



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, November 9, 2022, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

1. [22-01123](#) SWEARING IN REAPPOINTMENTS.
2. [22-01124](#) BOARD ELECTION OF OFFICER (VICE CHAIRPERSON).

APPROVAL OF MINUTES

3. [22-01119](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM JULY 20, 2022.

Attachments: [JULY MINUTES](#)

REQUESTS

4. [22-01120](#) ZBA 2022-010
3302 MONTESSORI PLACE
R-2A

Attachments: [Application](#)
[Survey](#)
[Site Photos](#)

5. [22-01121](#) ZBA 2022-011
2504 N. DAVIS HIGHWAY
R-1AA / CRA URBAN DESIGN OVERLAY DISTRICT

Attachments: [Variance App.Etc.2504 N. Davis.signature\[1\]](#)
[2504 N Davis pics.10.2022](#)

6. [22-01122](#) ZBA 2022-012
1818 W. CHASE STREET
R-1A / CRA URBAN DESIGN OVERLAY DISTRICT

Attachments: [Completed Application](#)
[1818 W Chase Picture](#)

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 #: 22-01123

Zoning Board of Adjustments

11/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/9/2022

SUBJECT:

Swearing in reappointments.

BACKGROUND:

The following board members have been appointed or reappointed to serve on the Zoning Board of Adjustments:

- Steven Shelley
- Robert Williams
- John "Drew" Dittmar



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01124

Zoning Board of Adjustments

11/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/9/2022

SUBJECT:

Board election of officer (Vice Chairperson).

BACKGROUND:

The board shall elect a chairperson and a vice-chairperson from among its members. Terms of all such offices shall be for one year, with eligibility for reelection.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01119

Zoning Board of Adjustments

11/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/9/2022

SUBJECT:

Zoning Board of Adjustments Meeting Minutes from July 20, 2022.

BACKGROUND:

Click or tap here to enter text.



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

July 20, 2022

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

MEMBERS ABSENT: Board Member Jacquay

STAFF PRESENT: Planner Hargett, Historic Preservation Planner Harding, Senior Planner Statler, Network Engineer Johnston

STAFF VIRTUAL: Development Services Director Morris, Urban Design Specialist Parker, Assistant City Attorney Lindsay, Executive Assistant Chwastyk

OTHERS PRESENT: Frank Hubbard, Pat Hubbard, Chris Phillips, Heather Phillips, Pat Jones, Karen Nobles, Bill Nobles

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 April 20, 2022

The ZBA April 20, 2022 minutes were approved without objection by the Board.

3) ZBA 2022-008

1004 Bayou Blvd

R-1AAA

Mr. Chris Phillips is requesting 4 variances to accommodate the construction of a

222 West Main Street Pensacola, Florida 32502

www.cityofpensacola.com

new single-family dwelling and a detached garage with living quarters. (1) reduction of the secondary side setback (Bayou Blvd) from 15' to 7.5' to accommodate a single-family dwelling, (2) reduction of the secondary side setback (Lee Street) from 15' to 7.5' to accommodate a single-family dwelling. (3) reduction of the secondary side setback (Bayou Blvd) from 15' to 5' to accommodate a detached garage with living quarters (4) reduction of the front setback (Perry Ave) from 30' to 15' to accommodate a detached garage with living quarters.

The applicant Mr. Chris Phillips presents and explains his variance request to the Board stating the main reason for the multiple variances is due to safety. Mr. Phillips further explains the traffic problem on Perry Avenue and that he needs a useable yard therefore pushing structure further to the west and away from the other property owners made sense. Chairperson White asks the Board if they have any questions for the applicant. Board Member Weeks asks the applicant to confirm the parcel is currently 2 parcels and then directs the question to staff and questions if the two parcels should have been treated as two separate variance applications. Senior Planner Statler responds when the application came in for review it was under the presumption that the parcels will be adjoined. Senior Planner Statler also added before permits are applied for the parcels must be combined.

Board Member Weeks asked the applicant why the garage is 50 feet away from the house and added if the garage was closer to the house there would not be a need for all the variance requests. Mr. Phillips responded he was trying to keep a usable yard and it would also be protected by the trees. Board Member Weeks expressed he concern with the distance between the garage and the house, Mr. Phillips further explained he would like a usable yard and have a play area for his son. Chairperson White asked if there was anyone else in the audience that would like to speak to this item, hearing none, he asked the if the Board had any questions for staff. Vice Chairperson Del Gallo asked staff if Mr. Phillips decided to put in a pool what would be the setbacks. Senior Statler responded that Perry Ave will remain his front yard for setback purposes and Mr. Phillips will need to maintain 30-foot front setback for a pool. Chairperson White asked staff if the Board approved the 15-foot variance request, would this apply to the pool or only the garage. Senior Planner Statler responded that variances are site specific and only for those uses within the request and that request would not include a future pool.

The variance request for (1) reduction of the secondary side setback (Bayou Blvd) from 15' to 7.5' to accommodate a single-family dwelling.

Vice Chairperson Del Gallo made a motion to approve, seconded by Board Member Shelley. Further discussion from Vice Chairperson Del Gallo in regard to the irregular shaped lot and the need for usable space.

The motion carried 7-1 with Board Member Taylor dissenting.

The variance request (2) reduction of the secondary side setback (Lee Street) from 15' to 7.5' to accommodate a single-family dwelling

Vice Chairperson Del Gallo made a motion to approve, seconded by Board Member Shelley. The motion carried 7-1 with Board Member Taylor dissenting.

The variance request (3) reduction of the secondary side setback (Bayou Blvd) from 15' to 5' to accommodate a detached garage with living quarters.

Board member Shelley made a motion to approve, seconded by Vice Chairperson Del Gallo. The motion carried 6-2 with Board Members Weeks and Taylor dissenting.

The variance request (4) reduction of the front setback (Perry Ave) from 30' to 15' to accommodate a detached garage with living quarters.

Board member Shelley made a motion to approve, seconded by Vice Chairperson Del Gallo. The motion carried 6-2 with Board Members Weeks and Taylor dissenting.

4) ZBA 2022-009

3081 Magnolia Ave

R-1AAA

Frank and Pat Hubbard are requesting a variance to the front yard setback (Magnolia Avenue) to accommodate the construction of a new single-family dwelling with a 3-car garage, lanai, and basement. This variance request would reduce the front yard setback from 30 FT to 22 FT. In September 2018, the Zoning Board of Adjustments approved 3 variance requests, one of which was the reduction of the front setback from 30 FT to 27 FT (along Magnolia Ave). Please note, this is an additional 5 FT beyond the previous ZBA determination.

Mrs. Pat Hubbard states her name and address for the record and then presented her request to the Board. Mrs. Hubbard explained due to the lot being triangular in shape, it has been a challenge to fit a house on the lot noting they are only requesting a small portion of an additional five feet for a 3-car garage. Mrs. Hubbard further states the need for a larger garage due to not having back yard space for storage.

Chairperson White asks the Board if there are any questions for the applicant. Board Member Taylor questions why the first variance was not enough. Mrs. Hubbard responds that they misjudged the size and they shorted themselves. Mrs. Hubbard also explains at this time they only have the site plan available for the Board to review because they are in the process of completing the plans based upon this variance request.

Chairperson White then states there are two members from the audience that would like to speak to the Board.

Ms. Patricia Jones addressed the Board and needed clarification on the request. As she understood the driveway would be on 18th Avenue and not Magnolia, Chairperson White states that is correct for the record. Ms. Jones also asked for clarification on the front yard setbacks from the previous approved variance as she understood the request was to reduce the front yard from 30 feet to 27 feet. Ms. Jones continued to question the front yard setbacks that can be reduced without a variance. Board Member Shelley interjects that sometimes a Front Yard Averaging could be applied to reduce setbacks without having to request a variance. Chairperson White direct the question to staff. Senior Planner Statler explains they needed to request a variance which is why they came before the Board in 2018 and since this zoning district is within the R-1AAA zoning, a Front Yard Averaging would not apply.

Chairperson White clarifies the original request was for a 3 foot variance to the front yard setback and this request is for an additional 5 feet.

Ms. Jones stated she does not have an issue with the variance since it is a small portion of the proposed garage that would exceed the setback line. Chairperson White thanks Ms. Jones and introduces the next audience member, Mr. Bill Nobles.

Mr. Bill Nobles addressed the Board and states he has no objection to the request and understands the challenge of building a rectangular building on a triangular lot.

Chairperson White asks if there is anyone else in the audience that would like to speak to the Board, hearing none he closes the discussion to the applicant and audience.

Board Member Weeks comments that this the least variance proposed for this lot and has no issue with the request.

Board Member Weeks makes a motion to approve, Board Member Williams seconded. Motion carried unanimously.

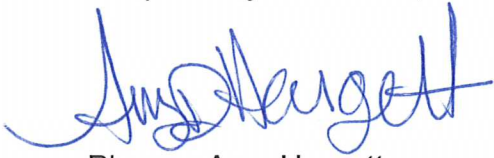
DISCUSSION –

ADJOURNMENT –

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

Zoning Board of Adjustment Meeting
July 20, 2022
5

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Amy Hargett", with a stylized, cursive script.

Planner Amy Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01120

Zoning Board of Adjustments

11/16/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, Assistant Planning & Zoning Division Manager

DATE: 11/9/2022

SUBJECT:

ZBA 2022-010
3302 Montessori Place
R-2A

BACKGROUND:

Bedford Bradley is requesting a variance to reduce the rear yard setback from 15 FT to 5.4 FT to accommodate the enclosure of an existing open patio with a metal roof. The applicant purchased the property with the patio addition in its current configuration. Staff could not find permit records for the patio cover. Aerial images indicate the patio cover was installed between 1999 and 2006.

Per the "Edgemonte" subdivision plat, the approved rear setback for the residential development is 15 FT.

ZBA
2022-010



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

(To be Completed by Staff)

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

Section(s)/ Tables(s) Edgemonte Plat/12-3-5(2) Zoning R-2A

(To be Completed by Applicant)

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

Property Address: 3302 Montessori Place, Pensacola, FL 32504

Current use of property: Residential Primary Residence

1. Describe the requested variance(s): To keep the rear patio as is (bought this way) and permission to enclose it, 2 SGD's/4 Windows/ Framed in using existing Metal roof, Add Drywall and Insulation/ Mini Split for AC and electrical outlets for lights

Reduce required 15 ft rear setback to 9.6 ft to enclose an existing open patio

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:

It was bought with the Rear Patio Covered. It exceeds the lot specs. They want to enclose and use

use for living space.

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 HOA requested it and the Structural Engineer Koelkle also requested it

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

It will not imepe on neighbors views or lots. Homes on eith side the one in rear faces East/West

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

Adding square footage to the house brings up the neighborhood values, making more living space adds to their quality of life,

