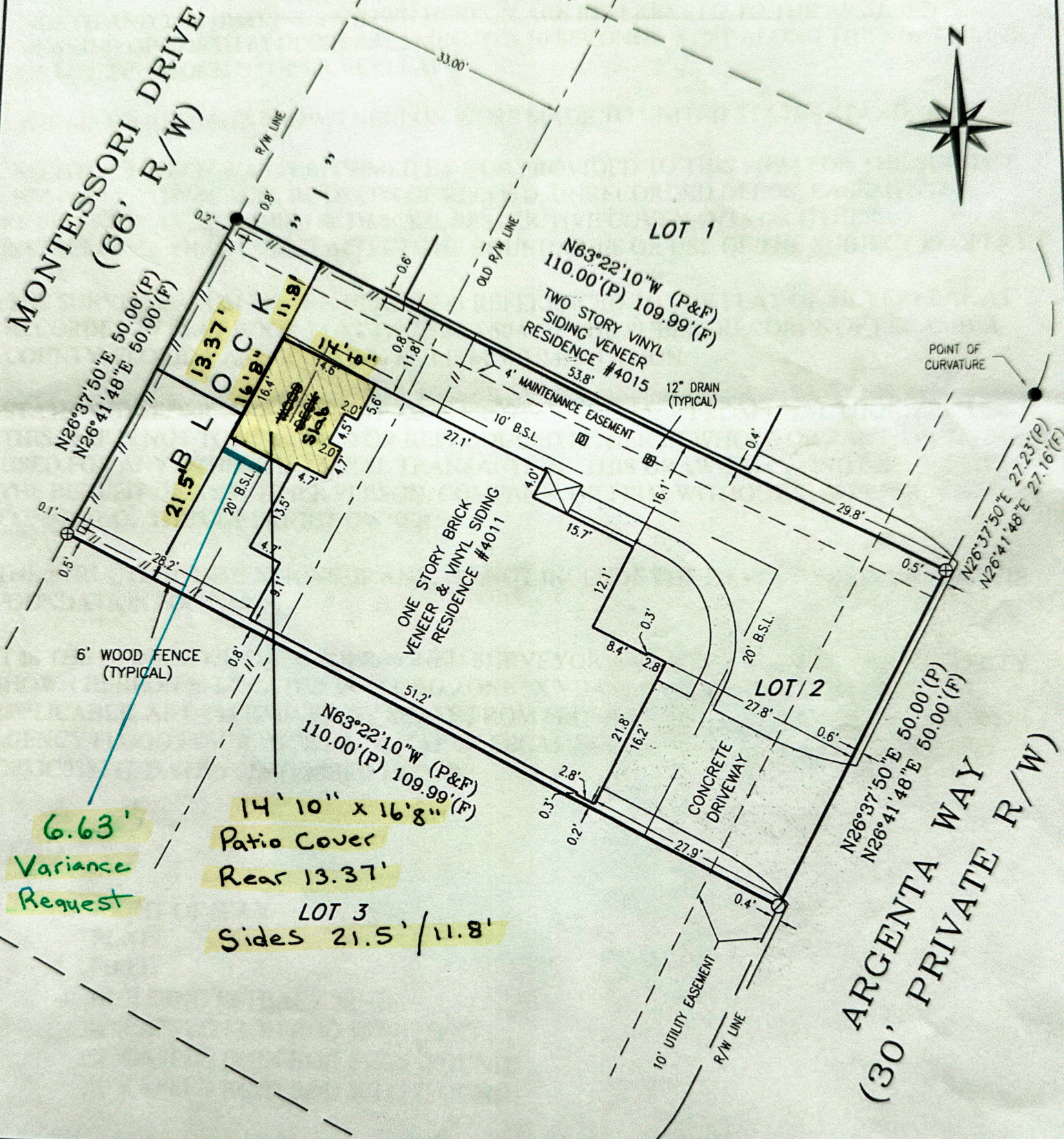
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BOUNDARY SURVEY



Description		LOT 2, BLOCK "I", SILVERLEAF									
Plat Book	13	Page	50-50A	Section	16	Township	1-SOUTH	Range	29-WEST		
Florida County		ESCAMBIA					Scale	1"=20'			
Property Address		4011 ARGENTA WAY									
Encroachment		AS SHOWN ON SURVEY				Field Book	443	Page	13		

[illegible]





