



City of Pensacola

Zoning Board of Adjustments

Agenda

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

October 15, 2025, 3:00 PM

Hagler-Mason Conference Room, 2nd Floor

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

SWEARING IN REAPPOINTMENT

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-1360 MINUTES FROM SEPTEMBER 17, 2025

Recommendation:

Sponsors:

Attachments: Minutes 9.17.25

REQUESTS

2. 25-1361 ZBA 2025-023
816 W. LA RUA STREET
R-1A/CRA URBAN DESIGN OVERLAY DISTRICT

*Attachments: Application
REV 816 LA RUA - OPT.A1_09.30.25*

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

September 17, 2025

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

MEMBERS ABSENT: Board Member Dittmar, Board Member Chandler, 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: Cory Green, John Hattaway, Neil Jernigan, Cena Harmon, Ronald Logdahl, Susan Farnan, Martha Heckman, Lisa Dampier, Scott McCartrey, Tim Daniel

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 2:59 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 August 20, 2025, minutes were approved without objection by the Board.

ZBA 2025- 020

2006 E Mallory Street

R-1AAA

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.

Mr. Jernigan stated his name and address for the record. He then explains the requested variance. The homeowner would like a garage on the side of the house due to parking issues in the front. Mr. Jernigan also stated the side glass sitting room would be removed and then they would install the garage. Mr. Jernigan stated the garage would need to be at least 4 feet away from the chimney.

Vice-Chairperson Weeks asked the applicant for clarification on the distance from the property line. Mr. Jernigan responded 5 feet 3 inches total.

Mr. Jernigan stated although there were no letters from any of the neighbors, they did support verbally the variance request.

Chairperson White asked if there was anyone in the audience that would like to speak, hearing none he asked for a motion.

Board Member Shelley made a motion to approve, seconded by Vice-Chairperson Weeks. The motion then carried unanimously.

ZBA 2025- 021

3140 Leesburg Square

R-ZL

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.

Mr. Daniel stated his name and address for the record. He then explained the requested variance.

Mr. Daniel stated his client, the homeowner did start the project without permits and thought a permit was not needed. Mr. Daniel further explained the city did post a stop work order and work was stopped. Mr. Daniel stated the shed has several issues that needed to be addressed, that would require multiple variances to keep the structure as is. Mr. Daniel further explained the issues identified for variances would be rear yard setback, clearance from the house and a lot coverage issue. Mr. Daniel stated to meet the setbacks the structure would need to be modified, however a variance for lot coverage would still be needed.

Vice-Chair Weeks asked staff for clarification on lot coverage and if that included driveways. Staff needed to verify and then responded that no it would just include structures.

Vice-Chair Weeks concluded that according to the correct calculations a variance would not be required if the driveway was subtracted out of the total lot coverage.

Staff verified there was a miscalculation and the total lot coverage is under the 50% a variance is not needed. Staff also stated that a refund would be available to the applicant.

After further discussion, it was determined that the applicant does not need the requested variance and Chairperson White stated ZBA 2025-021 was pulled from the agenda.

ZBA 2025- 022

2017 E Scott Street

R-1AAA

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.

Mr. Scott McCartrey stated his name and address for the record and explained the requested variance. Mr. McCartrey stated the homeowners were wanting more habitable space. He also stated and put into record a letter from the neighbor in support of the variance.

Chairperson asked for a motion

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

Chairperson asked for motion to re-elect Chair and Vice-Chair for the board. Board Member Price nominated Boyce White to continue as Chair, Board

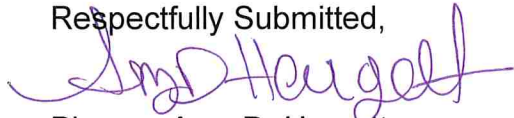
Member Sebold seconded, it was unanimous.

Board Member Shelley motioned to nominate Bill Weeks as Vice-Chair, seconded by Board Member Sebold, it was unanimous.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:32 PM.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1361

Zoning Board of Adjustments

10/15/2025

ACTION ITEM

SUBJECT:

ZBA 2025-023
816 W. La Rua Street
R-1A/CRA Urban Design Overlay District

SUMMARY:

Applicant Sam Kuhn on behalf of the property owner is requesting a variance to reduce the rear yard setback from 30 feet to 20 feet to accommodate a new single-family dwelling unit.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application
2. REV 816 LA RUA - OPT.A1_09.30.25



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

ZBA 2025-023



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) 12-3-31T.12-3-31.3 Zoning BLA/CRA Urban
(CRA) New Construction Design
 (To be Completed by Applicant) overlay

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

Property Address: 816 W. La Rua St. Pensacola, FL 32501

Current use of property: Vacant Lot - Residential

1. Describe the requested variance(s): We are requesting a 10 foot variance from the 30 foot Rear Yard Setback that is permissible for the zoning type (R 1-A) of this lot.

