



City of Pensacola

Zoning Board of Adjustments

Agenda

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

September 17, 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. 25-1260 APPROVAL OF MINUTES FROM AUGUST 20, 2025

Recommendation:

Sponsors:

Attachments: ZBA minutes 8.20.25

REQUESTS

2. 25-1261 ZBA 2025-020
2006 E MALLORY STREET
R-1AAA

Attachments: 2006 E Mallory Application

3. 25-1262 ZBA 2025-021
3140 LEESBURG SQ
RZL

*Attachments: 3140 Leesburg Square Variance Application
3140 Leesburg Square Architectural*

4. 25-1263 ZBA 2025-022
2017 E SCOTT STREET
R-1AAA

Attachments: 2017 E Scott Street

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

August 20, 2025

MEMBERS PRESENT: Chairperson White, Board Member Price, Board Member Stepherson, Board Member Shelley, Board Member Chandler, Board Member Dittmar

MEMBERS ABSENT: Vice-Chair Weeks, Board Member Sebold, Board Member Fortune

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Harding, Network Engineer Russo

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

OTHERS PRESENT: David Finklestein, Caitlin Jewett, Melanie Magaha, Zachary Magaha, Marilee Loduha

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:05 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 motioned to approve last month's meeting minutes without objection.

2) APPROVAL OF MINUTES

The ZBA July 16, 2025, minutes were approved without objection by the Board.

Chairperson White asked Assistant City Clerk Robyn Tice to swear in Board Members Shelley and Dittmar.

ZBA 2025-017

700 Myrick Street

C-3 - Signage

Applicant David Finkelstein is requesting to increase signage from the allowed 50 SF to 484 SF and increase the height from 20 FT to 66.4 FT.

This request is to accommodate a new digital sign for The Barn at Pensacola Marine Center.

It should be noted per Section 12-5-4 (b), this property is not located within a major transportation thoroughfare and therefore section 12-5-4 (c) (1) (2) applies.

Applicant Mr. Finkelstein stated his name and address for the record. Mr. Finkelstein explained the request was supposed to be for a larger sign than what the rendering showed and with the possibility of the sign being 30' x 50'. He also stated the sign needed to be seen from the bridge. The applicant further explains a 484-sf sign would not be large enough.

Chairperson White asked staff for clarification on the request, stating that a 30 x 50 is much more than the request on the application and that the board would not have the ability to approve something else. Planner Hargett responded that is correct.

Mr. Finkelstein stated he would be willing to come back next month if that would be easier. After further discussion, Assistant Planning Manager Gregg Harding confirmed with legal, since the calculations were based on the elevations in the packet and advertised as such, they would need to postpone until next month. Mr. Harding also explained this would give Mr. Finkelstein time to accurately show what he wants to request.

After further board discussion, Chairperson White asks for a motion to postpone the item until next month.

Board Member Chandler made a motion to approve, seconded by Board Member Price. The motion then carried unanimously to postpone until September 17, 2025 meeting.

ZBA 2025

1575 E Texar Drive

R-1AAA

Applicants and homeowners Zachary & Melanie Magaha are requesting a variance to reduce the required corner side yard setback (N 16th Ave) from 15 feet to 6 feet.

Upon review of the permit, it was denied by staff for clarifications on the site plan. After further review staff notified applicants that the setback was not in compliance.

It should be noted the construction of the greenhouse began prior to a permit being issued. A permit has not been issued at this time.

Mr. and Mrs. Magaha stated their name and address for the record. Mr. Magaha stated they are building the greenhouse and have a garden nearby. Mrs. Magaha further explained the reason they needed the variance was in the beginning they thought they did not need a permit and knowing they do want to make the greenhouse comply. The applicants also stated they had letters from the neighbors and that one was in person to speak in support of the variance.

Chairperson White asked Ms. Marilee Loduha to approach the podium. Ms. Loduha stated she was in support of the variance.

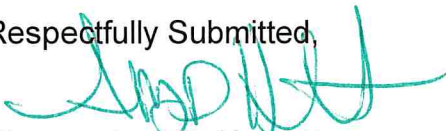
After further discussion, Chairperson White asked for a motion.

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

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:37 PM.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1261

Zoning Board of Adjustments

9/17/2025

ACTION ITEM

SUBJECT:

ZBA 2025-020
2006 E Mallory Street
R-1AAA

SUMMARY:

Applicant Mr. Neal Jernigan of NJ Contractors Inc. is requesting on behalf of the homeowner a variance to reduce the west side yard setback from 7 FT 6 Inches to 5 FT 3 Inches to accommodate an attached garage.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 2006 E Mallory Application



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

ZBA 2025-020

- ☒ 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) 12-3-3T. 12-3.1 Zoning R1AAA

(To be Completed by Applicant)

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

Property Address: 2006 E. MALLORY ST. PENSACOLA, FL 32503

Current use of property: RESIDENTIAL

1. Describe the requested variance(s): 27" variance Requested at left side of existing Residence, extending from front corner, northward, down the side toward rear.

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 home was built in the 1940's, without a Garage. Owner is single female and Desires security, shelter and privacy.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

The neighbors understand owners need.

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 requested 27" variance will allow the owner normal egress and the required functional ability of the vehicle doors to open/close while inside the proposed garage. Refer to #21 as well.

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

General Public will be unaware of variance and neighbors are unconcerned. The new garage design will also not only eliminate cars from view, but will exude a softer look, which will blend into existing landscape. Additional landscaping improvements will provide further visual screening.

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

Park across street is busy and new garage will provide safety for owner. Owner's vehicles have been broken into as recently as January 2025. New garage will also be sitting back from street

And
Blending
into
Landscape.

Application Date: _____

Applicant:

NJ Contractors Inc.

Applicant's Address:

1250 Neal Road Cantonment FL 32533

Email:

neil@njcontractorsinc.com

Phone: (850) 390-9120

Applicant's Signature:

Edward N. Jennings, Jr.

Property Owner:

MELISSA MCKENZIE DAMPIER

Property Owner's

Address:

2006 E MAULACH ST, PENSACOLA, FL 32503

Email:

lisamckenziecampier@hotmail.com

Phone: (850) 712-5873

Property Owner's

Signature:

[Signature]

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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.

Supporting Photographs for 2006 E. Mallory St
Variance Application



Front of Property – Looking from the front to the rear -
looking down the property line

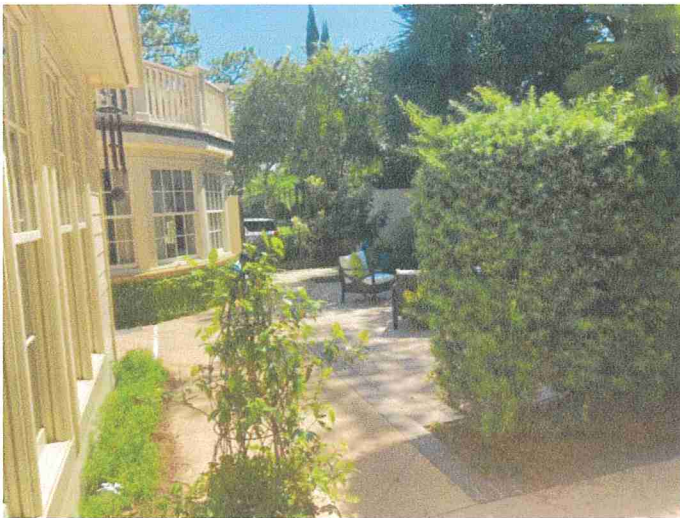


View of Front Left Side showing where existing parking
Is for the property (gravel area) - Looking to where
Proposed new Garage will be. The Circular Glass
Sitting Room will be removed to allow for the
New garage.

Supporting Photographs for 2006 E. Mallory St
Variance Application



Existing Firepit area will be approximate area of where
The rear wall to proposed new garage will be.

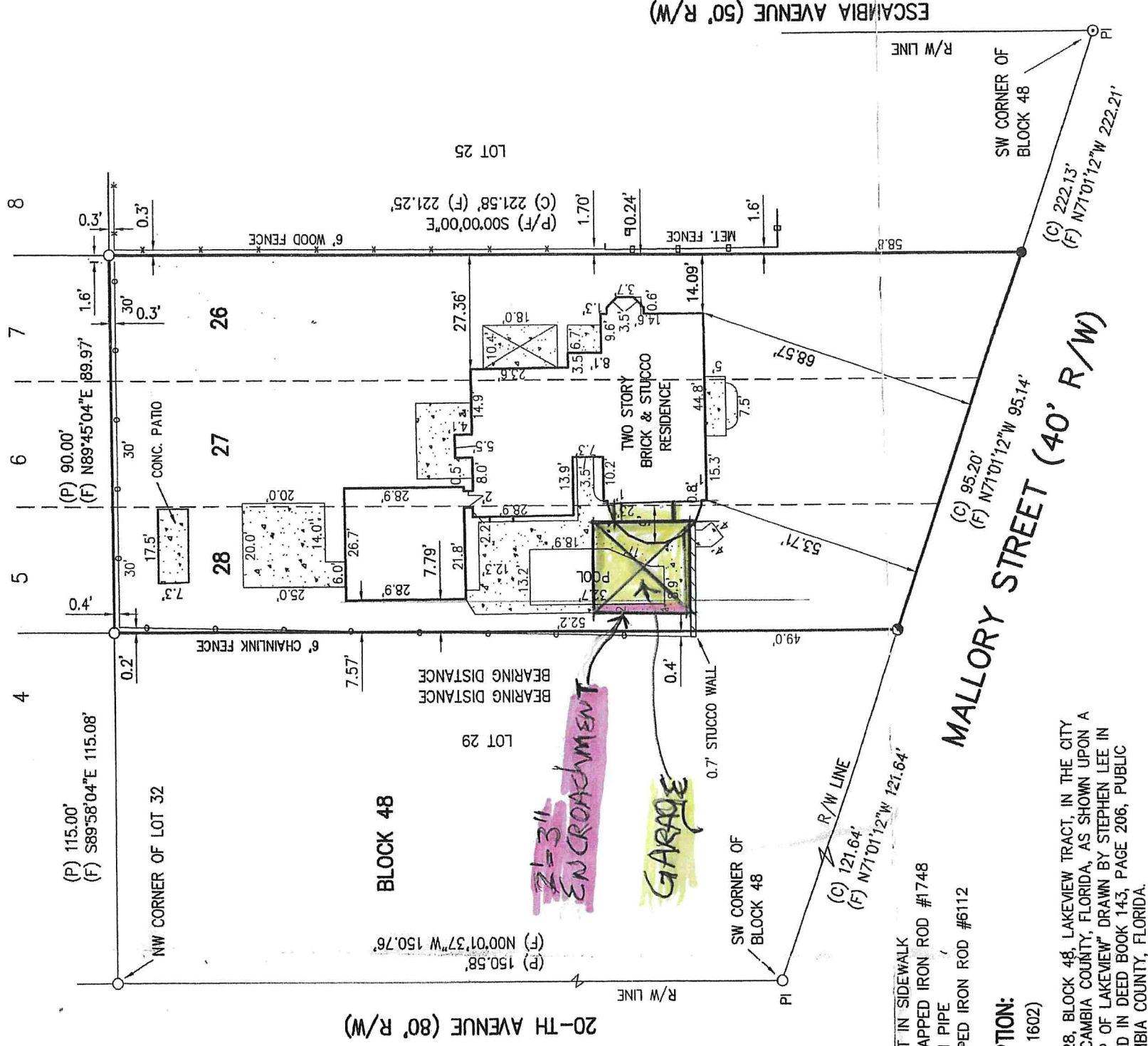


Another View from the Back of the Property looking
Towards the front of the Property – Again the Circular
Glass Sitting Room will be Removed to allow for the
Proposed New Garage.

LNO



NORTH PER EAST LINE OF LOT 26 BLOCK 48
LAKEVIEW TRACT AS S00°00'00"E ASSUMED BEARING



LEGEND:

- FOUND "X" CUT IN SIDEWALK
- FOUND 1/2" CAPPED IRON ROD #1748
- FOUND 1" IRON PIPE
- SET 1/2" CAPPED IRON ROD #6112

LEGAL DESCRIPTION:

(OR. BK. 5195, PG. 1602)

LOTS 26, 27 AND 28, BLOCK 48, LAKEVIEW TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AS SHOWN UPON A MAP ENTITLED "MAP OF LAKEVIEW" DRAWN BY STEPHEN LEE IN 1909 AND RECORDED IN DEED BOOK 143, PAGE 206, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY ADDRESS:

2006 E MALLORY STREET
FOUND 1/2" CAPPED IRON ROD #1748

Certified To:

Melissa M. Dampier
Metrocities Mortgage, LLC
Mid Florida Title, Inc.
First American Title Insurance Company

© COPYRIGHTED 2008 BY BUTLER AND ASSOCIATES OF PENSACOLA INC.

Lands shown herein were not abstracted for easements and/or right of way, recorded or unrecorded, by this firm. No search of the public records has been performed by this firm to determine any defects and/or ambiguities in the title. Underground portions of foundations, footings, or any other underground structures were not located unless otherwise noted. Measurements were made in accordance with United States standards. Property is subject to setbacks, easements and restrictions of record. This drawing only reflects setback lines which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record. This survey and/or sketch does not reflect or determine ownership. Federal and State copyright acts protect this survey and/or sketch from unauthorized use. This map is not to be copied or reproduced in whole or part and is not to be used for any other transaction. This survey and/or sketch cannot be used for the benefit of any other person, company or firm without consent of the copyright owner and is to be returned upon request.

SCALE	1" = 30'	TYPE	BOUND/AS BUILT	ISSUE DATE	11-21-08	FIELD DATE	11-20-08	ORDER NO.	08-11-026	FIELD BOOK	1247/44-45
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I HEREBY STATE THAT I HAVE RECENTLY SURVEYED OR THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE ABOVE-GROUND SURVEY AND DRAWING AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND DRAWING MEET THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

Degree	P.C.	Point of Reverse Curvature	B.S.I.	Building Setback Line	H/T	Hub and Tack
Minutes	P.C.C.	Point of Compound Curvature	D	Dead	C.M.	Concrete Monument
Inches or Seconds	P.R.V.	Permanent Reference Monument	P	Plat	O/S	Offset Point
North	R/W	Right of Way	F	Field	O.H.W.	Overhead Utility Wire
South	R.P.	Radius Point	P.O.C.	Point of Commencement	Concrete or Pavement	Concrete or Pavement
East	R.A.	Radius Angle	P.O.B.	Point of Beginning	Wood Decking	Wood Decking
West	R.L.	Radius Length	I.R.	Iron Rod	Covered Area	Covered Area
Permanent Control Point	L	Length of Arc	C.I.R.	Capped Iron Rod	Wire of Chain Link Fence	Wire of Chain Link Fence
Point of Tangency	C	Chord	I.P.	Iron Pipe	Wooden Privacy Fence	Wooden Privacy Fence
Point of Curvature	C.B.	Chord Bearing	N/O	Nail and Disk		

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

Florida Corporate No. LB 6112

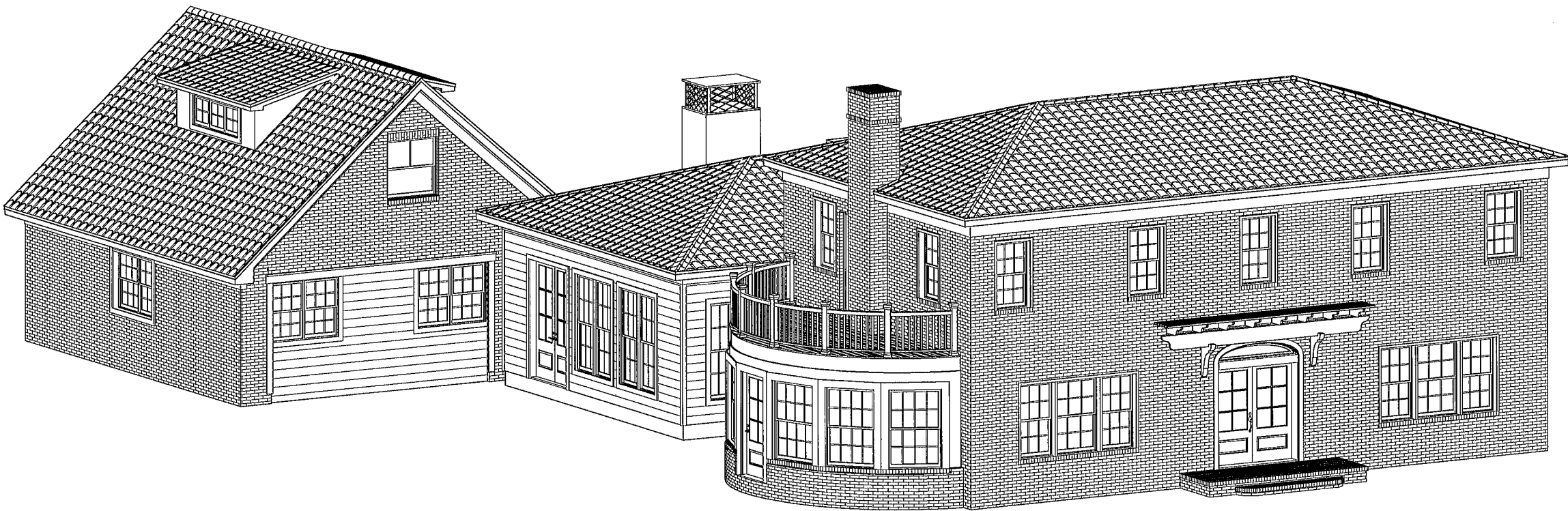


Butler & Associates of Pensacola, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
Commercial • Residential • Boundary • Topographic • Mortgage Surveys

2420 East Olive Road, Suite "A", Pensacola, FL 32514
P.O. Box 15147, Pensacola, FL 32514
(850) 476-4768
Fax: (850) 476-4945

PENSACOLA

WILLIAM T. BUTLER P.S.M. No. 3774
JAMES M. MAJOR P.S.M. No. 6650



EXISTING FRONT OVERVIEW

SCALE 1/4" = 1'



PRELIMINARY
NOT FOR CONSTRUCTION

850.324.4401
Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
john@hattawayhomes.com

NO.	REVISION	DATE

PROJECT DESCRIPTION:
LISA MCKENZIE
RENOVATION
2006 E. Mallory St.
Pensacola, FL

DRAWINGS PROVIDED BY:
John T. Hattaway
Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hattawayhomes.com

DATE:
8/26/2025

SCALE:

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,639
2ND LIVING FLOOR	1,088
TOTAL LIVING	5,324
GARAGE	498
BREEZEWAY	85
FRONT PORCH	166
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,845

