



City of Pensacola

Zoning Board of Adjustments

Agenda

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

July 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. 25-957 ZBA MINUTES JUNE 18, 2025

Recommendation:

Sponsors:

Attachments: MINUTES 6.18.25

REQUESTS

2. 25-956 ZBA 2025-015
2090 N 19TH AVENUE
R-1AAA

*Attachments: Hill 2090 N 19th Ave Variance App
SURVEY
5734016
5994903
5994904
5994905*

3. 25-958 ZBA 2025-013 - TABLED ITEM FROM MAY 21 MEETING
850 N 10TH AVENUE
R-1AA

*Attachments: Application and Site Plan 5.21.25
SITE PLAN new request
Amended Note
Survey*

4. 25-959 ZBA 2025-016
7635 LE GRANDE DRIVE
R-1AA

Attachments: *Application and Site Plan*
 FENCE
 Photo Doc

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

June 18, 2025

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

MEMBERS ABSENT: Board Member Nannette Chandler, Board Member Drew Dittmar

STAFF PRESENT: Planner Hargett, Historic Preservation Planner Walker, Network Engineer Russo

STAFF VIRTUAL: Development Services Director Sherry Morris, Planning & Zoning Division Manager Cynthia Cannon

OTHERS PRESENT: Caleb Jones

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 May 21, 2025, minutes were approved without objection by the Board.

ZBA 2025-014 1960 Foulis Drive R-1AAA

Applicant and homeowner Caleb Jones is requesting a variance to reduce the rear yard setback from 30 feet to 24 feet 9 inches to accommodate a new 12 x18 covered porch addition.

Applicant, Mr. Jones, stated his name and address for the record and explained his variance request to the board.

Mr. Jones stated he needs extra space for his parents. A covered back porch would allow them to get outside and be out of the sun. He further explained that the proposed location was the most practical area since there was already a concrete slab.

Chairperson White clarified that the existing slab was the same size as the proposed enclosure and the footprint would not be increased. Mr. Jones responded that was correct.

After further board discussion, Chairperson White asks for a motion.

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

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:11 PM.

Respectfully Submitted,


Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-956

Zoning Board of Adjustments

7/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-015
2090 N 19TH Avenue
R-1AAA

SUMMARY:

Applicants and homeowners Christopher and Michele Hill are requesting the following variances for an existing wood shed and carport; 1) reduce the required corner side yard setback from 15 feet to 6.8 feet, 2) increase the rear yard coverage from 25% to 33.5%.

It should be noted for reference, December 18, 2024, a violation was discovered during a lien search, however the title company did not disclose this information, and the purchase went through without Mr. and Mrs. Hill knowing of the code case or unpermitted structures.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Hill 2090 N 19th Ave Variance App
2. SURVEY
3. 5734016
4. 5994903
5. 5994904
6. 5994905



- ☐ **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) _____ Zoning _____

(To be Completed by Applicant)

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

Property Address: 2080 N 19th Ave Pensacola FL

Current use of property: Residential

1. Describe the requested variance(s): to adjust existing property variance to make allowances for ~~car~~ existing carport and workshop built by previous owner without proper approval

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:

built by previous owner without approval, wasn't

disclosed at time of purchase by new owner

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:

Car port and work shed have been present for 3 year
and removal would cause current owner financial harm.

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

existing structure have been in place with out complaints
from long time neighbors.

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

Carport and workshop are used to protect our personal
property.

Application Date: 06/16/25

Applicant:

Christopher Hill

Applicant's Address:

2090 W 19th Ave Pensacola FL 32503

Email:

faithoutfitters@gmail.com

Phone: 573-528-8956

Applicant's Signature:

[Signature]

Property Owner:

N/A

Property Owner's

Address:

N/A

Email:

N/A

Phone: _____

Property Owner's

Signature:

N/A

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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.



NORTHWEST FLORIDA LAND SURVEYING, INC.