Application Date: 10/4/2022

Applicant: Bedford Bradley

Applicant's Address: 3302 Montessori Place

Email: bcmbradley@bellsouth.net Phone: 7703565860

Applicant's Signature: Bedford Bradley

Property Owner: Same

Property Owner's Address: Same

Email: _____ Phone: _____

Property Owner's Signature: _____

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

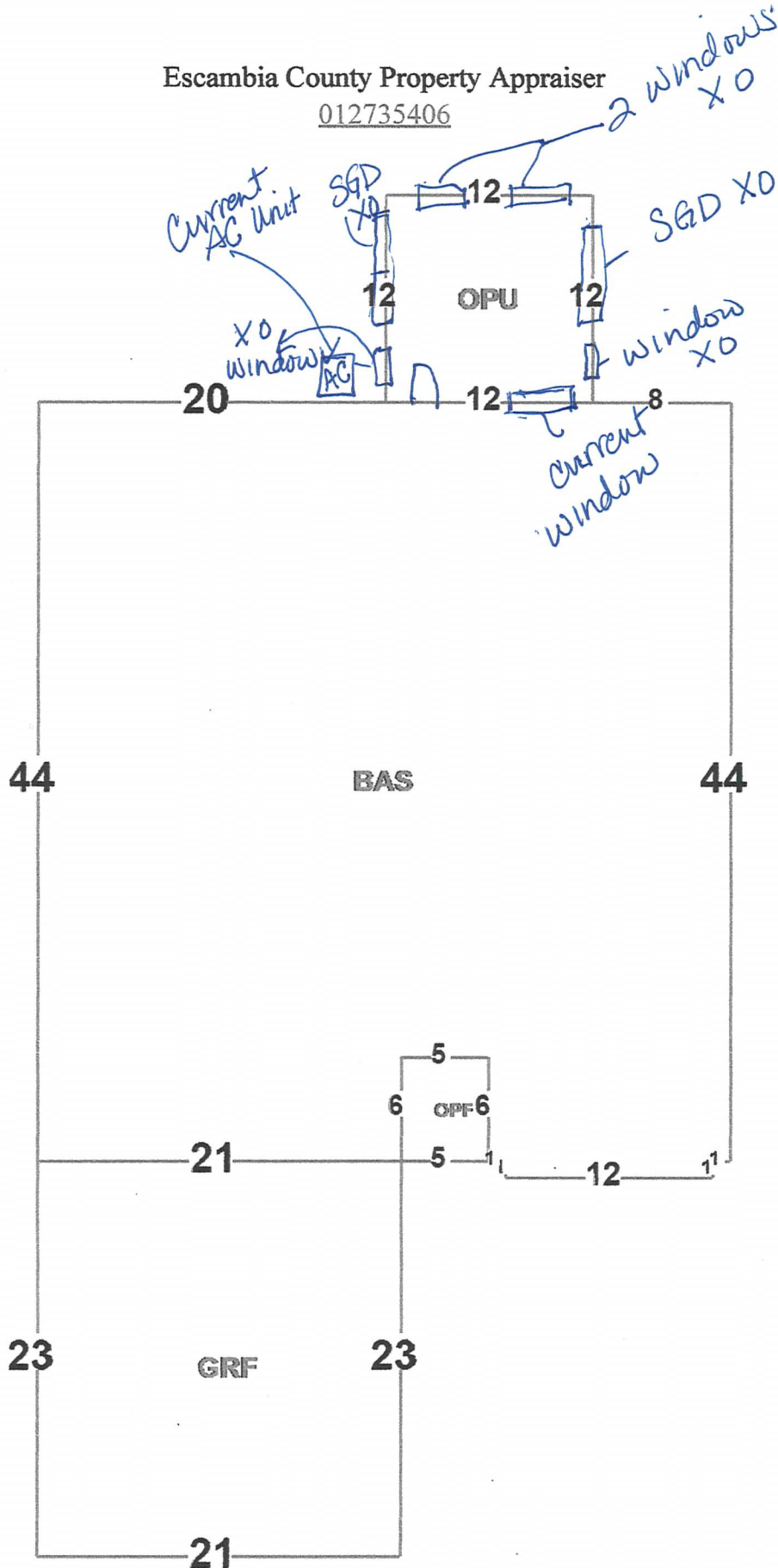
Variance Application

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

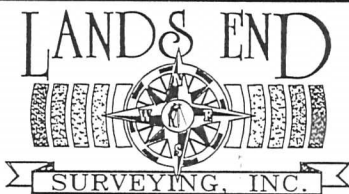
JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

Escambia County Property Appraiser

012735406

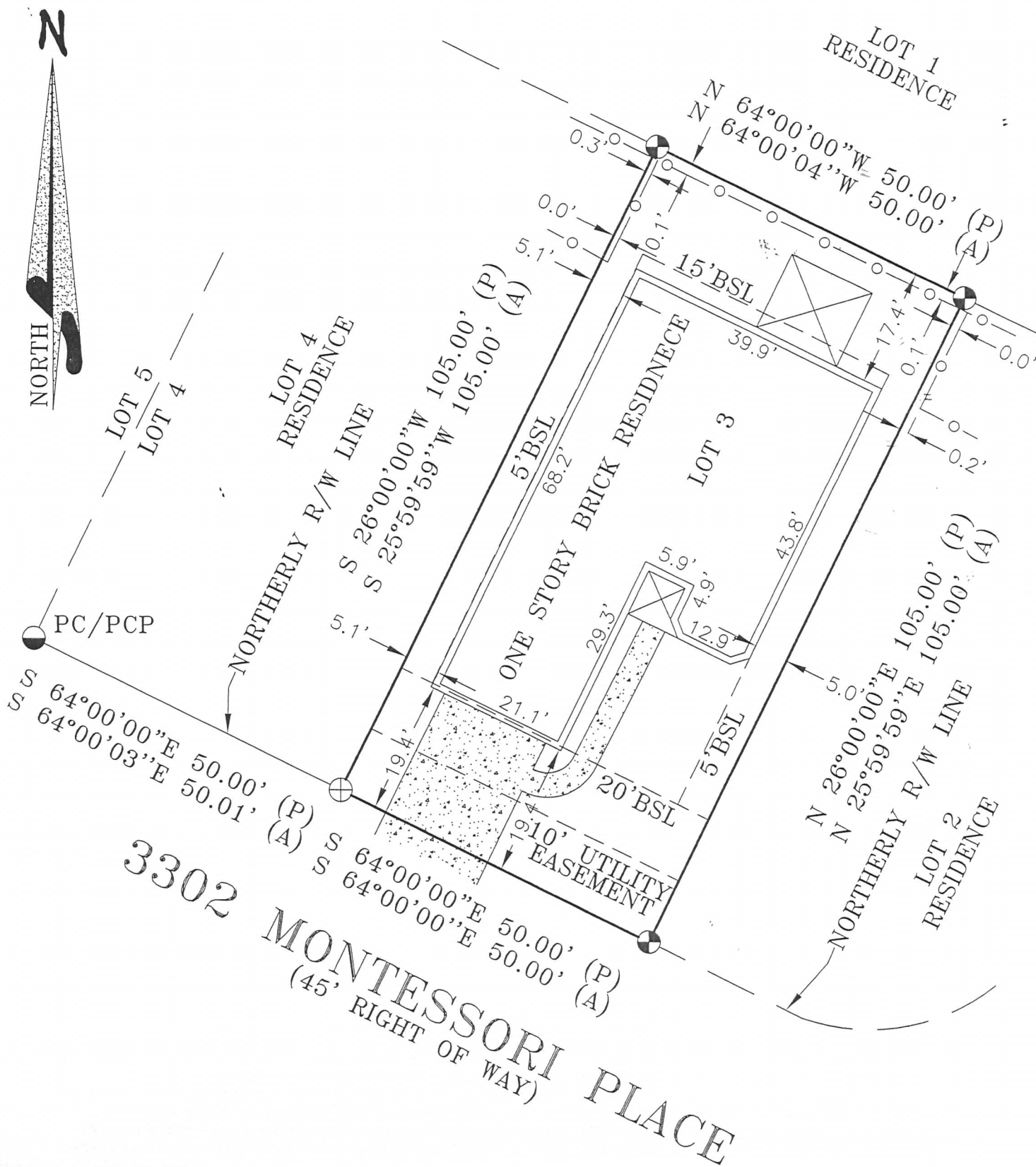


8192 SIX PENCE DRIVE
PENSACOLA, FLORIDA, 32514



(850) 433-8545
FAX (850) 433-8282
LANDSENDSURVEYING.COM

Field Date: 10-15-2019	Survey Type: BOUNDARY & IMPROVEMENTS	Survey Number: 1054-2019
Field Book/Page: 356/48	Revisions:	Scale: 1"= 20'



PAGE 1 OF 2

DRAWN BY CHIP EVANS

THE SETBACK LINES AND/OR EASEMENTS SHOWN HEREON, IF ANY, ARE PER INFORMATION FOUND IN THE RECORDED PLAT OF SAID SUBDIVISION OR ARE AS PROVIDED BY THE CLIENT, DESIGNER, BUILDER, TITLE COMPANY, COUNTY OR S.R.I.A. AND SHOULD BE VERIFIED WITH APPROPRIATE ENTITIES.

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THIS MAP IS INTENDED TO BE PRINTED ON A PAPER SIZE OF 8.5"x14" TO FIT THE SCALE INDICATED HEREON. ANY OTHER SIZE PRINTED RENDERS THIS MAP INVALID. FENCES ALONG BOUNDARIES ARE SHOWN EXAGGERATED TO SHOW CLARITY OF LOCATION RELATIVE TO BOUNDARIES.

NOTE: This map is not complete or valid without report on page 2 of 2

Bearing Reference: HELD THE NORTHERLY R/W LINE OF MONTESSORI PLACE PER PLAT
Closure Information:

Source of Information:
FIELD EVIDENCE & RECORDED PLAT

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

SEE PAGE 2 FOR
SIGNATURE AND
EMBOSSSED SEAL

LARRY E. STEGALL
P.L.S., FLA #4747
LB # 6832

LEGEND

o Degree
' Feet or Minutes
" Inches or Seconds
N North, E East
S South, W West
PCP Permanent Control Point
PRC Point of Reverse Curve
PCC Point of Compound Curve
PC Point of Curvature
PT Point of Tangency
PI Point of Intersection
POC Point of Commencement
POB Point of Beginning
R/W Right of Way
PRM Permanent Reference Monument

R Radius
RP Radius Point
BENCHMARK (SEE NOTES)
<0.0> Existing Spot Elevation
BSL Building Setback Line
(D) Deed (P) Plat
(A) Actual Field Measurement
(CALC) Calculated Measurement
o Existing Hole in Concrete
o Existing "X" Cut, o Set "X" Cut
o 1/2" Metal Rod-Found
o Existing 1/2" Capped Metal Rod #4655
o Existing 1/2" Capped Metal Rod #6112
o Existing 1/2" Capped Metal Rod
o Existing 1/2" Capped Metal Rod
o 1" Metal Pipe-Found
o Set 1/2" Capped Metal Rod #6832

▲ Nail & disk found
▲ Nail Only
▲ Nail & disk set Lb.6832
o Existing Concrete Monument
o Set Wooden Hub/Tall Stake
o Utility Pole
o Meter
E-E-E Utility wires overhead
N-N-N Chain link fence
o-o-o Wooden fence
X-X-X Metal Fence
o-o-o Plastic Fence
o-o-o Concrete or Pavement
o-o-o Wood Deck or Dock
o-o-o Covered area (porch, carport, etc.)
o-o-o Pavers or Brick













City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01121

Zoning Board of Adjustments

11/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/9/2022

SUBJECT:

ZBA 2022-011
2504 N. Davis Highway
R-1AA / CRA Urban Design Overlay District

BACKGROUND:

Carol Mann is requesting a reduction to the front yard setback of 23.1 FT to 12 FT to accommodate the enclosure of the porch for living space. The owners are renovating the existing residence and would like to convert the porch area into a bathroom. Although Front Yard Averaging was performed on August 1, 2022, and calculated at 23.1 FT, it was not enough to allow the encroachment.

Although the current open, unenclosed porch is grandfathered (existing, non-conforming), this property is located within the CRA Urban Design Overlay District, where porches are allowed to encroach into the front setback.

- ☐ ***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: _____

Current use of property: _____

1. Describe the requested variance(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:

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:

See attached document.

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

See attached document.

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

See attached document.

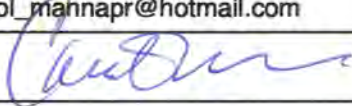
Application Date: October 26, 2022

Applicant: Carol Mann

Applicant's Address: 3915 Bayou Blvd., Pensacola FL 32503

Email: carol_mannapr@hotmail.com

Phone: 850.454.7303/454.5743

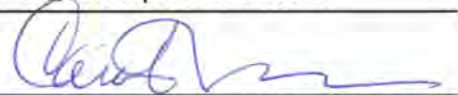
Applicant's Signature: 

Property Owner: Carol Mann

Property Owner's Address: 3915 Bayou Blvd., Pensacola FL 32503

Email: carol_mannapr@hotmail.com

Phone: 850.454.7303

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

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.

**2504 N. Davis Hwy.
Pensacola, FL 32503**

1. Describe the requested variance(s): The requested variance is for a reduction of the front-yard setback (*N. Davis Hwy.*) from 23'1" to 8'1" to allow for the enclosure of the house's existing front porch as a bathroom. The front porch (27' x 7') is built on the house's original foundation, covered by the house's existing roofline and is ideal for an enclosure.