SHEET:
A-1

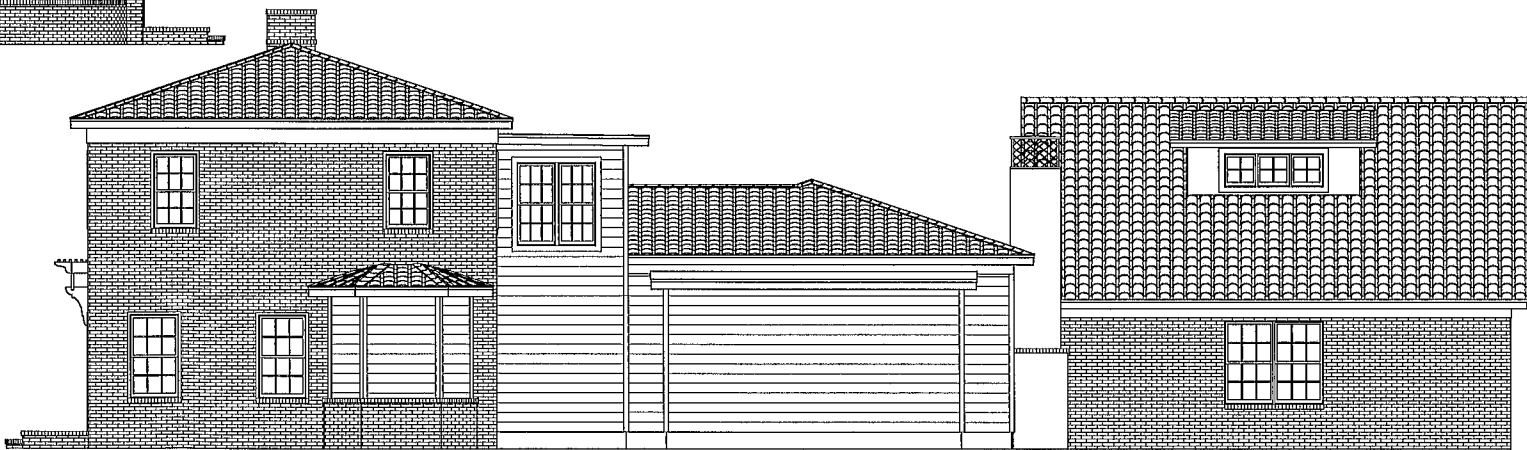
WINDLOAD AND STRUCTURE ONLY
DESIGN BY: HATTAWAY HOME DESIGN, INC. (HHD)
REGISTERED PROFESSIONAL ENGINEER
10000 N. 9TH AVE., SUITE 100, PENSACOLA, FL 32503
(904) 487-0000
hddesign@hhd.com



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'



EXISTING LEFT ELEVATION
SCALE 3/16" = 1'



EXISTING RIGHT ELEVATION
SCALE 3/16" = 1'



EXISTING REAR ELEVATION
SCALE 1/4" = 1'

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850.334.4401
Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
john.t.hattaway@hatterwayhomes.com

NO.	REVISION	DATE

PROJECT DESCRIPTION:
LISA MCKENZIE
2006 E. Mallory St.
Pensacola, FL
RENOVATION

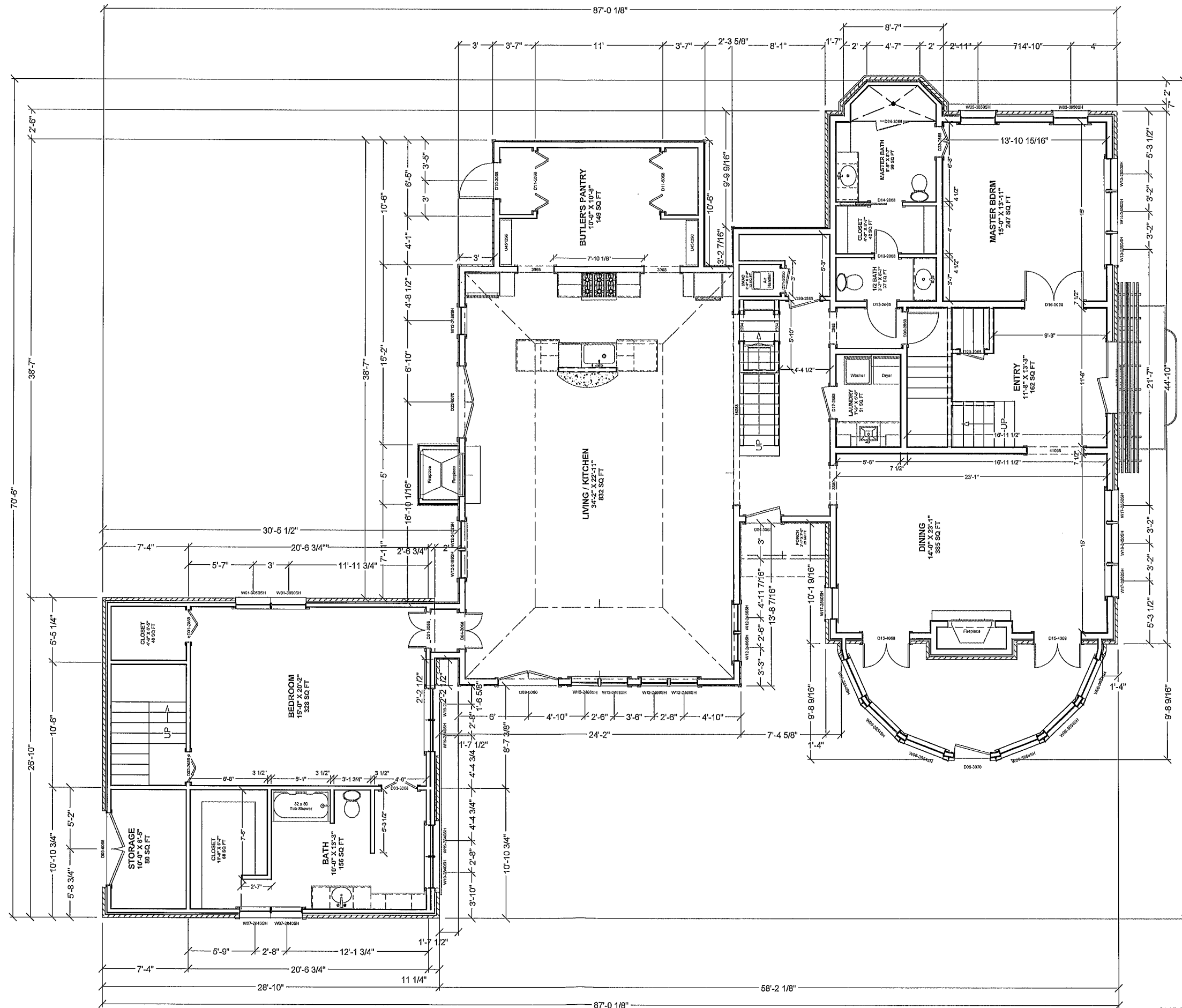
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3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hatterwayhomes.com

DATE:
8/26/2025
SCALE:

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,839
2ND LIVING FLOOR	1,885
TOTAL LIVING	5,724
GARAGE	498
BREEZEWAY	85
FRONT PORCH	106
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,948

SHEET:
A-2

WINDOWS AND STRUCTURE ONLY
EXCLUDES: ROOF, FLOORING, PAINT, ETC.
NOT TO SCALE. SEE ARCHITECT'S PLANS
FOR MORE DETAILS.



EXISTING 1ST FLOOR PLAN

SCALE 1/4" = 1'

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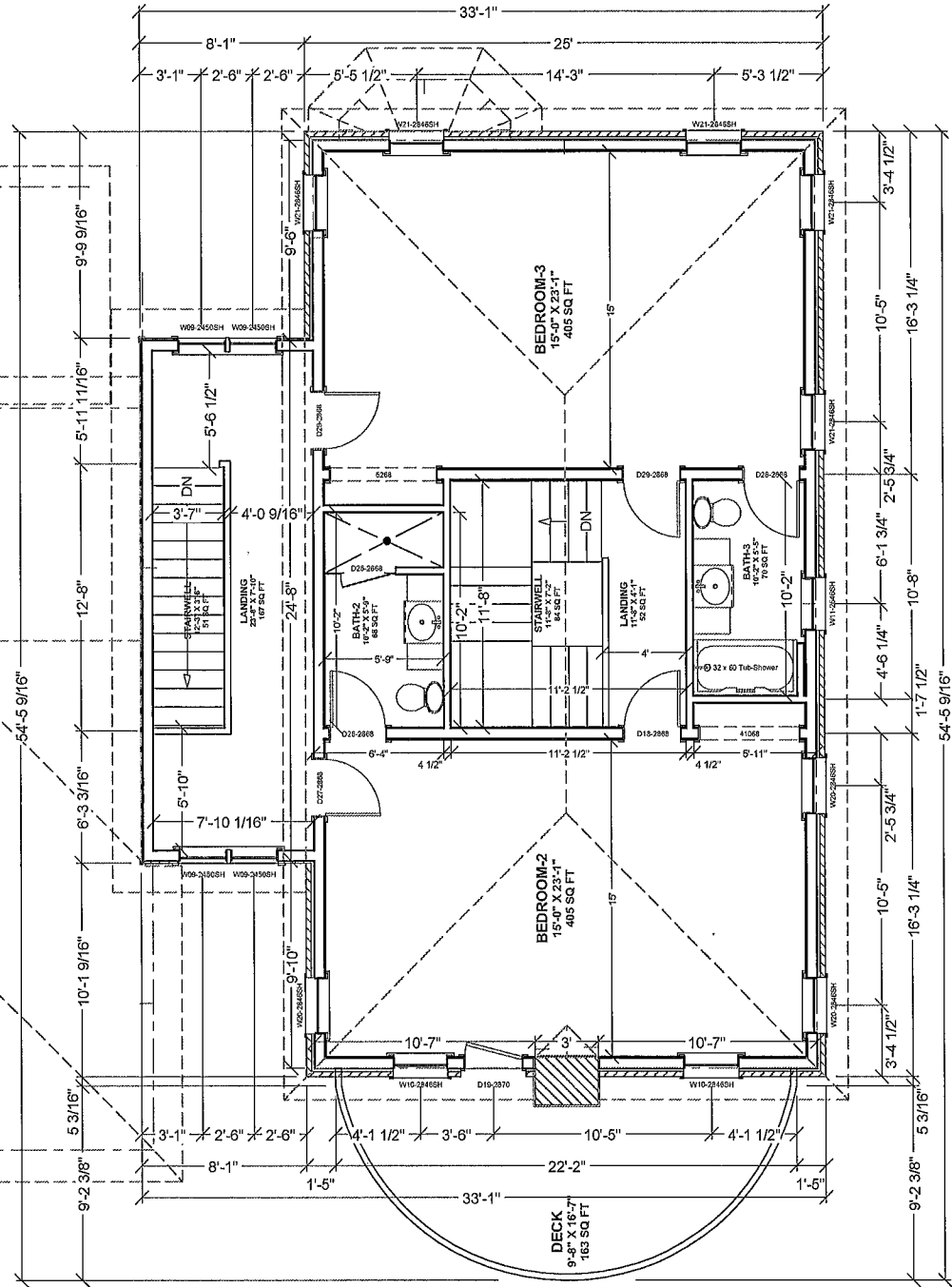
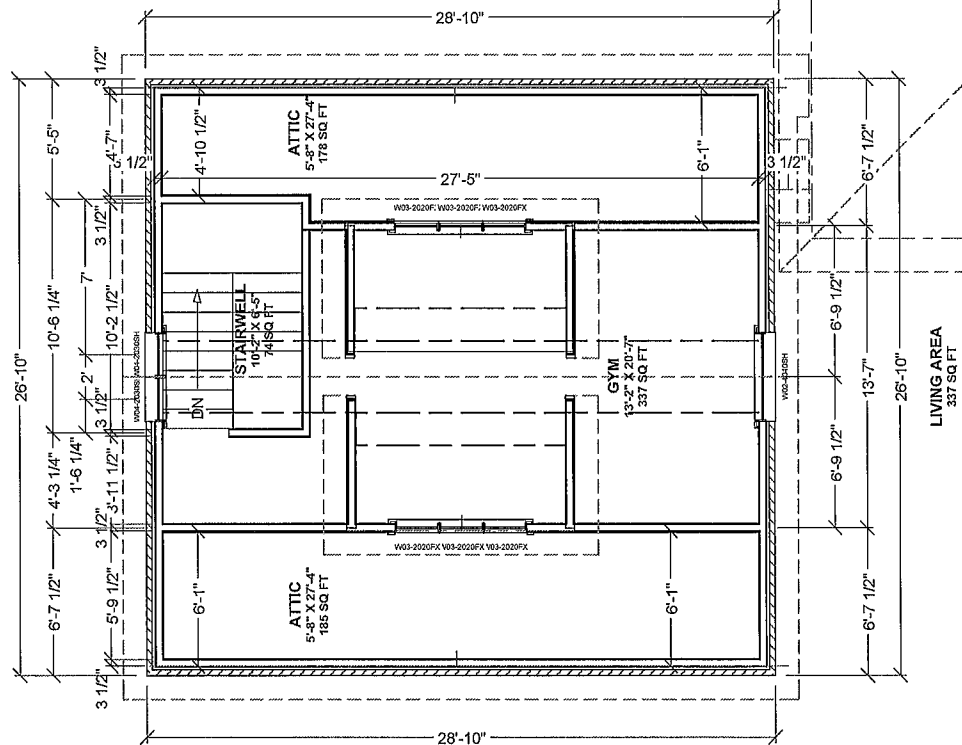
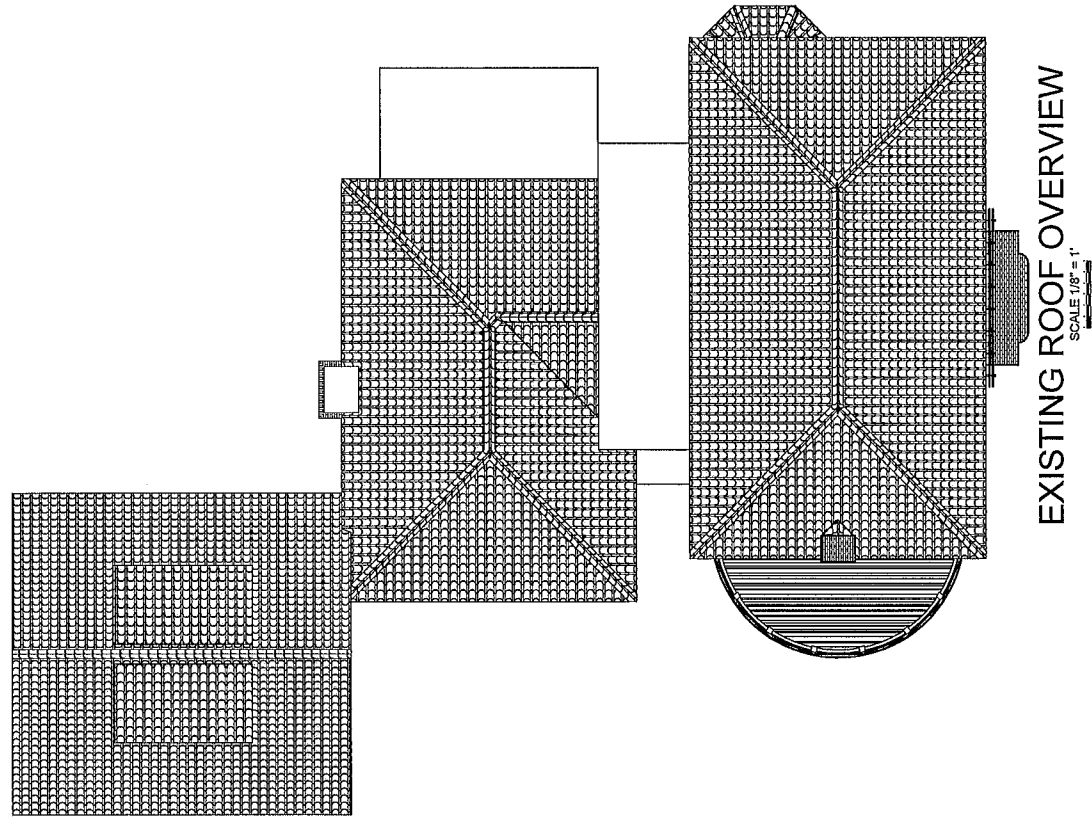
DRAWINGS PROVIDED BY:
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Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hattawayhomes.com

DATE:
8/26/2025
SCALE:

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,830
2ND LIVING FLOOR	1,685
TOTAL LIVING	5,515
GARAGE	495
BREEZEWAY	85
FRONT PORCH	105
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,045

SHEET:
A-3

WINDLOAD AND STRUCTURE ONLY
DESIGN & ENGINEERING, P.C. CLARK
NATIONAL OFFICE: 811 N. W. 11TH
FREETOWN, VA 22031
TEL: 703.444.1111
WWW.CECILCLARK.COM



EXISTING 2ND FLOOR PLAN

SCALE 1/4" = 1'

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISION	DATE

PROJECT DESCRIPTION:
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RENOVATION
2006 E. Mallory St.
Pensacola, FL

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3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hattawayhomes.com

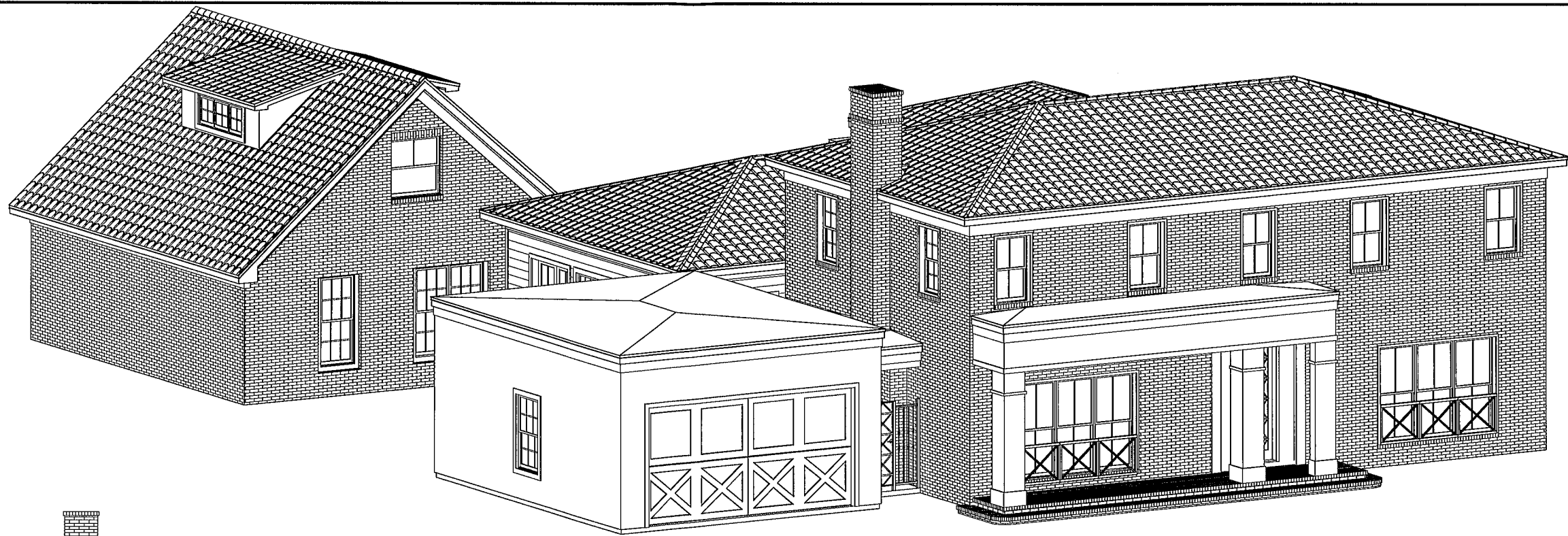
DATE:
8/26/2025

SCALE:

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,639
2ND LIVING FLOOR	1,685
TOTAL LIVING	5,324
GARAGE	498
BREEZEWAY	85
FRONT PORCH	198
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,045

SHEET:
A-4

WINDLOAD AND STRUCTURE ONLY
FOR A SPECIFIC OCCUPANCY USE CATEGORY
PROVIDED BY ENGINEER PER FL CODES
NOT TO BE USED FOR OTHER PURPOSES
WITHOUT WRITTEN PERMISSION
8/26/2025 10:00 AM
JOHN@HATTAWAYHOMES.COM



