



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, February 9, 2022, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. [22-00178](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM 1.19.2022

Attachments: [ZBA Minutes](#)

REQUESTS

2. [22-00179](#) ZBA 2022-003
1610 E. GONZALEZ STREET
R-1AA

Attachments: [Complete Package](#)

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 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 435-1606 (or TDD 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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00178

Zoning Board of Adjustments

2/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 2/9/2022

SUBJECT:

Zoning Board of Adjustments Meeting Minutes from 1.19.2022

BACKGROUND:

Click or tap here to enter text.



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

January 19, 2022

MEMBERS PRESENT: Chairperson White, Vice Chairperson Del Gallo, Board Member Lonergan, Board Member Sebold, Board Member Shelley, Board Member Stepherson, Board Member Weeks, Board Member Williams

MEMBERS ABSENT: Board Member Taylor

STAFF PRESENT: Planner Hargett, Historic Preservation Planner Harding, Senior Planner Statler, Urban Design Specialist Parker, Assistant City Attorney Lindsay, Help Desk Technician Russo

STAFF VIRTUAL: None

OTHERS PRESENT: Pat and Frank Hubbard, Scott Warren

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 p.m. with a quorum present. He then read the ZBA rules and instructions and explained the procedures of the Board meeting.

2) APPROVAL OF MINUTES DECEMBER 15, 2021

The ZBA December 15, 2021 minutes were approved without objection by the Board.

3) ZBA 2022-001	4296 Brighton Drive	R-1AAA
-----------------	---------------------	--------

Mr. Scott Warren is requesting a variance to reduce the allowed 30 FT rear setback to 22 FT to accommodate extending an existing covered patio.

The request is to expand the current open patio for a usable space and outdoor kitchen area.

Mr. Warren presented to the Board and requested an additional 8' to extend the

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

existing covered patio for an outdoor living space. He indicated the neighbors to the right and left approved of the plan; the Tanglewood Apartments management approved as well. He explained the tree line would remain. Board Member Del Gallo confirmed there would be no walls. With no speakers, Board Member Lonergan made a motion to approve, seconded by Board Member Shelley. Board Member Del Gallo wanted to add that the patio would remain open. Senior Planner Statler advised the Board was reviewing an open covered patio, and if the patio were to be enclosed, it would return to the Board; this would also be the case for new owners. Board Member Lonergan explained all the neighbors on either side had no problems with the project, it was a cul-de-sac lot with a lot of greenspace, and no blocking of light. Chairperson White appreciated the neighbors' comments of support. With no further comments, the motion carried 8 to 0.

DISCUSSION –

Board Member Lonergan informed the Board that he was moving from Pensacola, and this was possibly his last meeting depending on the sale of his home. He indicated he had learned a lot and had enjoyed his time on the Board.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:09 p.m.

Respectfully Submitted,



Planner Amy Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00179

Zoning Board of Adjustments

2/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 2/9/2022

SUBJECT:

ZBA 2022-003
1610 E. Gonzalez Street
R-1AA

BACKGROUND:

Mr. Drew Dittmar is requesting to reduce the front setback from 30 FT to 24.3 FT to accommodate a proposed addition and cantilevered deck. The applicant is proposing the addition to an existing duplex currently situated past the required 30 FT setback. A Front Yard Averaging to potentially reduce the front yard setback would not be beneficial as the other houses within the block appear to be positioned further from the required 30 FT.



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

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
 B. Site plan and/or survey showing the following details:*
 1. Abutting street(s)
 2. Lot dimensions and yard requirements (setbacks)
 3. Location and dimensions of all existing structures
 4. Location and dimensions of all proposed structures and/or additions
 5. Dimension(s) of requested variance(s)
 C. Other supporting documentation (drawings, photographs, etc) to support request(s).
 D. A non-refundable application fee of \$500.00.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-4 / Tab 12-3.2 Zoning B-1AA

(To be Completed by Applicant)

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

Property Address: 1610 E Gonzalez St
 Current use of property: Home existing duplex

1. Describe the requested variance(s):
1) To encroach 1' 7" in the front setback to build a two-story addition in front of the current parking area
s

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 1' 7" past the current 30' set back in 1913 before the City of Pensacola developed the Land Development Code in 1963

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:

1) *Would allow the addition's front facade to match the front symmetry of the current home (built-in 1913)*

thus providing a more esthetically pleasing look and a stronger structural tie between the current home

and the addition would allow for a seamless transition in the first-floor living area addition

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

1) *The encroachment would not affect foot or vehicle traffic (no sidewalks on that side of the road and the house still 50+ feet from the road)*

2) *Current footprint of addition will not affect any neighbor*

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

Please see attached Proposed Variance Letter to Neighbors, signatures from current neighbors that are not opposed to the variance.