479 N. Pace Blvd.
Pensacola, FL 32503
(850) 432-1032

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: CYNTHIA ROGERS

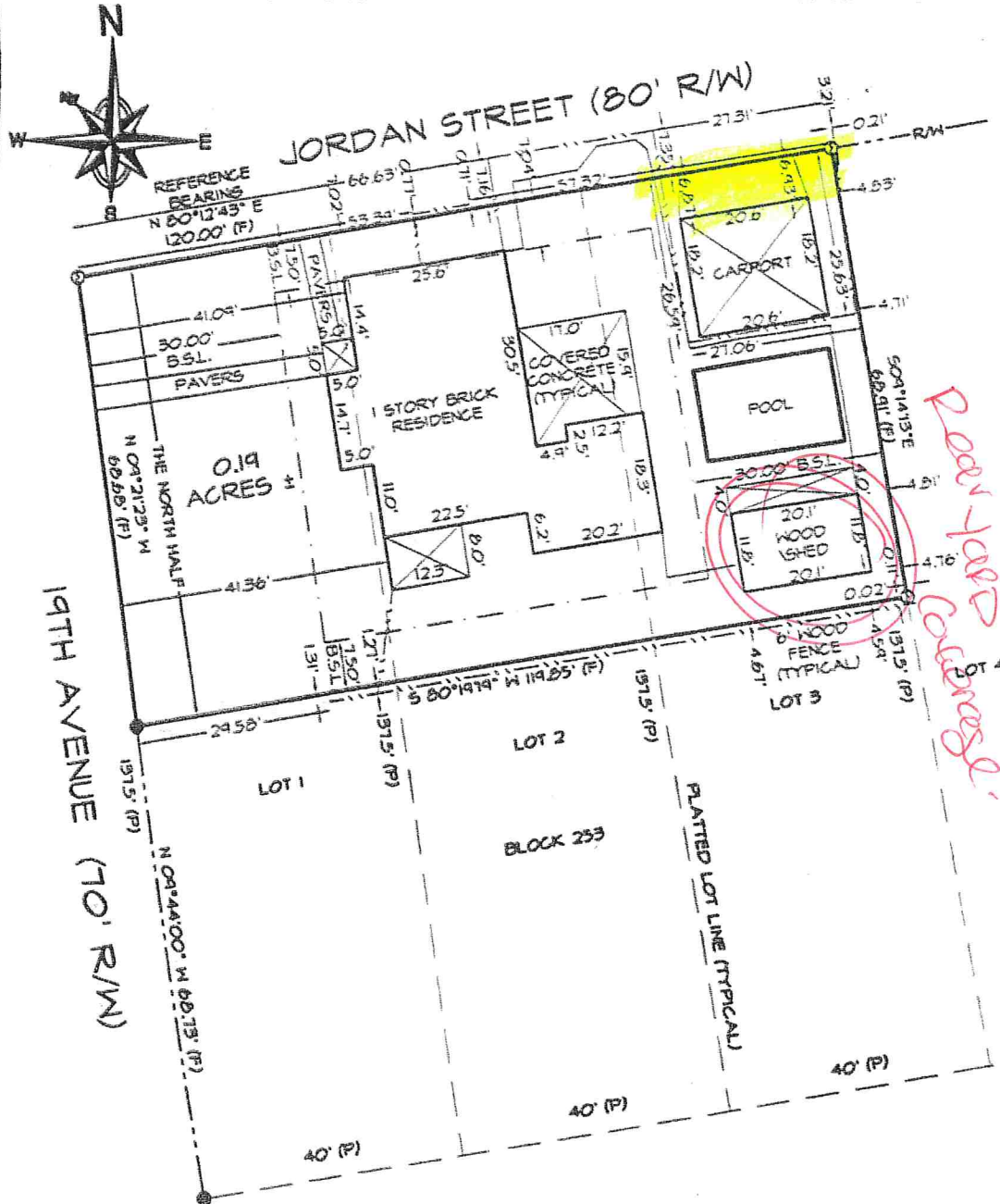
JOB NO.: 10-23587-23

REQUESTED BY: DAN HARRIOTT

DATE: OCTOBER 13, 2023

PROPERTY ADDRESS: 2090 N. 19TH AVENUE

SCALE: 1" = 20'



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C. ☐ D.M. ☐ T.M. ☐ S.M. ☐ C.M. ☐ L.S. ☐

DESCRIPTION: SEE SHEET 2 OF 2

SEC. 00, TWP. -0-S, RGE. -00-W, ESCAMBIA COUNTY, STATE OF FLORIDA
RECORDED O.R. BOOK 8233, PAGE 418 *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 10/09/2023, FIELD BOOK: RR-23, PG. 35

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

JEFF SIMMONS PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7354 STATE OF FLORIDA

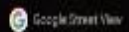
REVISIONS:

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR



1908 E Jordan St

Pompano Beach, Florida



Nov 2021 See later date



1900 E Jordan St
Pensacola, Florida

 Google Street View

May 2022 · See more dates







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-958

Zoning Board of Adjustments

7/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-013 - Tabled Item from May 21 Meeting
850 N 10TH AVENUE
R-1AA

SUMMARY:

Applicants and homeowners Dale and Sheila Moore are requesting a variance to reduce the side yard setback from 6 feet to 5 feet to accommodate a new single-family dwelling.

The intent of the applicant is to demolish the existing structures and rebuild a new home. However, they wish to shift the house to the south boundary line to accommodate a driveway on the north side of the property.

This item was tabled at the May 21, 2025, Zoning Board of Adjustments meeting so the applicant could address and amend the request.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application and Site Plan 5.21.25
2. SITE PLAN new request
3. Amended Note
4. Survey



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

ZBA 2025-013

VARIANCE APPLICATION

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- 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) R34 T. R3.2 Zoning R1AA

(To be Completed by Applicant)

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

Property Address: 850 N. 10th Ave. 32501

Current use of property: Residential Home

1. Describe the requested variance(s): at 11:30AM 4/30/25 we do not have results of our front yard ave. report

Requesting - front yard set back of 46.6 ft. from road.
 - side set back of 3 feet.

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: using front yard averaging for variance request. Asking for a 3 ft. set back on S. side to accomodate driveway.

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 front setback request would be consistent with all neighbors near me.

The side request is simply moving closer to my own property.

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

These requests will not affect anyone else's property. Will gain a much needed improvement on our property.

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

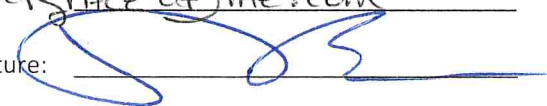
We are aging and want to keep our new house one story, not two story.