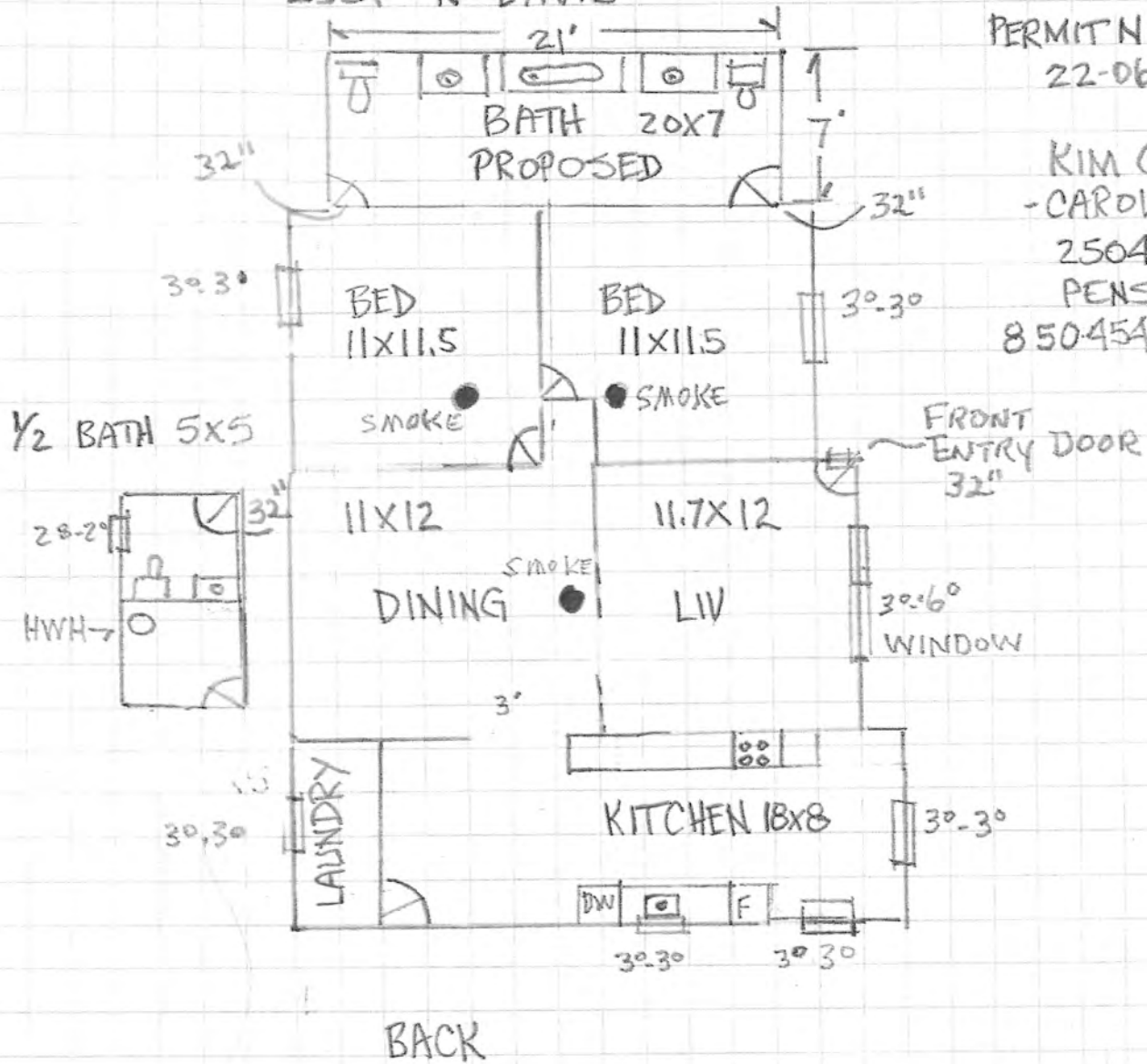
2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district, and which are not the results of the applicant's actions: Circa 1938, this home's bathroom does not include a bathtub or shower (*see photos*), and a bathroom must be added to make the house habitable. The south and east property lines do not allow enough space for additions (4' and 16' respectively). A front entry, living area and kitchen comprise the house's north wall. Logically, the west wall (*front porch*) can accommodate an expansion for a bathroom both cosmetically and economically (*see photos*).

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: Every modern home must have a safe, fully functioning bathroom. Built in 1938, this home's bathroom does not include a bathtub or shower (*see photos*). A proper bathroom that meets code is required for hygiene and sanitation.

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 front porch is original to the house (*see site plan*). Enclosing the porch will not expand beyond the original footprint of the house and will not encroach on any surrounding properties. Standard building procedures and materials will ensure the new front exterior will be of comparable caliber to the houses across the street and/or next door to 2504 N. Davis (*see photos*). The exterior walls of an enclosure and the planned bathroom will be high quality and pleasing aesthetically. The completed project will increase the home's property value, thereby increasing values of neighboring properties. Anecdotally, more than one neighboring homeowner has said they welcomed the renovation of the house. It has been vacant and neglected for at least three years.

5. Explain what other condition(s) may justify the proposed variance(s): The existing bathroom is small, 27sf, and does not have space for a proper tub/shower. A drain was built into the floor by previous owners (*see photos*) to accommodate showering in that room. A shower head is mounted on a wall and a space for bathing is not enclosed. When used as a shower, water sprayed every part of the room -- the toilet, vanity, and door, causing rot, mold, and mildew and damp, unsafe surfaces. This bathroom is unacceptable, unsanitary, and unsafe.

KIM GRISWOLD
- CAROL MANN
2504 N DAVIS
PENSACOLA FL
350-454-5743



ENTRY DOOR 32"
BATH DOOR 32"
SMOKE ALARM NOTED
NO SLEEPING ROOMS ADDED ONLY BATHROOM

8/4/22

Submitted to
R Weekly City of Pensacola

FRONT YARD AVERAGING

Address of parcel in question 2504 N DAVIS

Person requesting Carol A Mann Phone # 850-454-7303

Inspector Telement Date 8-1-22

Right-of-way width 50 Zone R-1A1

Street width 36

Difference 14

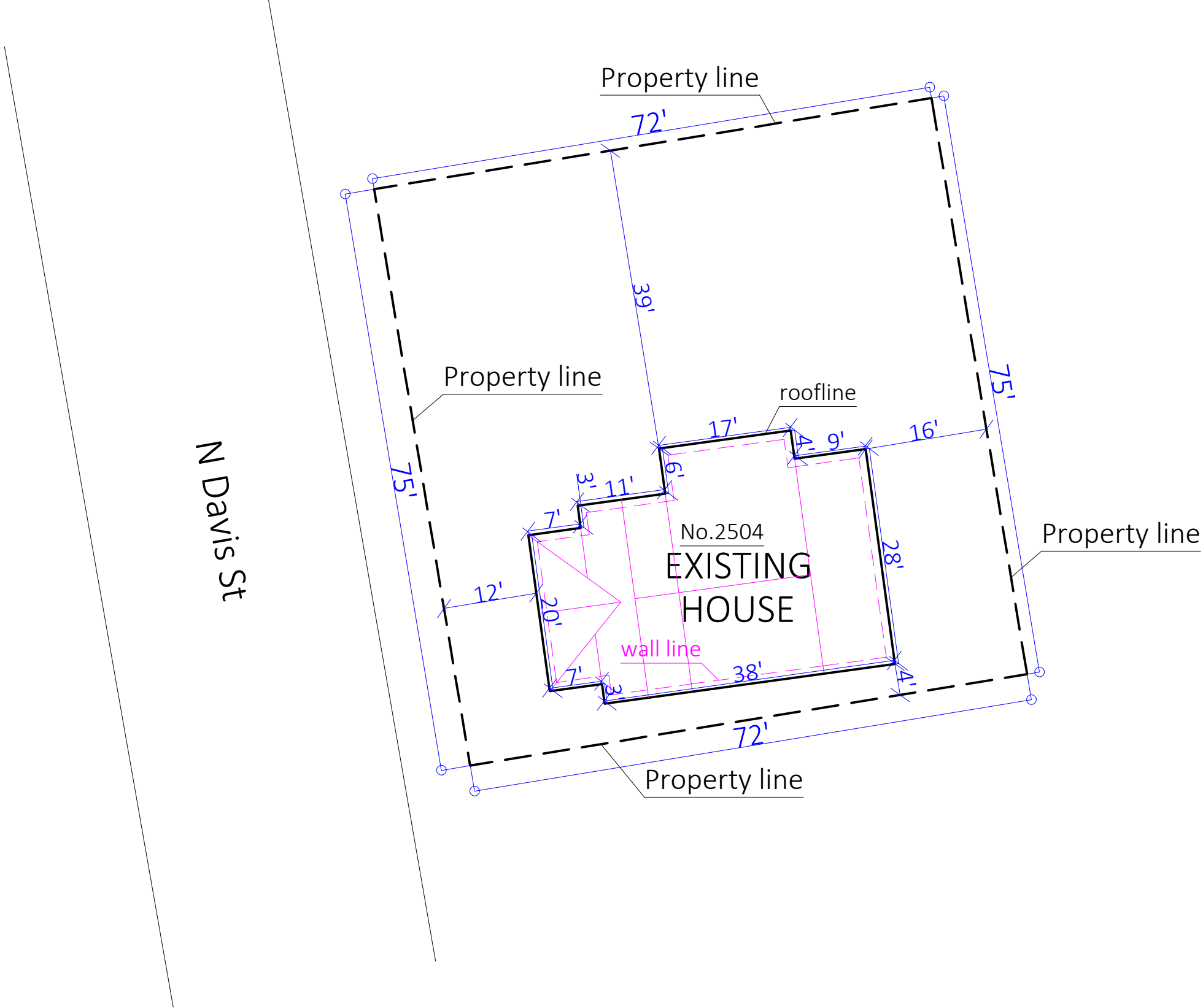
Divide by 2 7 equals assumed distance from curb to property line

Address	Distance from curb to structure	Less assumed distance from curb to property line	Equals assumed distance from property line to structure
<u>2504</u>	<u>22</u>	<u>7</u>	<u>15</u>
<u>2506</u>	<u>30'6"</u>		<u>23.5</u>
<u>2560</u>	<u>32</u>		<u>25</u>
<u>2525</u>	<u>67</u>		<u>60 = 50</u>
<u>2505</u>	<u>27</u>		<u>20</u>
<u>2503</u>	<u>36</u>		<u>29</u>
<u>2501</u>	<u>26</u>		<u>19</u>

TOTAL 161.5

Total 161.5 Divided by number of properties 7 Equals average front yard 23' 1"

S I T E P L A N
2504 N Davis St
Pensacola, FL 32503
Parcel ID: 00-0S-00-9020-030-093
Lot area: 0.13 Acres
Plot Size: 11"x17"





View of 2504 N Davis Hwy., taken from N. Davis Hwy. facing southwest.



View of 2504 N Davis Hwy., taken from N. Davis Hwy. facing southwest.



View of 2504 N Davis Hwy., taken from N. Davis Hwy. facing northwest.



View of properties across from 2504 N Davis Hwy., taken from porch facing east.



View of properties across from 2504 N Davis Hwy., taken from porch facing east.



View of properties across from 2504 N Davis Hwy., taken from porch facing southeast.



View from 2504 N Davis Hwy., taken from porch facing south.



View from 2504 N Davis porch facing north.



View of residences across from 2504 taken from N. Davis Hwy. facing south.



View 2504 N Davis taken from N. Davis Hwy. facing southwest.



2504 N Davis existing bath



2504 N Davis existing bath



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01122

Zoning Board of Adjustments

11/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 11/9/2022

SUBJECT:

ZBA 2022-012
1818 W. Chase Street
R-1A / CRA Urban Design Overlay District

BACKGROUND:

Philip Olivier is requesting a variance to decrease the minimum distance between an accessory structure and the primary structure of 4 FT to 0.0 FT to accommodate the boat storage building as constructed. The structure was constructed without permits. If authorized, this Variance request would allow the applicant to maintain his accessory structure on the property.

ZBA
2022-012

- ☒ **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) B-3-55(4)(a)(4)

Zoning

B-1A
CRP-Urban Design
overlay

(To be Completed by Applicant)

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

Property Address: 1818 W. Chase St., Pensacola

Current use of property: Primary Residence

1. Describe the requested variance(s): _____
To decrease the minimum distance an accessory structure can be from a primary structure to permit Mr. Olivier to maintain his accessory structure on the property.

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 unique configuration of the main structure on a corner lot is such that the area described by the

code as a rear yard is a side yard for all practical purposes, and the layout of the lot prevents the owner's effective use of the property.

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:

Due to the unique configuration, the applicant cannot maintain a accessory structure to cover and protect the boat stored in the referenced area.

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

The accessory structure will be well constructed and maintained, is located behind a privacy fence, will be purposed to cover the boat already stored at the location, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, and will not diminish or impair established property values within the surrounding area.

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

The accessory structure is an attractive, well maintained structure located over an existing driveway and the adjacent neighbor has no objection to its presence.

Application Date: 10-26-2022

Applicant:	Philip Olivier	
Applicant's Address:	1818 W. Chase Street, Pensacola, FL 32502	
Email:	doyle362@gmail.com	Phone: 504-920-4858
Applicant's Signature:		
Property Owner:	Philip Olivier	
Property Owner's Address:	1818 W. Chase Street, Pensacola, FL 32502	
Email:	doyle362@gmail.com	Phone: 504-920-4858
Property Owner's Signature:		
Attorney Contact:	Haley Hadden; haley@lawpensacola.com; 850-432-9818	

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.