Application Date: 11/13/21

Applicant: John A Dittmar III

Applicant's Address: 1610 E Gonzalez St Pensacola FL 32501

Email: jdittmar@ecsdfl.us

Phone: (850) 316-0802

Applicant's Signature: 

Property Owner: John A Dittmar III

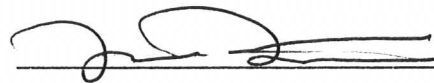
Property Owner's Address:

1610 Gonzalez St Pensacola FL 32501

Email: jdittmar@ecsdfl.us

Phone: (850) 316-0802

Property Owner's Signature:



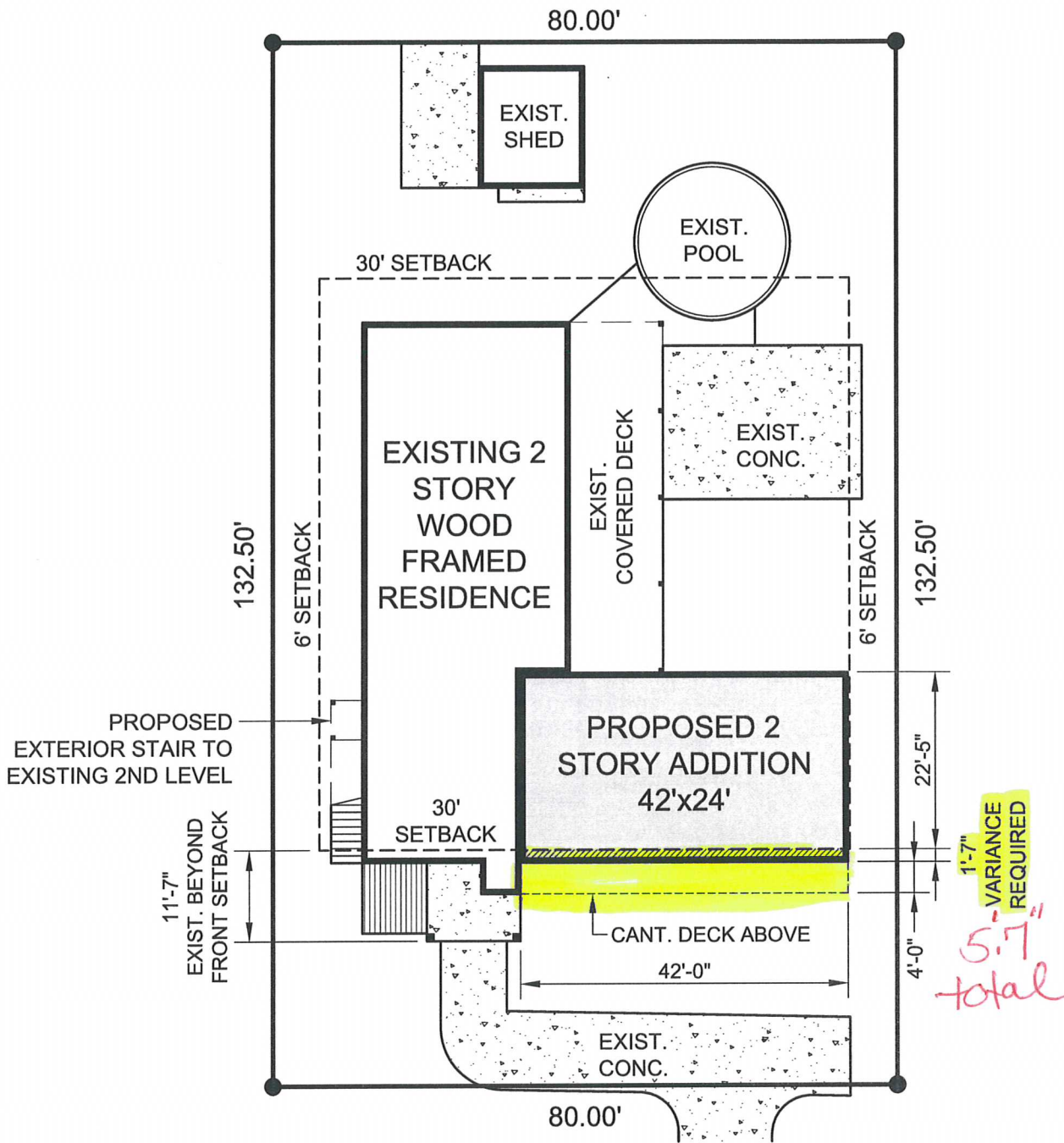
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