Application Date: _____

Applicant: Dale, Sheila Moore

Applicant's Address: 850 N. 10th Ave, Pensacola, FL 32501

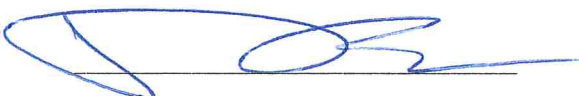
Email: feelgrace@me.com Phone: 850-206-8510

Applicant's Signature: 

Property Owner: Dale, Sheila Moore

Property Owner's Address: Same as above

Email: _____ Phone: _____

Property Owner's Signature: 

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Planning Services

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(850) 435-1670

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

Site Plan

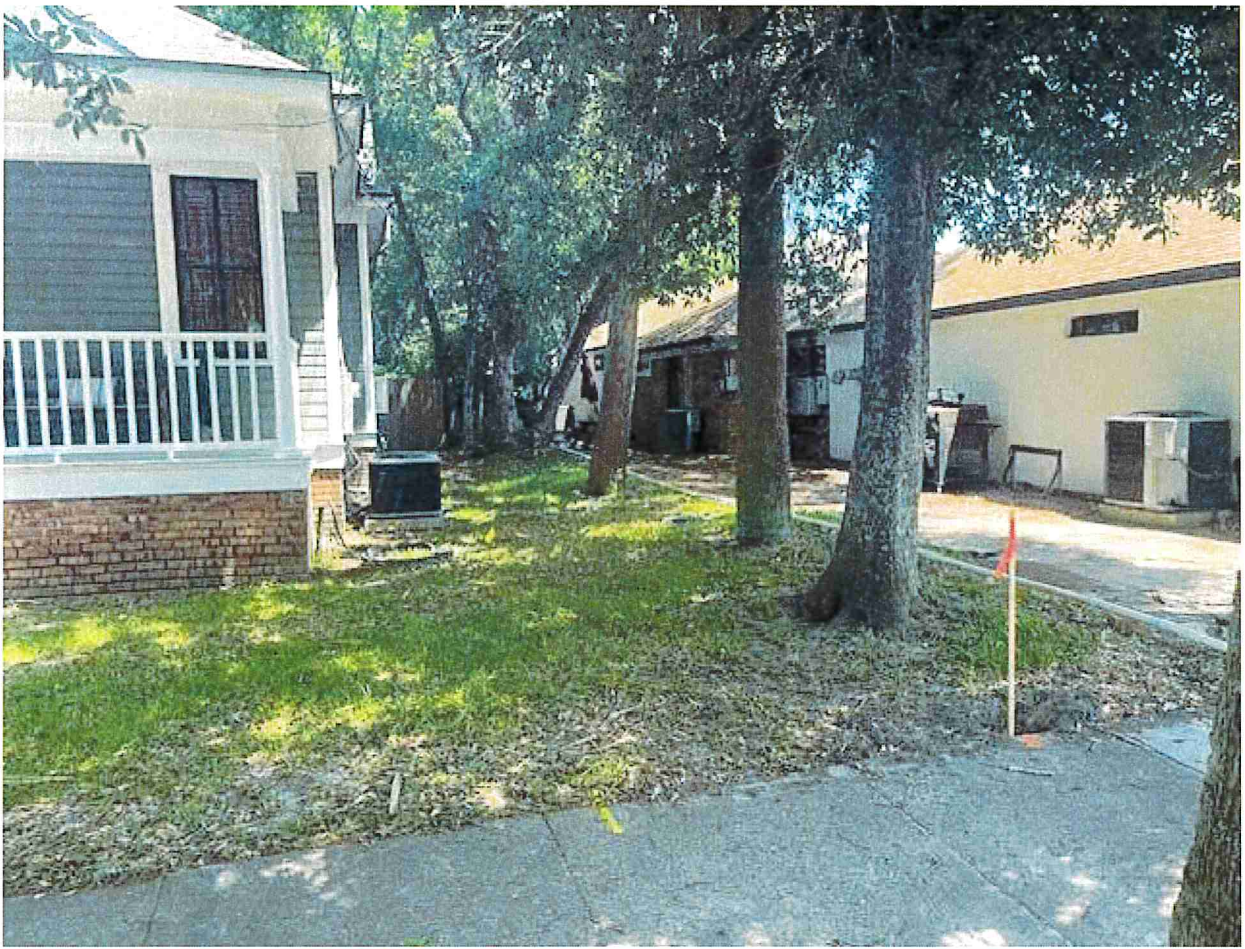
TABLED FROM 5-21-25
ZBA MEETING



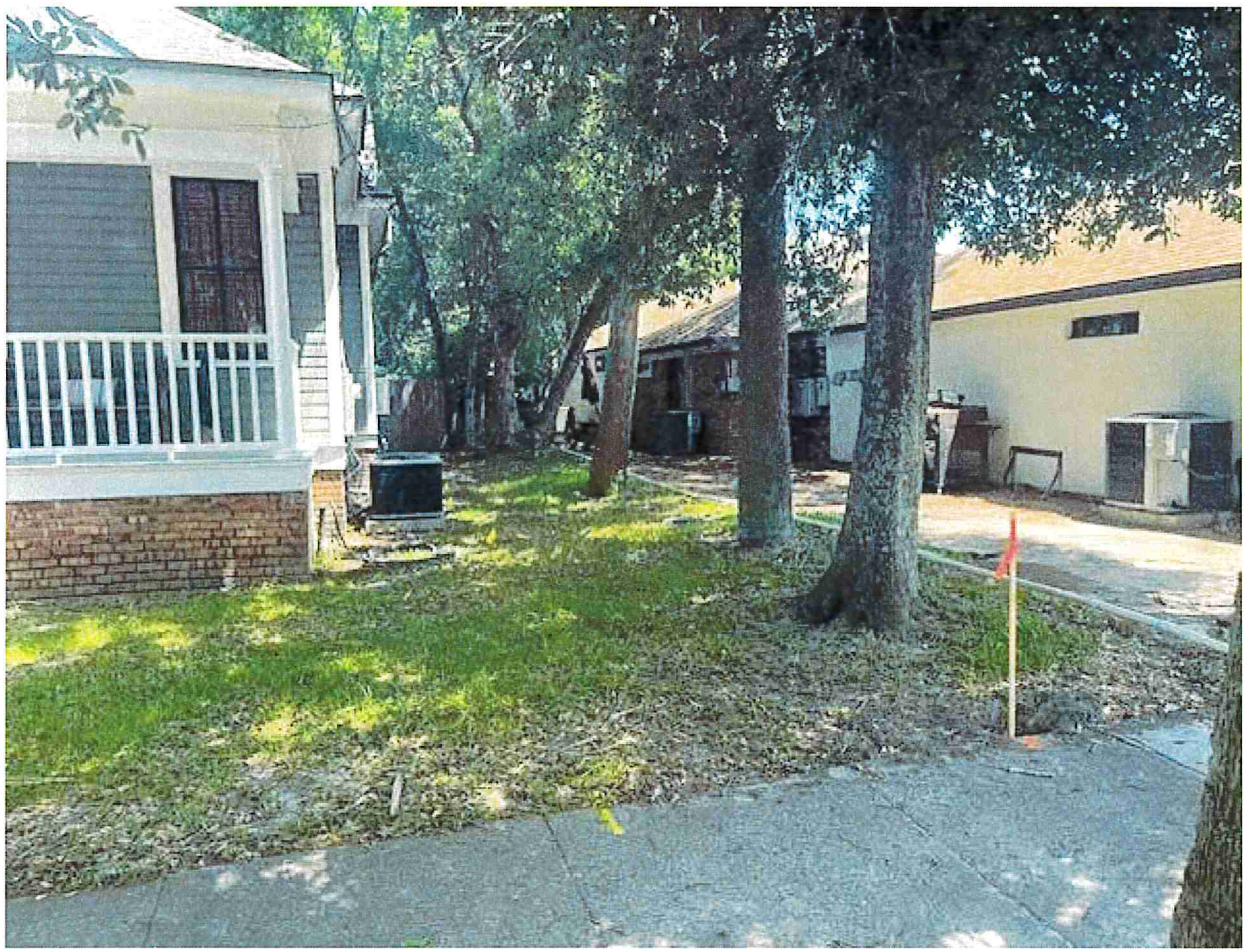
My House 850 N. 10th Ave.



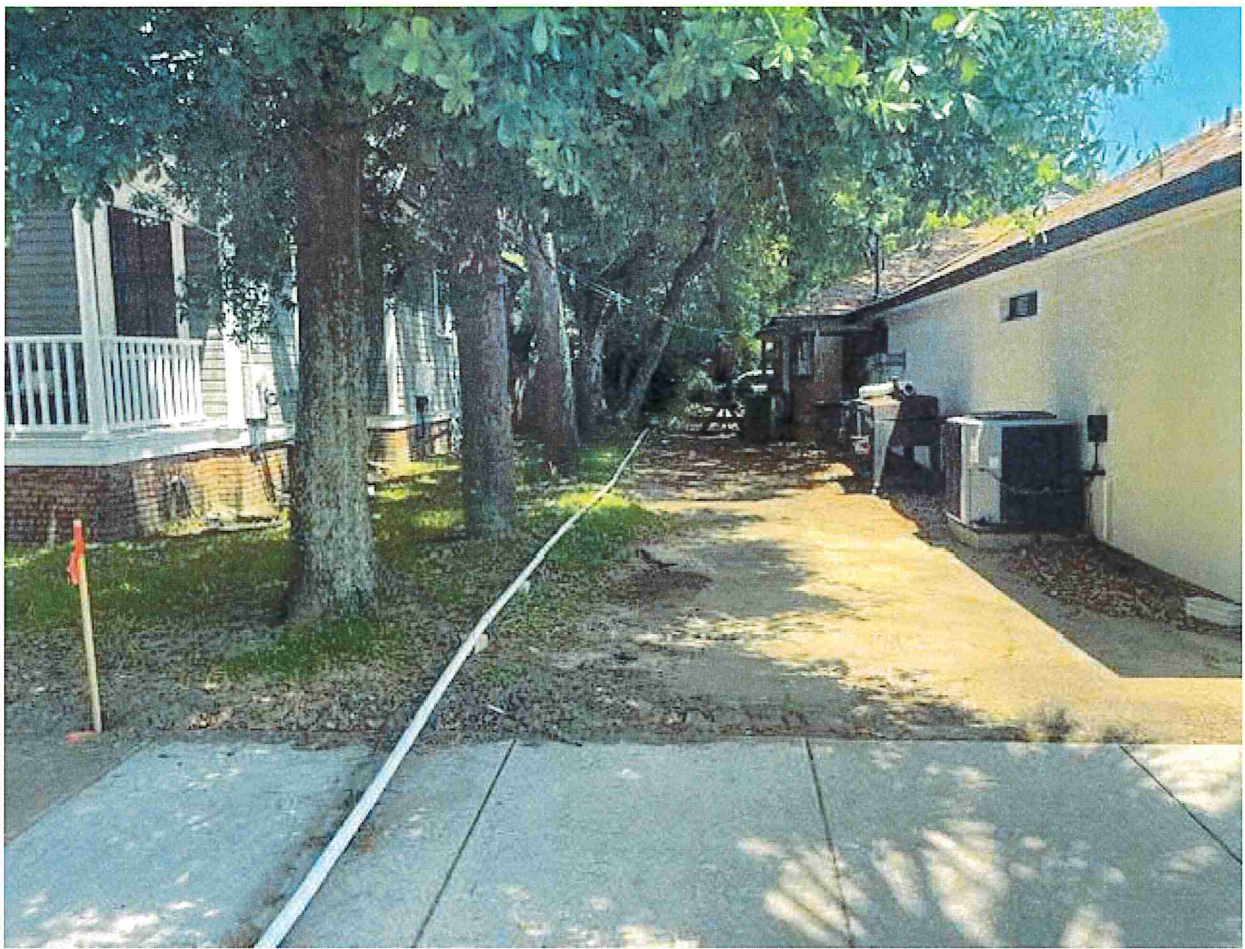
Across street diagonally from my house,
926 E. Cerrantes, but 'fronts' on 10th Avenue.
(43 feet from road to house)