PREPARED FOR: PHILLIP OLIVIER

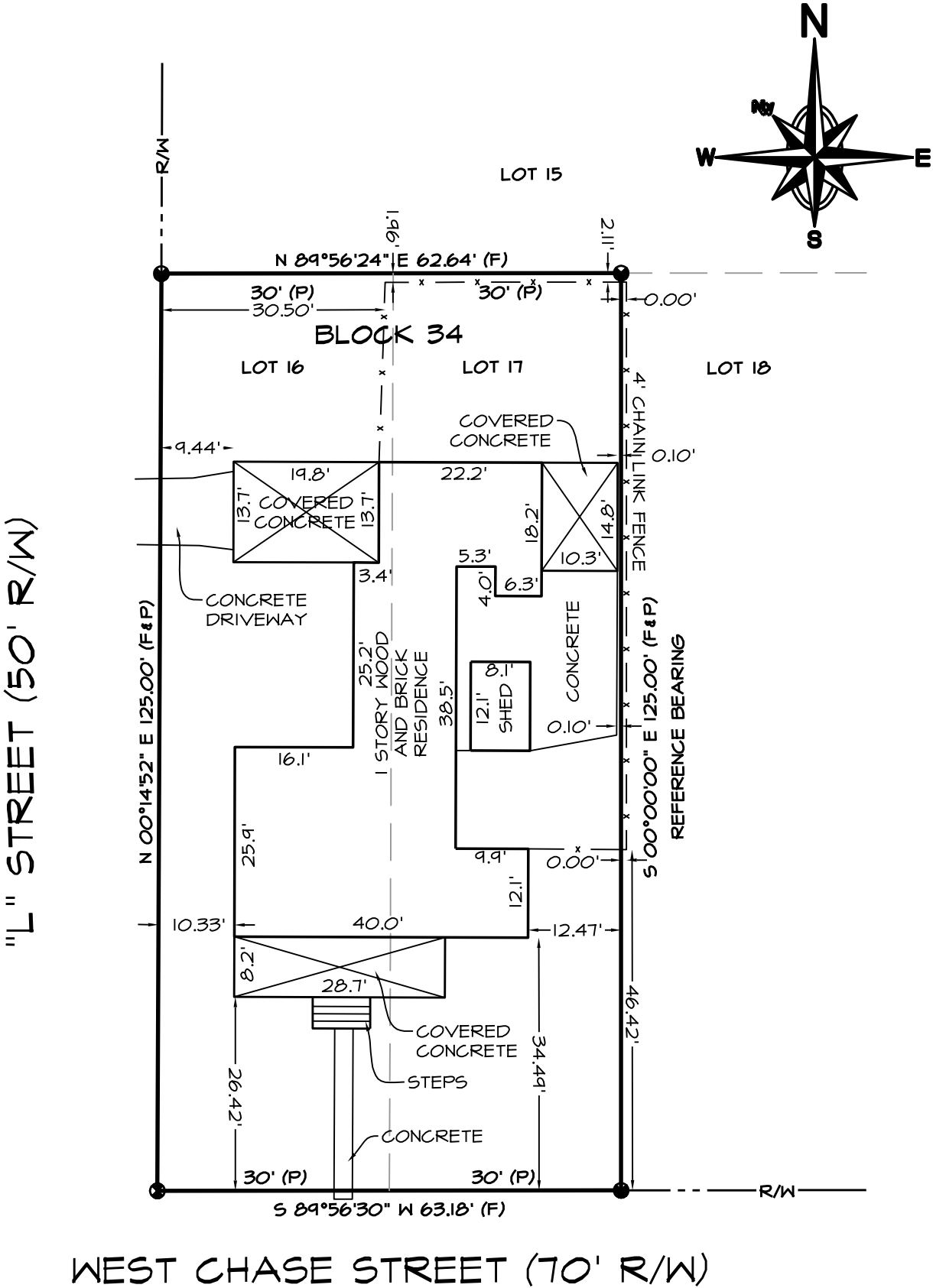
REQUESTED BY: DORA OMERICO/KELLER WILLIAMS

JOB NO.: 10-23452-19

DATE: DECEMBER 27, 2019

PROPERTY ADDRESS: 1818 WEST CHASE STREET

SCALE: 1" = 20'



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 16 AND 17, BLOCK 34, MAXENT TRACT

SEC. 42 , TWP. 2S , RGE. 30W , ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED DEED BOOK 14 , PAGE 365 . *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 12/26/19 , FIELD BOOK: RM48 , PG. 70 .

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

Fred R. Thompson

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:	

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



PREPARED FOR: PHILLIP OLIVIER

REQUESTED BY: DORA OMERICO/KELLER WILLIAMS

JOB NO.: 10-23452-19

DATE: DECEMBER 27, 2019

PROPERTY ADDRESS: 1818 WEST CHASE STREET

SCALE: 1" = 20'

GENERAL NOTES:

- I.

THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE PROPERTY.
2.

THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3.

NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4.

THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0390 G, REVISED SEPTEMBER 29, 2006.
5.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7.

THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8.

THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9.

FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10.

FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11.

THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12.

THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13.

ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ⊕

~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ⊖

~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- (D)

~ DEED INFORMATION
- ⊙

~ PLATTED INFORMATION
- (F)

~ FIELD INFORMATION
- R/W

~ RIGHT OF WAY
- B.S.L.

~ BUILDING SETBACK LINE
- SEC.

~ SECTION
- TWP.

~ TOWNSHIP
- RGE.

~ RANGE
- O.R.

~ OFFICIAL RECORD
- PG.

~ PAGE

CERTIFICATIONS:

PRIMARY RESIDENTIAL MORTGAGE, INC.

PHILLIP CHARLES DOYLE OLIVIER

FIRST INTERNATIONAL TITLE, INC.

ALLIANT NATIONAL

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 16 AND 17, BLOCK 34, MAXENT TRACT

SEC. 42 , TWP. 2S , RGE. 30W , ESCAMBIA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 12/26/19 , FIELD BOOK: RM48 , PG. 70 .

NORTHWEST FLORIDA LAND SURVEYING, INC.

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FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR

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REVISIONS:	

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



ELECTRONIC SIGNATURE REPORT

Building Inspection Department,

The electronic signature on this page applies to all structural pages in this PDF binder with the structural seal shown at the bottom of this page. LandMark Engineering is only responsible for the wind load and structure on the attached architectural pages.

The attached structural pages have been electronically signed and sealed by **Lawrence Scapecchi** on **06/17/2022** using a SHA authentication code. Printed copies of the document are not considered signed and sealed and the SHA authentication code shall be verified on any electronic copies.

LME Project Number:	2022202
Date Signed:	06/17/2022
Home Owner:	Philip Olivier
Project Name:	Chase Street Boat Cover
Project Address:	1818 W Chase St, Pensacola, FL

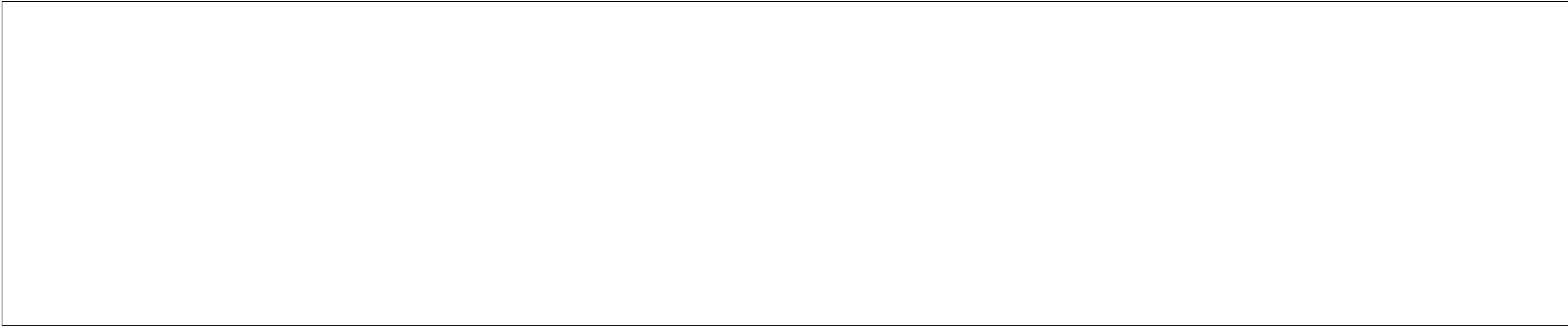
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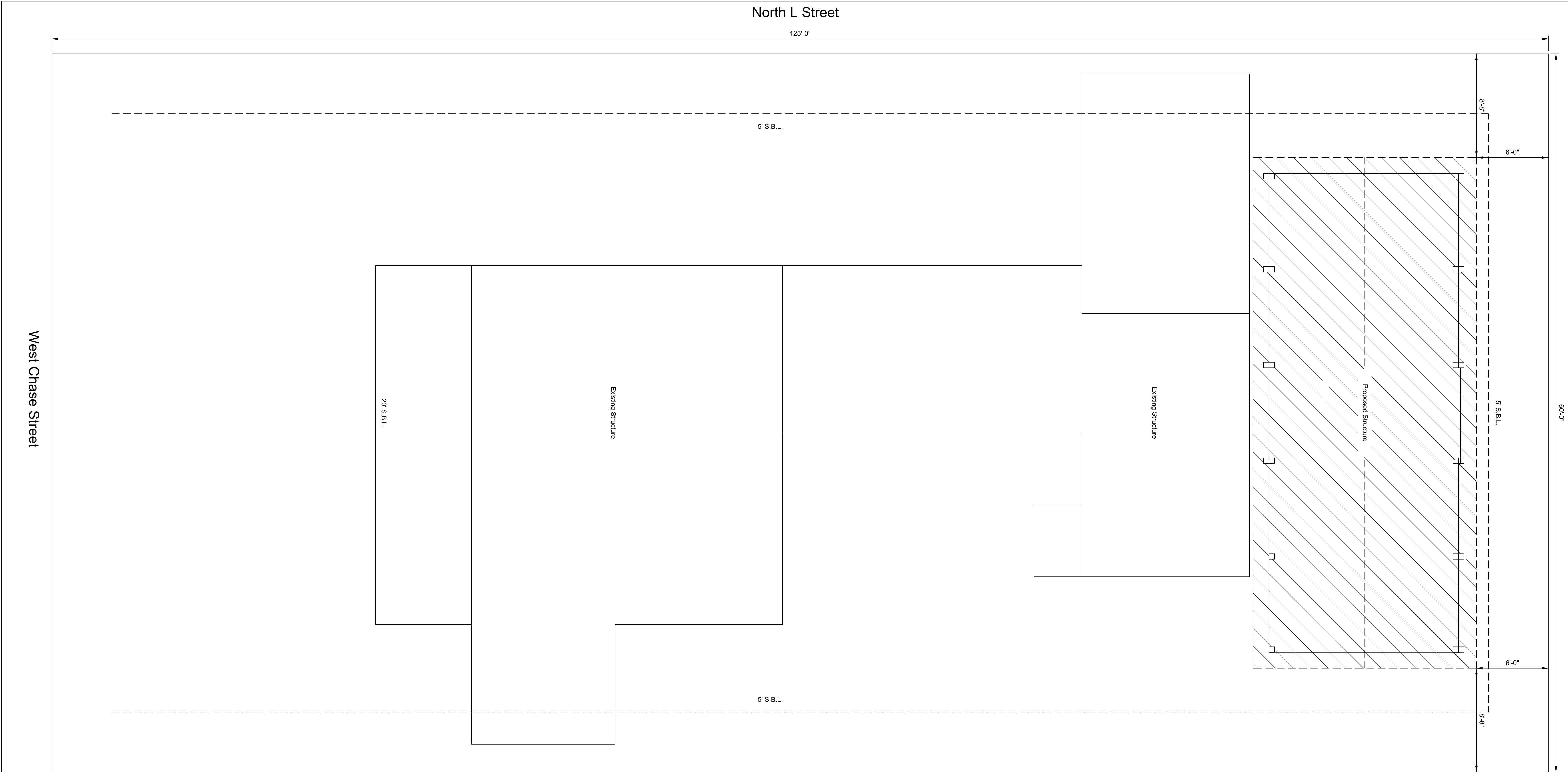


Engineer of Record: Lawrence Scapecchi
Florida PE 84182

PROJECT INFORMATION					NOTICE TO CONTRACTOR: Any deviation from these plans without written approval by the Engineer-of-Record (EOR) is not authorized unless obtained in writing with the signature and raised seal of the EOR. These plans are for the structural design and wind load of the structure. All architectural floor plans and roof plans are designed by others. If any unauthorized modifications occur, the EOR 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.
CLIENT INFORMATION	PROJECT ADDRESS	ENGINEER-OF-RECORD	DESIGN CRITERIA	PROJECT SCOPE	
Frank Smith	1818 W Chase Street, Pensacola, FL	LandMark Engineering & Land Planning, inc. 7604 W Fairfield Dr., Pensacola, FL 32506	Building Code: FBC 2020: Residential Wind Speed: 150 MPH (3-second gust); Exposure - B; Risk Cat. - II Flood Zone: X	Provide structural engineering for a boat cover.	



