



City of Pensacola

Zoning Board of Adjustments

Agenda

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

February 18, 2026, 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. 26-278 DECEMBER MINUTES 12.17.25

Recommendation:

Sponsors:

Attachments: ZBA Minutes 12.17.25

REQUESTS

2. 26-279 ZBA 2026-001
1919 E MALLORY STREET
R-1AAA

*Attachments: Variance Application with Exhibit Answers - Signed JY & KC
25020 MALLORY_Amended SITE Plan*

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

December 17, 2025

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

MEMBERS ABSENT: **NONE**

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Harding, Kia Goldsmith, Network Engineer Johnston

STAFF VIRTUAL:

OTHERS PRESENT:

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3 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 November 19, 2025, minutes were approved without objection by the Board.

ZBA 2025- 026

1790 E Anderson Street

R-1AAA

Mr. Randy Maxwell, on behalf of the homeowner, is requesting the following variances. 1) Variance to increase the required rear yard coverage from 25% to 36.7% to accommodate a new accessory dwelling unit. 2) Variance to reduce the secondary side yard setback from 15 feet to 1 foot to accommodate a new accessory dwelling unit. 3) Variance to reduce the front yard setback from 30 feet to 27.5 feet to accommodate a new front porch.

Mr. Maxwell stated his name and address for the record. Mr. Henderson also stated his name and address for the record.

Deputy City Attorney Kia Goldsmith swore in the applicants and city staff for testimony.

Mr. Maxwell presented the request. He stated the first two variances were related to the construction of an ADU. Mr. Maxwell stated that currently there is no covered parking and the homeowner must enter from Anderson Street through a single driveway and park on the side of the house. He further stated they are proposing to create an entrance off of 18th Avenue and the existing single driveway would be used as an exit only on Anderson Street. Mr. Maxwell continued to explain, the third variance request is unrelated to the ADU and stated the homeowner would like to remodel the existing house that only has a stoop in which the owner would like to have a usable front porch.

Chairperson White asked the homeowner, Mr. Henderson, if he wanted to add any comments to the request. Mr. Henderson further explained why he did not want the ADU set further back. He felt like it would take up extra yard space and also if setting the ADU into the ground to reduce extra height would cause too much excavation.

Board Members asked staff if there were any concerns from the neighbor, Planner Hargett stated no calls were received. Mr. Henderson let the board know that one of his neighbors was in the audience. Ms. Glenda Amos commented she had no objection to the project.

After further discussion Chairperson White asked for a motion.

Board Member Chandler made the motion to approve variance 1, Board Member Price seconded the motion, and it carried unanimously.

Chairperson White re-reads the second variance request for the record and then

asks for a motion.

Board Member Sebold made the motion to approve variance 2, Board Member Chandler seconded the motion. There was then board discussion and clarification by Board Member Chandler regarding setbacks versus rights-of-ways. Vice-Chair Weeks stated he has issues with the setback reduction to 1 foot from the required 15 feet. There was further discussion and Board Member Chandler stated the reduction was for a garage in which parking would not be an issue since they would be pulling into the garage and the right of way is so large in this area. Board Member Sebold agreed that since the city's easement was rather large, he would not have an issue with this request. After further discussion the motion carried 6 -3 with Board Member Fortune, Weeks and Price dissenting.

Chairperson White reads the third request and asked the board for a motion to approve.

Vice Chairperson Weeks made the motion to approve variance 3, Board Member Chandler seconded the motion, and it carried unanimously.

ZBA 2025- 027

1603 N 12TH Avenue

R-1AA

Mr. Philip Partington, on behalf of Sacred Heart Cathedral School, is requesting a variance to increase the allowed lot coverage from 30% to 60.1% to accommodate the proposed expansion of the Cathedral School. The project includes additional classrooms and on-street parking with a drop-off queue.

Philip Partington stated his name and address for the record; William Brantley stated his name and address for the record and Brian Spencer also stated his name and address for the record. Mr. Todd Rosenbaum, parish administrator, stated his name and address.

Deputy City Attorney Kia Goldsmith swore in the applicants for testimony.

Mr. Partington presented the request and gave historical background on the property. He further explained the project would be a two-part phase. He continues to address each of the variance criteria. Mr. Brantley stated additionally the nonconforming that already exists would not be much of an ask for the program to expand. Mr. Spencer also addressed the board with clarification on the calculations.

There was further discussion regarding parking and unsafe driving conditions on 12th Avenue; decreasing impervious surfaces and storm water requirements. Vice Chairperson clarified whether this was going to be single story.

After further discussion between the board and staff, Chairperson White stated there was a speaker who wanted to address the board. He asked if the speaker Ms. Dawn Bagaas would approach the podium and state her name and address for the record.

Ms. Bagaas stated her name and address for the record, then Deputy City Attorney Kia Goldsmith swore in Ms. Bagaas for testimony.

Ms. Bagaas stated her concerns with the request and is not in support of the variance.

Chairperson White reminded the board there was another speaker from the audience. Ms. Olivia Weir stated her name and address for the record and the Deputy City Attorney swore Ms. Weir in for testimony.