we own both properties ...



Front set back on my house now is 51.8 feet from road.
 South side set back now is 7.6 feet. We are requesting
 a 3 foot south side set back. We own both properties.



2-story white house '891 N. 10th Ave.'
Diagonally NW from my house.
(50 ft. from road to house)

Next door - North side of my House.

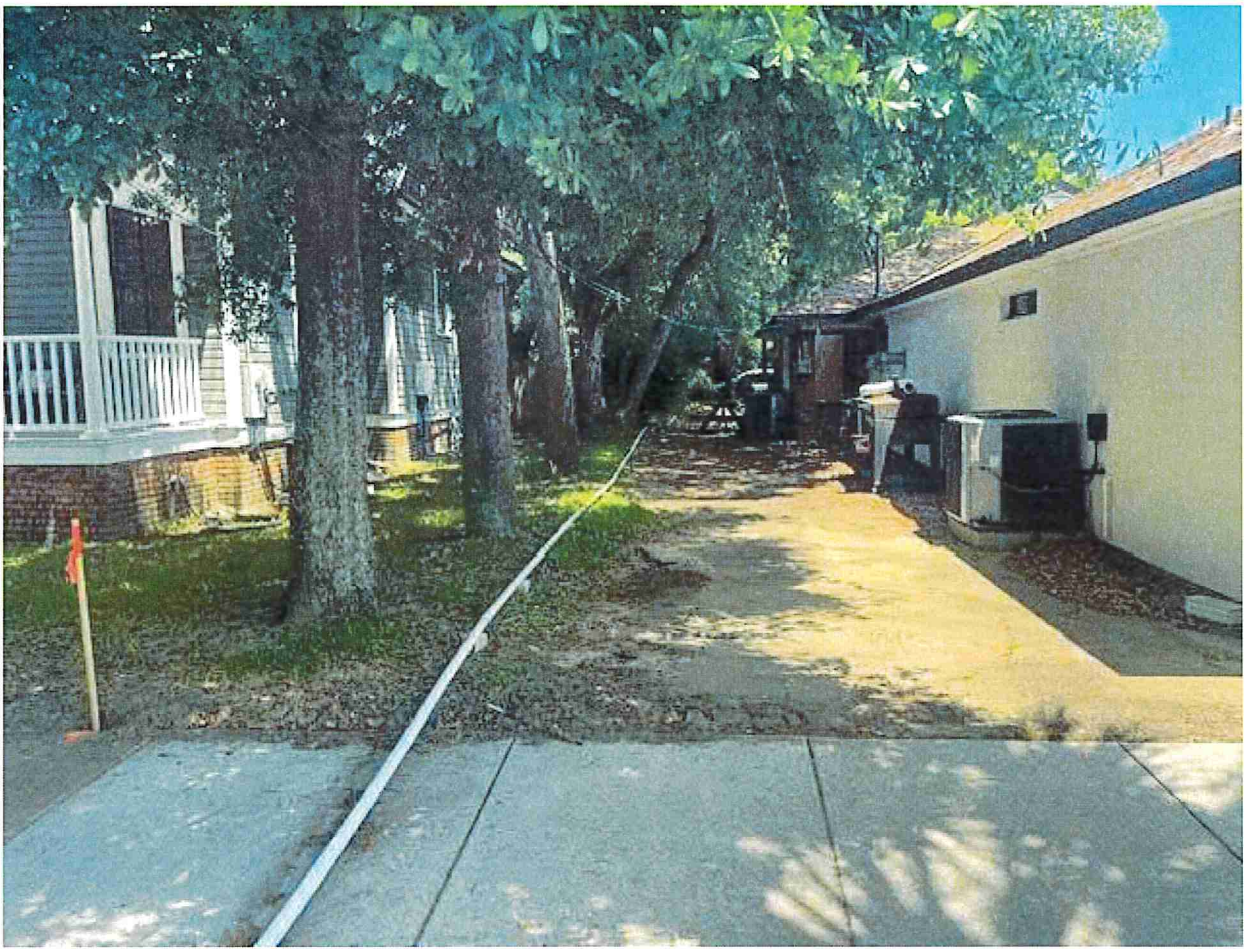


Next door- North side of my house.