FRONT OVERVIEW WITH ADDITION

SCALE 1/4" = 1'



FRONT ELEVATION WITH ADDITION

SCALE 1/4" = 1'



REAR ELEVATION WITH ADDITION

SCALE 1/4" = 1'

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3450 River Oaks Lane
Pensacola, FL 32514
john@hattawayhomes.com

NO.	REVISION	DATE

2006 E. Mallory St.
Pensacola, FL

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LISA MCKENZIE
RENOVATION

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Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hattawayhomes.com

DATE:
8/26/2025

SCALE:

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,639
2ND LIVING FLOOR	1,485
TOTAL LIVING	5,124
GARAGE	458
BREEZEWAY	85
FRONT PORCH	105
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,248

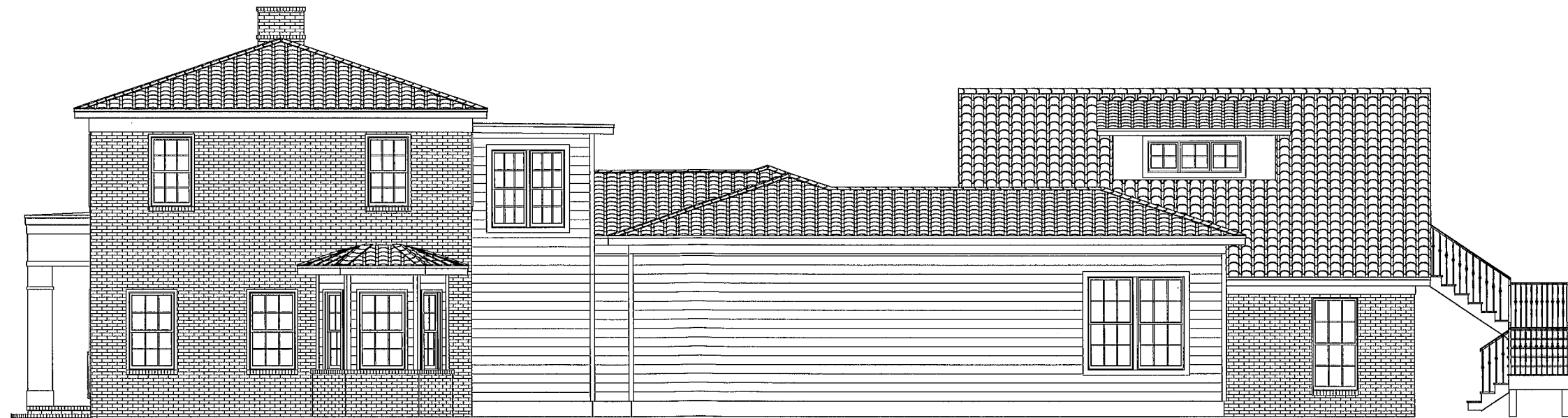
SHEET:
A-5

WINDLOAD AND STRUCTURE ONLY!
SEAL & TRACER/INSULATION, NO CEILING
MINIMUM 1/2" BRICKS, NO TIEOUT
FUTURES BRICKS, 1/2" BRICKS, FL 1042
40% WINDSPEED
Hattaway@hattawayhomes.com



LEFT ELEVATION WITH ADDITION

SCALE 1/4" = 1'



RIGHT ELEVATION WITH ADDITION

SCALE 1/4" = 1'

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DATE:
8/26/2025

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2ND LIVING FLOOR	1,685
TOTAL LIVING	5,324
GARAGE	698
BREEZEWAY	85
FRONT PORCH	105
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,848

SHEET:
A-6

WINDLOAD AND STRUCTURE ONLY!
SEAL: REGISTERED PROFESSIONAL ARCHITECT
REGISTERED ARCHITECT NO. 114000
1801 DORR DRIVE, SUITE 100, PENSACOLA, FL 32504
(904) 437-0000
www.hattawayhomes.com

MAIN LIVING FLOOR	3,639
2ND LIVING FLOOR	1,685
TOTAL LIVING	5,324
GARAGE	498
BREEZEWAY	85
FRONT PORCH	106
SIDE PORCH	23
BACK PORCH	12

TOTAL	6,048
--------------	--------------

**ALL DIMENSIONS
TO BE FIELD VERIFIED**

34'-2" X 22'-11"
833 SQ FT

WEST SIDE YARD BUILDING SETBACK

PRELIMINARY
NOT FOR CONSTRUCTION

1ST FLOOR PLAN WITH ADDITION

SCALE 1/4" = 1'

DRAWINGS PROVIDED BY:
John T. Hattaway
Hattaway Home Design
3450 River Oaks Lane
Pensacola, Fl. 32514
Email - john@hattawayhomes.com

DATE:	8/26/2025
SCALE:	

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,639
2ND LIVING FLOOR	1,685
TOTAL LIVING	5,324
GARAGE	498
BREEZEWAY	89
FRONT PORCH	108
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,044

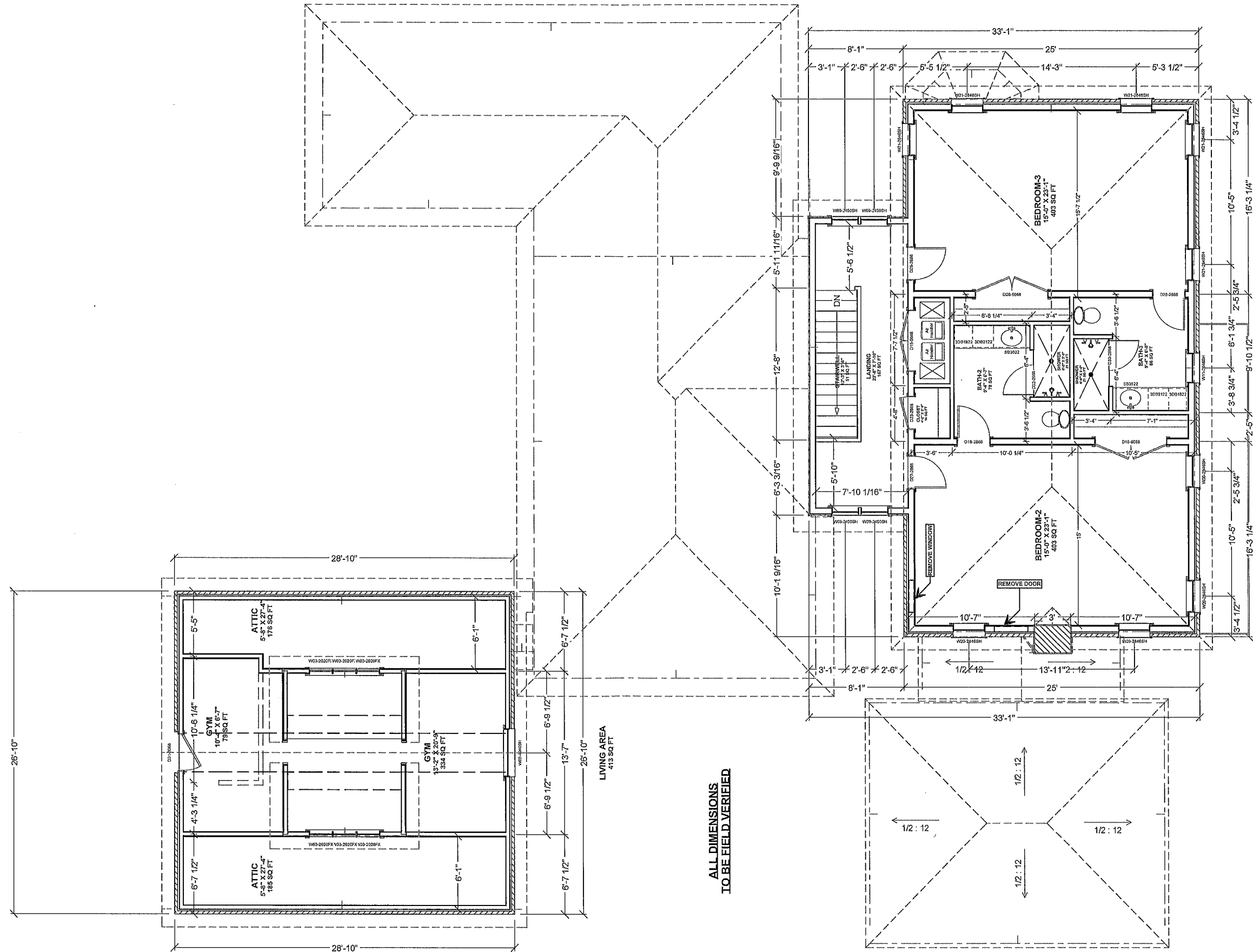
SHEET:
A-7

WINDLOAD AND STRUCTURE ONLY
DEANA, SPENCER ENGINEERING, P.C. CA 9070
MAXWELL M. SPENCER, P.E. - FL 60677
1697 TIGER TRAIL, SUITE 100, ORLANDO, FL 32835
(407) 920-8100 (FAX)
deana.spencer@psd.com

2006 E. Mallory St.
Pensacola, FL.

[illegible]

850.324.4401
Hattaway Home Design
John Hattaway
3450 River Oaks Lane
Pensacola, FL 32514
john.hattaway@home.com



2ND FLOOR PLAN WITH ADDITION

SCALE 1/4" = 1'

PRELIMINARY
NOT FOR CONSTRUCTION

850.374.4401
Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
john@hattawayhomes.com

NO. REVISION
DATE

PROJECT DESCRIPTION:
LISA MCKENZIE
RENOVATION

2006 E. Mallory St.
Pensacola, FL

DRAWINGS PROVIDED BY:
John T. Hattaway
Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hattawayhomes.com

DATE:
8/26/2025

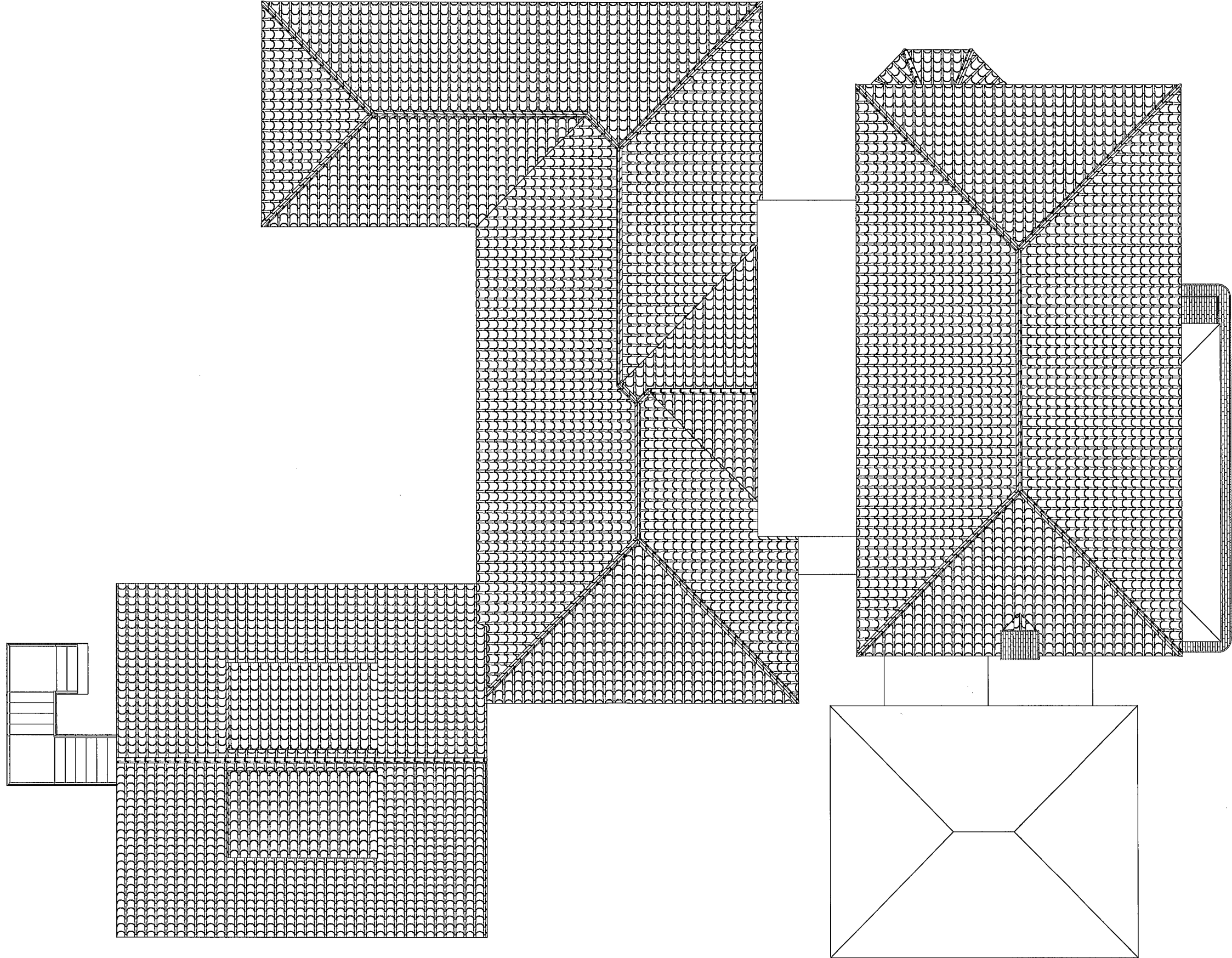
SCALE:

AREA CALCULATIONS
MAIN LIVING FLOOR 3,839
2ND LIVING FLOOR 1,685
TOTAL LIVING 5,524
GARAGE 485
BREEZEWAY 85
FRONT PORCH 106
SIDE PORCH 23
BACK PORCH 12
TOTAL 6,045

SHEET:
A-8

WINDLOAD AND STRUCTURE ONLY
DONALD SPENCER ENGINEERING, P.C. CAPRI
WINDS IN ACCORDANCE WITH FLORIDA
107-108 FIVE MINUTE 150 MPH WIND SPEED
AND 150 PSI PRESSURE
8/1/2025 JTH/SPC

Page 20 of 52



ROOF OVERVIEW WITH ADDITION

SCALE 1/4" = 1'

PRELIMINARY
NOT FOR CONSTRUCTION

850.324.4401
Hattaway Home Design
John T. Hattaway
3450 River Oaks Lane
Pensacola, FL 32514
john@hattawayhomes.com

NO.	REVISION	DATE

PROJECT DESCRIPTION:
LISA MCKENZIE
RENOVATION
2006 E. Mallory St.
Pensacola, FL

DRAWINGS PROVIDED BY:
John T. Hattaway
Hattaway Home Design
3450 River Oaks Lane
Pensacola, FL 32514
Email - john@hattawayhomes.com

DATE:
8/26/2025

SCALE:

AREA CALCULATIONS	
MAIN LIVING FLOOR	3,639
2ND LIVING FLOOR	1,685
TOTAL LIVING	5,324
GARAGE	498
BREEZEWAY	65
FRONT PORCH	106
SIDE PORCH	23
BACK PORCH	12
TOTAL	6,048

SHEET:
A-9

WINDLOAD AND STRUCTURE ONLY
DESIGN BY: J. HATTAWAY, P.E.
STRUCTURAL ENGINEER, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12,100
JOHN T. HATTAWAY



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1262

Zoning Board of Adjustments

9/17/2025

ACTION ITEM

SUBJECT:

ZBA 2025-021
3140 Leesburg Sq
RZL

SUMMARY:

Applicant and contractor Tim Daniel is requesting to increase the maximum allowed lot coverage from 50% to 57% to accommodate a new accessory structure (a 12' x 15' shed). The property is currently 'existing nonconforming' regarding lot coverage at 53.5%.

Construction without a permit has begun on the shed and a stop work order has been issued. The work without a permit file also shows a new deck under construction; however, the deck is planned to be fully removed.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 3140 Leesburg Square Variance Application
2. 3140 Leesburg Square Architectural

- ☐ **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: 3140 Leesburg Square, Pensacola FL 32504

Current use of property: Single Family Residence

1. Describe the requested variance(s): The property owner is wanting to construct a small shed in the back yard of their property. The property has a maximum lot coverage requirement of 50%. The home in it's current form, primary structure and driveway, exceeds the lot coverage requirement with a total lot coverage of 53.57%. The applicant is wanting to construct a small 12' x 15' shed. The accessory structure would increase the lot coverage to 56.66%. A variance request to increase the allowable lot coverage to 57%.

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 current zoning allows for accessory structures. The homeowner was not aware of a lot coverage requirement when they purchased the home and the primary structure and driveways constructed already exceeded the lot coverage requirement. The special condition is that this lot, as originally developed, exceeds lot coverage requirements, resulting in no availability for the applicant to construct an accessory structure of any size without a variance.

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: A variance is necessary being that the client has no other means of constructing any accessory structure without a variance approval. Even with the variance approval, the client is still maintaining the requirements pertaining to rear yard coverage, setbacks, etc.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity: This variance will only allow the applicant the right to enjoy the same rights as their neighbors. The client is wanting to add a small storage shed that meets height requirements, setbacks, and rear yard coverage.

5. Explain what other condition(s) may justify the proposed variance(s):
The response is redundant, but the clients proposed structure meets all other requirements, with the only issue being lot coverage, a requirement that does seem to be adhered to by other neighboring properties.

Application Date: 08/27/2025

Applicant: Tim Daniel

Applicant's Address: 1721 Amanda Lane, Cantonment FL. 32533

Email: timdanieljr83@gmail.com

Phone: 850-417-5332

Applicant's Signature: *Tim Daniel*

Property Owner: Ming Shi

Property Owner's Address: 3140 Leesburg Square,
Pensacola FL. 32504

Email: CLI60085@gmail.com

Phone: 917-257-8980

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.

ACCESSORY REQ.