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 owner, who intends on developing the lot, would like to build a modest single family residence with

multiple bedrooms. The lot is long & narrow, as are many in this neighborhood. Because of the narrow lot we understand that there is no room to encroach into the 5' side setback, and we also acknowledge the sensitivity of the front yard setback as it pertains to the consistency of the house frontages along the street front. So we elected to ask for a variance from the rear to obtain an extra 200 square feet.

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:

As stated above, this property was purchased with the idea to develop a house for a single family with children that would necessitate more than one bedroom. Since we are creating an 18' deep on-site parking space, this makes it less practical to grow forward into the front yard setback.

The vision is to build a contemporary home with a somewhat spacious layout, adding another new desirable home to an somewhat aged neighborhood.

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 would not be detrimental to the property rights of others in the vicinity because the direction the house is growing would not be in the direction of any other home fronts.

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

Neighboring properties that are undoubtedly "grandfathered in" have homes that are built beyond these current setback limitations.

Application Date: 09/24/2025

Applicant: Sam Kuhn

Applicant's Address: 327 Valencia St Gulf Breeze, FL 32561

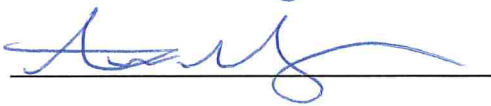
Email: samkuhnarch@gmail.com Phone: 850-572-5779

Applicant's Signature: 

Property Owner: ANTHONY MAZZURCO

Property Owner's Address: 510 W D ST. PENSACOLA, FL 32501

Email: amazzurco95@gmail.com Phone: 352.875.4235

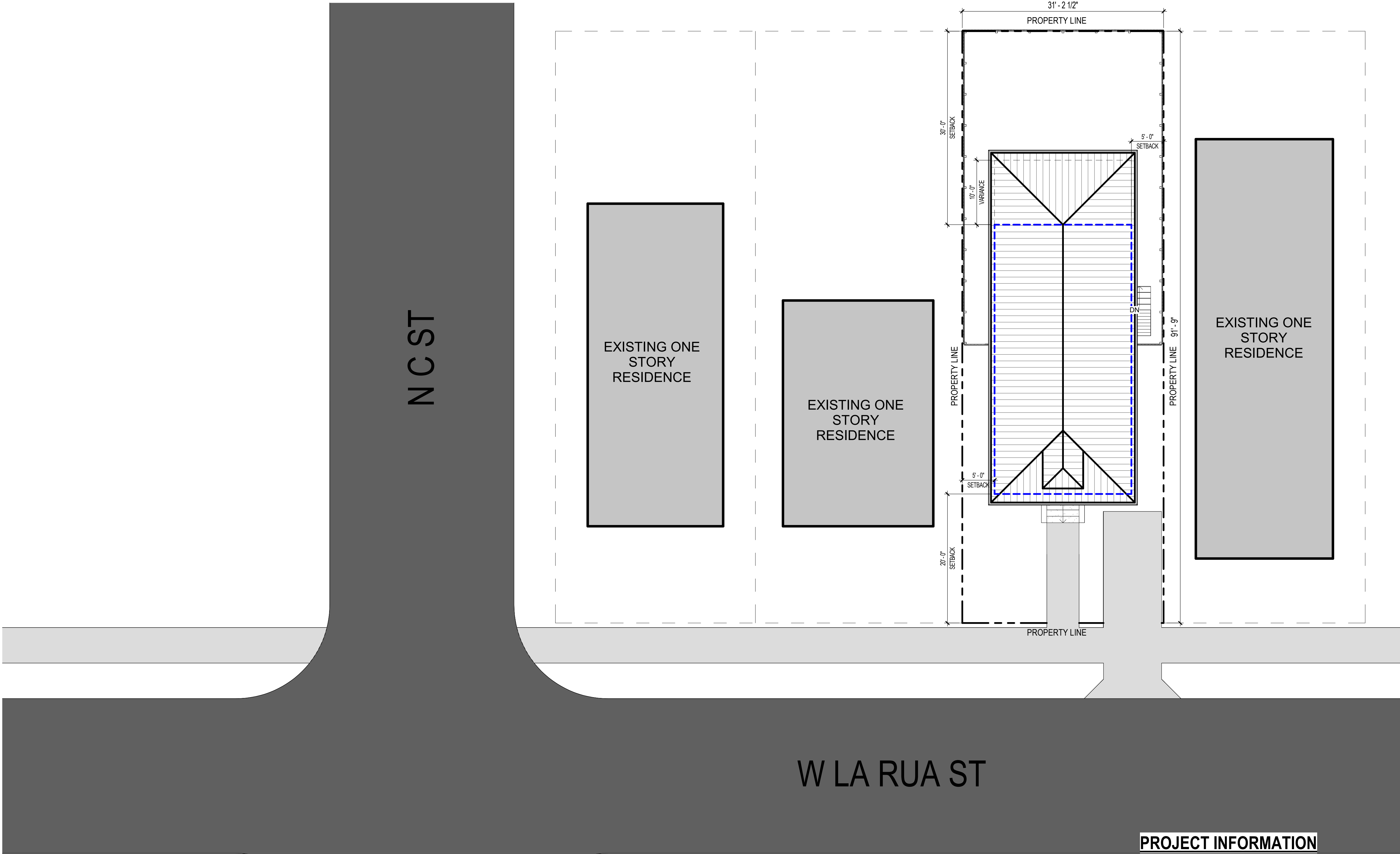
Property Owner's Signature: 