Ms. Weir expressed her concerns with the increased traffic and parking issues that already exist. Ms. Weir clarified that she could not support the variance because of the increased traffic it would cause.

Chairperson White clarified to try and keep the focus on the lot coverage, while per Partington and Mr. Spencer stated they would be willing to meet outside of this meeting with any citizens that have concerns with parking and traffic to discuss options.

Chairperson White asked for a motion.

Board Member Price made the motion to approve, Board Member Chandler seconded the motion, and the motion carried 7-1 with Board Member Stepherson dissenting and Vice-Chairperson Weeks recusing.

Vice-Chairperson Weeks asked the Deputy City Attorney if he should recuse himself since the second speaker was his daughter. Ms. Goldsmith stated since she was not the applicant, he would not need to recuse himself from the vote, however Mr. Weeks decided to recuse himself.

Board Member Dittmar excused himself early and left the building and was not in attendance to vote.

Discussion

Chairperson White discussed board attendance and emphasized how important it is. He explained why being in attendance is valuable to the applicant(s) and stated he understood that sometimes it is out of control when a member is absent, but he also reminded the board to try and be in attendance for voting on items that come before this board.

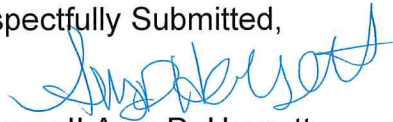
Board Member Chandler stated she has concerns regarding Board Member Dittmar. Staff stated they would follow up after the meeting with Don Kraher, council executive, and make him aware.

After further discussion Chairperson called for adjournment.

ADJOURNMENT –

There being no further business, the meeting adjourned at 5:25 PM.

Respectfully Submitted,



Planner II Amy D. Hargett
Secretary to the Board





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-279

Zoning Board of Adjustments

2/18/2026

ACTION ITEM

SUBJECT:

ZBA 2026-001
1919 E Mallory Street
R-1AAA

SUMMARY:

Mr. Jordan Yee, on behalf of the homeowner, is requesting a variance to increase the rear yard coverage from 25% to 34% to accommodate the construction of an ADU (Accessory Dwelling Unit).

The existing garage is proposed to be enclosed, creating a new garage and living quarters.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Variance Application with Exhibit Answers - Signed JY & KC
2. 25020 MALLORY_Amended SITE Plan



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

ZBA 2026-001

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) 12-3-81 (4) **Zoning** R-1AAA

(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:

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

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

Application Date: _____

Applicant: _____

Applicant's Address: _____

Email: _____ Phone: _____

Applicant's Signature: Jordan Yee

Property Owner: _____

Property Owner's Address: _____

Email: _____ Phone: _____

Property Owner's Signature: Kimberly Chope

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.

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. Describe the requested variance:

Increase rear yard coverage from 25% to 34% (600 sf to 827 sf) to allow the property owner to exercise their right to accessory structures on a single-family residential parcel zoned R-1AAA.

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's project goals include enclosing an existing 500 sf carport as a garage and creating a new 500 sf ADU at their single-family property. The LDC allows accessory structures such as garages and ADU's at all properties with single-family zoning designations.

The original strategy was to add an ADU above the existing carport and enclose the ground level as a garage. The project would comply with rear yard coverage (approximately 21% or 500 sf), but the survey revealed that the location of the carport was non-conforming (closer than 3 feet to the side and rear property lines and approximately 16'-6" above grade), which would have created new non-conforming conditions (an ADU above a garage that was closer than 5 feet from the rear property line and closer than 7.5 feet from the side property line). The resulting variance request (reduction of side yard setback to less than 3 feet and reduction of rear yard setback to less than 3 feet) would not be considered the minimal possible request. The ADU also would have towered over the neighbor's rear yard to the east and negatively impacted the privacy of their pool and rear yard space.

The owner also explored demolition of the existing structure and building a new structure in a fully compliant location, but the existing site constraints would not have allowed two cars to access a new garage location due to the rear SE corner of the primary residence relative to the property lines (the existing non-conforming carport is already difficult to park and shifting the location would have further reduced access).

To minimize the variance request, the owner has adopted a different strategy that results in a variance request of an increase in rear yard coverage (from 25% to 34% [600 sf to 827 sf], but with all new work in compliance with current setbacks and heights (3 feet to rear property line with a building height of less than 15 feet). This strategy has no negative impact to the neighboring properties to the south, east, and west and it is not visible from the Mallory St to the north.

Effectively, the rear yard coverage variance request would allow the owner to build a new 321 sf ground level addition to the existing carport in order to exercise their right to accessory structures on single-family parcels.

- 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 response to Question #2.

- 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 response to Question #2.

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

See response to Question #2.