REAR YARD COVERAGE (25% RULE)
Allowable Square Footage - 250.25
Proposed Accessory Structure Square Footage - 180

LOT COVERAGE REQUIREMENT (50%)
Lot Square Footage - 5,844.07
Total Allowable Coverage (50%) - 2,922.035

EXISTING
Existing Single Family Structure - 2,695.15
Existing Driveway - 435.54
Existing Total Coverage - 3,130.69 (53.57%)
Existing Total Overage - 208.655 (3.57%)

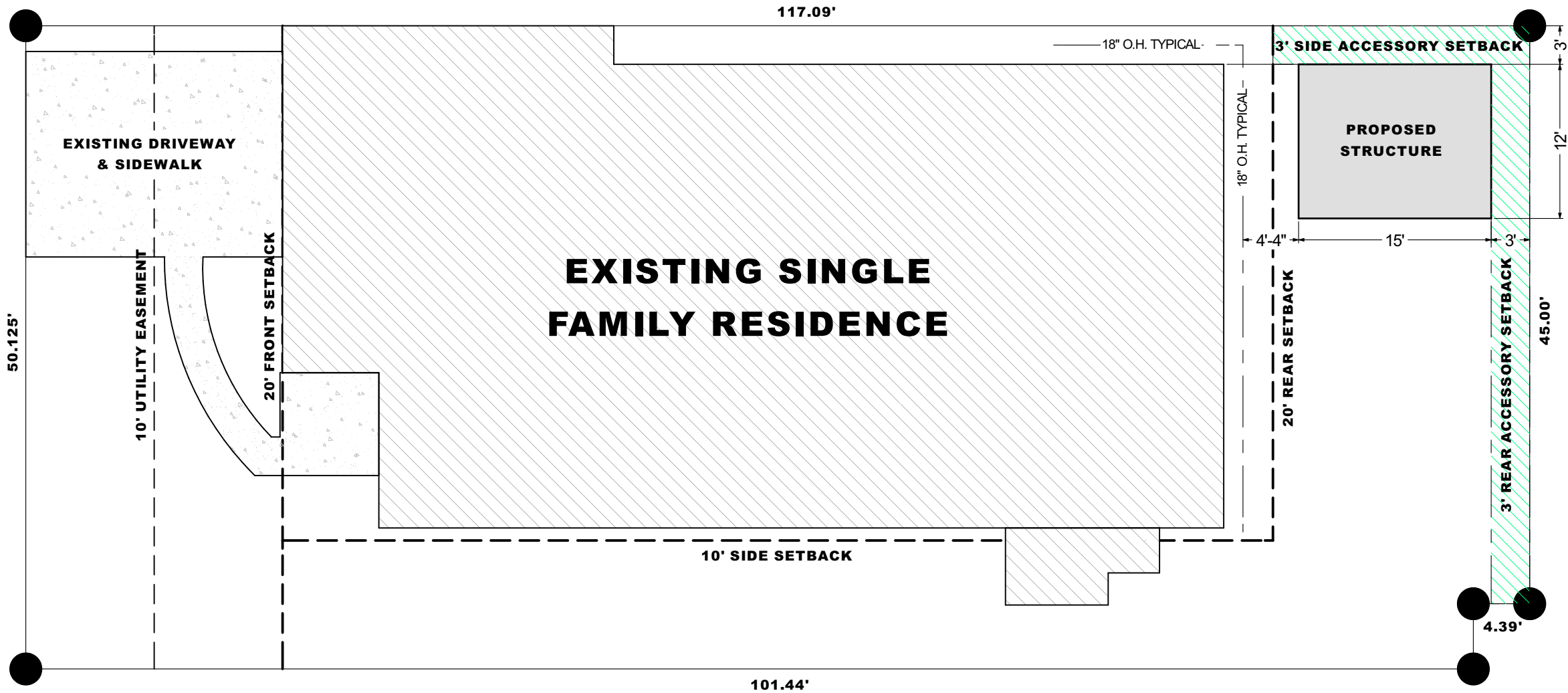
PROPOSED
Proposed Accessory Structure Coverage - 180
Proposed Total Coverage w/ Accessory - 3,310.69 (56.66%)
Proposed Total Overage - 388.655 (6.66%)

ACCESSORY SETBACKS
Rear Yard - 3' (Max Height of 15')
Side Yard - 3' (Max Height of 15')

VARIANCE REQUEST REQUIRED

VARIANCE #1 - Lot Coverage
- The existing property does not meet the 50% lot coverage requirement and has an overage of 208.655 square feet (53.57%). The homeowner is looking for a variance to construct a 180 square foot detached accessory structure (shed). This would increase the overage to a total of 388.655 square feet (56.66%).
VARIANCE REQUEST - Increase allowable lot coverage to 57%.
This is a 3.09% increase over the existing overage.

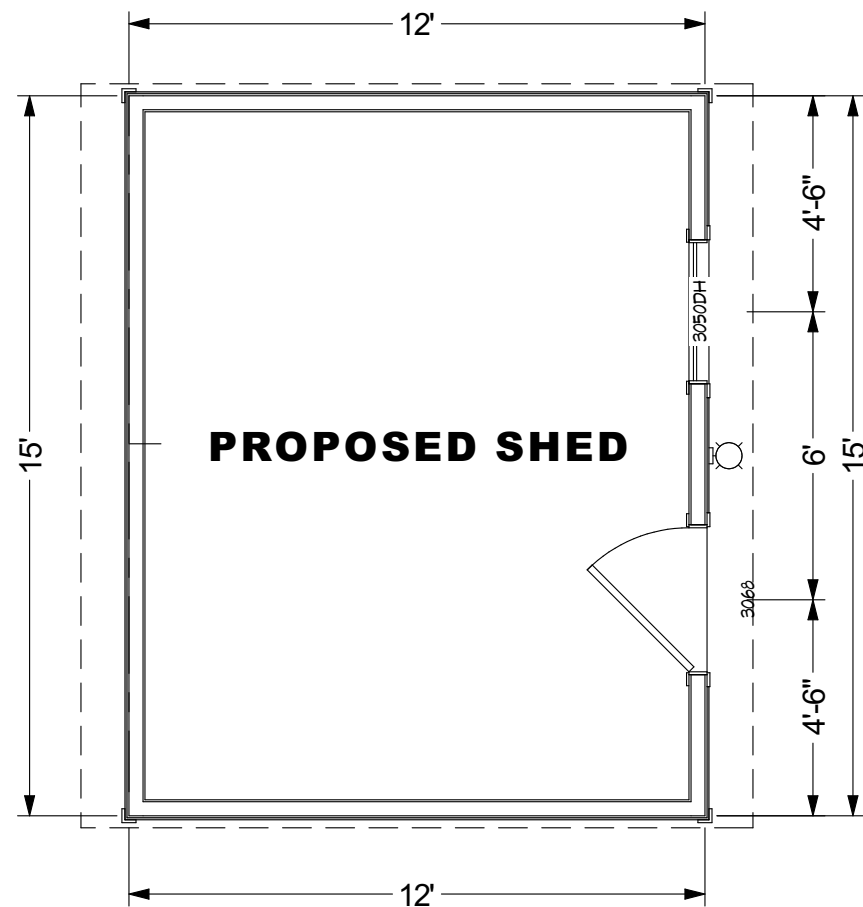
ACCESSORY STRUCTURE
3140 Leesburg Square,
Pensacola Fl. 32504



PROJECT INFORMATION
DESCRIPTIONS:
NAME:
PROJECT SCOPE
DETACHED ACCESSORY STRUCTURE

TIM DANIEL	
	Home Design Services
	Email: timdanieljr83@gmail.com Phone: (850)-417-5332

DATE:	08/10/2025
SCALE:	-
SHEET:	1 OF 2



PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
Scale: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION
Scale: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION
Scale: 3/16" = 1'-0"

PROPOSED REAR ELEVATION
Scale: 3/16" = 1'-0"

PROJECT INFORMATION	
DESCRIPTIONS:	
NAME:	

PROJECT SCOPE
DETACHED ACCESSORY STRUCTURE

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	08/10/2025
SCALE:	-
SHEET:	2 OF 2



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1263

Zoning Board of Adjustments

9/17/2025

ACTION ITEM

SUBJECT:

ZBA 2025-022
2017 E Scott Street
R-1AAA

SUMMARY:

Applicant 1st Choice Home Improvements, Inc. on behalf of the homeowner is requesting a variance to reduce the west side yard setback from 7 FT 6 Inches to 5 FT 7 Inches to accommodate a rear addition.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 2017 E Scott Street



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

ZBA-2025-021

- ☒ **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) **D-3-3T, D-3.1** Zoning **R1AAA**

(To be Completed by Applicant)

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

Property Address: 2017 E Scott St, Pensacola, FL 32503

Current use of property: Single Family Residential

1. Describe the requested variance(s): I am requesting a variance to allow the construction of a small family room addition
The addition will be constructed in line with the current exterior walls and will not protrude beyond the existing building envelope. This
variance seeks relief from setback or dimensional standards to enable the addition while preserving the architectural alignment of the
existing structure

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 home was built in 1943, prior to the modern expectation of an interior laundry room and open family living areas suitable for gatherings.

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

Unlike newer homes, this property cannot reasonably accommodate these features without a modest addition. The need arises from the historic construction era and original layout, not from the actions of the current 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:

Most homes in the R-1 single-family zones already include modern family living spaces and interior laundry rooms. Without this variance, the property remains at a disadvantage, lacking both adequate living space for gatherings and a functional laundry area. The variance allows the property owners to achieve the same level of livability, convenience, and accessibility commonly enjoyed by other homeowners.

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 requested variance does not increase the height of the structure, does not extend beyond existing wall lines, and does not create encroachments greater than those already present. The addition will be considered with the architectural character of the home and neighborhood. It will not impact light, air, drainage or emergency access. In fact, it will enhance the value of the property, thereby supporting neighborhood stability and marketability. No neighboring property rights are diminished by the proposed improvement.

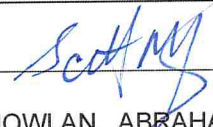
5. Explain what other condition(s) may justify the proposed variance(s): 1-Accessibility Needs: Currently, the home is inaccessible for individuals with physical limitations when it comes to laundry tasks. An internal laundry room would resolve this barrier. 2) Marketability & Property Value: Adequate laundry space and adequate family living areas are the market norm. Without it, the property is less competitive and less functional compared to surrounding homes. 3) Code & Safety: The proposed addition will be constructed to full compliance with the Florida Building Code and National Electrical Code, ensuring safety, energy efficiency, and proper ventilation. 4) Minimum relief: This variance represents the smallest reasonable adjustment needed to allow a compliant, interior laundry space without altering the essential character of the property or the neighborhood.

Application Date: 8/25/2025

Applicant: 1st Choice Home Improvements, Inc

Applicant's Address: 3890 Pasco St, Building B, Pensacola, FL 32505

Email: don@1stchoicehomeimprovements.com Phone: 850-476-8887

Applicant's Signature: 

Property Owner: NOWLAN, ABRAHAM D

Property Owner's Address: 2017 E Scott St, Pensacola, FL 32503

Email: abenowlan@yahoo.com Phone: 605-890-1421 Mr

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.

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

Variance Application

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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.



FL CBC1255260 FL RR0067438 AL 20945

WINDOWS ♦ SIDING ♦ KITCHEN ♦ BATH ♦ STORM PROTECTON ♦ PATIO ENCLOSURES ♦ ENTRY DOORS

August, 25, 2025

Planning & Zoning Board
City of Pensacola
222 W Main Street
Pensacola, FL 32502

Re: Variance Request – 2017 E Scott St, Pensacola, FL 32503

Dear Members of the Planning & Zoning Board,

On behalf of the property owner at 2017 E Scott St, Pensacola, FL 32503, please find attached a variance application and supporting narrative requesting approval for a modest family-room addition. This addition will provide a larger, more suitable living area to accommodate family gatherings, while also allowing for the creation of a properly designed interior laundry room that can house modern appliances. These updates will bring the home in line with contemporary standards of livability and safety.

The home, built in 1943, was constructed prior to the incorporation of interior laundry facilities as a standard feature. As a result, the property currently lacks this essential function. The proposed addition will not extend beyond the existing building lines, will maintain neighborhood character, and will be constructed to meet all applicable Florida Building Code and National Electrical Code requirements. This request represents the minimum relief necessary to provide the property owner the same standard of livability commonly enjoyed by neighboring homeowners, without any detriment to adjacent properties or the community.

FL CBC1255260 AL 20945

We respectfully request your consideration and approval of this variance application. Should you require any additional information or documentation, we would be pleased to provide it.

Sincerely,

Applicant—Scott McCartney FL CBC1255260

*Planning Services Department
Zoning Plan Review Correction List*

DATE: July 18, 2025

REVIEWED BY: Gregg Harding

JOB ADDRESS: 2017 E SCOTT ST, PENSACOLA FL
32503

PERMIT # 25-07-4580

APPLICANT: Hayley Loughridge

Corrections listed below are to be made on the plans and resubmitted before a Zoning & Site Compliance Letter can be issued. Please note the following:

- ❖ The submittal of revisions does not guarantee approval, as further information may be required based upon the resubmitted information.
- ❖ All revisions and changes must be bubbled on the plans.
- ❖ A full set of plans must be uploaded. Individual revised pages cannot be accepted.

The approval of plans and specifications does not permit the violation of any section of the current edition of the City of Pensacola Land Development Code or State Law.

The following comments have been provided by Gregg Harding. Should you have any questions or require additional information regarding these comments, please contact the Plans Examiner(s) whose name appears above at 850-435-1670 or via email to gharding@cityofpensacola.com.

Zoning Review Comments

R-1AAA zoning district

Setbacks: Front = 30'; Rear = 30'; **Side = 7.5'**

The proposed addition does not meet the required side yard setback for the R-1AAA zoning district. The zoning district requires a 7.5' side yard setback between the side property line and structure. The site plan is difficult to read, but it appears that the proposed addition is 5'-7" from the side property line. This is not permitted.

Please note that the existing home was built in 1943 and prior to current zoning regulations. Because of this, it is "existing nonconforming", meaning that it does not conform to the zoning code (i.e., side yard setback) but it may continue to exist. However, all new additions are required to meeting the zoning code.

If you feel there is a hardship unique to the property or unique to this project, a variance to reduce a side setback may be requested at a meeting of the Zoning Board of Adjustments. Amy Hargett, Planner II is the primary contact for this board. If you, or a representative, would like to pursue an application for a variance, please contact Ms. Hargett via email at ahargett@cityofpensacola.com. Please also be aware there is a \$500.00 application fee.

Gregg Harding



FL CBC1255260 FL RR0067438 AL 20945

WINDOWS ♦ SIDING ♦ KITCHEN ♦ BATH ♦ STORM PROTECTION ♦ PATIO ENCLOSURES ♦ ENTRY DOORS

Variance Narrative – Family Room Addition

****Property:**** 2017 E Scott St, Pensacola, FL 32503

****Zoning:**** Single-family residential district (R-1 series). Use remains single-family.

Request

The owner requests a variance to allow a family-room addition to the existing 1943 single-family home. The new construction will align with the existing exterior wall lines and will not project beyond the established building façade or side-yard plane. This new family room will provide a larger, more suitable living area to accommodate family gatherings, something the current home layout does not adequately support. In the process of this new addition, the project will also create a properly designed laundry room capable of housing modern appliances while providing adequate space for laundry-related activities. The addition will be architecturally integrated with the current house and will not increase height, encroach further into setbacks, or change the residential use or character.

Background & Hardship

This home was constructed in 1943, when interior laundry areas were not considered a standard part of residential design. As a result, the current laundry setup was added later as an afterthought and does not provide the functionality, space, or safety required for modern appliances. The historic footprint of the home also creates limitations on living space, making the current layout poorly suited for family gatherings or accommodating groups. By adding a new family room, the home gains an appropriate living area, and by repurposing space to create a modern laundry room, the property is brought into line with contemporary expectations of functionality and livability.

Consistency with the District & Neighborhood

The R-1 single-family districts are intended to preserve low-intensity, detached homes. The proposal maintains a detached single-family dwelling and does not intensify use, occupancy, traffic, or noise. Keeping the addition within the existing building lines avoids new encroachments and preserves the established rhythm of façades along E Scott St. The new family room will enhance the usability of the home while maintaining compatibility with the surrounding neighborhood.

Public Interest & Minimum Relief

The request represents the minimum change necessary to allow for a functional family gathering space and a modern, code-compliant laundry area. The addition will not adversely affect light, air, drainage, or emergency access, and will be built to current standards, including mechanical ventilation, electrical safety, and dryer exhaust. The City's Zoning Board of Adjustment is empowered to grant such dimensional relief where justified, and this project represents the least intrusive means to modernize the home without compromising neighborhood character.

Code and Safety Commitments (for Building Permit Phase)

While the zoning variance concerns setbacks/placement rather than construction method, the owner commits that the family-room addition and the new laundry-room space will meet current Florida Building Code (FBC) and National Electrical Code (NEC) provisions, including:

- Dryer Exhaust & Termination: Clothes-dryer exhaust ducts will be independent, smooth-walled metal and terminate outdoors in accordance with FBC Residential Ch. 15 (2023) and manufacturer's instructions.
- Electrical – Dedicated Laundry Circuit & GFCI: Provide at least one 20-amp, 120-V laundry branch circuit serving only laundry-area receptacles per NEC 210.11(C)(2). Laundry-area receptacles will have GFCI protection as required by NEC 210.8(A).
- Whole-House Ventilation (if triggered): If blower-door testing shows air-leakage < 3.0 ACH50, whole-house mechanical ventilation will be provided per FBC-Residential R303.4 and M1507.

Accessibility & Community Benefit

The creation of a properly designed laundry room improves safety and usability for all residents, particularly those with mobility or strength limitations. The improved laundry area will reduce carrying distances, accommodate front-loading machines at accessible heights, and improve functionality overall. The addition of a new family room also provides an appropriate, safe space for family gatherings, reinforcing the home's role as a suitable residence for modern living.

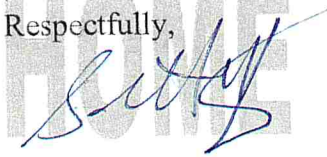
Property Value & Marketability

Modern families expect both functional gathering spaces and properly designed laundry areas. By creating a larger family room and a modern laundry space, the property gains functionality, safety, and convenience. These improvements significantly increase marketability and long-term property value, while preserving neighborhood aesthetics and character.

Conclusion

Granting this variance will resolve design limitations inherent in a 1943 home by providing a suitable family gathering space and a modern, safe laundry room. The addition preserves neighborhood character, enhances livability, and ensures compliance with the Florida Building Code and NEC. The applicant respectfully requests approval.