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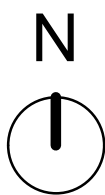
Variance Application

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.



1 SITE PLAN TRUE NORTH
SCALE | 1/8" = 1'-0"



PROJECT INFORMATION

ADDRESS:	816 W. LA RUA ST. PENSACOLA, FL 32501		
PROJECT DESCRIPTION:	NEW CONSTRUCTION, SINGLE FAMILY RESIDENCE ONE STORY, APPROX. 1200 SF		
ZONE:	R 1-A (ONE & TWO FAMILY)		
SUBDIVISION:	WEST KING TRACT		
SITE AREA:	0.066 ACRES		
CONF CD:	N		
CITY CD:	X		
TIF CD:	WCRA		
BUILDING AREAS:	TOTAL CONDITIONED =	875 SF	
	TOTAL UNCONDITIONED =	125 SF	
	TOTAL BUILDING AREA =	1000 SF	
MINIMUM BUILDING SETBACKS:	PERMISSIBLE	PROPOSED	
FRONT YARD:	20 FEET	20 FEET	
SIDE YARD:	5 FEET	5 FEET	
REAR YARD:	30 FEET	20 FEET	
MAXIMUM BUILDING HEIGHT:	35'-0"		
PROPOSED BUILDING HEIGHT:	19'-0"		
CONSTRUCTION TYPE:	TYPE VB		
LOT COVERAGE OR FAR CALCULATION:	TOTAL BUILDING AREA/ LOT AREA =		
	36%		
ASSESSOR'S PARCEL NO:	00-0S-00-9060-012-018		

LEGAL DESCRIPTION

W 31 FT 3 IN OF E 62 FT 6 IN OF LTS 1 2 3 BLK 18 WEST KING TRACT
OR 6632 P 185 OR 6656 P 1161 CA 105

skARK

ISSUED FOR:

DATE:

SCHEMATIC SET

09-24-2025

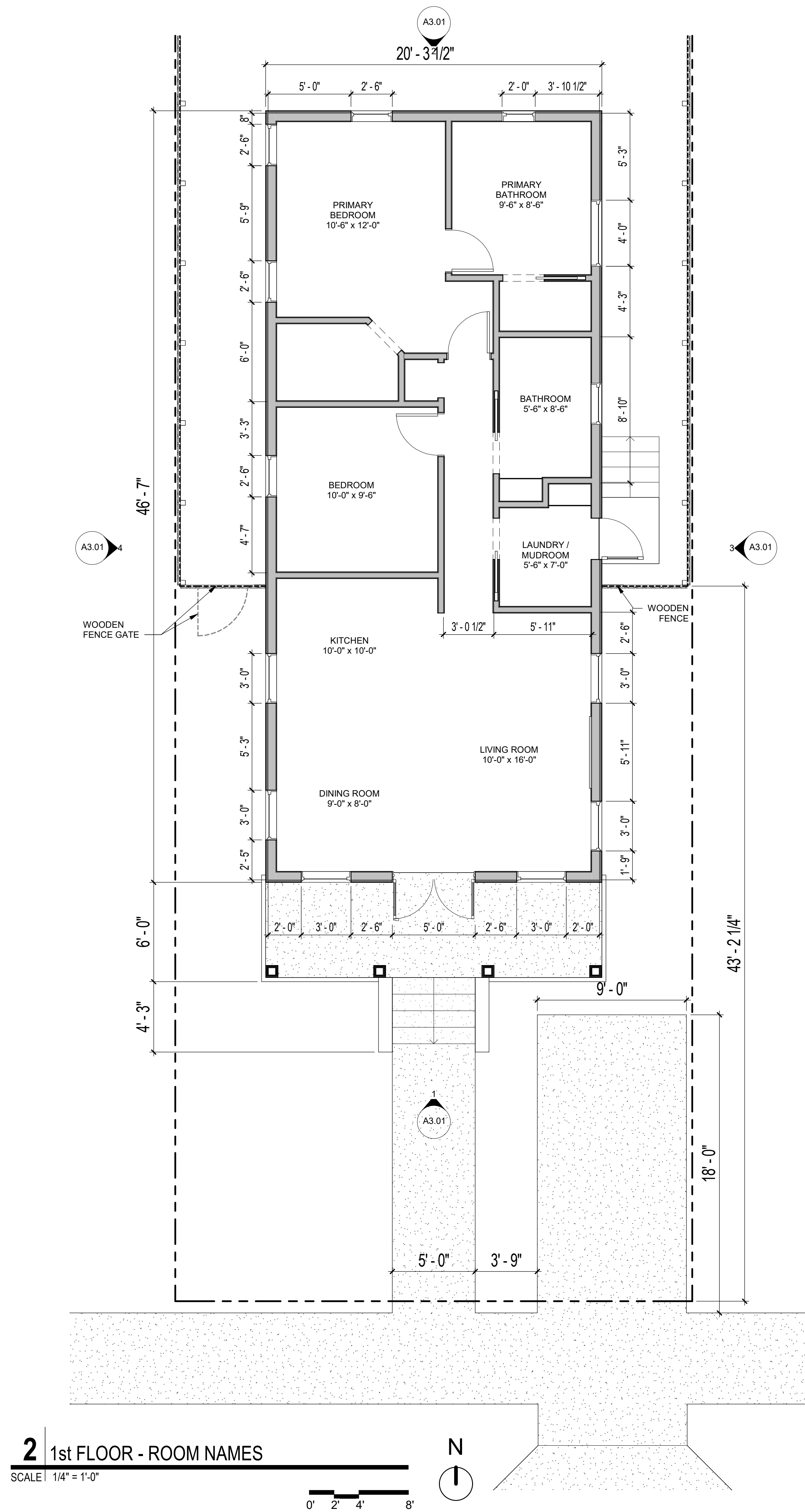