ROAD
CLOSED



ROAD
CLOSED



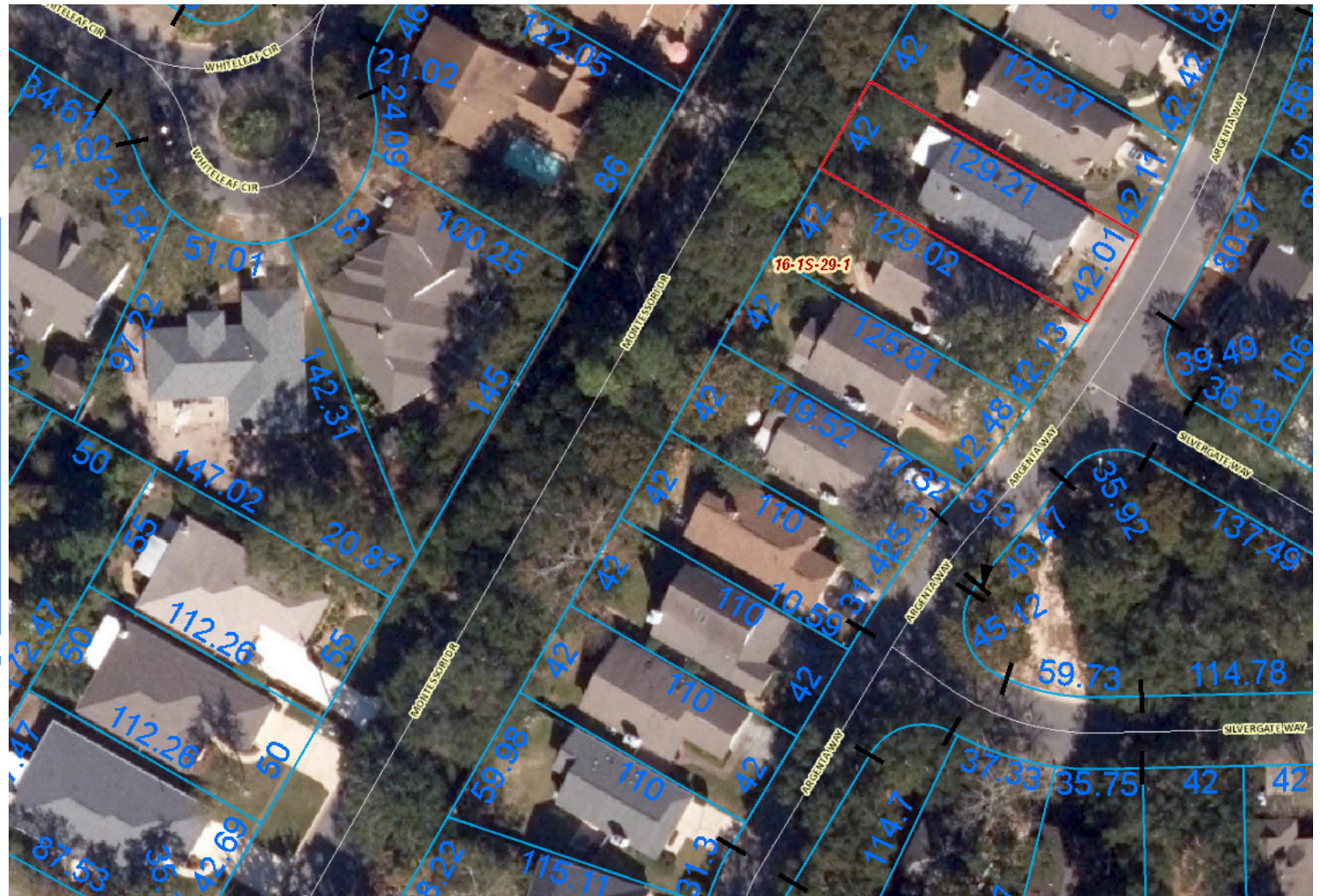
Account: 012644182
Refno: 161S290500004009
OName1:
MailingAddr: 3441 GOLDENWOOD WAY+PENSACOLA,
FL 32504
Situs: 3441 GOLDENWOOD WAY
LastSale: 4/1997
LastSalePr: 55000
DORCd: SINGLE FAMILY RESID
acreage: 0.2506
BldCnt: 1
TotHeatArea: 1398
SecMapId: 16-1S-29-1
ComplexType: S
ComplexDscr: SILVERLEAF S/D PB 13 P 50
Zoned: R-ZL
MLSNbr:
TaxAuth: PENSACOLA CITY LIMITS
PicCnt: 0
Schools: CORDOVA PARK|WORKMAN|WASHINGTON



Neighboring Screen Room in R-ZL Zoning District



Account: 012644016
Refno: 161S290500008001
OName1:
MailingAddr: 4119 ARGENTA WAY+PENSACOLA, FL 32504
Situs: 4119 ARGENTA WAY
LastSale: 9/29/2023
LastSalePr: 340000
DORCd: SINGLE FAMILY RESID
acreage: 0.1246
BldCnt: 1
TotHeatArea: 1404
SecMapId: 16-1S-29-1
ComplexType: S
ComplexDscr: SILVERLEAF S/D PB 13 P 50
Zoned: R-ZL
MLSNbr:
TaxAuth: PENSACOLA CITY LIMITS
PicCnt: 0
Schools: CORDOVA PARK|WORKMAN|WASHINGTON



Neighboring Screen Room in R-ZL Zoning District