[illegible]

PROJECT NUMBER	25020
DATE	02 MAY 2025
DRAWN BY	JGM
CHECKED BY	JMY
SCALE	As indicated

TITLE SHEET + PLOT PLAN

A-1



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY. PROFESSIONAL SURVEYING SERVICES PH: (850) 478-4923
PENSACOLA, FL 32503 FAX: (850) 478-4924



PREPARED FOR: STERLING GILLIAM

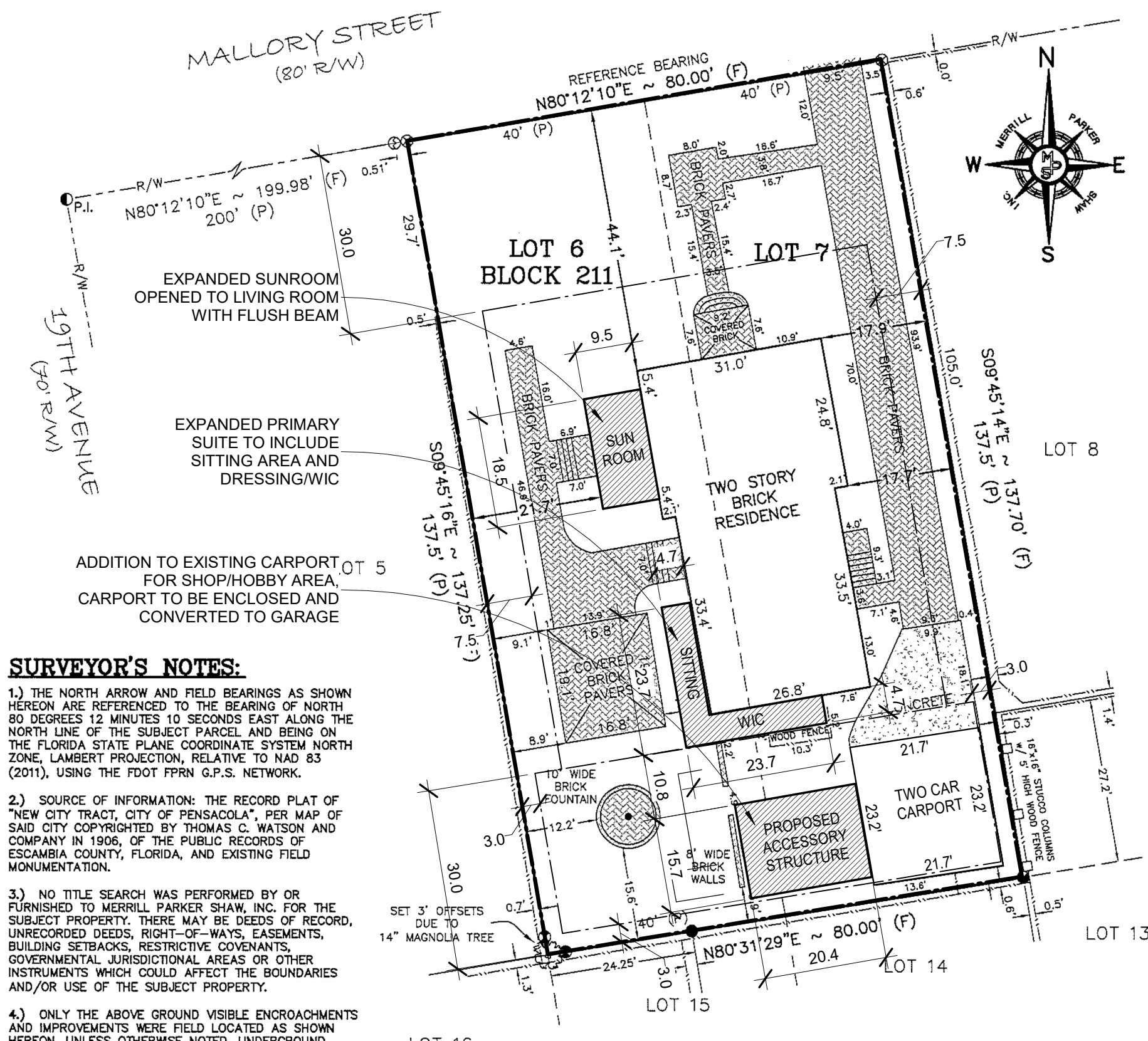
REQUESTED BY: STERLING GILLIAM

PROPERTY ADDRESS: 1919 EAST MALLORY STREET

JOB NO.: 25-16464-S-1

DATE: 08/02/25

SCALE: 1" = 20'



SURVEYOR'S NOTES:

- THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF NORTH 80 DEGREES 12 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF THE SUBJECT PARCEL AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE FDOT FPRN G.P.S. NETWORK.
- SOURCE OF INFORMATION: THE RECORD PLAT OF "NEW CITY TRACT, CITY OF PENSACOLA," PER MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON AND COMPANY IN 1906, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- THE MEASUREMENTS MADE IN THE FIELD, INDICATED TRULY (T), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 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 ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

LEGEND:

- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ~ 1/2" CAPPED IRON ROD, ILLIBLE (FOUND)
- ~ 5/8" CAPPED IRON ROD, NUMBER 5863 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7092 (FOUND)
- ~ 1/2" RED CAPPED IRON ROD, NUMBER 7174 (SET)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- ~ POINT OF INTERSECTION
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD MEASUREMENT / INFORMATION
- ~ INDICATES NOT TO SCALE
- ~ 8" HIGH WOOD PRIVACY FENCE

"BOUNDARY SURVEY"

SHEET 1 OF 1 *MEASUREMENTS MADE TO UNITED STATES STANDARDS*

DESCRIPTION: Lots 6 and 7, Block 211, New City Tract, City of Pensacola,
Escambia County, Florida, per map of said City copyrighted by Thomas C. Watson and Company in 1906.