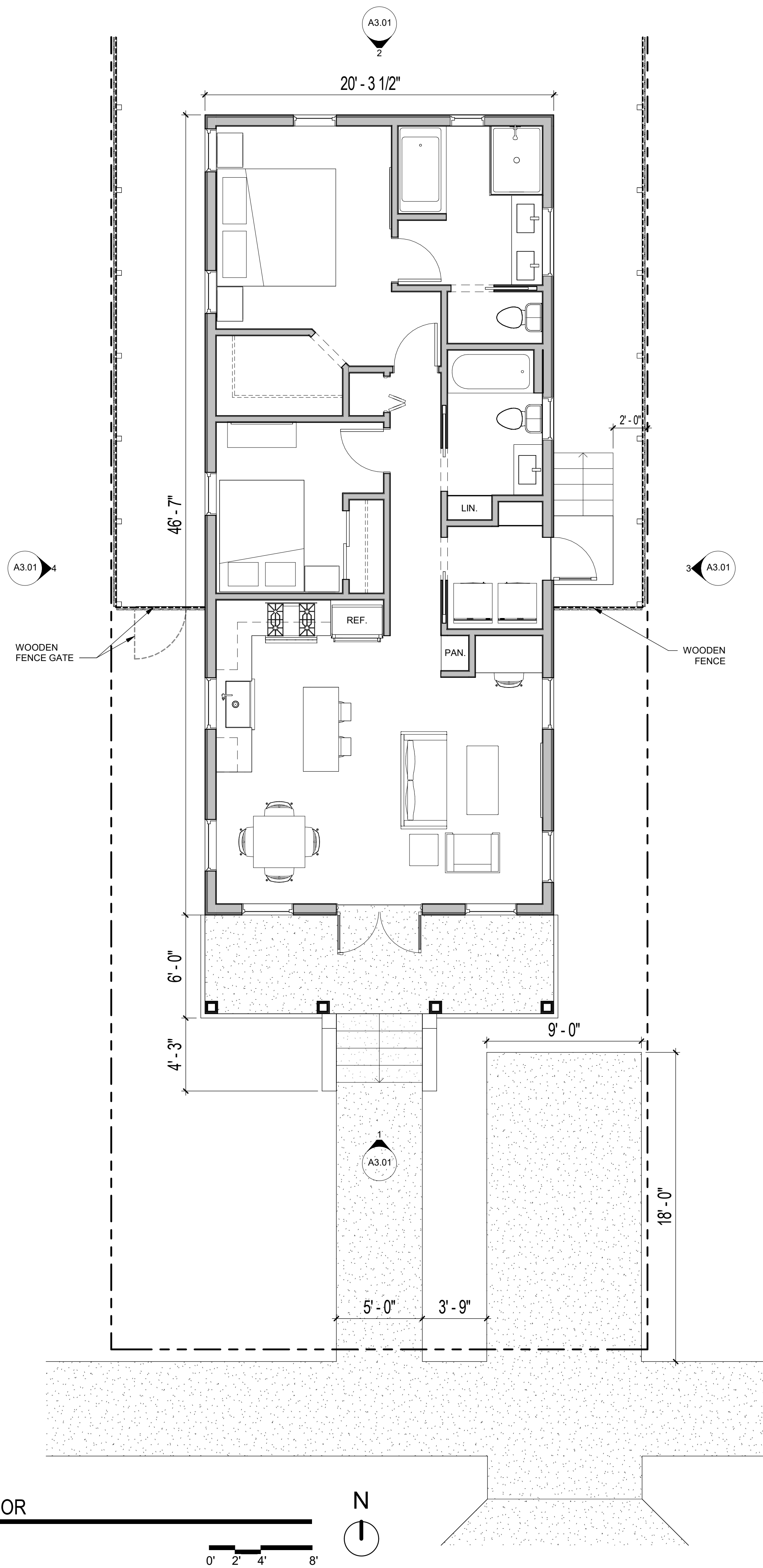
NOT FOR
CONSTRUCTION