Components & Cladding							
Roof Angle	Effective Wind Area	Zone 3		psf Zone 2		Zone 1	
0°	≤ a²	65.47	-90.02	49.10	-46.37	32.73	-30.01
	> a², ≤ 4.0a²	49.10	-46.37	49.10	-46.37	32.73	-30.01
	> 4.0a²	32.73	-30.01	32.73	-30.01	32.73	-30.01
7.5°	≤ a²	60.01	-98.20	46.37	-49.10	30.01	-32.73
	> a², ≤ 4.0a²	46.37	-49.10	46.37	-49.10	30.01	-32.73
	> 4.0a²	30.01	-32.73	30.01	-32.73	30.01	-32.73
15°	≤ a²	60.01	-60.01	46.37	-46.37	30.01	-30.01
	> a², ≤ 4.0a²	46.37	-46.37	46.37	-46.37	30.01	-30.01
	> 4.0a²	30.01	-30.01	30.01	-30.01	30.01	-30.01
30°	≤ a²	70.92	-49.10	54.56	-38.19	35.46	-24.55
	> a², ≤ 4.0a²	54.56	-38.19	54.56	-38.19	35.46	-24.55
	> 4.0a²	35.46	-24.55	35.46	-24.55	35.46	-24.55
45°	≤ a²	60.01	-43.64	46.37	-32.73	30.01	-21.82
	> a², ≤ 4.0a²	46.37	-32.73	46.37	-32.73	30.01	-21.82
	> 4.0a²	30.01	-21.82	30.01	-21.82	30.01	-21.82
End Zone	3 ft						
Roof Angle	14.04°						



A Proposed Site Plan - West Chase Street
Scale: 1/4" = 1'-0"

PROJECT NAME AND LOCATION
Chase Street Boat Cover
1818 W Chase Street
Pensacola, FL

LANDMARK
ENGINEERING & LAND PLANNING
1818 W Chase Street, Suite 200
Pensacola, FL 32506
Phone: (850) 475-0722 • Fax: (850) 475-0661 • www.LMEng.com
FL REG. 18946 • ALP 21735 • HCA 7028 • AICCA 2977
FLCCC 00500

Seal of the State of Florida Professional Engineer
No. 84182
Lawrence A. Scapecochi, P.E.
Professional Engineer
State of Florida
The Engineer's Seal must be placed on the drawing in the middle of the drawing.

This item has been electronically signed and sealed by Lawrence Scapecochi, PE on June 17, 2022 using a SHA-1 authentication code.
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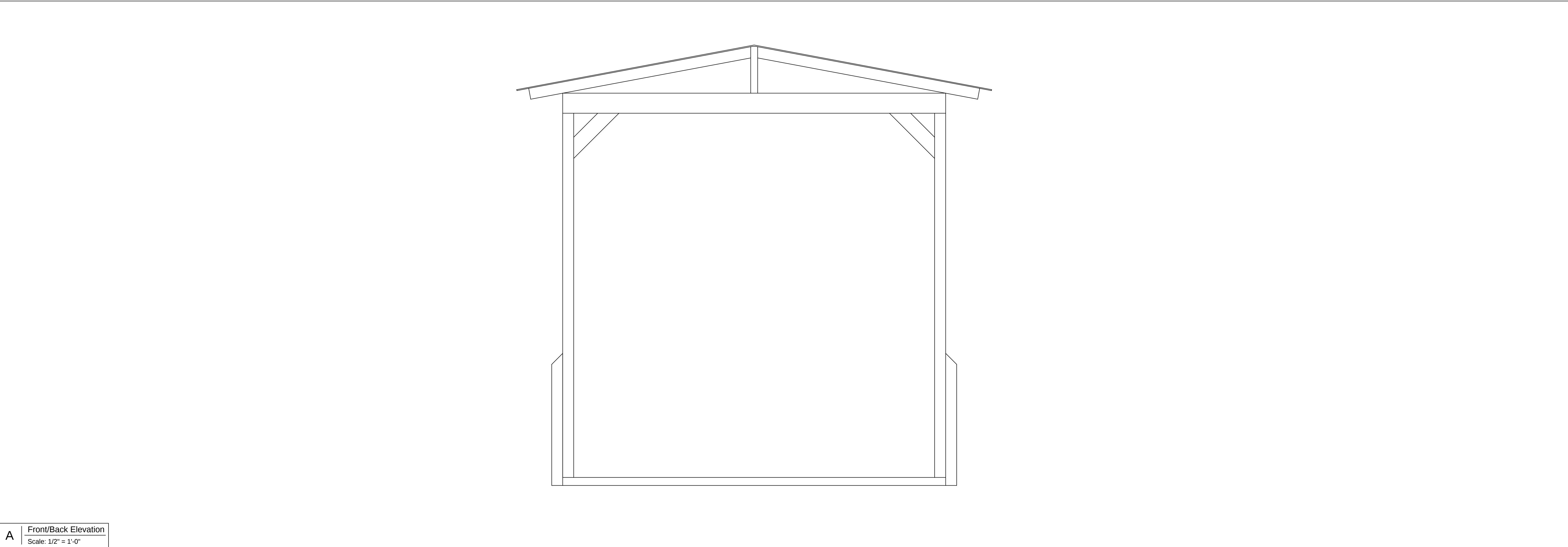
SHEET CONTENTS
Site Plan

PROJECT NUMBER
2022202
PLOT DATE
Jun 17, 2022

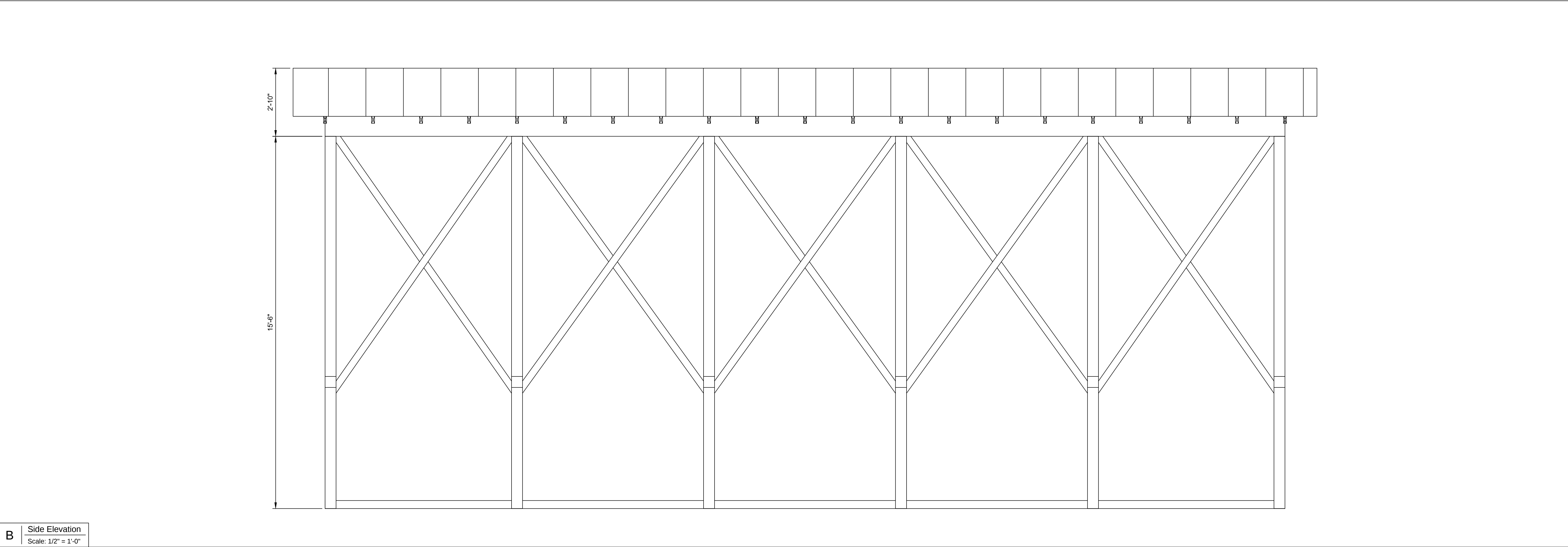
DRAWN BY
VZ
CHECKED BY
LAS

SHEET NUMBER
T-1
1 OF 5

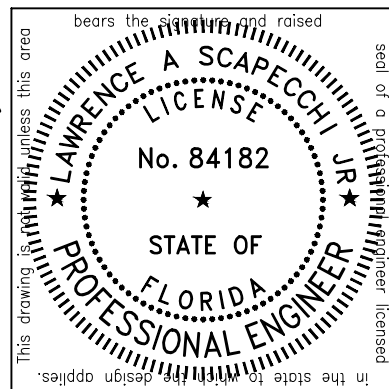
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A | Front/Back Elevation
Scale: 1/2" = 1'-0"



B | Side Elevation
Scale: 1/2" = 1'-0"



This item has been electronically signed and sealed by Lawrence Scapecchi, PE on June 17, 2022 using a SHA-1 authentication code.

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SHEET CONTENTS

Elevations

PROJECT NUMBER	2022202
----------------	---------

PLOT DATE
Jun 17, 2022

DRAWN BY VZ	CHECKED BY LAS
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SHEET NUMBER
A-1
2 OF 5

Engineering & Land Planning, Inc.

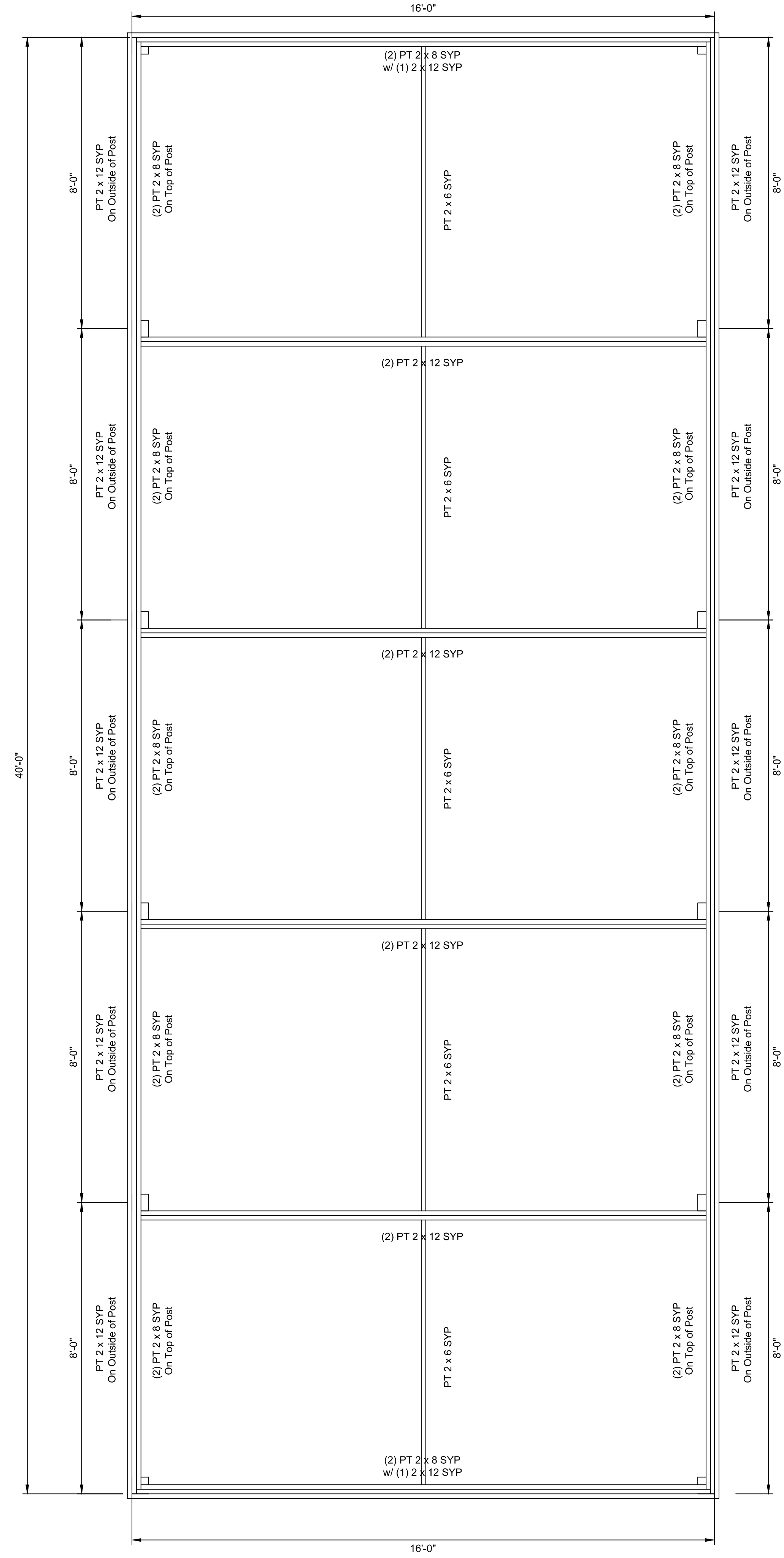
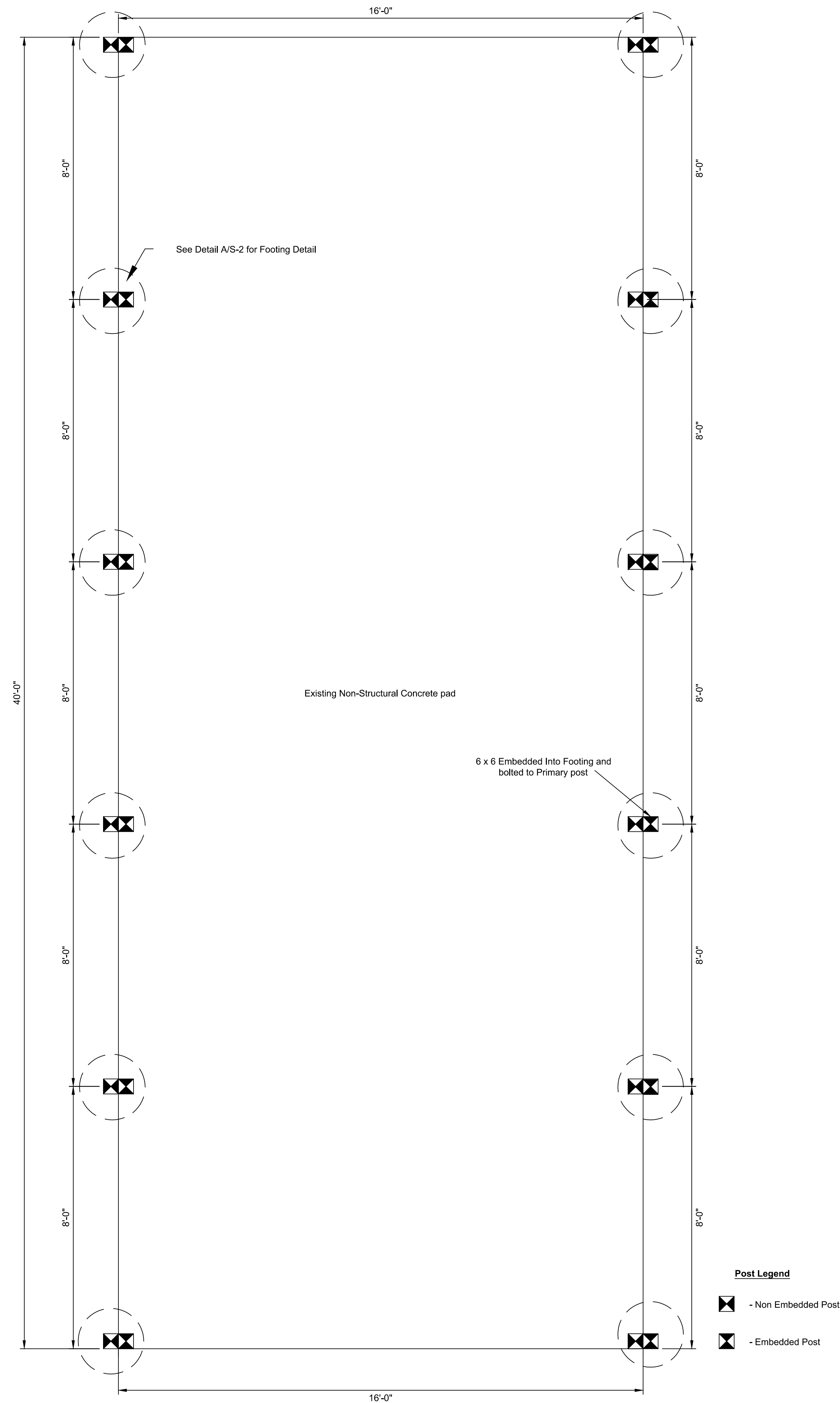
Chase Street Boat Cover