SECTION N/A, TOWNSHIP N/A, RANGE N/A, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 6471, PAGE 1107 *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 07/31/25, FIELD BOOK: 555, PG. 62

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

CERTIFIED TO:
STERLING GILLIAM

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

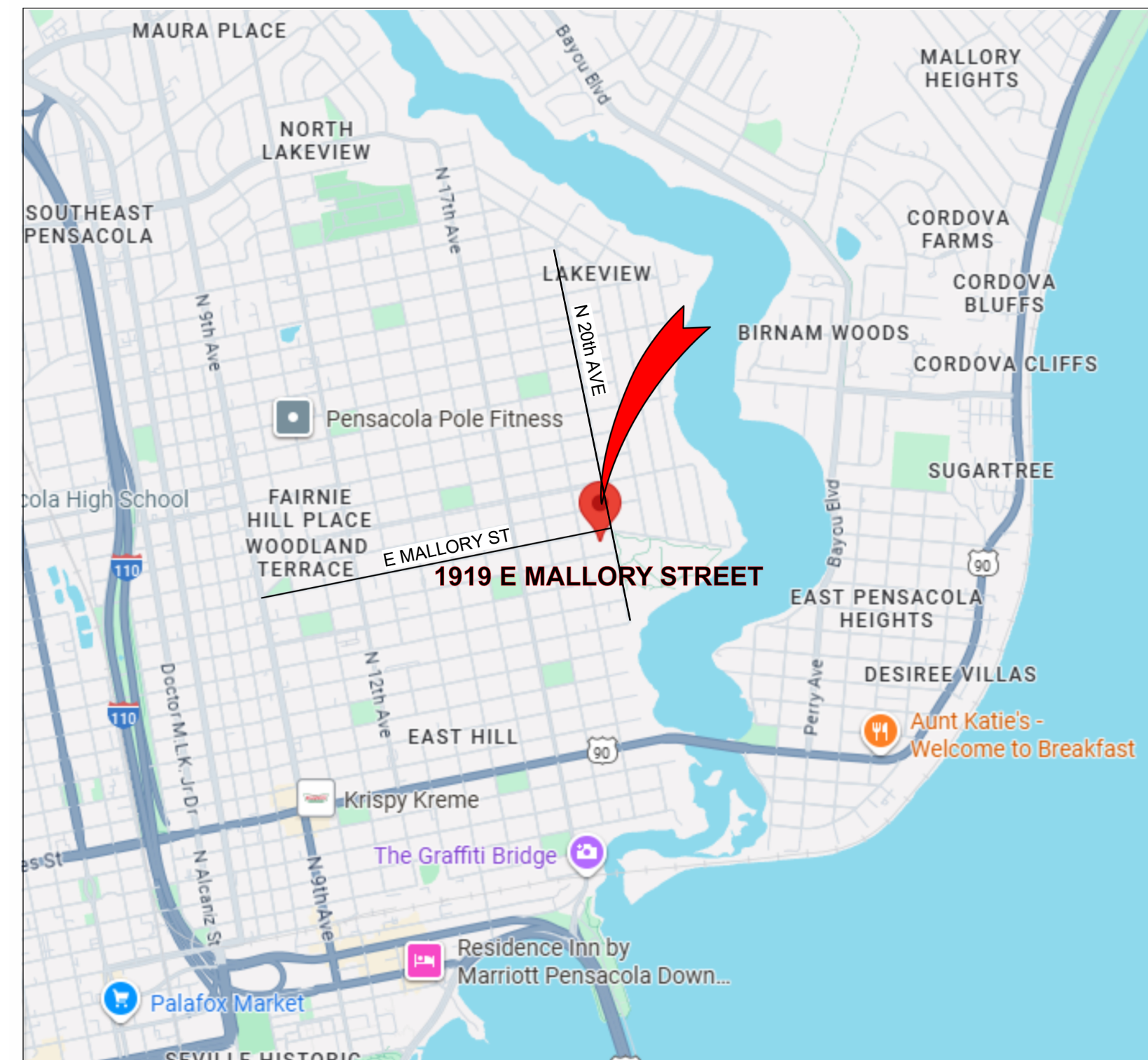
COPYRIGHT © 2025 BY MERRILL PARKER SHAW, INC.
ALL RIGHTS RESERVED. THIS TYPE OF DEED, ORDER, ETC.