Respectfully,



Scott McCartney
Certified Building Contractor
FL CBC1255260

FL CBC1255260 AL 20945

SKETCH
3890-B Pasco Street
Pensacola, FL 32505
FL Lic. # CBC1255260
AL Lic. # 20945

Your 1st Choice is Always Your Best



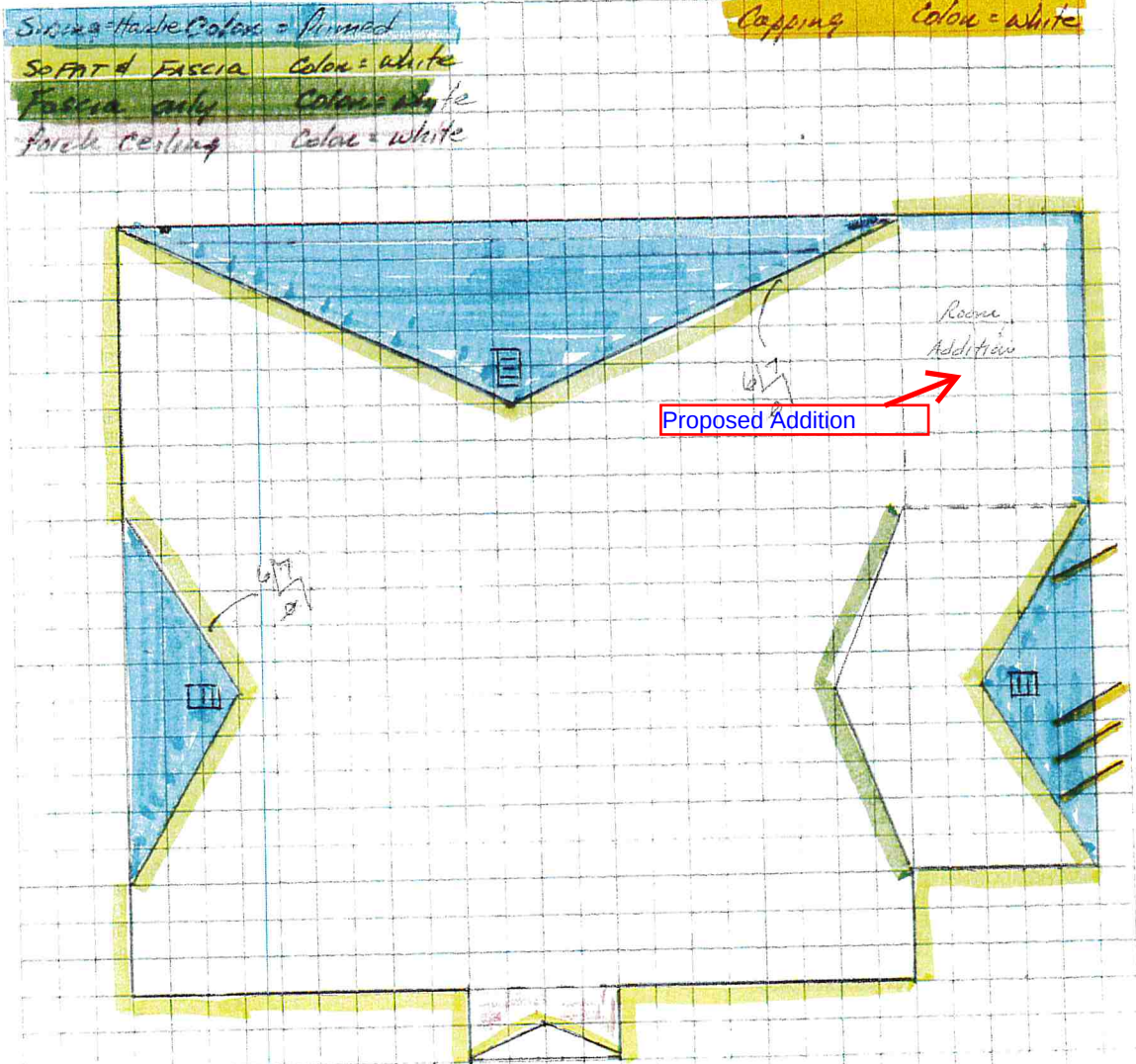
www.1stchoicehomeimprovements.com

850-476-8887
888-989-3244

Page 1 of 1

Proposal Submitted To: <i>Moulton, Abe & Molly</i>		Job Date: <i>3/29/24</i>	Sales Representative: <i>Chuck McPherson</i>
Street: <i>2017 E. Scott St.</i>		Special Instructions: <i>Siding</i>	
City, State & Zip: <i>Pensacola FL 32503</i>		<i>Soffit & Fascia</i>	
Telephone: <i>605-890-1421</i>	Work Telephone:	Pager Number:	Cell Phone Number:

SKETCH



* Hardie siding = Board & Batten

(Front of House)

[Signature]
Signature

[Signature]
Signature

Rev. 12-20-22

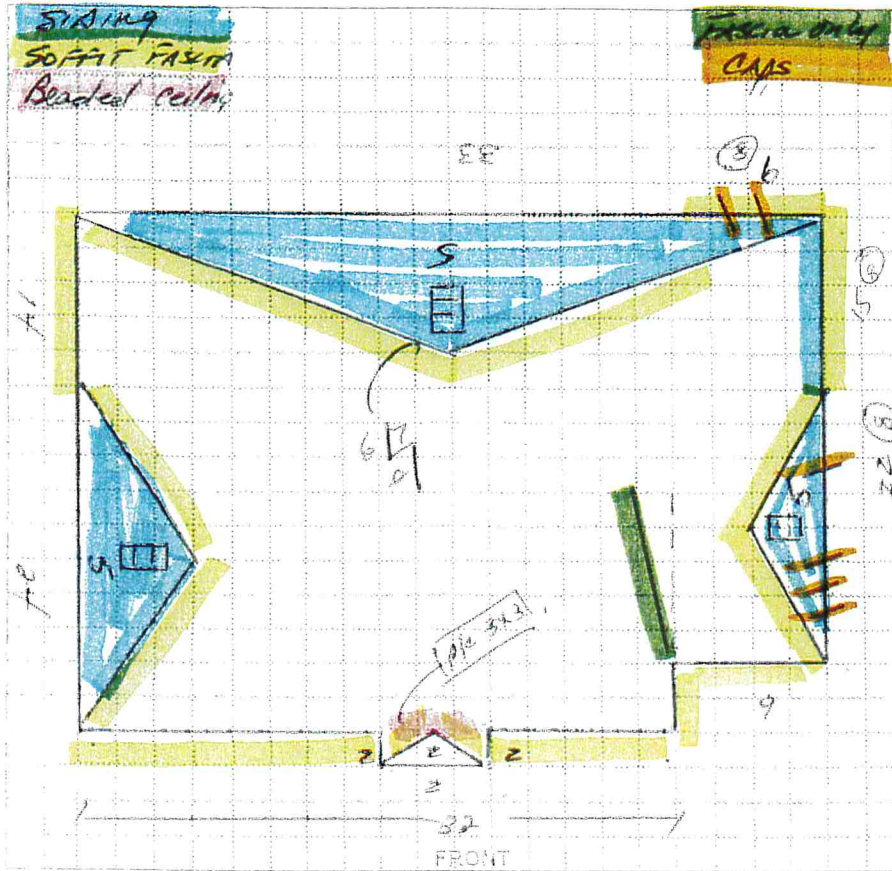
SIDING DIAGRAM WORKSHEET

JOB NO. _____

Customer Nowlan

Address 2017 E. 500th St.

Date 3/29/25



Wrap Windows & Doors	4
Wrap Garage Doors - Single	
Wrap Garage Doors - Double	
Porch Beams	
Porch Posts	
Porch Ceiling	95.F.
Sills & Mulls	
New Shutters	
New Gutters	
New Gable Vents	
<u>Black/Dryer Vents</u>	1#1
R & R Rotten Wood, Siding / Soffit	
R & R Rotten Wood, Facia	
Add Wood To Open Tall Rafters	
R & R Burglar Bars	
R & R Storm Doors	
R & R Storm Windows	
R & R Awnings	
R & R Shutters	
R & R Gutters	

Notes:

Siding	H	Vertical
Front	=	
	=	
	=	
	=	
	=	
Left	=	
Gable 24 x 5 x .7	= 84	
	=	
	=	
	=	
Back	=	
Gable 33 x 5 x .7	= 116	
9 x 8	= 72	
	=	
	=	
Right	=	
Gable 22 x 5 x .7	= 77	
15 x 8	= 120	
	=	
	=	
Subtotal	= 645	
Openings	= 30	
Total	= 615	
15% Waste +	= 62	
Total Sq. Ft. = H	677	V
Total Squares = H	77	V

Soffit & Facia	7"	12"	24"	36"	Sof. Only	Fac. Only	Gutter
Front	47						
Left	38						
Back	42						
	5						
Right	22					11	
	5						
Subtotal =	159					11	
Corners +	50						
Tot. Run Ft.	209					11	

Horizontal Wall Table

41" - 50" = 4.3	111" - 120" = 10	181" - 190" = 15.8
51" - 60" = 5	121" - 130" = 10.8	191" - 200" = 16.7
61" - 70" = 5.8	131" - 140" = 11.7	201" - 210" = 17.5
71" - 80" = 6.7	141" - 150" = 12.5	211" - 220" = 18.3
81" - 90" = 7.3	151" - 160" = 13.3	221" - 230" = 19.2
91" - 100" = 8.3	161" - 170" = 14.2	231" - 240" = 20
101" - 110" = 9.2	171" - 180" = 15	241" - 250" = 20.8

Measure Formulas

Gables:
Horiz: H x W = X .50
Vert.: H x W = X .70
Rakes:
H x W = + 40%
Soffit & Facia
Gable - H x W

Measured By: _____



360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400

NOT VALID
WITHOUT A
RAISED
SEAL

5/18/16

BOUNDARY SURVEY
WITH IMPROVEMENTS

ADDRESS:
2017 EAST SCOTT STREET
PENSACOLA, FLORIDA 32503
PROJECT NUMBER: 160503
DATE: 5-16-2016
FIELD BOOK: 59 PAGE: 65
DRAWN BY: PJK
APPROVED BY: ROB L. WORKING



SCALE: 1"=50'
SHEET 1 OF 1

LEGAL DESCRIPTION: (O.R. BOOK 6752, PAGE 864)
LOTS 5 AND 6, BLOCK 33, IN THE SUBDIVISION KNOWN AS LAKEVIEW IN THE CITY OF PENSACOLA, FLORIDA, DRAWN BY STEPHEN LEE IN 1995, A COPY OF WHICH APPEARS OF RECORD AT PAGE 205 OF DEED BOOK 143 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 5-16-2016.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS MAP CAN ONLY BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF THE SURVEYED PROPERTY BEING NORTH 5°00'00" EAST.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- P1 POINT OF INTERSECTION
- RAW RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER

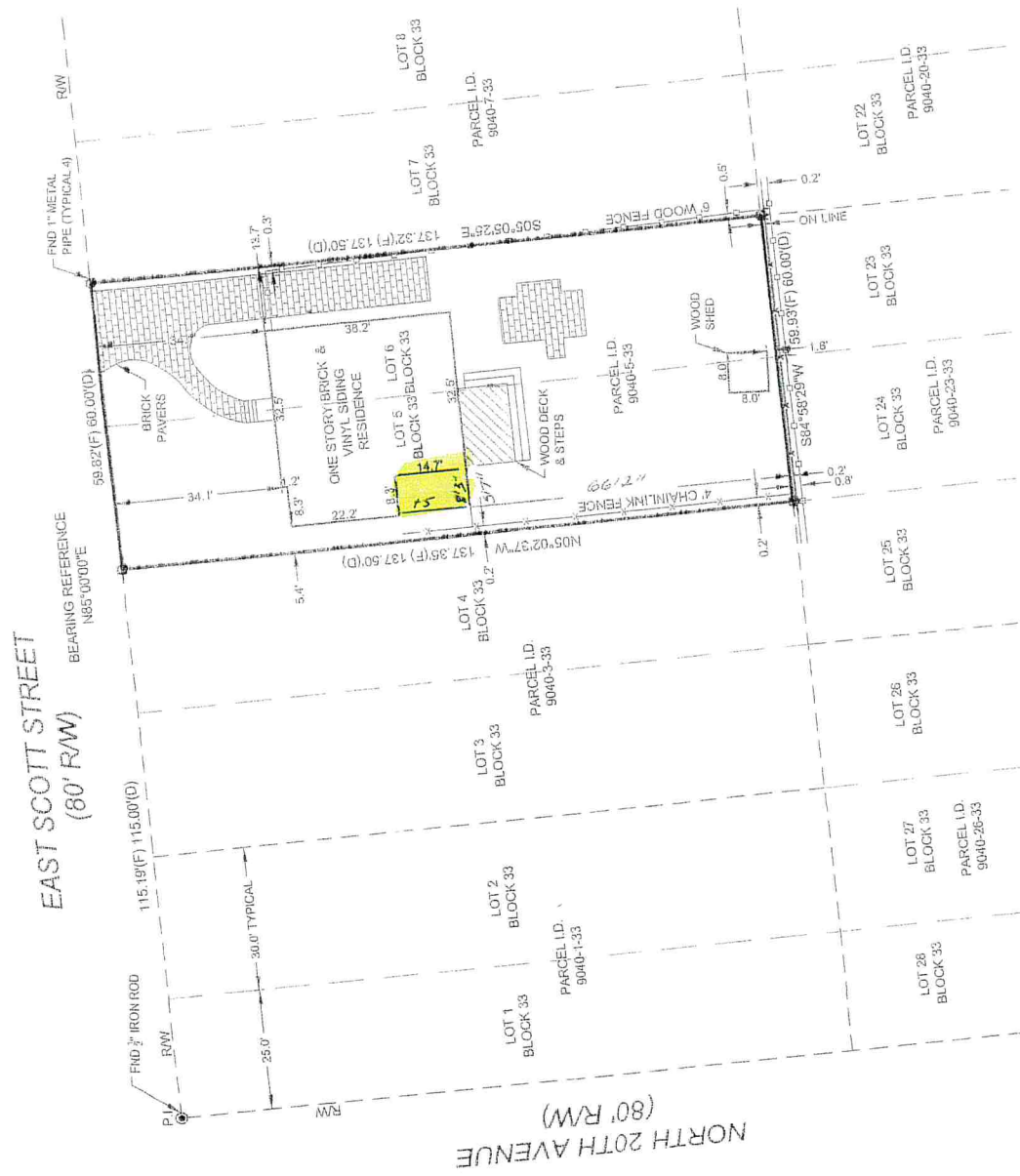
CERTIFICATIONS:

ABRAHAM D. NOWLAN AND MOLLY J. NOWLAN
WELLS FARGO BANK, N.A.
WESTCOAST LAND TITLE INSURANCE
SURETY LAND TITLE

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and is in accordance with Chapter 55-17, Florida Administrative Code pursuant to Section 55-12.02, Florida Statutes.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878



PROJECT INFORMATION

CLIENT INFORMATION

1st Choice Home Improvements

ENGINEER-OF-RECORD

Landmark Engineering & Land Planning, Inc.
7604 W Fairfield Dr.,
Pensacola, FL 32506

PROJECT ADDRESS

Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

CERTIFICATION STATEMENT

I verify that to the best of my knowledge, these plans and specifications comply with the Florida Building Code 8th edition (2023) and ASCE 7-22 for 160 MPH wind speed (3-second gust).

NOTICE

Any deviation from these plans without written approval by the engineer of record is not authorized unless obtained in writing with the signature and raised seal of the engineer-of-record. If any unauthorized modifications occur, the engineer-of-record shall not be responsible for damages or costs resulting from the modification. If site conditions are found to differ from those set forth in these plans or if any discrepancies are discovered, notify the engineer-of-record immediately. The engineer shall not be responsible for work that continues despite known discrepancies.

Contractors Responsibilities:

- The Contractor is responsible for the following:
1. The builder shall call the proper authorities 48 hours (on business days) before commencing any digging. The builder shall be held responsible for the location of any and all underground utilities in the vicinity of the construction;
2. The builder shall find and maintain all required setbacks, height, and area limitations as required by state and local codes and ordinances (zoning);
3. The builder shall maintain erosion control measures around the site, including silt fence and hay bales, in order to prevent movement of sediment from disturbed areas. The builder shall maintain erosion control until disturbed areas have been stabilized.
4. Verifying all dimensions on site and design drawings;
5. Verifying FEMA flood zone and base flood elevation requirements;
6. Verifying FEMA approved materials for flood resistant construction in a flood zone;
7. For the installation of all water-proofing, weather-proofing, and flashing of the structure;
8. Ensuring all hardware is installed per industry and state standards;
9. Proper termite treatment of the build site and structure in compliance in FBC 2023, R318;
10. Complying with all OSHA regulations;
11. Contact the EOR for any discrepancies found on the plans or on-site;

The Contractor bears the sole responsibility for means, methods, techniques, sequences, and procedures of construction.

FOUNDATION NOTES:

- Soil Condition and Preparation
 - It is recommended that the area beneath and 5' beyond the building footprint be designated as controlled areas.
 - All vegetation and organics should be stripped and removed within the controlled areas.
 - This foundation has been designed for soils with a maximum vertical bearing pressure of **1,600 pounds per square foot**. It shall be the responsibility of the builder to obtain verification that the soils can provide the above resistance.
 - Soils should be compacted using a mechanical "tamping jack" type compactor.
 - The soil beneath the slab shall be treated for resistance to termites. The builder shall provide a letter from the termite treatment professional stating the chosen method of termite prevention.
 - A vapor barrier shall be placed on top of the soil prior to placement of the concrete. The vapor barrier shall be comprised of minimum 6-mil poly sheeting, overlapped a minimum of 6 inches and sealed at all overlaps and penetrations.
- Concrete
 - Unless specified otherwise, all concrete in this project shall have a **minimum 3,000 psi 28-day compressive strength**.
 - All footings are to be continuous.
 - Step footings(s) as needed to accommodate for topography of the site.
 - Maximum slump of concrete shall be 6" with a maximum aggregate size of ¾". Where the concrete is permanently exposed to earth and weather, all reinforcement steel must have a minimum 3" of concrete cover.
 - Footing depth must be a minimum of 12" below grade.
 - All rebar shall be Grade 40 per ASTM A-615 unless specified otherwise.
 - Reinforcing bar shall be placed in accordance with ACI 318
 - Minimum bar lap for reinforcing steel is as follows:
 - #4 Rebar: 20" Lap
 - #5 Rebar: 25" Lap
 - Install 6-mil poly vapor barrier over compacted fill prior to concrete placement.
 - Slabs shall be reinforced per one of the following options:
 - 6x6 10/10 WMM w/ supports 3' o.c.;
 - Concrete fiberrein installed in concrete;
 - #3 rebar installed each way @ 60" o.c.
 - Masonry
 - All mortar specified in these plans shall be Type-S Masonry Cement with a minimum 7-day compressive strength of 1,300 psi and a minimum 28-day compressive strength of 2,100 psi. The mortar shall be in accordance with ASTM C-91 and ASTM C-270. Type-M Masonry Cement is also acceptable, having a compressive strength of 1,800/2,900 psi (7-day/28-day).
 - All CMU products shall have a minimum compressive strength of 1,500 psi and shall be manufactured in accordance with ASTM C-140.

ABOVE GRADE FOUNDATION NOTES:

Air Ventilation Requirements

The under-floor space between the bottom of the floor joists and the earth under the building shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 sq. ft. for each 150 sq. ft. of under-floor space area, unless the ground surface is covered by a class 1 vapor retarder material. Where a class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 sq. ft. for each 1,500 sq. ft. of under-floor space area. One such ventilating opening shall be within 3 ft. of each corner of the building.

The minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor area. One ventilation opening shall be within 3 feet of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch:

- Perforated sheet metal plates not less than 0.070 inch thick.
- Expanded sheet metal plates not less than 0.047 inch thick.
- Cast-iron grill or grating.
- Extruded load-bearing brick vents.
- Hardware cloth of 0.035 inch wire or heavier.
- Corrosion-resistant wire mesh, with the least dimension being 1/8 inch thick.

Exception: The total area of ventilation openings shall be permitted to be reduced to 1/4,500 of the under-floor area where the ground surface is covered with an approved Class 1 vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

Access Requirements

Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. Where any portion of the through-wall access is below grade, an airway not less than 16 inches by 24 inches shall be provided. The bottom of the airway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where mechanical equipment is located under floors

Removal of Debris

The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

Finished Grade

The finished grade of under-floor surface shall be permitted to be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.