816 LA RUA

ARCHITECTURAL
SITE PLAN

A1.00

9/30/2025 11:46:20 AM
C:\Users\samku\OneDrive\Desktop\816 La Rúa\Revit\816 LA RUA - OPT A1 09.30.25.rvt
Project Number
816 LA RUA



skARK

ISSUED FOR: DATE:

SCHEMATIC SET 09-24-2025

NOT FOR
CONSTRUCTION

816 LA RUA

FLOOR PLAN -
NEW

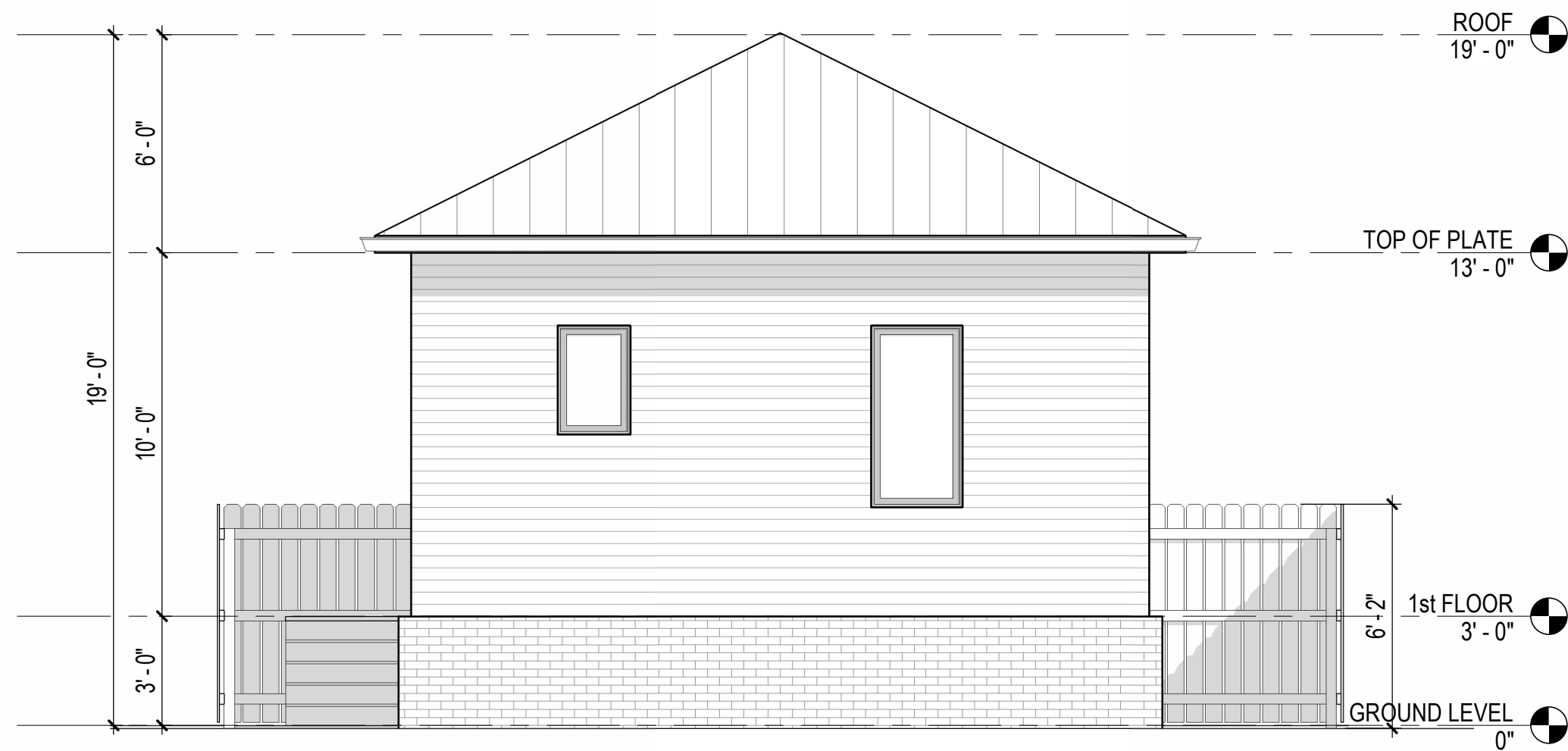
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1 SOUTH ELEVATION
SCALE | 1/4" = 1'-0"