DATE: 8-5-25

ANTHONY W. JUSTICE PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 7195 STATE OF FLORIDA

REVISIONS:

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



SCALE: 1" = 50'-0"

VARIANCE REQUEST EXHIBIT

ADDRESS: 1919 EAST MALLORY STREET
PENSACOLA, FL 32503

PARCEL ID: 0005009025006211

ZONING: CITY OF PENSACOLA
R-1AAA

SETBACKS: FRONT & REAR - 30FT SIDES 7.5 FT

REAR YARD ALLOWANCE REGION: 80X30 FT (2400 SQ FT)

CONFORMING COVERAGE: 600 SQ FT (25%)

	EXISTING RESIDENCE
	EXISTING CARPORT
	PROPOSED ADDITION (RESIDENCE)
	PROPOSED ADDITION (ACCESSORY STRUCTURE)
	NON-COMPLIANT AREA



LOT:	0.2584 ACRES (11256 SQ FT)	REAR YARD AREA: 80X30 (2400 SQ FT)
<u>REAR YARD COVERAGE:</u>	506 SQ FT (21%)	
<u>BUILDING SETBACK:</u>	2.9 FT (3 FT MIN - COMPLIANT W/ ADMINISTRATIVE VARIANCE)	
<u>PRIMARY-ACCESSORY OFFSET:</u>	9 FT (4 FT MIN REQUIRED)	
<u>BUILDING HEIGHT:</u>	16 FT (15 FT MAX - COMPLIANT W/ ADMINISTRATIVE VARIANCE)	

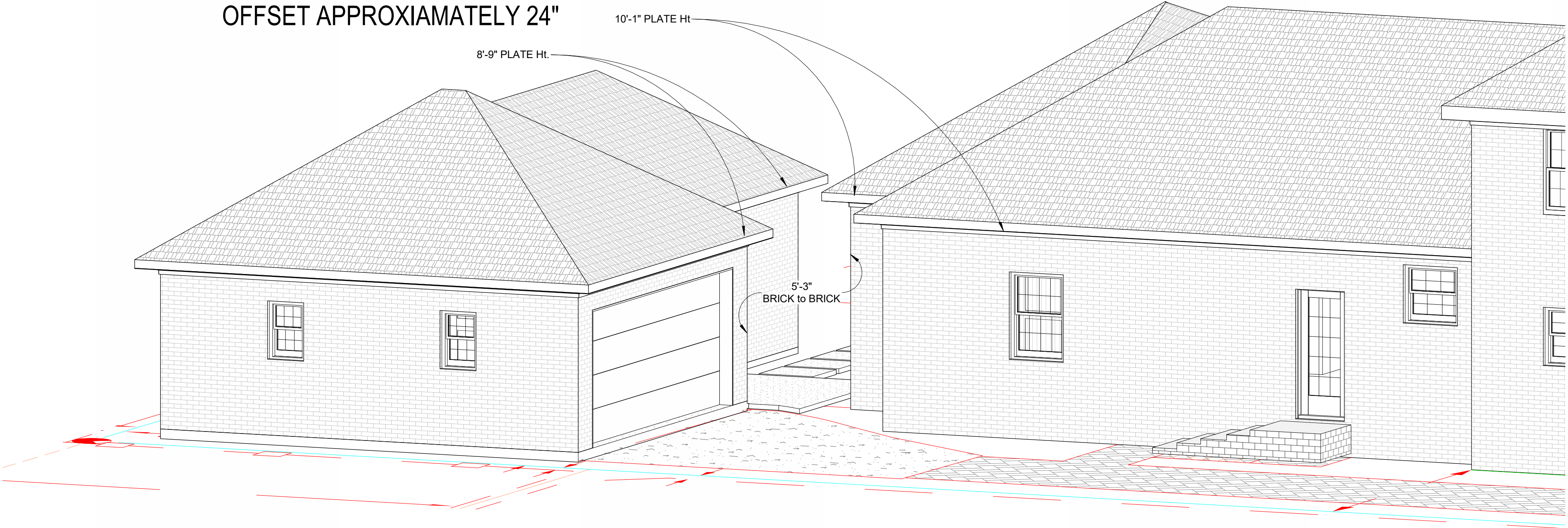


LOT: 0.2584 ACRES (11256 SQ FT)	REAR YARD AREA: 80X30 (2400 SQ FT)
<u>REAR YARD COVERAGE:</u>	506 SQ FT (21%)
<u>BUILDING SETBACK:</u>	~3 FT (NON-COMPLIANT, 5 FT REAR / 7.5 FT SIDES ALLOWABLE)
<u>PRIMARY-ACCESSORY OFFSET:</u>	5 FT (4 FT MIN REQUIRED)
<u>BUILDING HEIGHT:</u>	25 FT (30 FT ALLOWABLE OVER GARAGE)