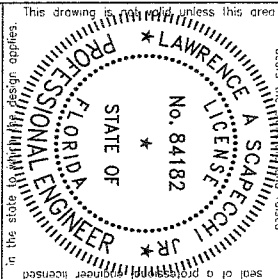
Wood Framing:

- All wood materials in contact with concrete, CMU block, or is exposed to elements (such as: weather, water, etc.) shall be pressure treated;
- All exterior posts shall be #2 SYP or better;
- Studs shall be #2 SPF, U.N.O. as SYP material;
- Notches or holes in floor joists or beams shall be in compliance with the Florida Building Code, Residential.
- Holes bored through joists shall not be within the bottom or top 2" of the joist. Holes shall not exceed 1/3 of the joist depth.
- All LVL beams, Glulam (GLB) beams, and Versa-Lam columns shall be manufactured by an APA member manufacturer and shall meet APA specifications:
 - LVL beams shall meet the following minimum material properties:
 - FB = 2600 PSI
 - FV = 285 PSI
 - Fc (Parallel) = 3200 PSI
 - Fc (Perpendicular) = 750 PSI
 - E = 2 x 10⁶ PSI
 - GLB beams shall meet the following minimum material properties:
 - FB = 2400 PSI
 - FV = 300 PSI
 - Fc (Parallel) = 1650 PSI
 - Fc (Perpendicular) = 740 PSI
 - E = 1.8 x 10⁶ PSI
 - Versa-Lam columns shall have the following minimum material properties:
 - FB = 2500 PSI
 - FI = 1270 PSI
 - FV = 190 PSI
 - Fc (parallel) = 3000 PSI
 - Fc_z (perp.) = 450 PSI
 - F_{oy} (perp.) = 750 PSI
 - E = 1.8 X 10⁶ PSI
 - Design Material = Versa-Lam Column 1.8E-2750

PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL



7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone# (850)470-9722-Fax#(850)470-9661-www.LMEngr.com
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PROJECT NUMBER
2025216

SHEET NUMBER
SHEET 1

Digitally signed by

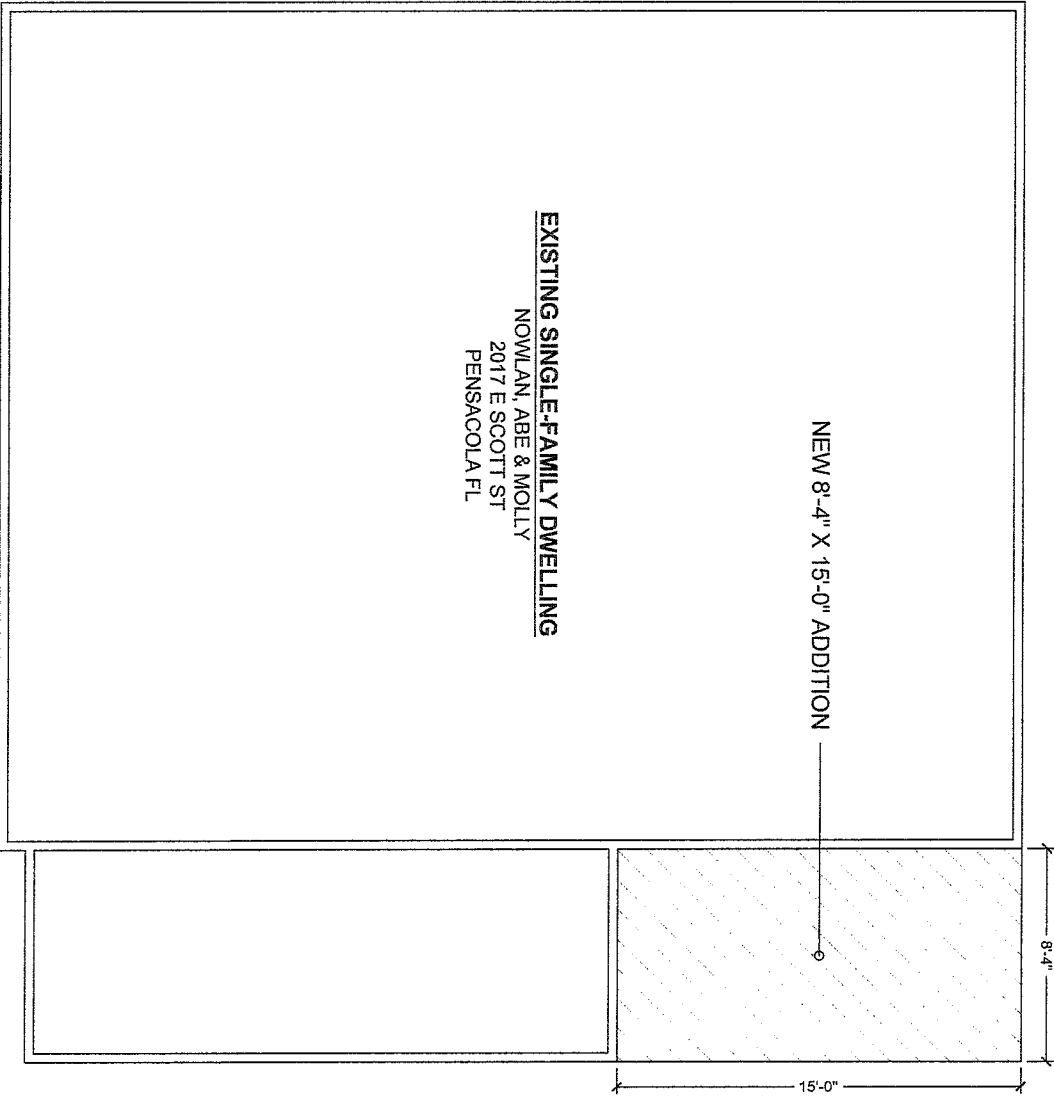
Lawrence Scapecchi Jr

Date: 2025.07.16

11:21:29 -05'00'

Lawrence

Scapecchi Jr

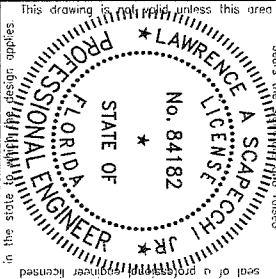


A Overall Plan - New Work Area
Scale: NTS

PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL



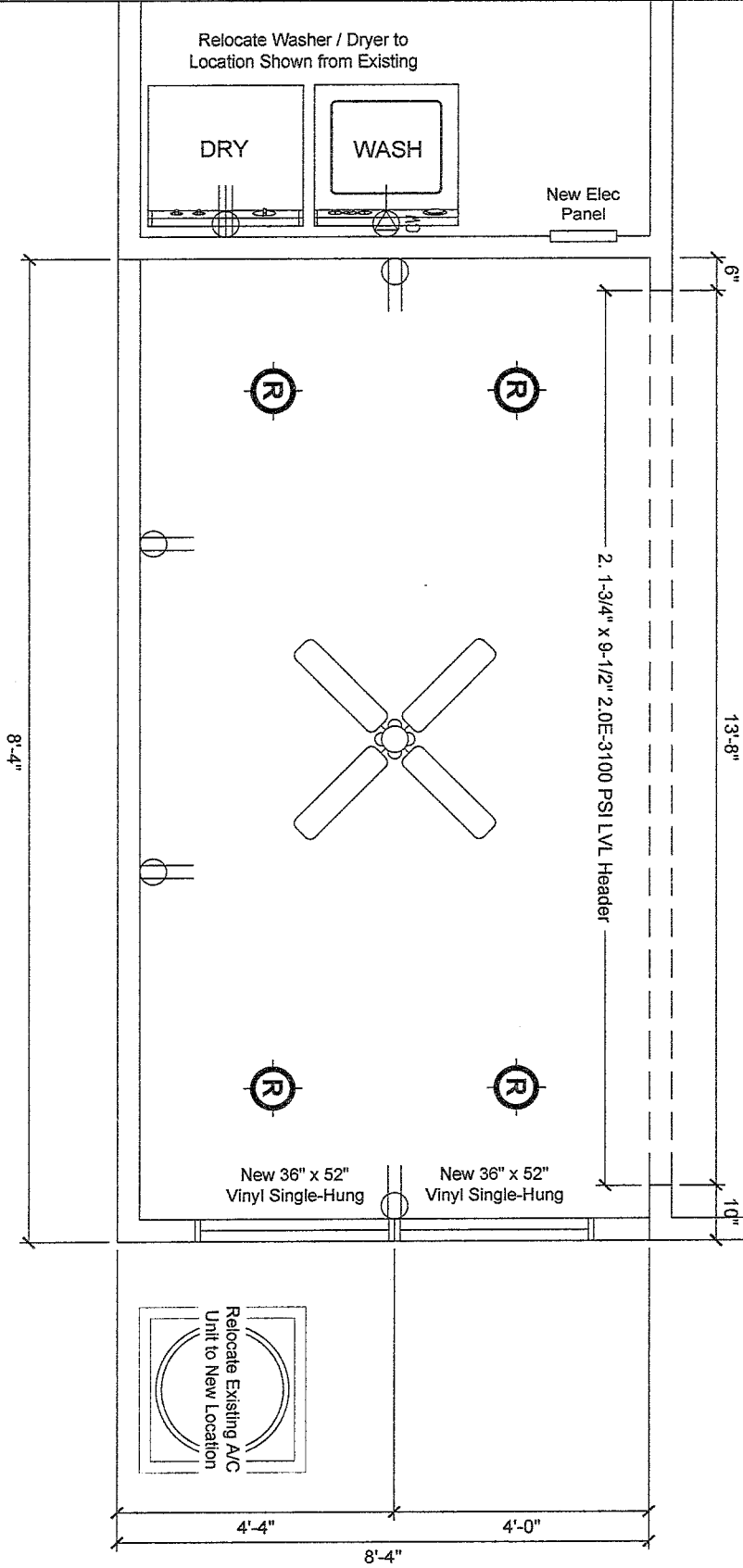
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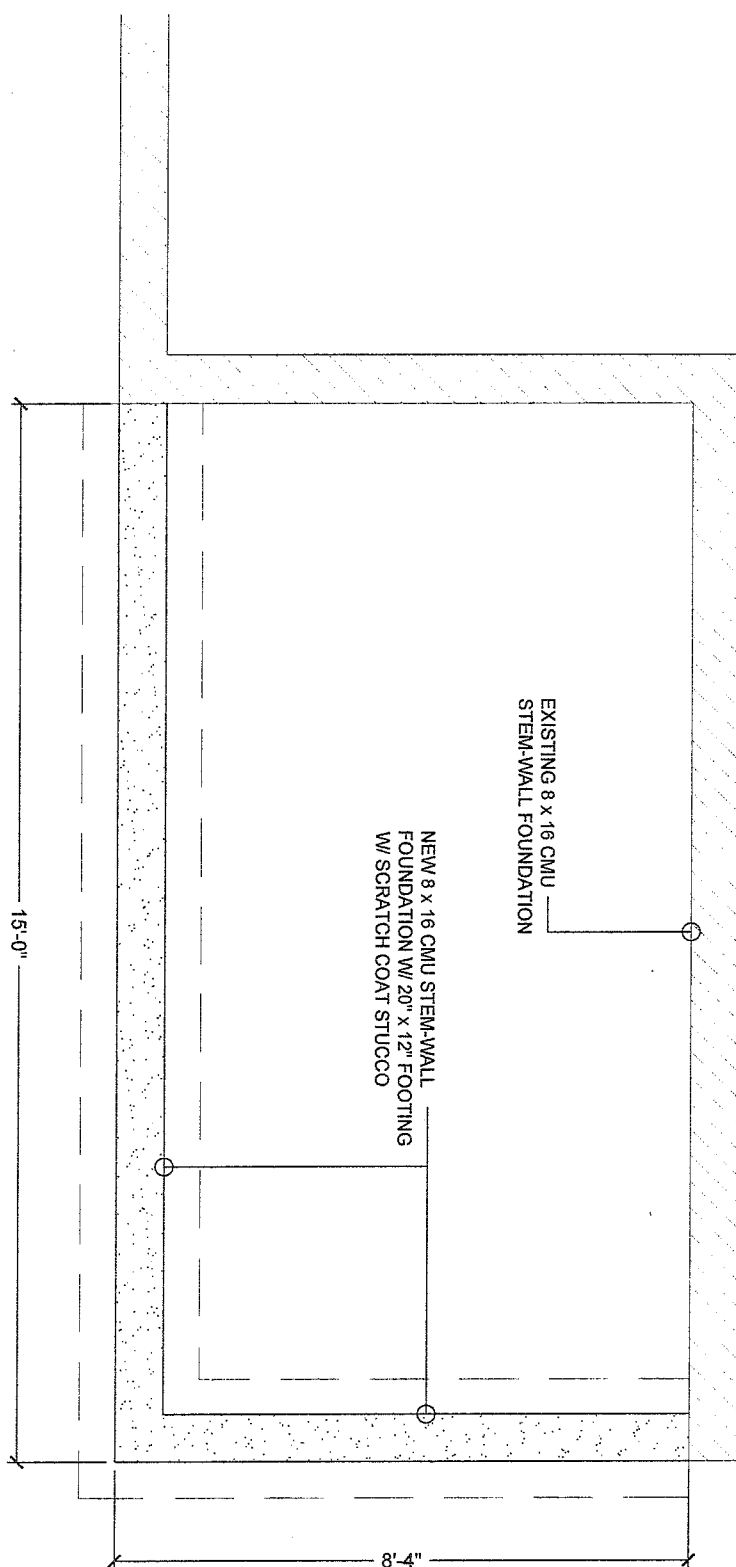
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PROJECT NUMBER
2095216
SHEET NUMBER
SHEET 2

A Proposed Floor Plan
Scale: 1/2" = 1'-0"

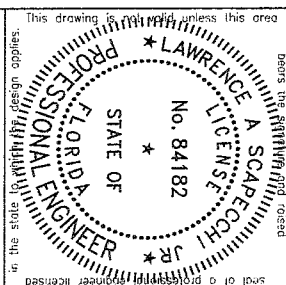


PROJECT NUMBER 2025216 SHEET NUMBER SHEET 3	This item has been digitally signed and sealed by Lawrence Scapecchi, PE on July 16, 2025. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.	This drawing is not valid unless this area bears the electronic raised seal of a professional engineer licensed in the State of Florida. LANDMARK ENGINEERING & LAND PLANNING 7604 W. Fairfield Dr. - Pensacola, FL 32506 Phone#(850)470-9722-Fax#(850)470-9661-www.LMEngr.com FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977 FLCGC 060900	PROJECT NAME AND LOCATION Abe & Molly Nowlan 2017 E Scott St Pensacola FL
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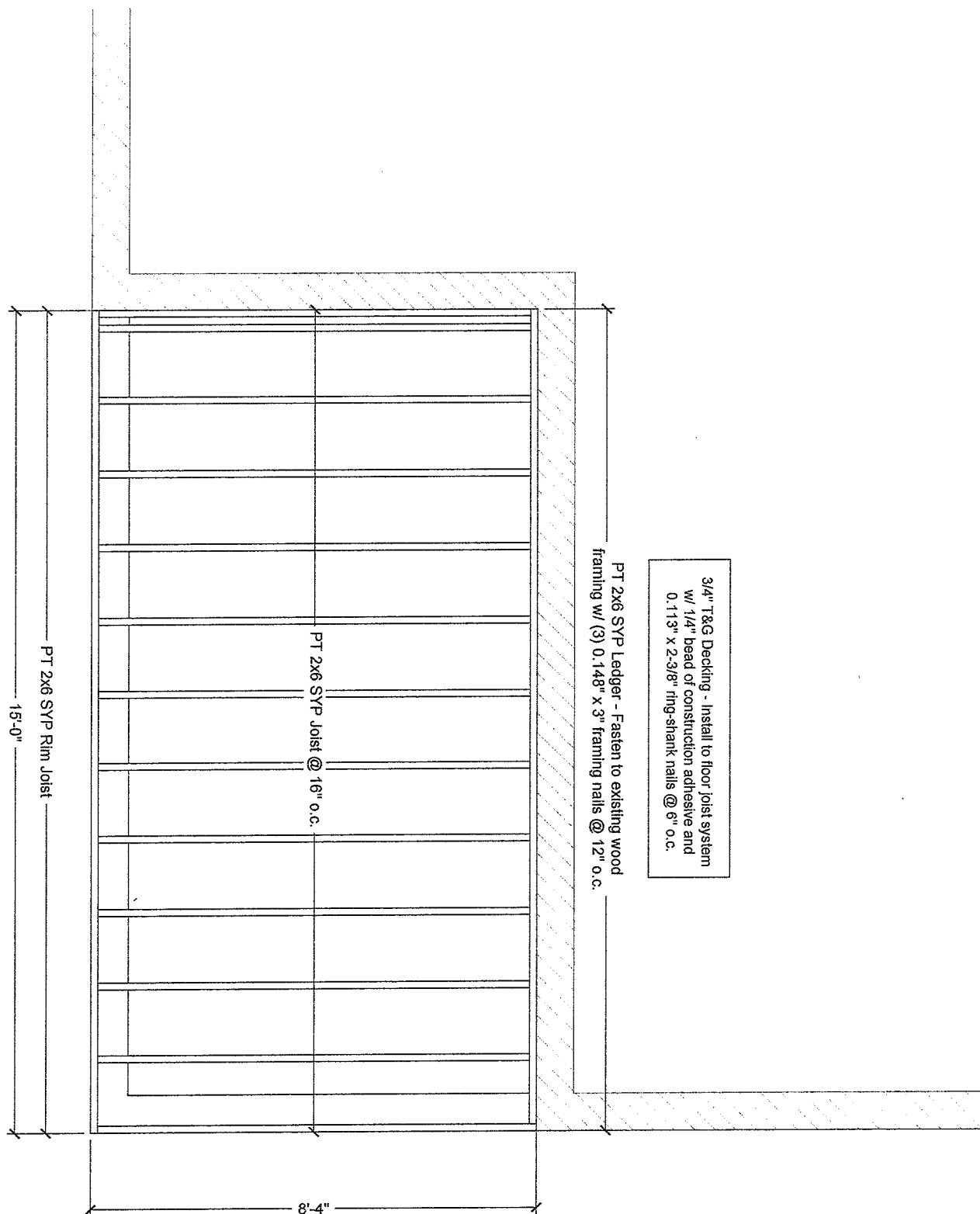
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PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL



3/4" T&G Decking - Install to floor joist system w/ 1/4" bead of construction adhesive and 0.113" x 2-3/8" ring-shank nails @ 6" o.c.

PT 2x6 SYP Ledger - Fasten to existing wood framing w/ (3) 0.148" x 3" framing nails @ 12" o.c.

PT 2x6 SYP Joist @ 16" o.c.

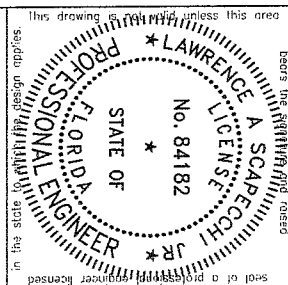
PT 2x6 SYP Rim Joist

- 15'-0"

8' 4"

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The logo for Landmark Engineering & Land Planning features the word "LANDMARK" in a large, bold, serif font. Below it, "ENGINEERING & LAND PLANNING" is written in a smaller, sans-serif font. The text is flanked by two stylized, symmetrical shapes that resemble a compass rose or a diamond with internal lines.