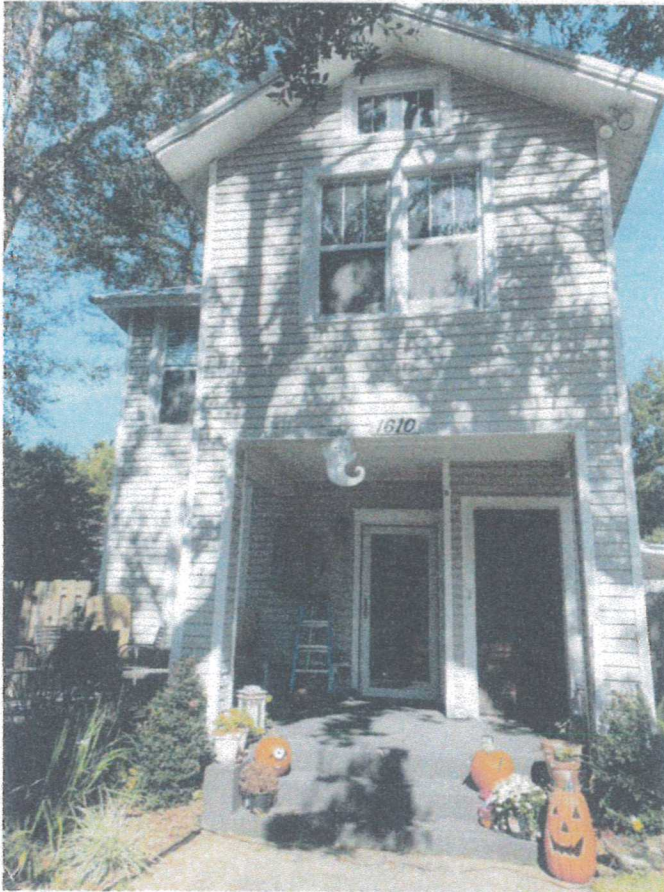


1610 E. GONZALEZ STREET
(100' R/W)









LEGEND

- - FOUND 1/2" CAPPED IRON ROD #0340
- - FOUND 1/2" CAPPED IRON ROD #1041
- - FOUND 1/2" IRON ROD
- - FOUND 1" IRON PIPE
- P.I. - POINT OF INTERSECTION
- (P) - PLAT
- (F) - FIELD
- R/W - RIGHT-OF-WAY
- ⊗ - ELECTRIC METER
- ⊕ - UTILITY POLE
- OHW — - OVER HEAD WIRE
- 6' WOODEN FENCE
- 4' CHAIN LINK FENCE
- ▒ - CONCRETE

RESIDENCE

DESCRIPTION: (PER OFFICIAL RECORD BOOK 3278 PAGE 299)
 LOTS 14 AND 15, BLOCK 145, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

CERTIFY TO:
 JOHN ANDREW DITTMAR, III
 FIRST FEDERAL BANK
 WESTCOR LAND TITLE INSURANCE COMPANY
 FIRST INTERNATIONAL TITLE, INC

SURVEYORS NOTES:

THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES OR TRANSACTIONS WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.

ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES FOOT. NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.

NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED. ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF THE CITY/COUNTY/STATE, THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.

IMPROVEMENT LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BUILDING SET BACK LINES ARE PER PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS IN SUBDIVISION COVENANTS AND/OR OTHER CITY/COUNTY/STATE REGULATIONS.

IT IS THE RECOMMENDATION OF THIS SURVEYOR TO CHECK WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ANY WETLAND ISSUES THAT COULD POSSIBLY AFFECT THIS PROPERTY THAT MAY OR MAY NOT BE SHOWN ON THE FACE OF THIS PLAT.

BASIS OF BEARING: (ASSUMED) NORTH PER TAX MAP.

REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION, COUNTY PROPERTY APPRAISER'S TAX MAP: COPY OF OR BOOK 3278, PAGE 299. COPY OF CITY ATLAS CA#40. COPY OF SURVEY PERFORMED BY BASKERVILLE DONAVAN, INC. JOB# E023-93 DATED 4/8/93

SWINNEY & ASSOCIATES, INC.

3603 SUNNYSIDE ST.
 PENSACOLA, FLORIDA 32507
 (850) 453-4261 FAX: (850) 458-2630
 D.SWINNEY@ATT.NET
 LICENSE BUSINESS NO. 7092



ADDRESS: 1610 EAST GONZALEZ STREET	
REQUESTED BY: DONNA WIGGINS FOR ALEXIS BOLIN	
TYPE: BOUNDARY WITH IMPROVEMENTS	
CITY OF PENSACOLA	COUNTY: ESCAMBIA
SCALE: 1"=20'	DRAWN BY: REM
DATE: 10/21/2014	FIELD DATE: 10/20/2014
CREW: MS/ZL/JW	FIELD BOOK: 274
REVISION DATE:	PAGE: 14

SURVEYORS CERTIFICATE

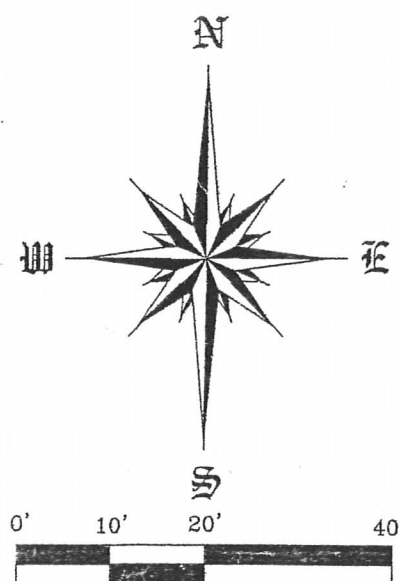
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

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

DAVID MARK SWINNEY
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5641
 STATE OF FLORIDA

DRAWING NUMBER:

14-14499



SCALE
 1"=20'

16th. AVENUE (80' R/W)

P.I.

NORTH R/W LINE
 (P) 200.00' (F) 199.66'

GONZALEZ STREET (100' R/W)