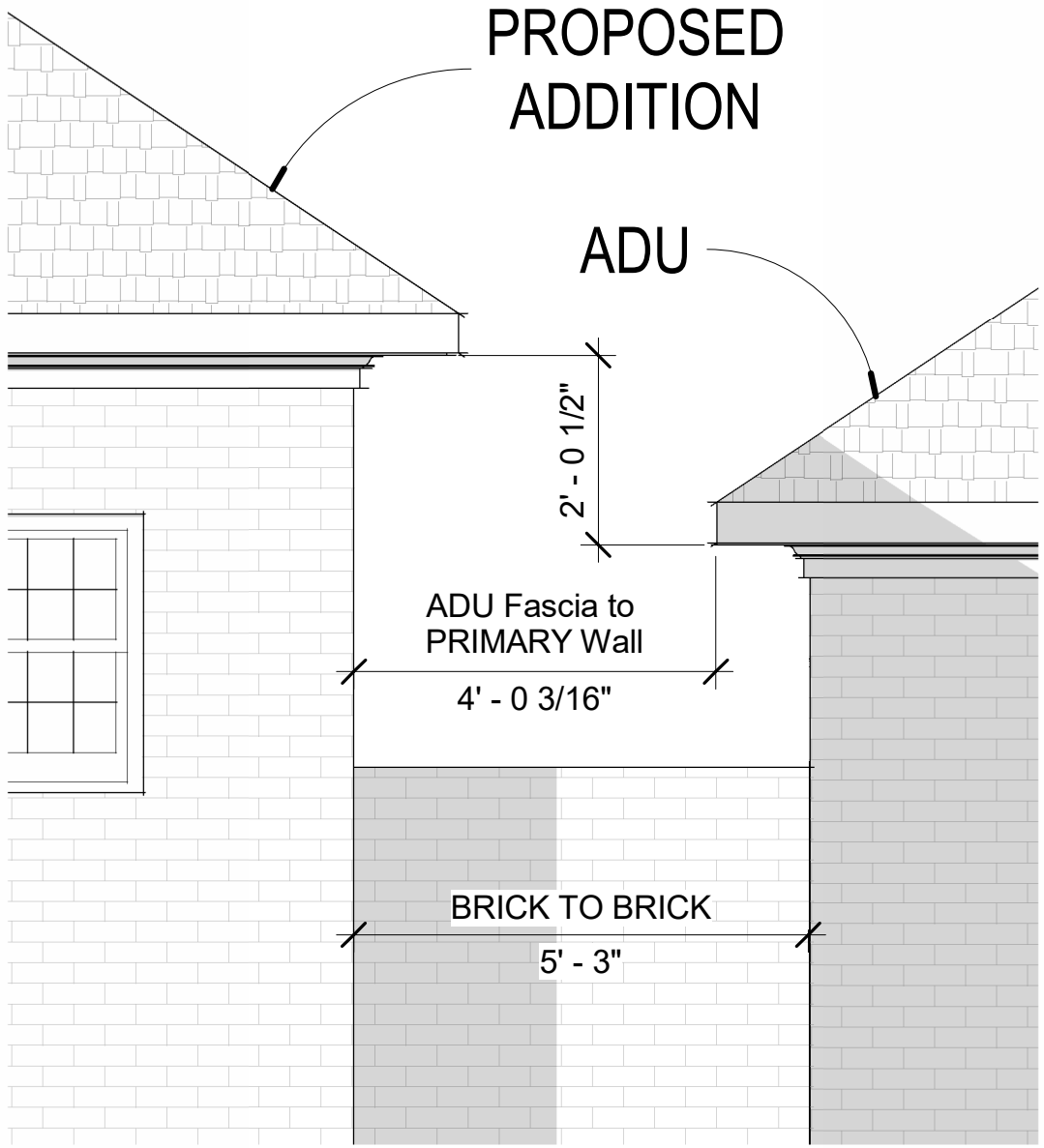


LOT:	0.2584 ACRES (11256 SQ FT)	REAR YARD AREA: 80X30 (2400 SQ FT)
<u>REAR YARD COVERAGE:</u>		827 SQ FT - 34% (600 SQ FT - 25% ALLOWABLE)
<u>BUILDING SETBACK:</u>		3 FT (3 FT REAR & SIDES ALLOWABLE)
<u>PRIMARY-ACCESSORY OFFSET:</u>		5 FT (4 FT MIN REQUIRED)
<u>BUILDING HEIGHT:</u>		15 FT (15FT ALLOWABLE)
<u>EXISTING STRUCTURE MODIFICATION:</u>		WALLS, 35% (75% ALLOWABLE)