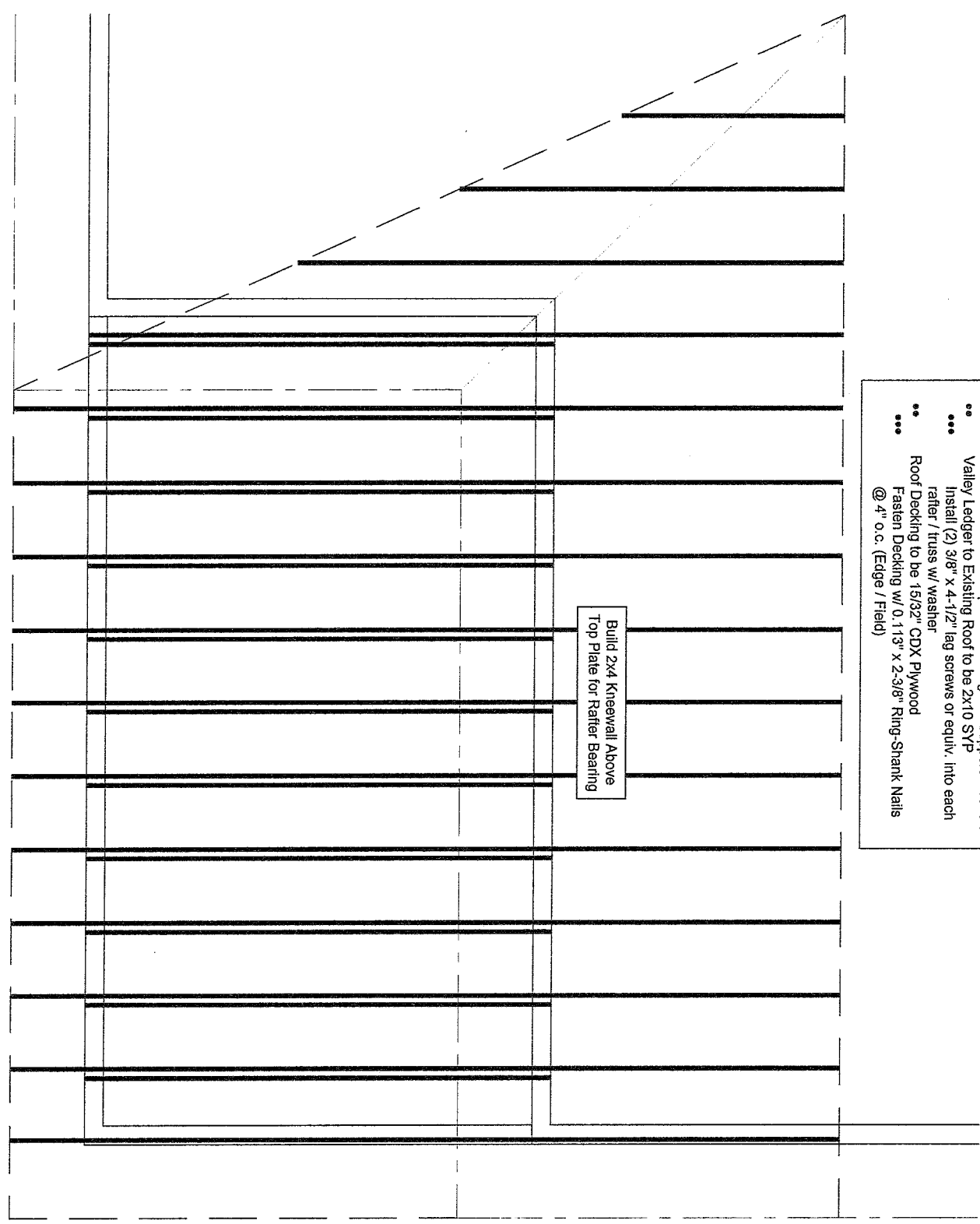
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PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

- ROOF FRAMING NOTES:**
- Roof Framing @ 16" o.c. Spacing:
 - All Rafter to be 2x6 SYP Rafters @ 16" o.c.
 - Max Horizontal Span w/out Diagonal Support = 13'-6".
 - Valley Ledger to Existing Roof to be 2x10 SYP
 - Install (2) 3/8" x 4'-1/2" lag screws or equiv. into each rafter / Truss w/ washer
 - Roof Decking to be 15/32" CDX Plywood
 - Fasten Decking w/ 0.113" x 2-3/8" Ring-Shank Nails @ 4" o.c. (Edge / Field)

Build 2x4 Kneewall Above
Top Plate for Rafter Bearing

A Proposed Roof Framing Plan
Scale: 1/8" = 1'-0"



PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

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This drawing is not valid unless this area
bears the following raised seal of a professional engineer licensed
in the State of Florida

PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 84182
LAWRENCE A. SCAPECCHI, JR.
PE License

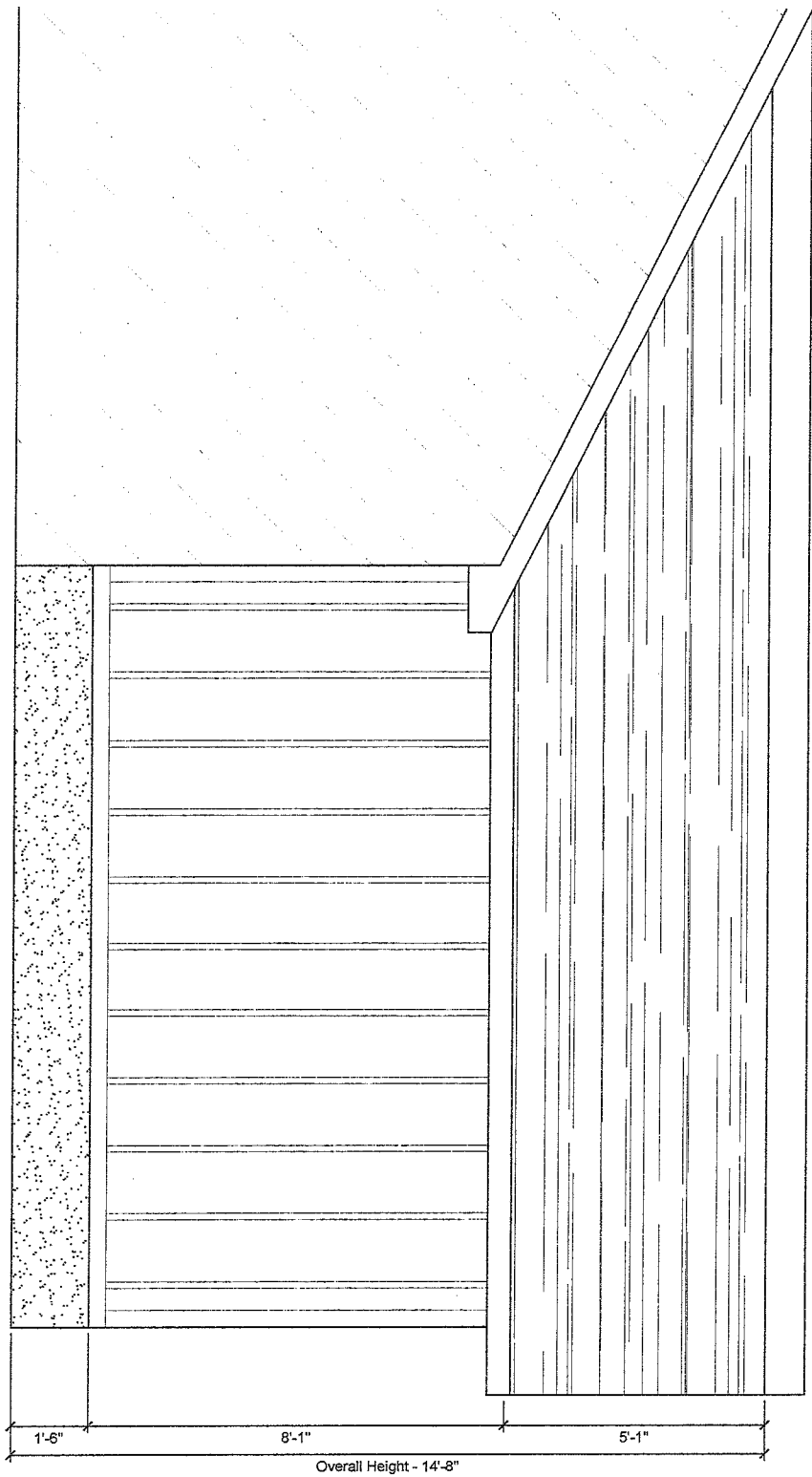
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PROJECT NUMBER
2025216

SHEET NUMBER
SHEET 6

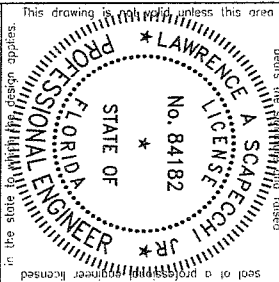
A Proposed Side Elevation
Scale: 3/8" = 1'-0"



Overall Height - 14'-8"

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PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

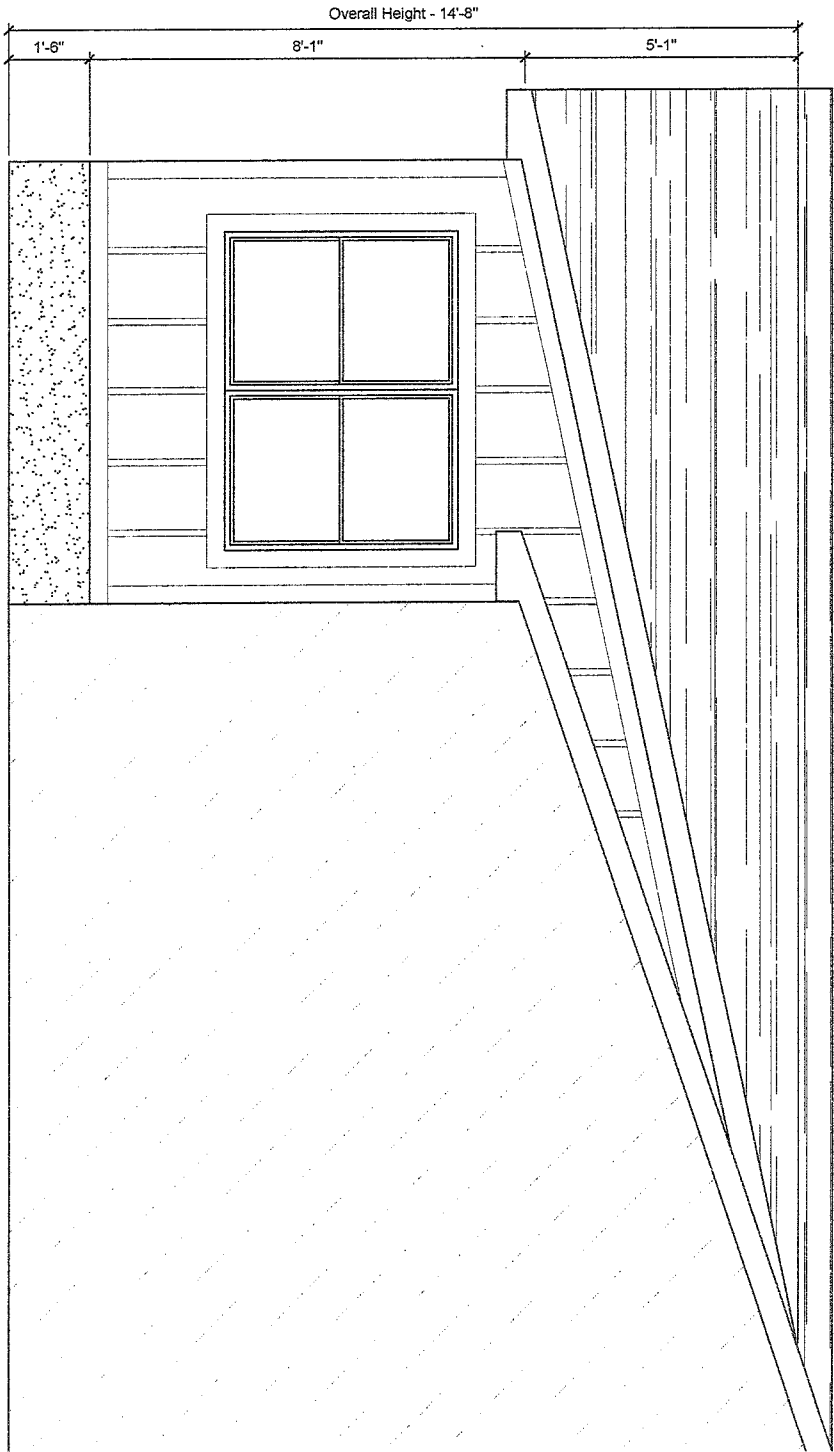
PROJECT NUMBER

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SHEET NUMBER

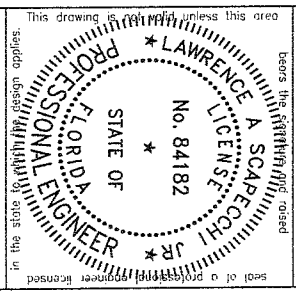
SHEET 7

A Proposed Rear Elevation
Scale: 3/8" = 1'-0"



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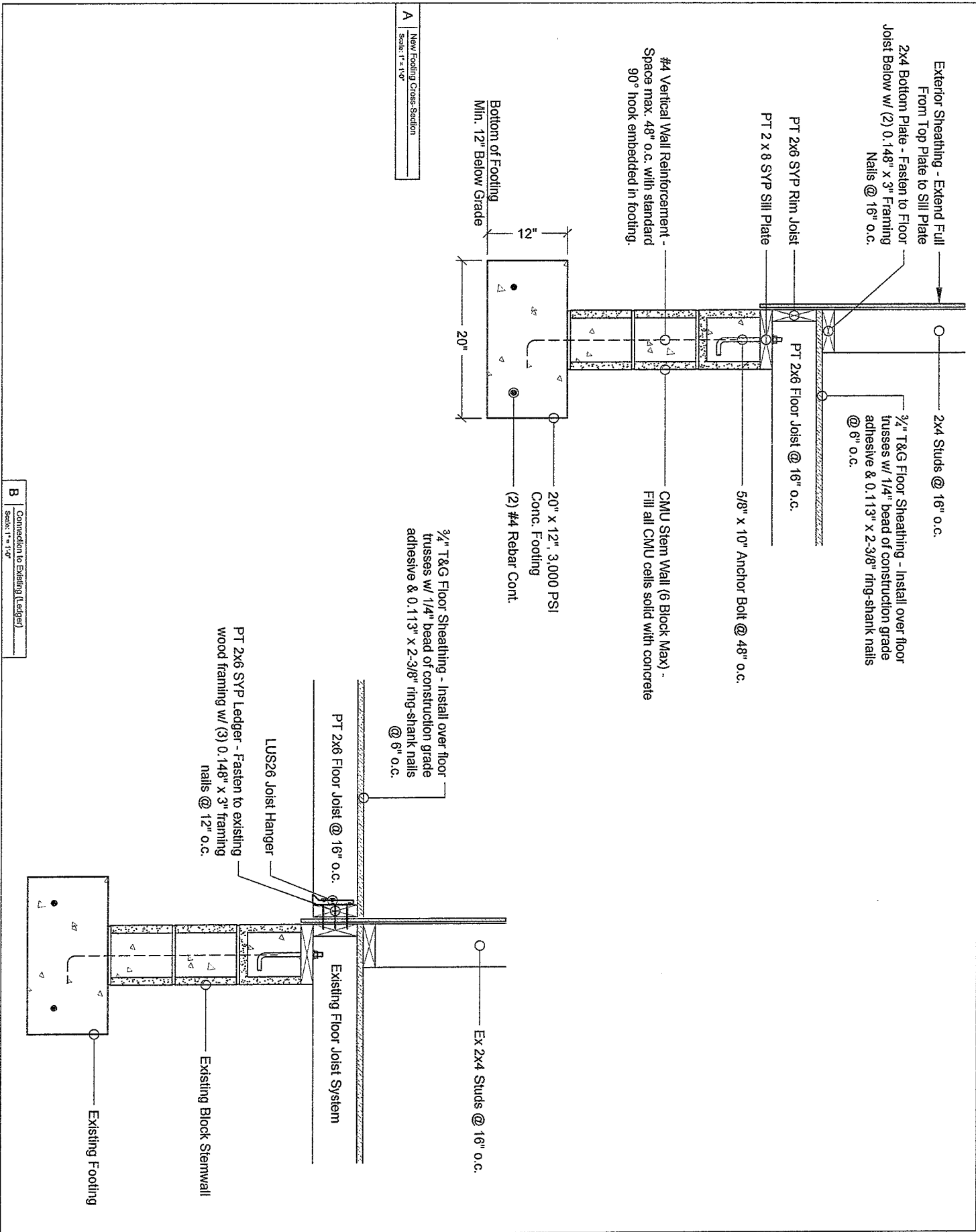
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PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

PROJECT NUMBER
2025216

SHEET NUMBER
SHEET 8



PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

LANDMARK
ENGINEERING & LAND PLANNING

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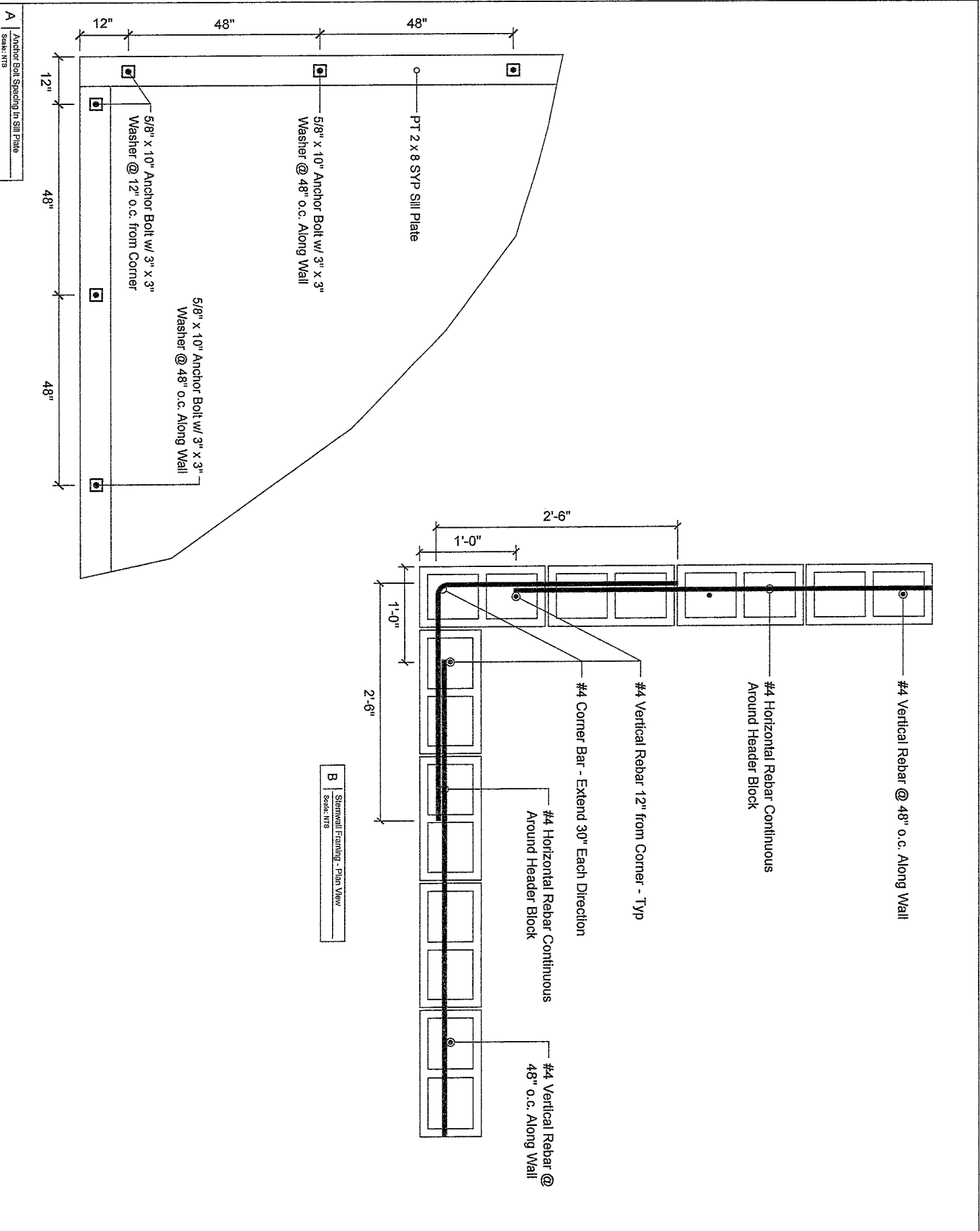
SCAPECCHI, JR.
No. 84182
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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PROJECT NUMBER
2025216

SHEET NUMBER
SHEET 9



PROJECT NAME AND LOCATION
 Abe & Molly Nowlan
 2017 E Scott St
 Pensacola FL

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 ENGINEERING & LAND PLANNING

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 FLCGC 060900

This drawing is not valid unless this area bears the signature and raised seal of a professional engineer licensed in the State of Florida.