(29.6 feet from road to house)

legally fronts on Strong St.



Straight across street from my house
(44 ft from road to house)

Variance note ...Dale and Sheila Moore 850 N 10th Ave,
32501

Asking for a 1 foot variance on the south side of our
property/primary residence at 850 N 10th Avenue.
This is between our house and our Salon at 1000 E
Cervantes St.

We own the property to our south so this would be
moving 1 foot closer to our own property.

We are building a modest house to match the
'EastHill Cottage '
look, trying to preserve as much of the front yard as
possible while still adhering to city building codes.

Thank you, Dale and Sheila Moore

BOUNDARY SURVEY
850 N. 10th AVENUE
CITY OF PENSACOLA
ESCAMBIA COUNTY, FLORIDA

LEGEND

- R/W RIGHT OF WAY
CORP. CORPORATION
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
● FOUND 1/2" IRON ROD
⊙ FOUND 1/2" CAPPED IRON ROD - CORP. #0340
⊕ FOUND 5/8" CAPPED IRON ROD - PSM #5863
— X — WIRE FIELD FENCE
— ○ — 6" WOOD FENCE
▭ COVERED (ROOFED) AREA
▨ CONCRETE
▩ WOOD DECK

LEGAL DESCRIPTION: (O.R. BOOK 5239, PAGE 1648)

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 109, NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, BY THOMAS C. WATSON, COPYRIGHTED IN 1906; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF 10th AVENUE (100' R/W), A DISTANCE OF 69.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE, A DISTANCE OF 68.20 FEET; THENCE DEFLECT 90 DEGREES 00'00" LEFT, A DISTANCE OF 110.00 FEET; THENCE DEFLECT 90 DEGREES 00'00" LEFT, A DISTANCE OF 68.20 FEET; THENCE DEFLECT 90 DEGREES 00'00" LEFT, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING. BEING THE SOUTH 68.20 FEET OF LOTS 1, 2 AND 3 OF SAID BLOCK 109.

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

Dale Moore

Sheila Moore

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

DALE AND SHEILA MOORE
CHICAGO TITLE INSURANCE COMPANY
CARVER, DARDEN, KORETZKY, TESSIER, FINN, BLOSSMAN & AREAUX, LLC
DALE AND SHEILA MOORE
BANK OF PENSACOLA

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

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER
NUMBER 5766, STATE OF FLORIDA

SEPTEMBER 11, 2015 LELAND M. EMPIE, P.S.M.
DATE

SCALE: 1" = 20'
FIELD DATE: 9/8/15
ORDER NO: 220-15
FIELD BOOK: 170/53



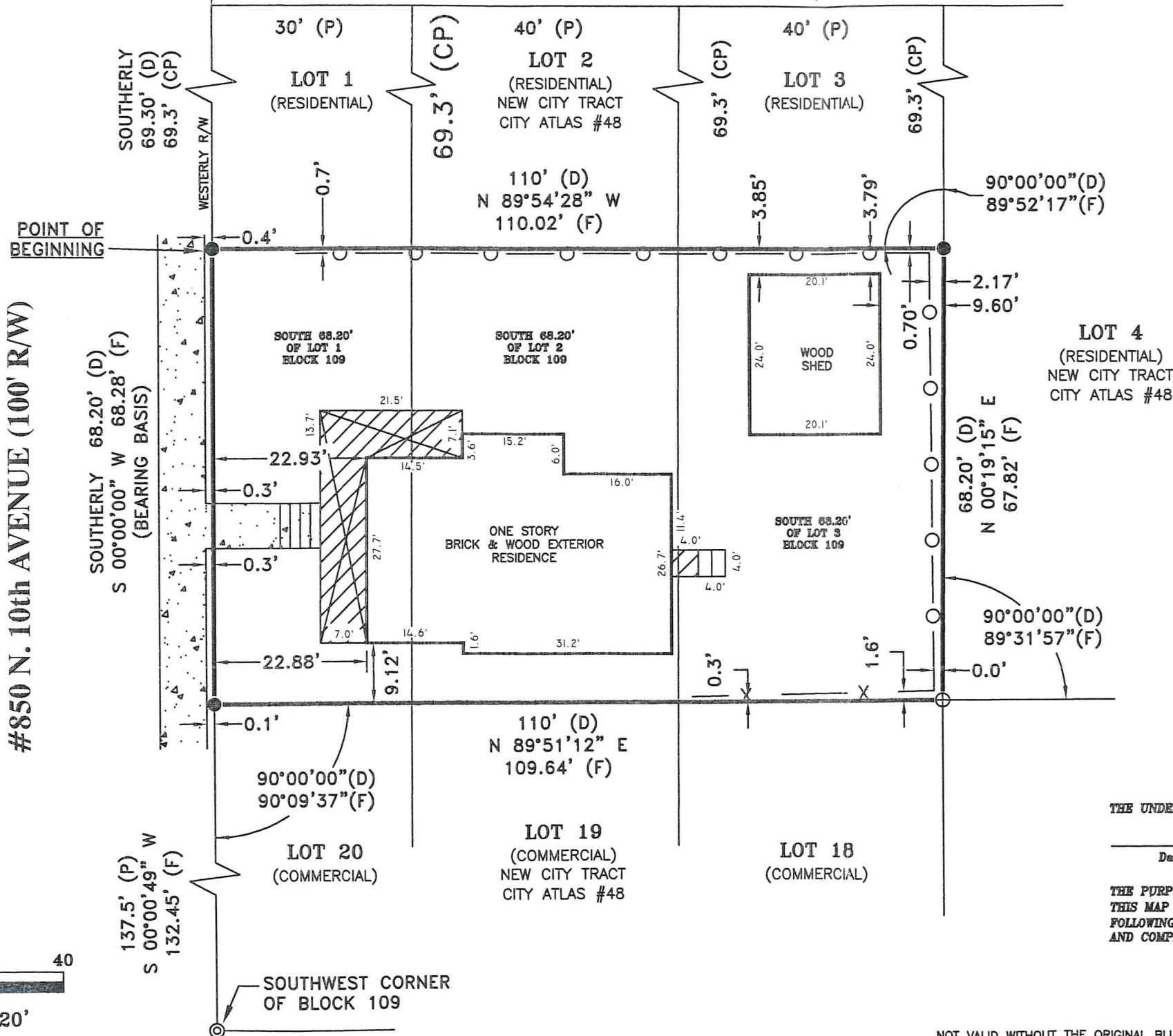
Scale: 1" = 20'