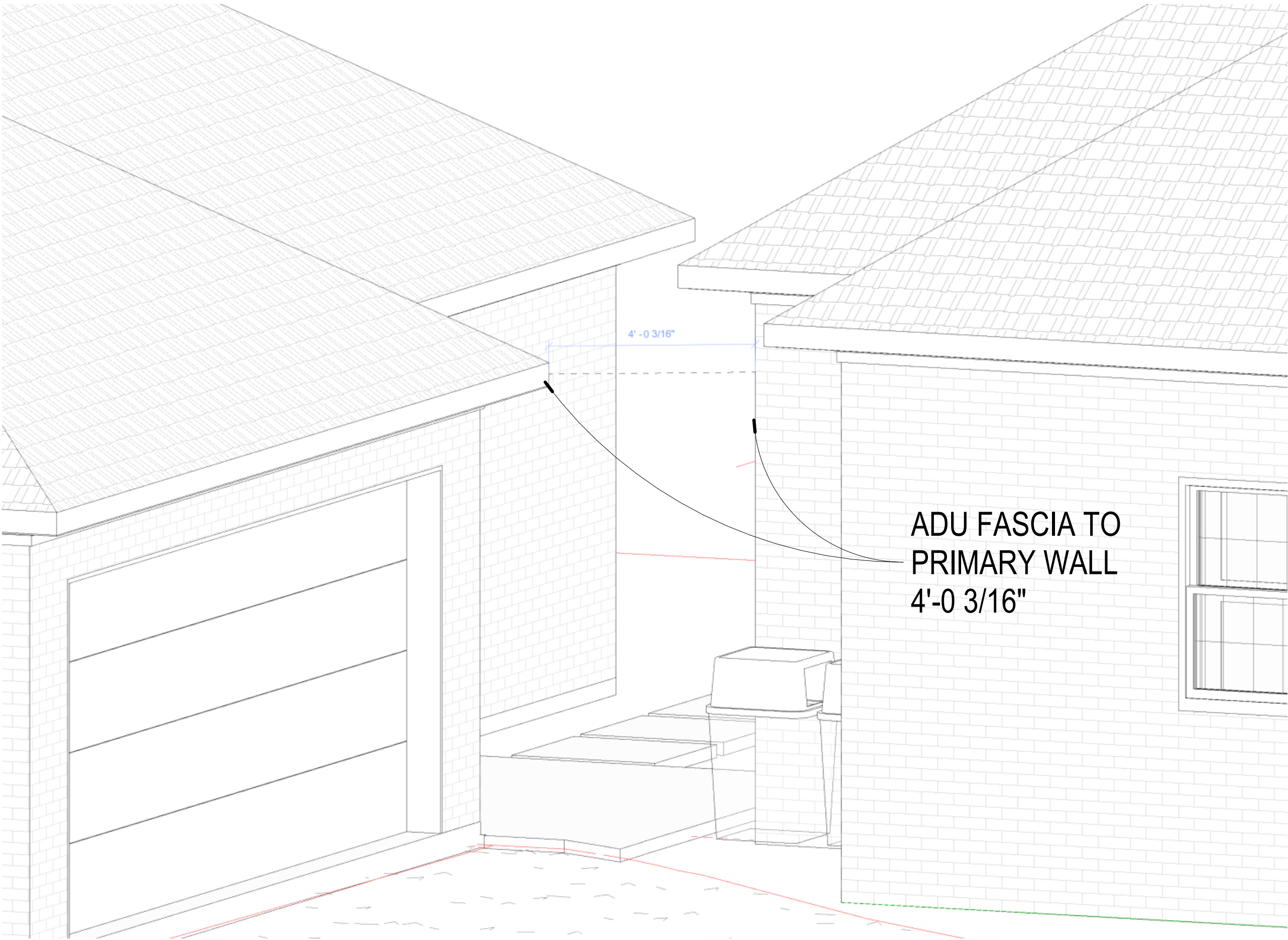
PROPOSED PRIMARY RESIDENCE FASCIA ELEVATION
AND PROPOSED ADU FASCIA ELEVATION TO BE
OFFSET APPROXIAMATELY 24"



1 PRIMARY-ADU OFFSET
SCALE:



4 ADU/PRIMARY FASCIA OFFSET
SCALE: 1/2" = 1'-0"



2 ADU-PRIMARY MEASURED
SCALE: 1" = 30'-0"



3 NEIGHBORHOOD DRONE VIEW - TOP
SCALE: 1" = 50'-0"

No.	Description	Date

NOT FOR
CONSTRUCTION

PERMIT DRRAWINGS (02 MAY 2025)

PROJECT NUMBER	25020	As indicated
DATE	02 MAY 2025	
DRAWN BY	Author	
CHECKED BY	Checker	