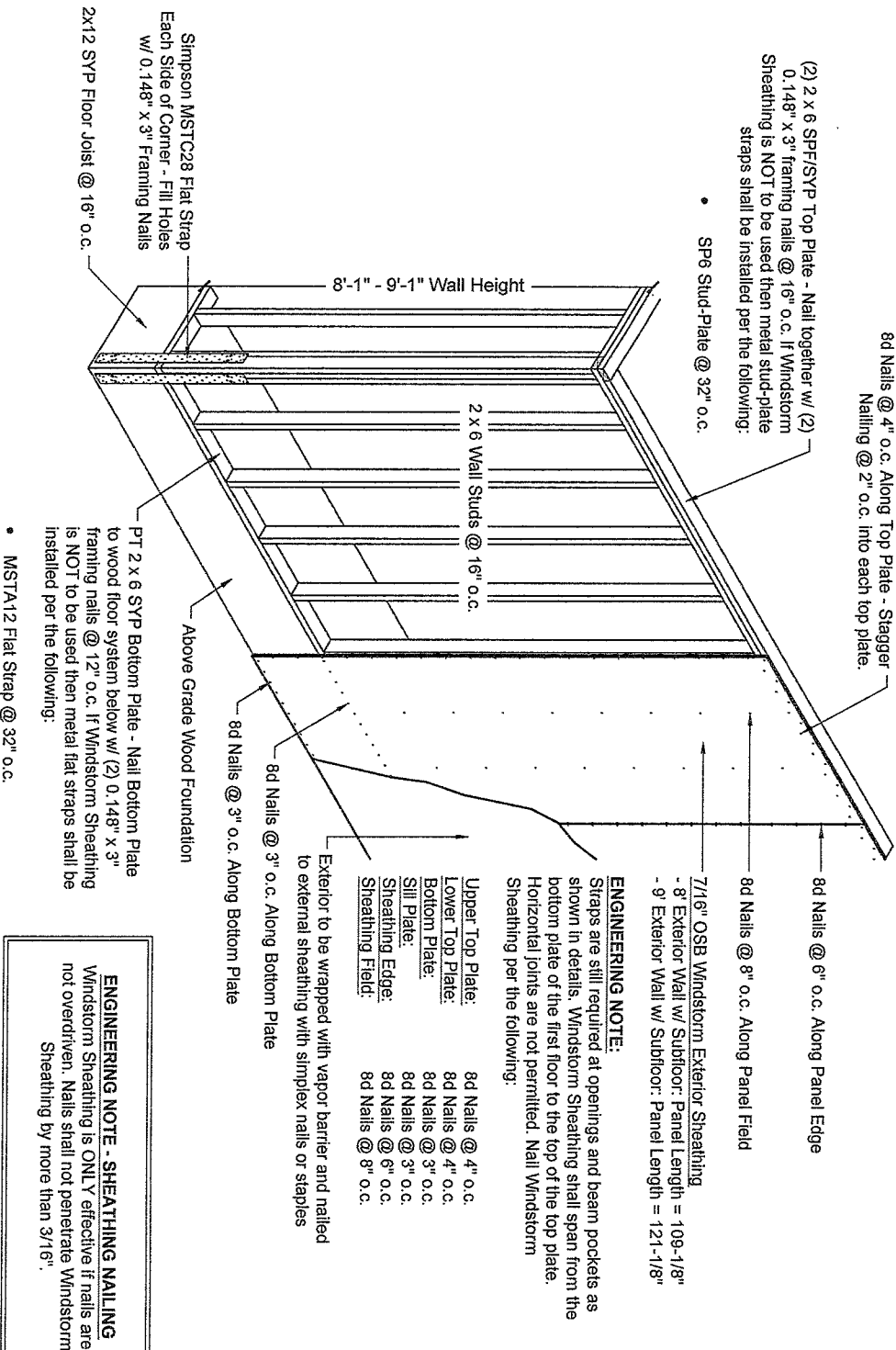
PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 84182
 LAWRENCE A. SCAPECCHI, JR.
 LICENSE

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 2025216

SHEET NUMBER
 SHEET 10



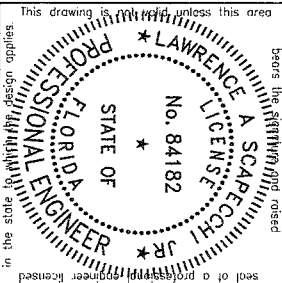
ENGINEERING NOTE - SHEATHING NAILING
Windstorm Sheathing is ONLY effective if nails are not overdriven. Nails shall not penetrate Windstorm Sheathing by more than 3/16".

A Single-Story Exterior Wall Framing
Scale: NTS

PROJECT NAME AND LOCATION
Abe & Molly Nowlan
2017 E Scott St
Pensacola FL

LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr. - Pensacola, FL 32506
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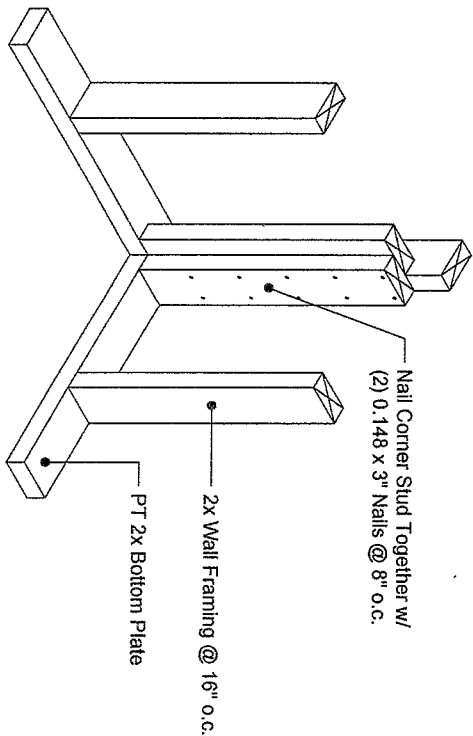
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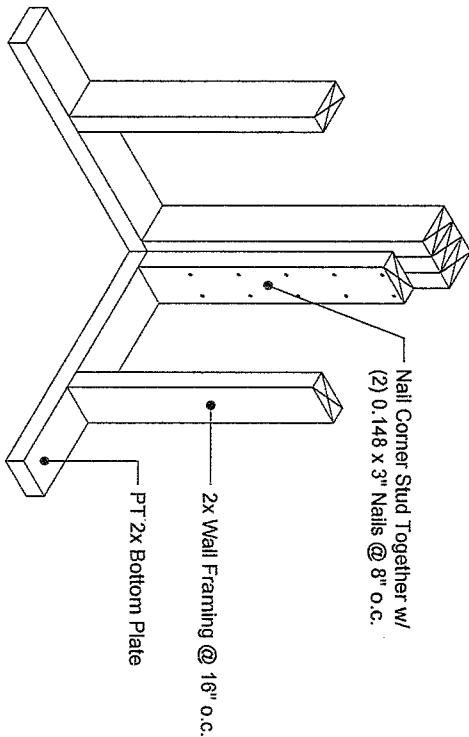
2025216

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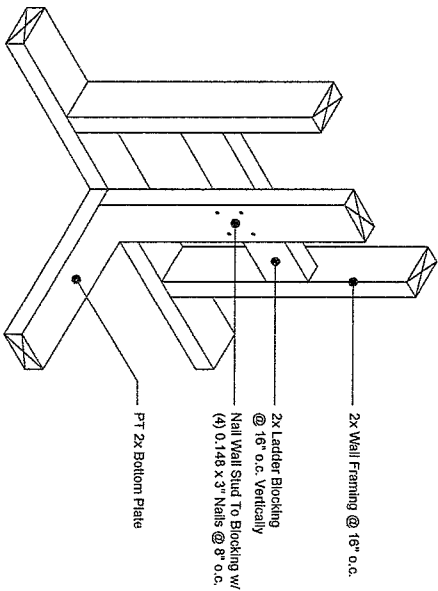
SHEET 11



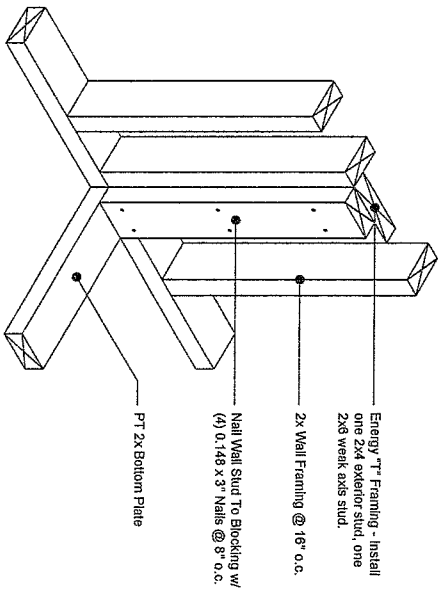
California Corner



Standard Corner



Ladder Blocking - T Framing

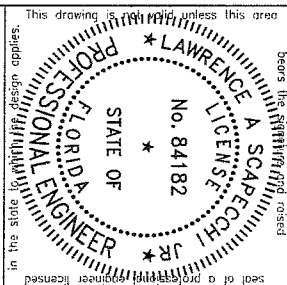


California T Framing

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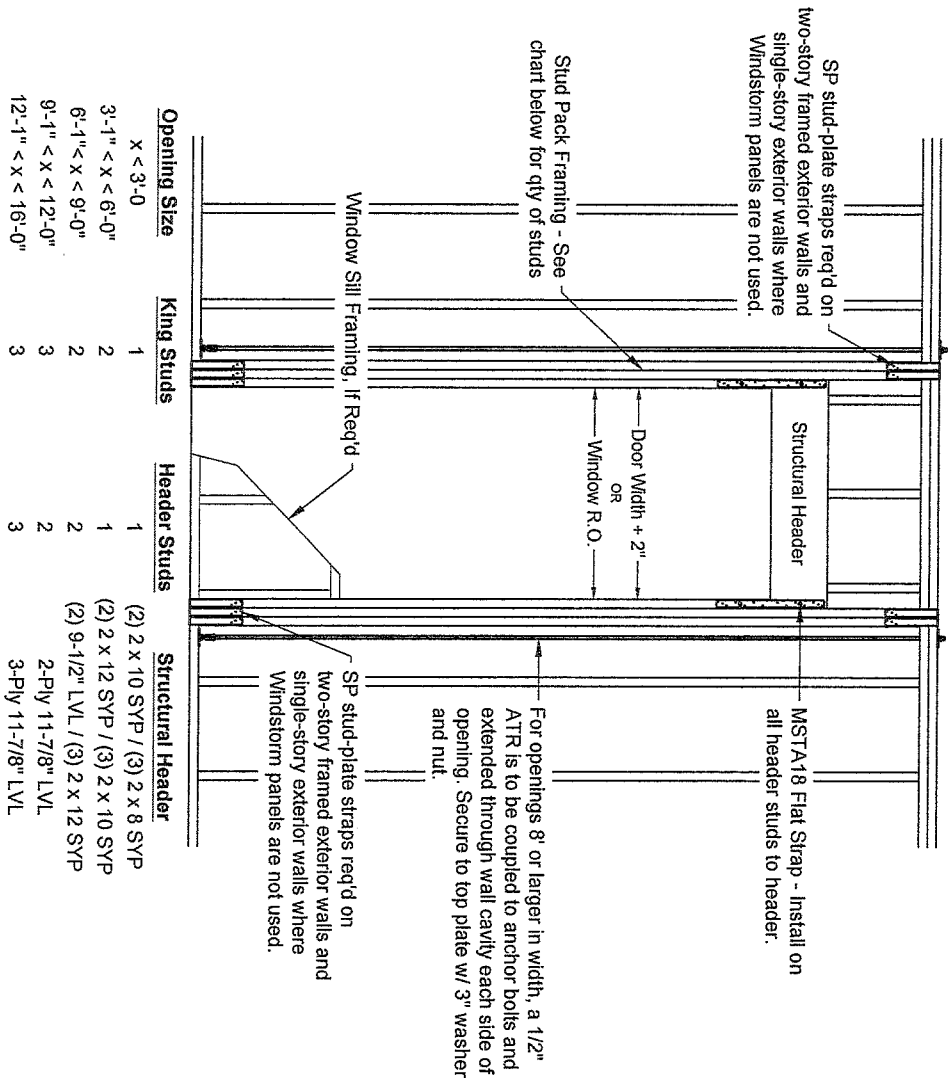
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SHEET NUMBER

SHEET 12

Note: U.N.O. on the floor plan, use structural header listed below.

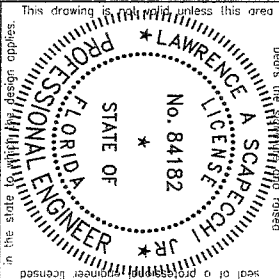


A Wood Framing Details - Structural Opening
Scale: NTS

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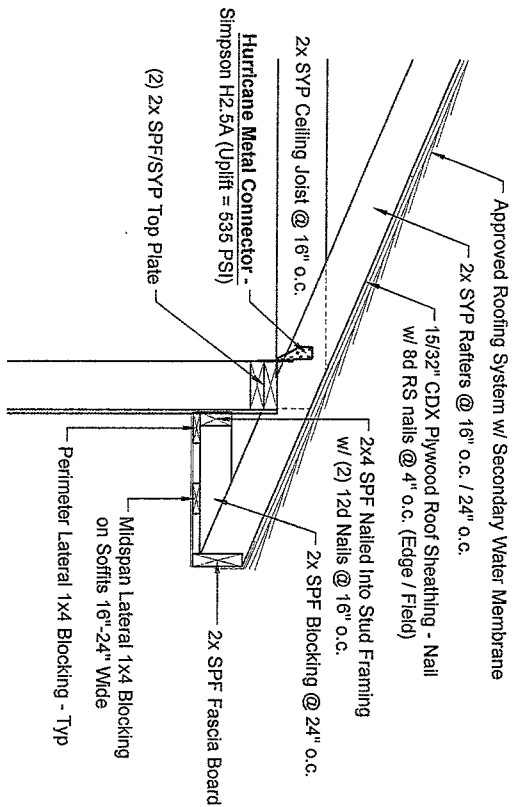
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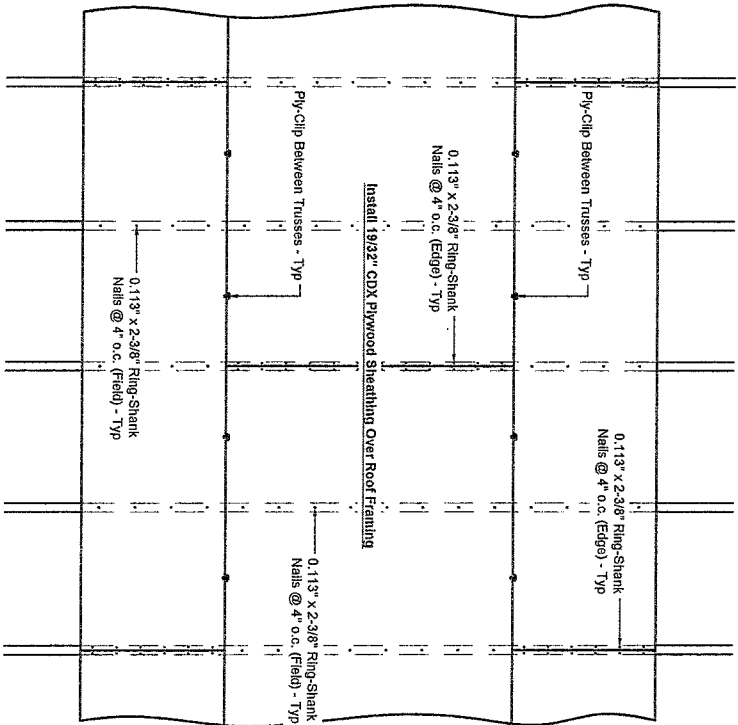
2025216

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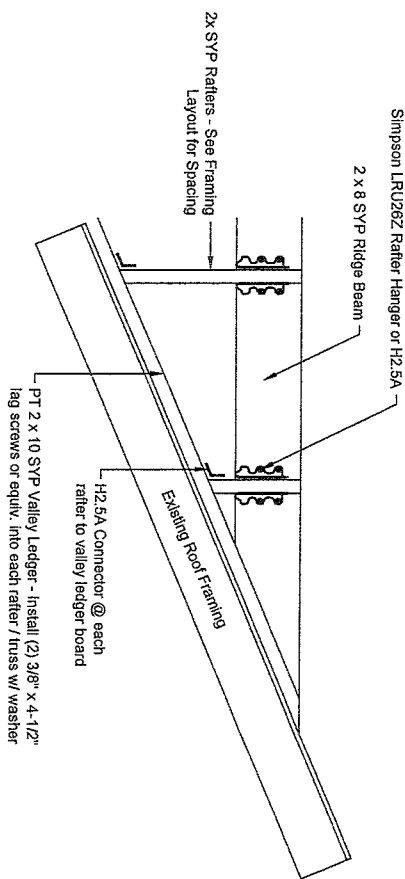
SHEET 18



A Roof Framing - Rafter & Joist Bearing @ Exterior Wall
Scale: NTS

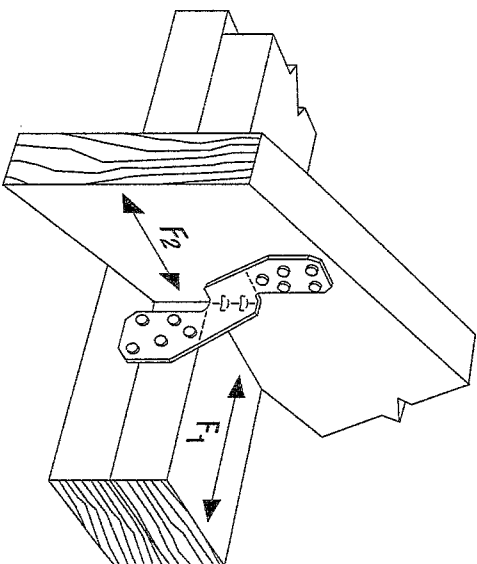


C Roof Framing - Sheathing Nailing & Siding
Scale: NTS



RAFTER SPAN CHART (LL = 20 PSF : DL = 10 PSF)			
Rafter Size	Spacing	Max. Span	
2 x 6 SYP	16" o.c.	13'-5"	
	24" o.c.	11'-0"	
2 x 8 SYP	16" o.c.	17'-1"	
	24" o.c.	13'-11"	
2 x 10 SYP	16" o.c.	20'-3"	
	24" o.c.	18'-6"	
2 x 12 SYP	16" o.c.	23'-10"	
	24" o.c.	19'-6"	

B Roof Framing - Valley Ledger Attachment to Roof Deck
Scale: NTS



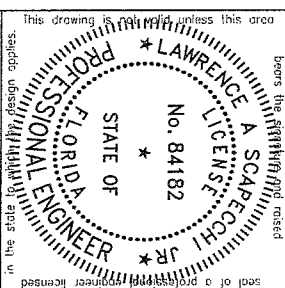
USE 10d x 1-1/2" NAILS IN ALL HOLES

D Roof Framing - Simpson H2.5A Metal Connector
Scale: NTS

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SHEET 18