#850 N. 10th AVENUE (100' R/W)

POINT OF BEGINNING

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 1, BLOCK 109, NEW CITY TRACT,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA

EAST STRONG STREET (80' R/W)



EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745--FAX: 850-477-3705
LICENSED BUSINESS #6993 STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
POSSIBLE ENCROACHMENTS: FENCE		

CLIENT: MOORE
SOURCE OF INFORMATION: FIELD EVIDENCE, DEEDS OF RECORD, PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS
GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (Vetlands) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed = (D); Description = (DB); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States Standards. The accuracy shown hereon meets the standards required in the appropriate land area.
6. No title search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-way. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-959

Zoning Board of Adjustments

7/16/2025

ACTION ITEM

SUBJECT:

ZBA 2025-016
7635 Le Grande Drive
R-1AA

SUMMARY:

Applicants and homeowners Darryl and Jennifer McBride are requesting a variance to increase the allowed fence height from 6 feet to 8 feet along the rear property line.

Code Enforcement referred the new fence to the Building Department, March 23, 2025, for height assessment. It was then discovered no permit was obtained.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application and Site Plan
2. FENCE
3. Photo Doc



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

ZBA-2025-016

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

VARIANCE APPLICATION

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 - 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) _____ Zoning _____

(To be Completed by Applicant)

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

Property Address: 7635 Le Grande Drive

Current use of property: Primary housing

1. Describe the requested variance(s): 8ft tall fence along the back of property only (wooden board-on-board)

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:

Please see attached

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:

This is necessary so we can be at peace in our own home/yard and peace with our neighbor. We would like to sit outside and not feel like we are being watched or to be yelled at by neighbor.

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 fence is not detrimental to others because it actually helped us with our dispute with the neighbor directly behind our house. It has no effect to anyone else.