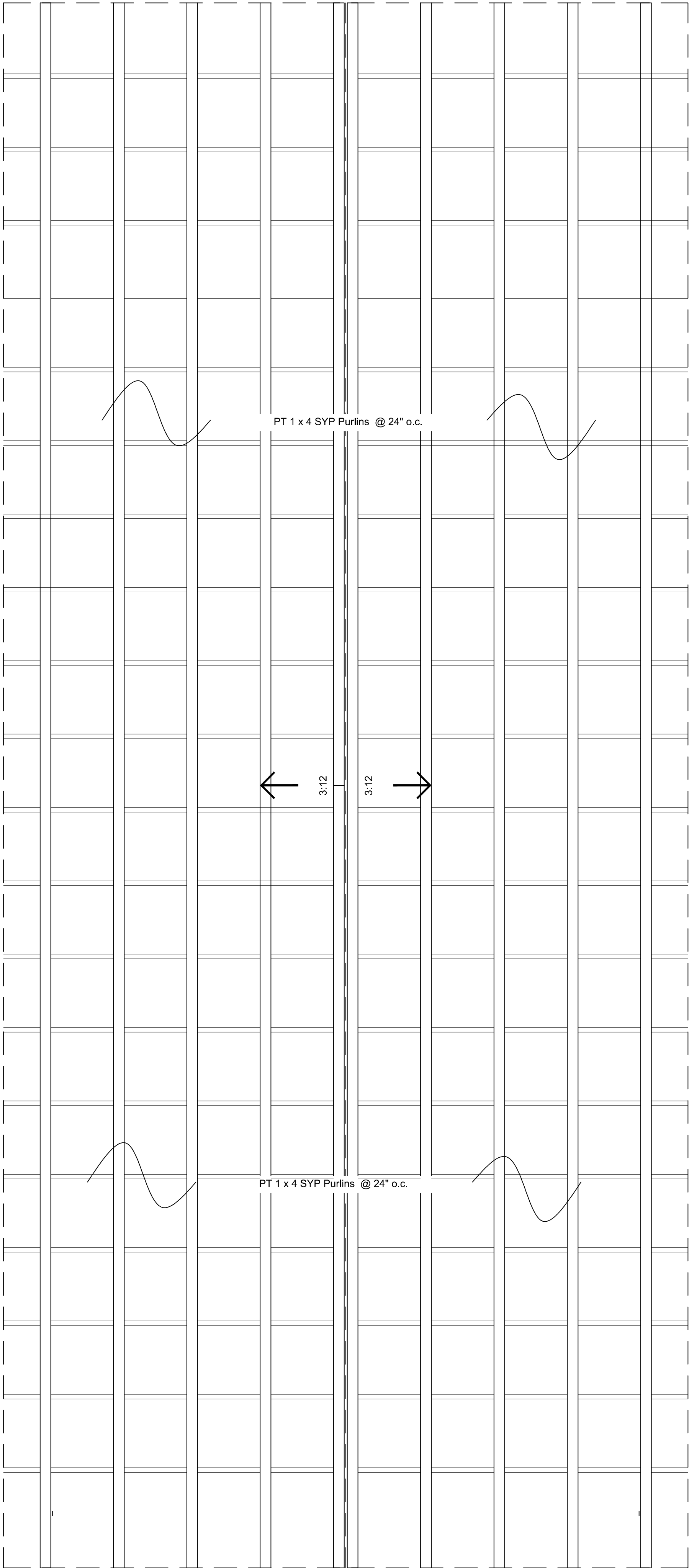
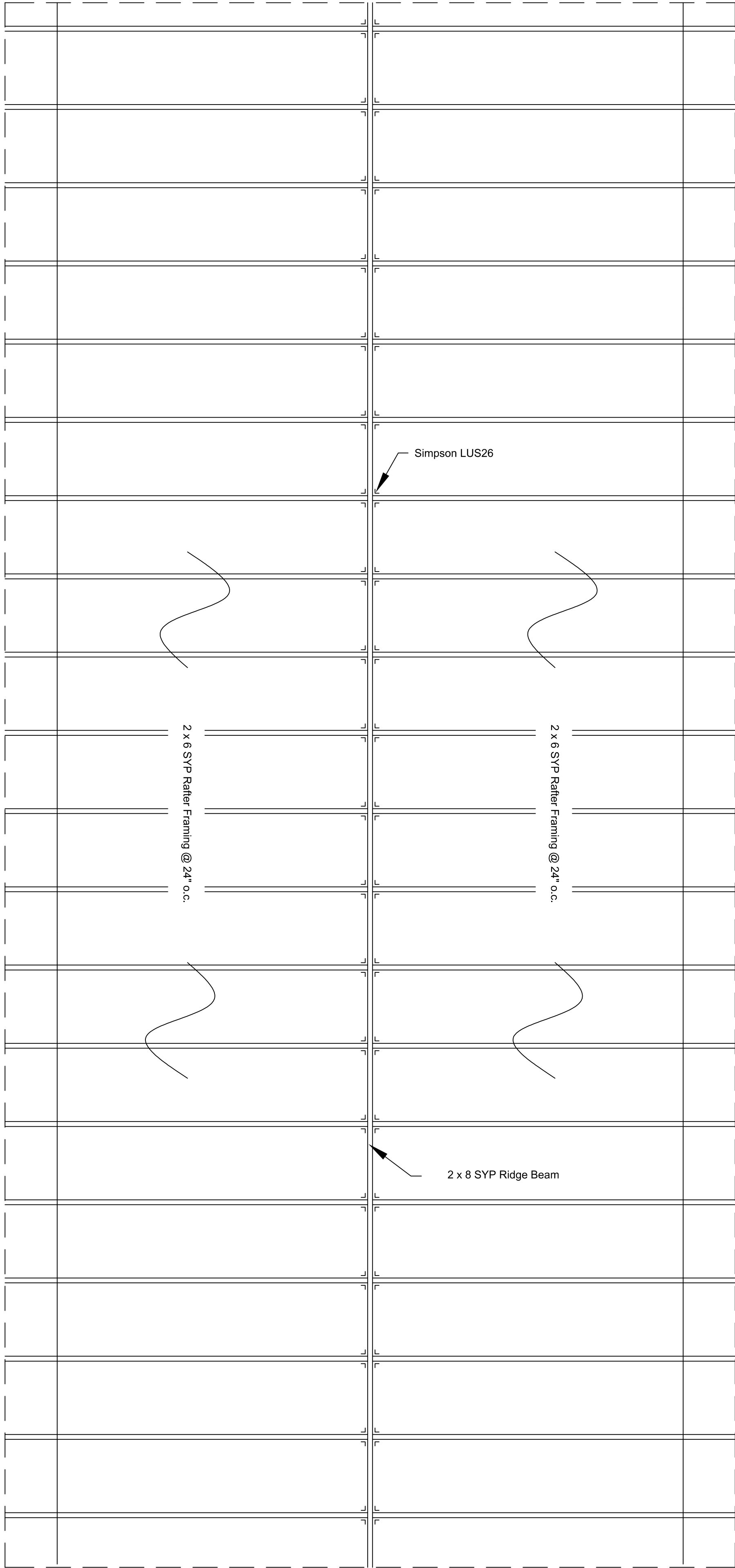
1818 W Chase Street

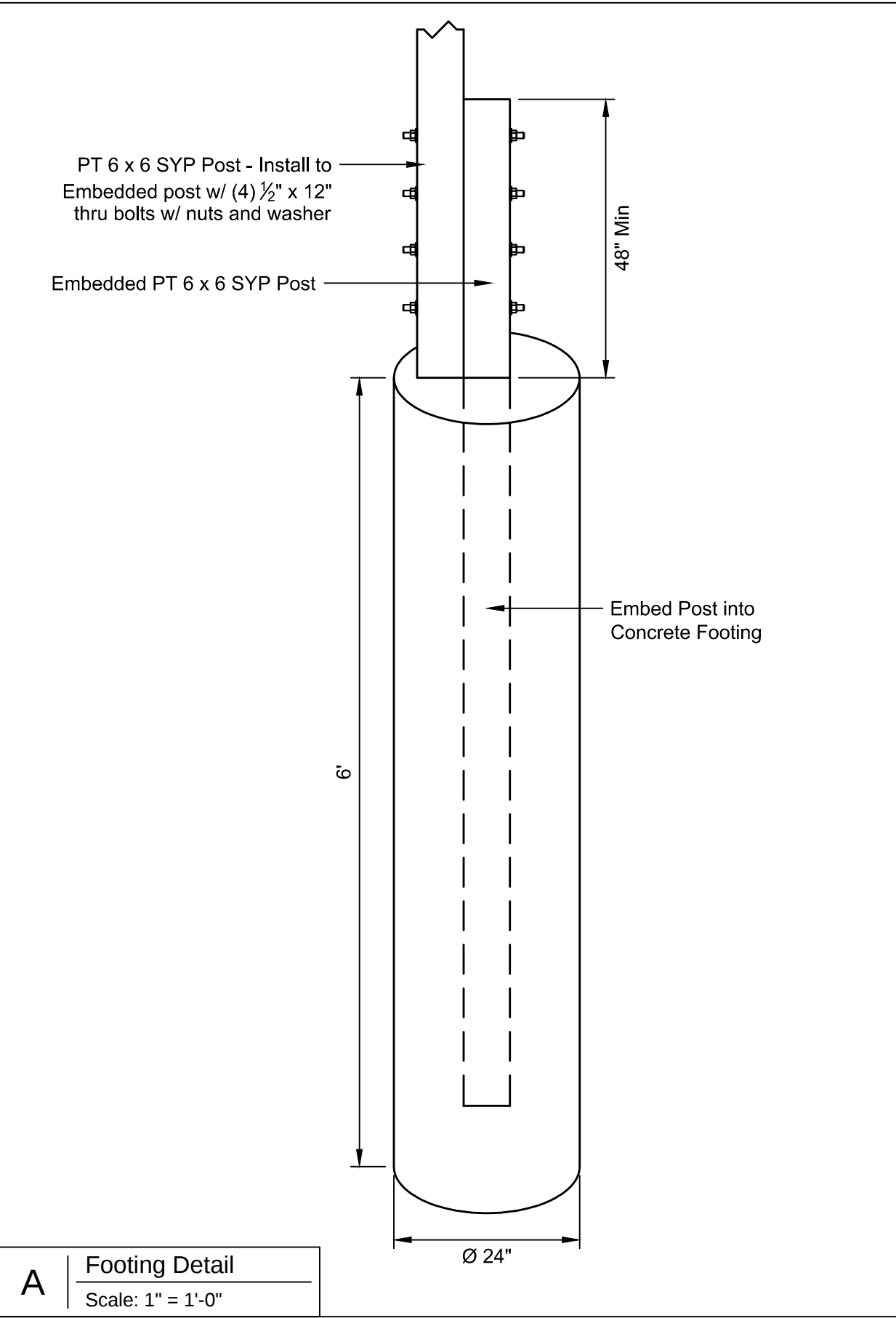
Pensacola, FL

Phone # (850) 470-9722 • Fax # (850) 470-9661 • www.LMEjagtr.com
FLPE 86946 • ALPE 21755 • FLCA 7878 • ALCA 2977
FLCGC 060900