3 EAST ELEVATION
SCALE | 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE | 1/4" = 1'-0"



4 WEST ELEVATION
SCALE | 1/4" = 1'-0"

ISSUED FOR: DATE:

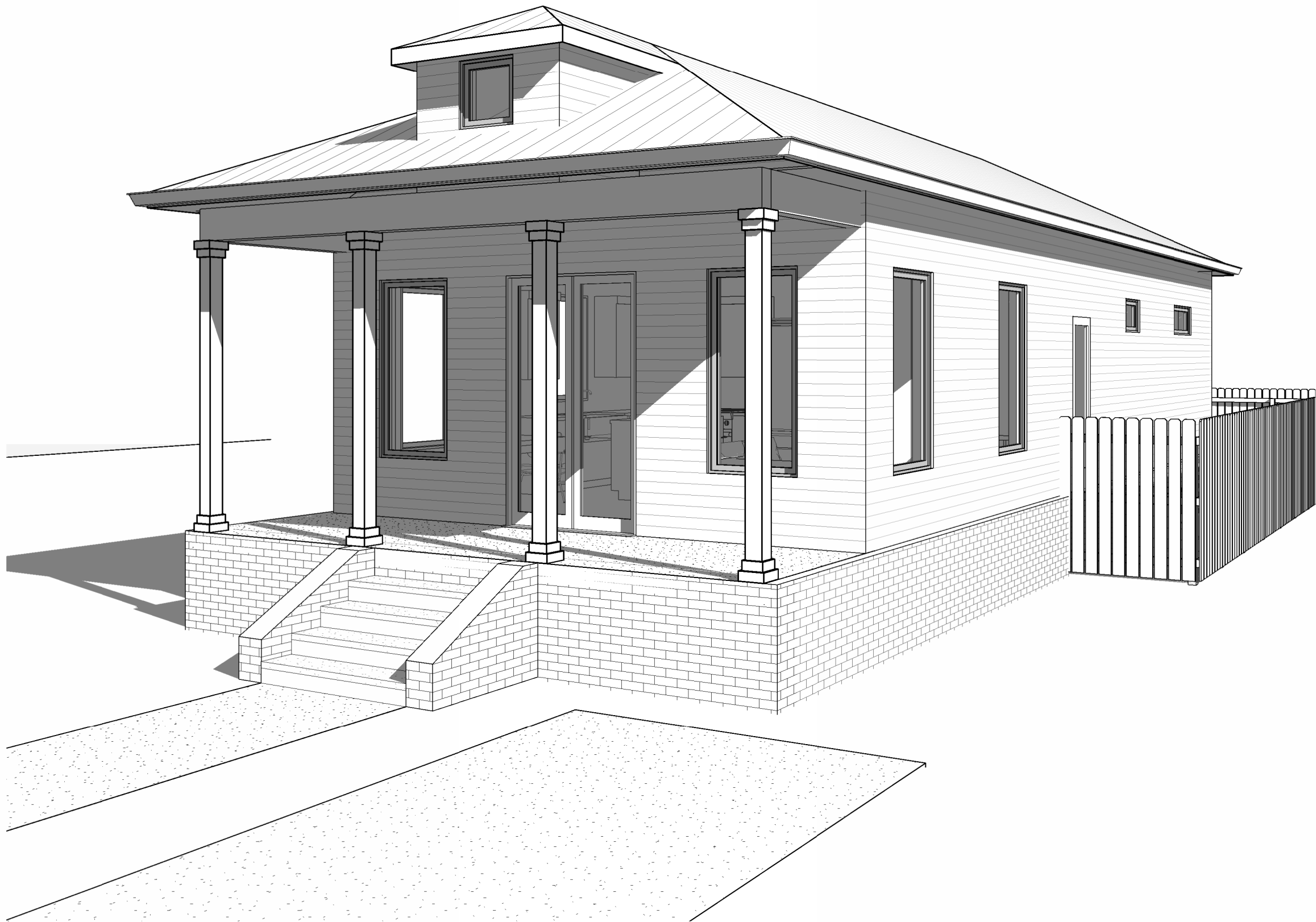
SCHEMATIC SET 09-24-2025

NOT FOR
CONSTRUCTION