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

Application Date: 6/20/25

Applicant: Darryl & Jennifer McBride

Applicant's Address: 7635 Le Grande Drive, Pensacola FL 32514

Email: mrsmcbride28@gmail.com Phone: 850-485-7596

Applicant's Signature: Darryl McBride Jennifer McBride

Property Owner: Darryl & Jennifer McBride

Property Owner's Address: 7635 Le Grande Drive, Pensacola, FL 32514

Email: mrsmcbride28@gmail.com Phone: 850-480-6365

Property Owner's Signature: Darryl McBride Jennifer McBride

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Planning Services

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(850) 435-1670

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

Variance Application

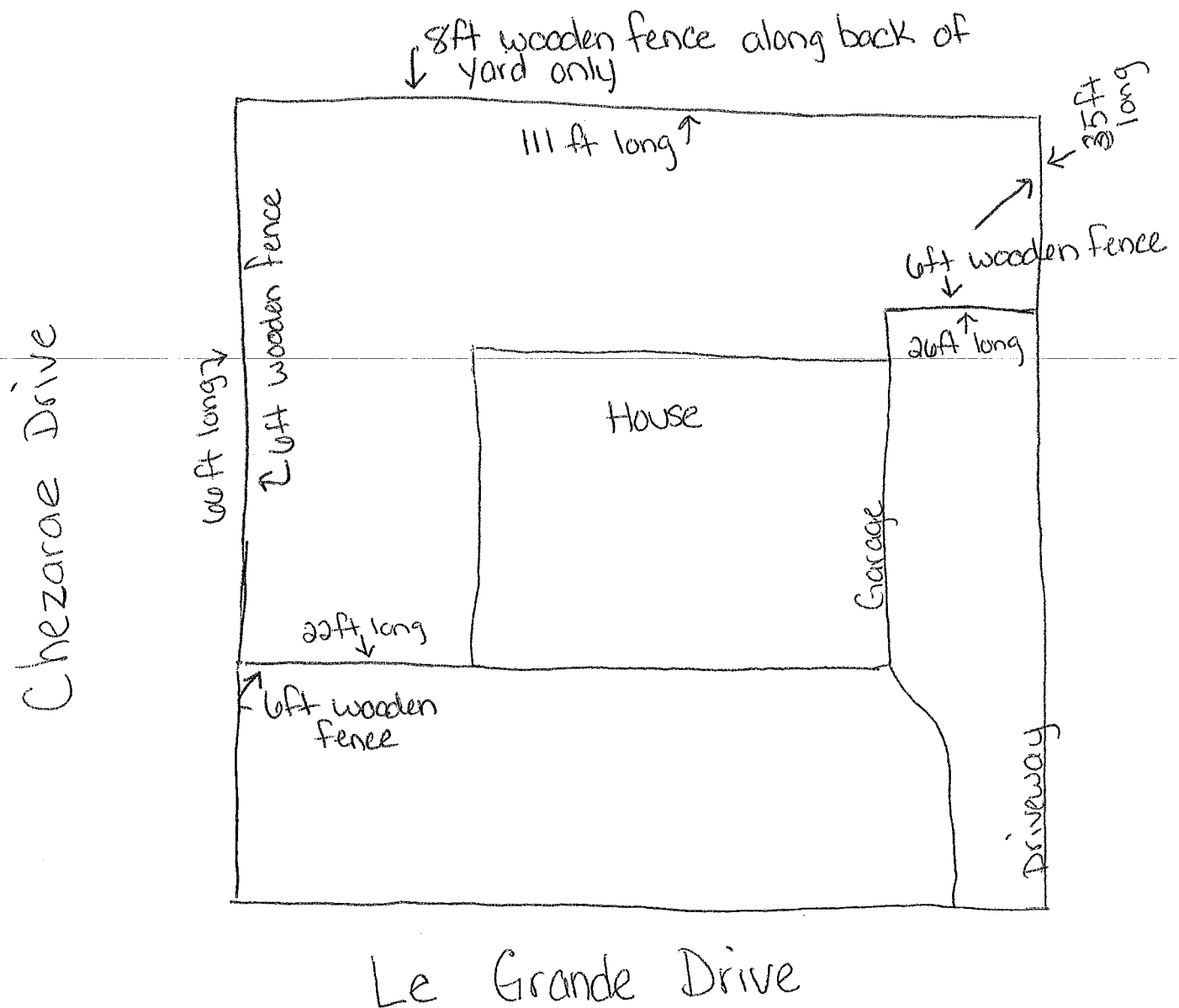
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

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.

The reasons behind us needing a new and taller fence are listed below.

1. Our property is on a slope so our neighbor directly behind us sits up higher than ours which allows a full view on our backyard. Plus, with our neighbor being tall there was no privacy in our own backyard. He could be outside in his yard and be able to easily look over into our yard even having a 6 foot fence. Our teen daughter and I like to go outside to sunbathe, read or play with our dogs but never felt comfortable to do so because of always feeling like we were being watched. Even his windows had full views to our yard and had a camera set up on this side of his house. Not only our yard, but even views to our windows so we couldn't open the blinds/curtains to those windows because we always felt like he could be looking inside. The only interactions we've had with our neighbor was him being very aggressive so we felt like prisoners in our our home and couldn't enjoy our backyard.
2. We have dogs and so does our neighbor and they would go at it through the fence all the time and there was a couple of times that either our dogs or his, would get out into each other's yards. The fence we had previously was old and falling apart to where a portion of the fence was busted out by his dog. We had gotten a board-on-board fence so they couldn't see each other and be able to bust through the fence. The cops were almost called on a few occasions so this was our best answer to a solution to this problem. Ever since we had the new fence put up, we haven't had any issues. We have been able to feel more at peace within our own home/yard.

7635 Le Grande Drive
Pensacola, FL 32514



Fence Permit Application
Site Plan Drawing

First and foremost, we truly apologize for not pulling a permit for our fence to be replaced. We spoke with about 5 different fence companies to get quotes and not one of them told us we needed a permit. This is our first time living in the city limits, so we weren't aware a permit was required to replace the fence we currently had up. If we had known, we definitely would have pulled a permit or had the fence company pull it for us since they were the ones doing the work.

The fence company we decided on was Seckinger Fencing. After we received the violation, I have tried contacting them via phone, Messenger & Email with no response back asking them to pull a permit for a fence they already put up. Since them putting the fence up in November 2024, the owner has since passed away from cancer so I'm not 100% sure they are still in operation since no one can respond back to me. The reason I know he has passed is because my husband saw a Facebook post about it a few months or so ago.

The reason behind us needing a new and taller fence is that our property is on a slope/small hill and our neighbor's house that is directly behind us, sits up higher than our house which allows for a full view of our backyard. Our neighbor is tall so he can easily see over the 6 ft tall fence we had previously which in return means we had no privacy. He could be outside in his yard and able to look over into our yard. Our teen daughter and I like to sunbathe, read and play outside with our dogs in our backyard but was never comfortable in doing so as we always felt like we were being watched. There are 2 windows that had direct view of our yard, and a camera set up on this backside of his house that seemed to be pointing at our yard. Even if we wanted to open our blinds/curtains to let the sun in, I would feel some type of way because of them being able to see right into our house. The only interactions we've had with our neighbor was him being very aggressive and loud. We were feeling like prisoners in our own yard/house.

We also have dogs as well as our neighbor having dogs. They would see each other through the fence and go at it with each other all the time. A couple of times, either their dogs or ours, would get into each other's yards because the previous fence was old, rotten and falling apart. The fence would just break with not much force, and we were worried that it would get worse so we tried many things, but nothing ever worked. So, this is when we decided we needed a thicker and taller fence to help give us privacy and protect the dogs from getting out or theirs from getting in. The cops were almost called out a couple times because these types of issues. Ever since we got the new fence put up, we haven't had any issues and finally feel at peace with our neighbor and neighbor's dogs. We can relax and enjoy our home as we should be able to.