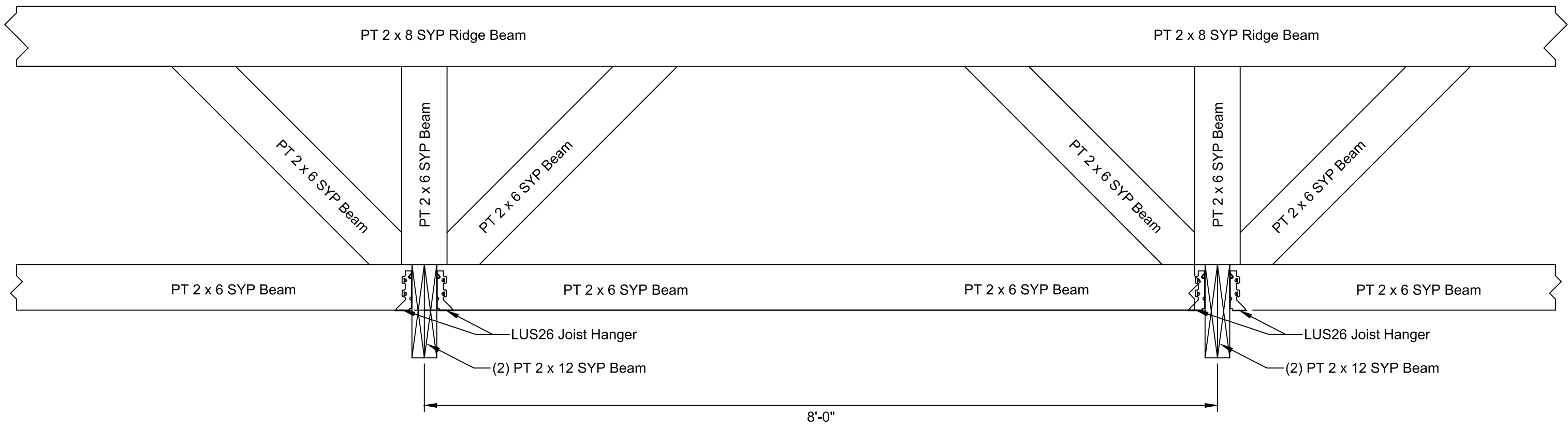
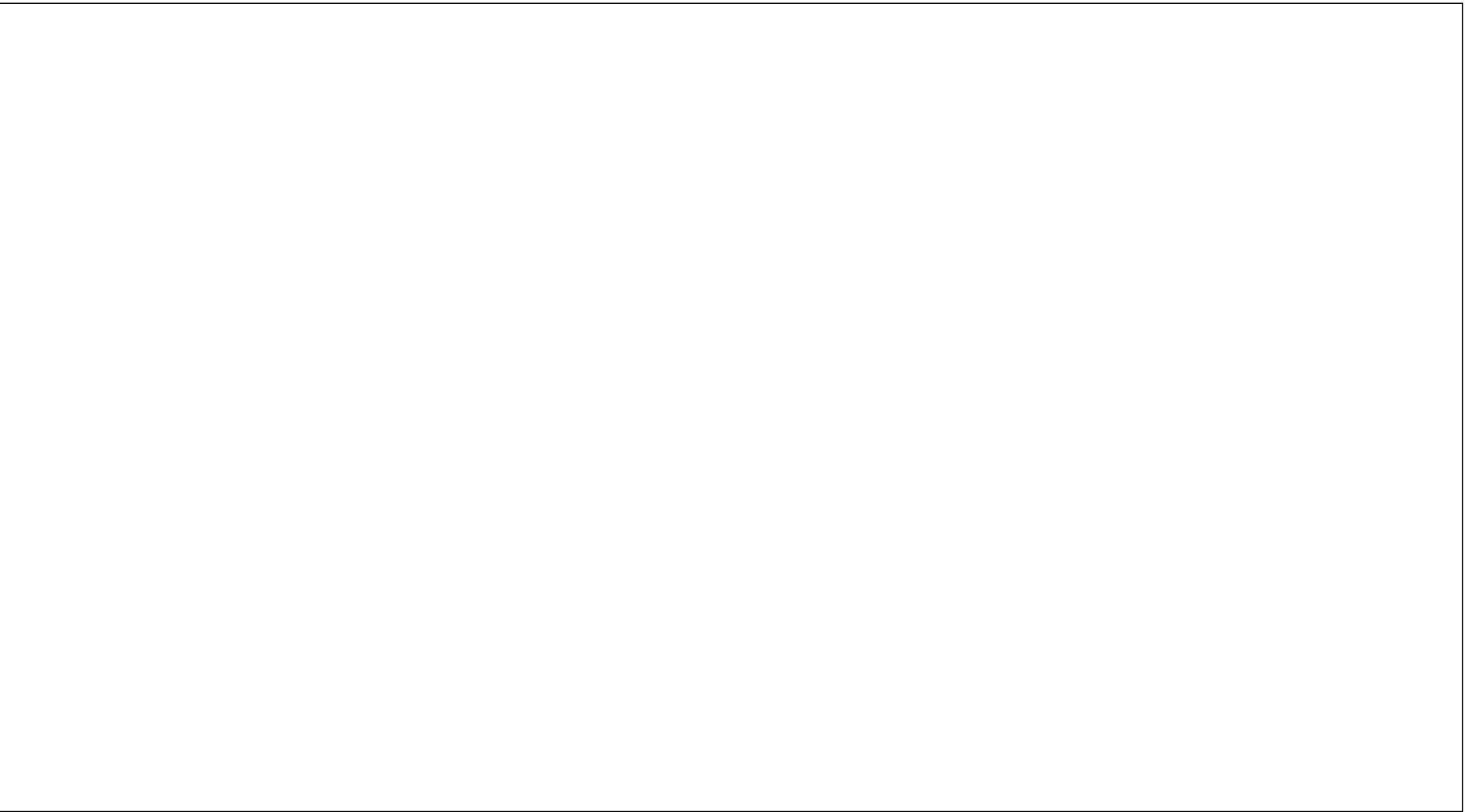
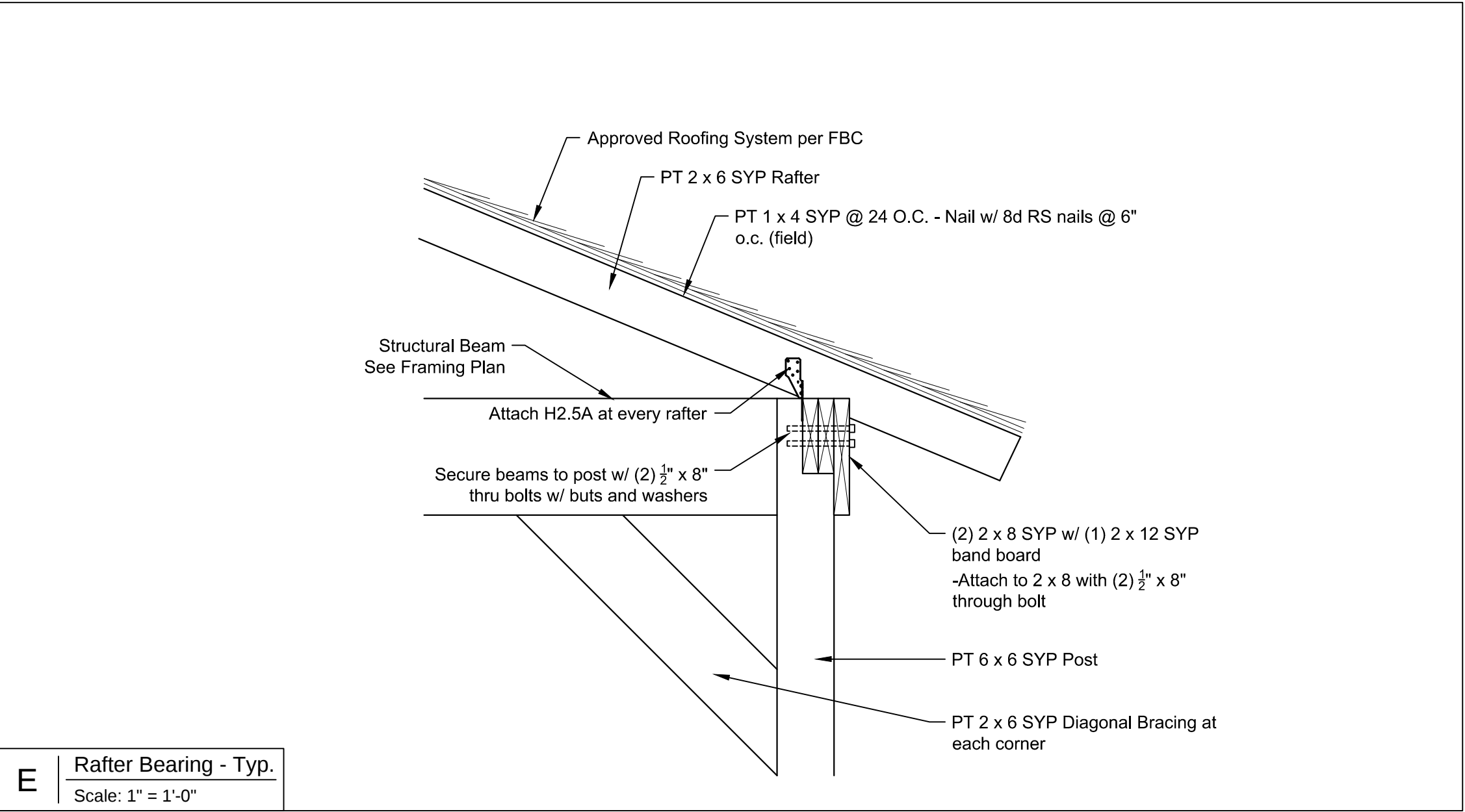
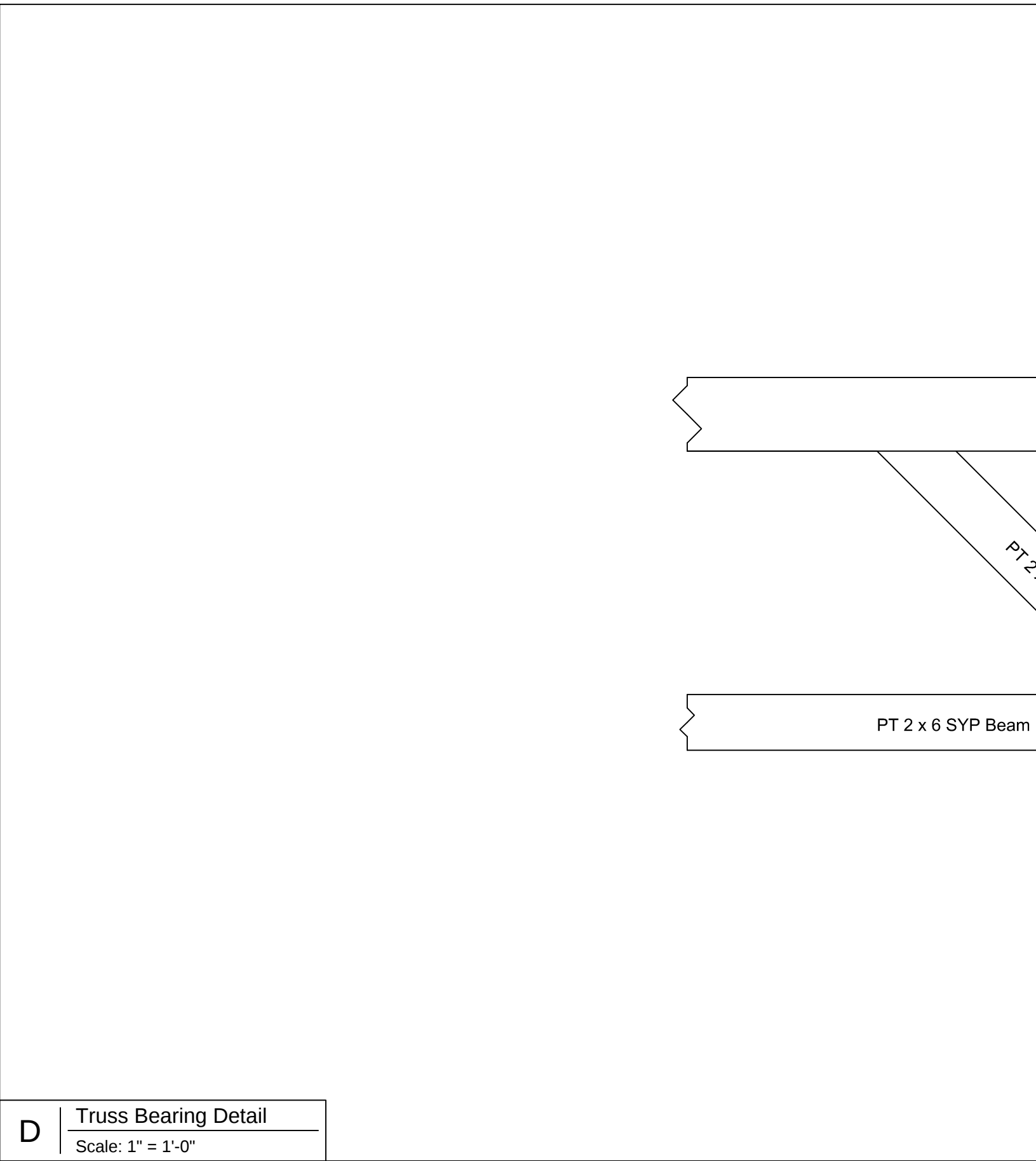
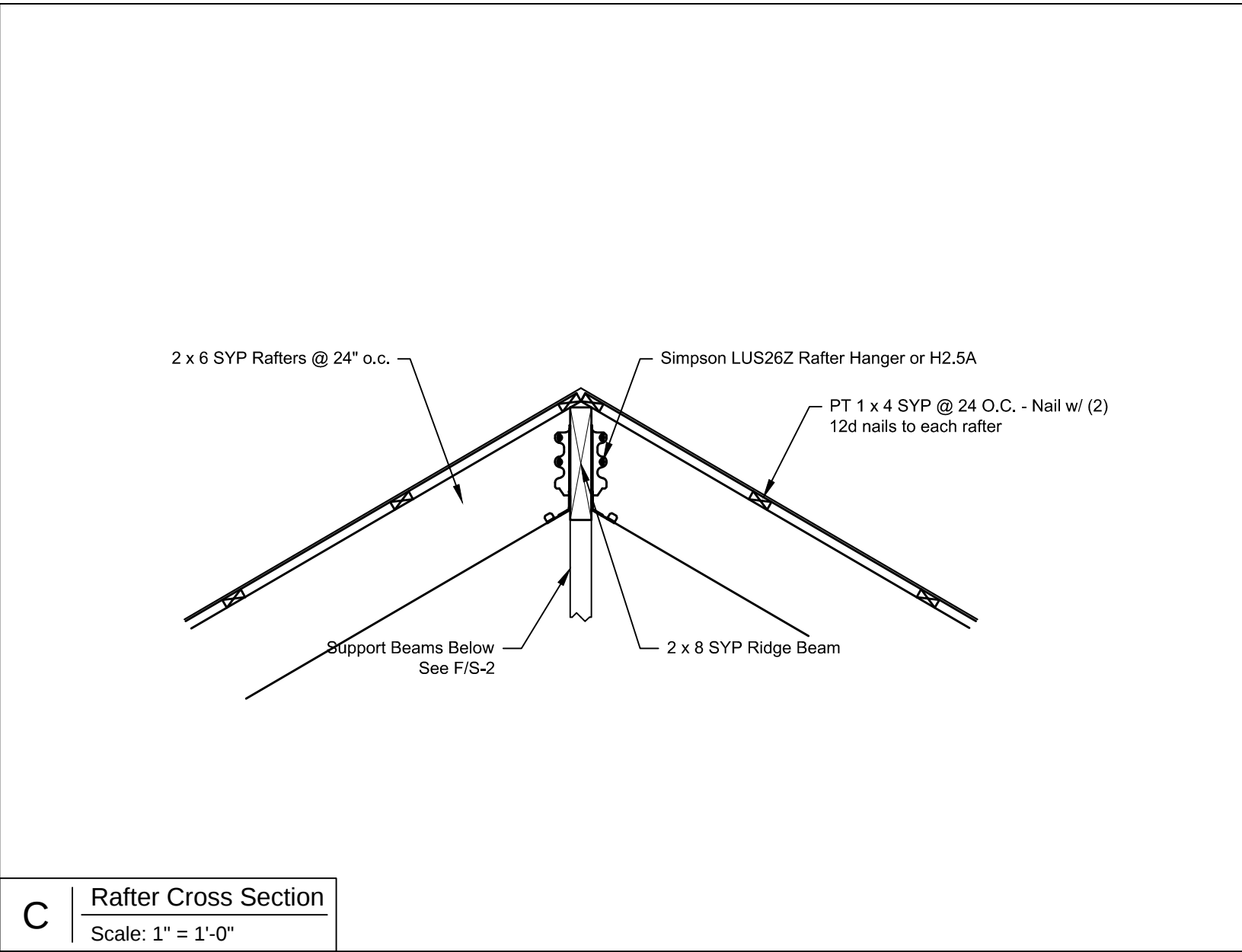
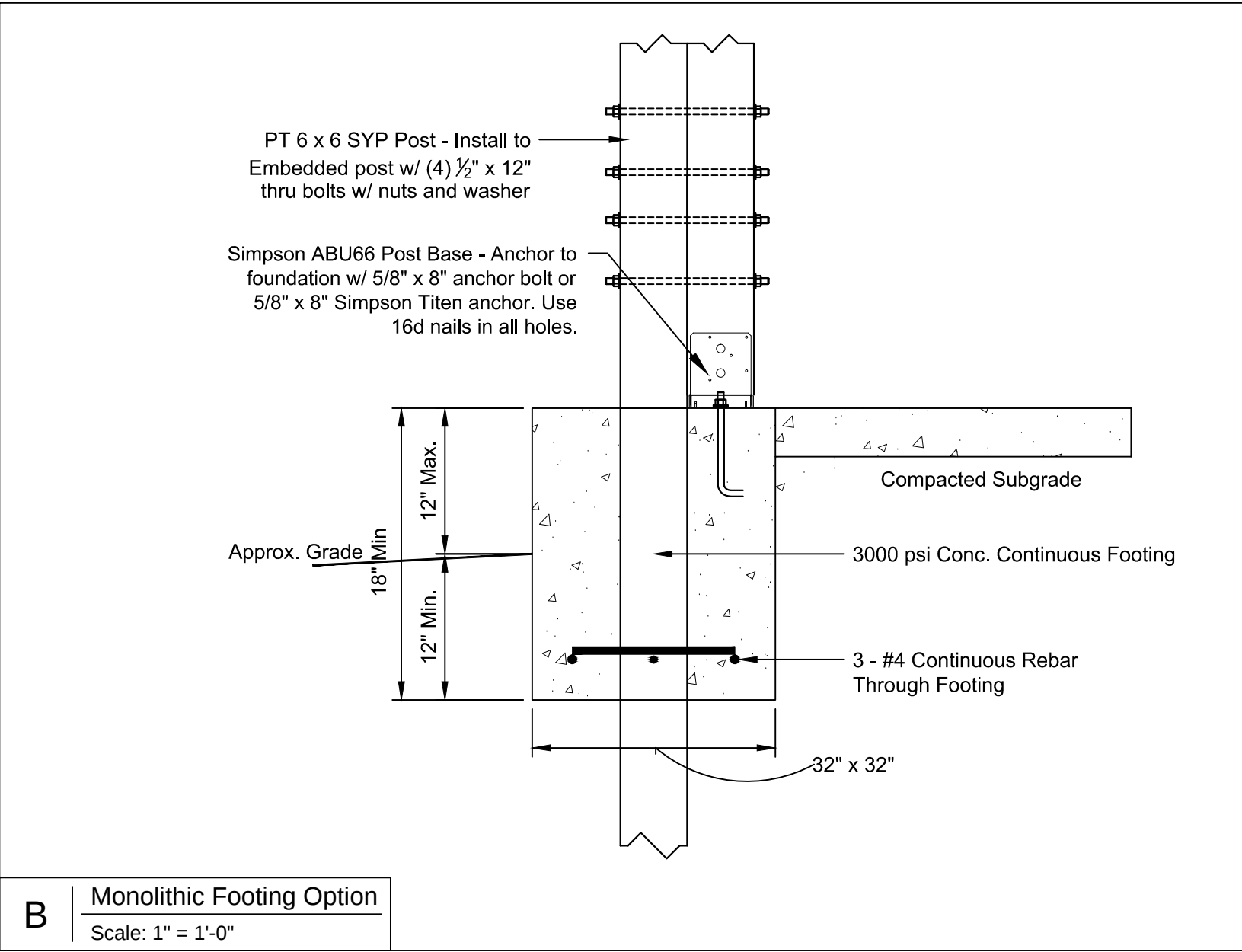
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- FOUNDATION NOTES:**
- Soil Condition and Preparation**
 - It is recommended that the area beneath and 5' beyond the building footprint be designated as controlled areas.
 - All vegetation and organics should be stripped and removed within the controlled areas.
 - This foundation has been designed for soils with a maximum vertical bearing pressure of **1,500 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 "jumping 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.
 - Footings / Slab**
 - 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 footing(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 1010 WWM w/ supports 3' o.c.
 - Concrete fibermesh 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.
 - Builder Responsibilities**
 - 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.
 - The builder shall find and maintain all required setbacks, height, and area limitations as required by state and local codes and ordinances (zoning).
 - 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.
 - The finished floor must be a min. 8" above finished grade (sodded) or 10" above unfinished grade (unsodded).
 - Drainage must flow away from the structure on all sides. Six inches of fall is required in the first ten feet away from the structure.
 - Flood Resistant Construction - Florida Building Code**
 - Flood Resistance**
 - For buildings in flood hazard areas as established in Section 1612.3, exterior walls extending below the elevation required by Section 1612 shall be constructed with flood-damage-resistant materials.
 - Flood Resistant Materials**
 - Building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the elevation required in Section R322.2 or R322.3 shall be flood damage-resistant materials that conform to the provisions of FEMA TB-2.
 - Enclosed Area Below Design Flood Elevation**
 - Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
 - Be used solely for parking of vehicles, building access or storage.
 - Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
 - The total net area of re-engineered openings shall be not less than 1 square inch (645 mm²) for each square foot (0.093 m²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
 - Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
 - 8.3.1.2.3. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