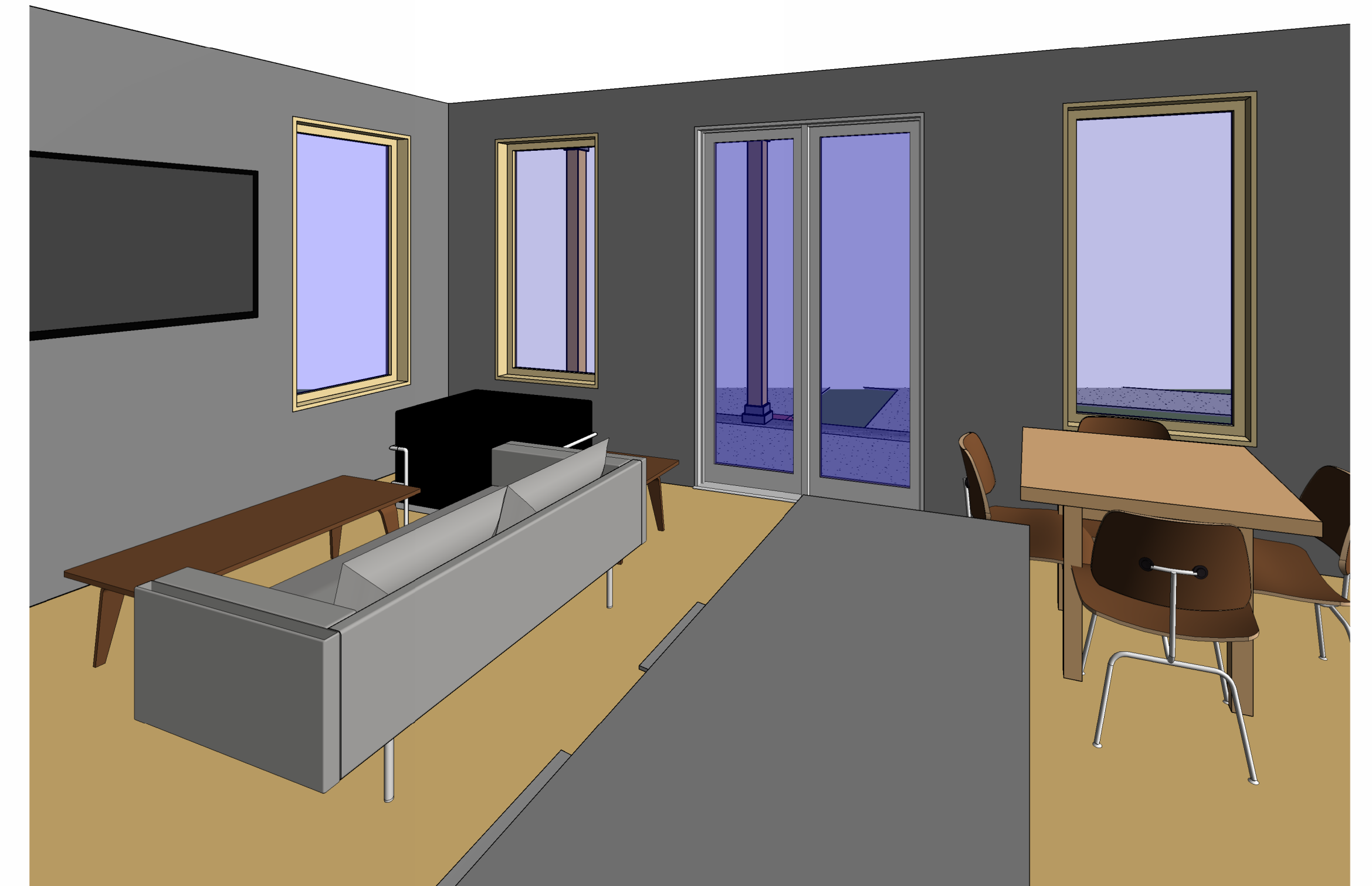
816 LA RUA

EXTERIOR
ELEVATIONS

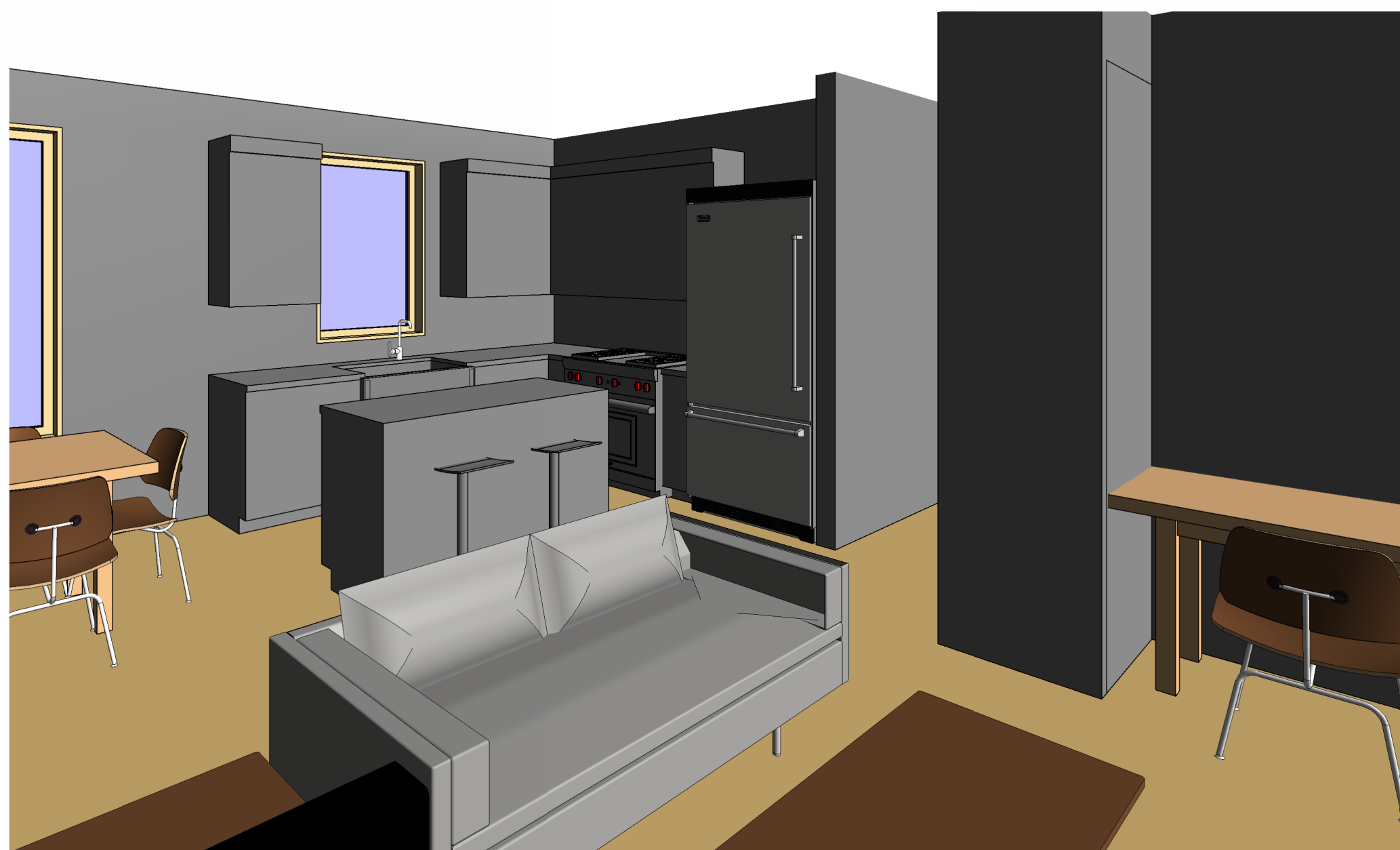
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1 3D View 4
SCALE



3 3D View 2
SCALE



2 3D View 1
SCALE



4 3D View 3
SCALE