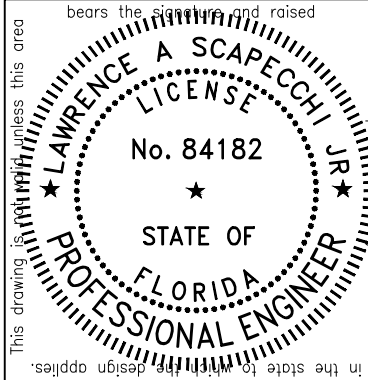
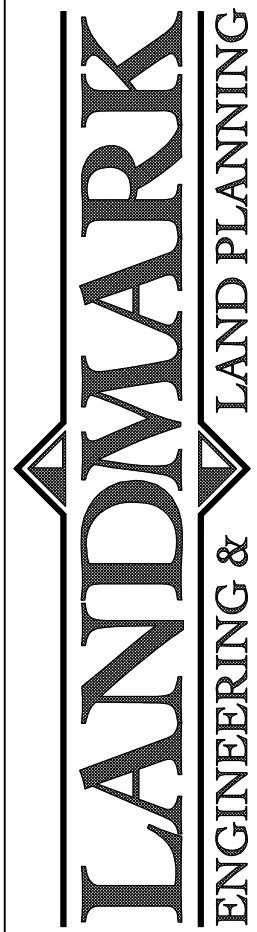


PROJECT NAME AND LOCATION

Chase Street Boat Cover

1818 W Chase Street

Pensacola, FL



This item has been electronically signed and sealed by Lawrence Scapecchi, PE on June 17, 2022 using a SHA-1 authentication code.

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SHEET CONTENTS

Structural Notes
Structural Details

PROJECT NUMBER
2022202

PLOT DATE
Jun 17, 2022

DRAWN BY
VZ

CHECKED BY
LAS

SHEET NUMBER
S-3
5 OF 5

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