1919 E MALLORY ST - rev19.3

SITE COVERAGE EXHIBITS

A-1.3

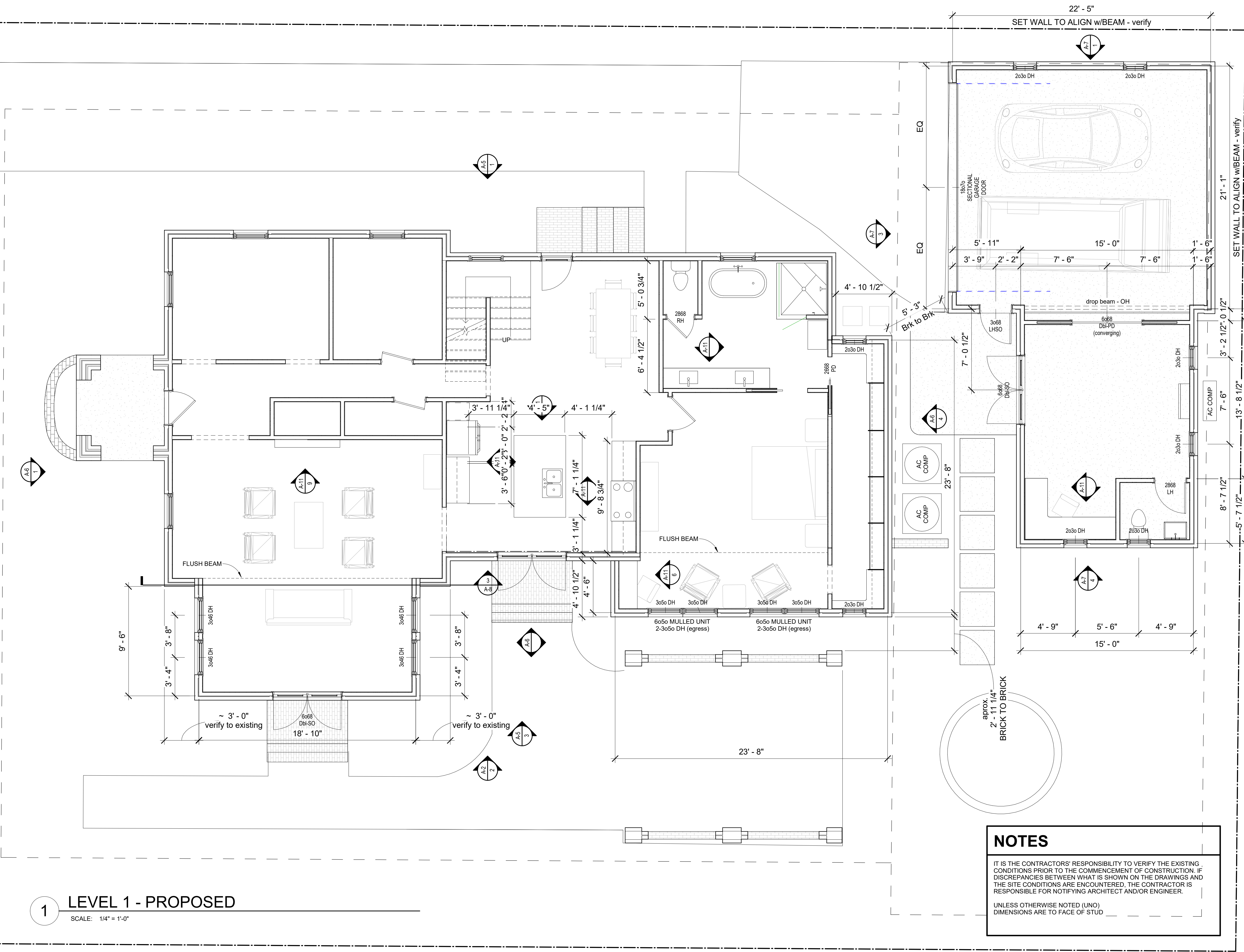
No.	Description	Date

NOT FOR
CONSTRUCTION

PROJECT NUMBER	25020
DATE	02 MAY 2025
DRAWN BY	PMH
CHECKED BY	JMY
SCALE	As indicated

1919 E MALLORY ST - rev19.3
PROPOSED FLOOR PLAN

A-3
2/11/2026 12:16:50 PM



1 LEVEL 1 - PROPOSED
SCALE: 1/4" = 1'-0"

NOTES
IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND THE SITE CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ARCHITECT AND/OR ENGINEER.
UNLESS OTHERWISE NOTED (UNO)
DIMENSIONS ARE TO FACE OF STUD

[illegible]

NOT FOR
CONSTRUCTION

PERMIT DRAFTINGS (02 MAY 2025)

PROJECT NUMBER	25020
DATE	02 MAY 2025
DRAWN BY	HEC
CHECKED BY	JMY
SCALE	As indicated

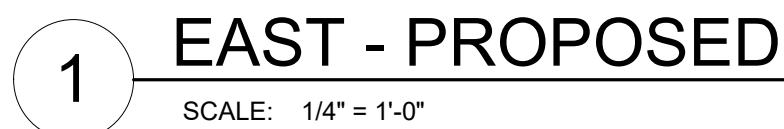
SCALE

1919 E MALLORY ST - rev19.3

EXTERIOR ELEVATIONS RESIDENCE

A-5

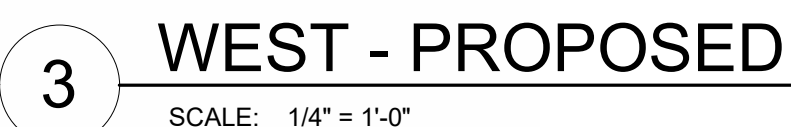
2/11/2026 12:18:52 PM



2 BRICK EXHIBIT
SCALE: 1" = 50'-0"



4 SOFFIT EXHIBIT



[illegible]

NOT FOR
CONSTRUCTION

PERMIT DRAFTINGS (02 MAY 2025)

PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY

1/4" = 1'-0"

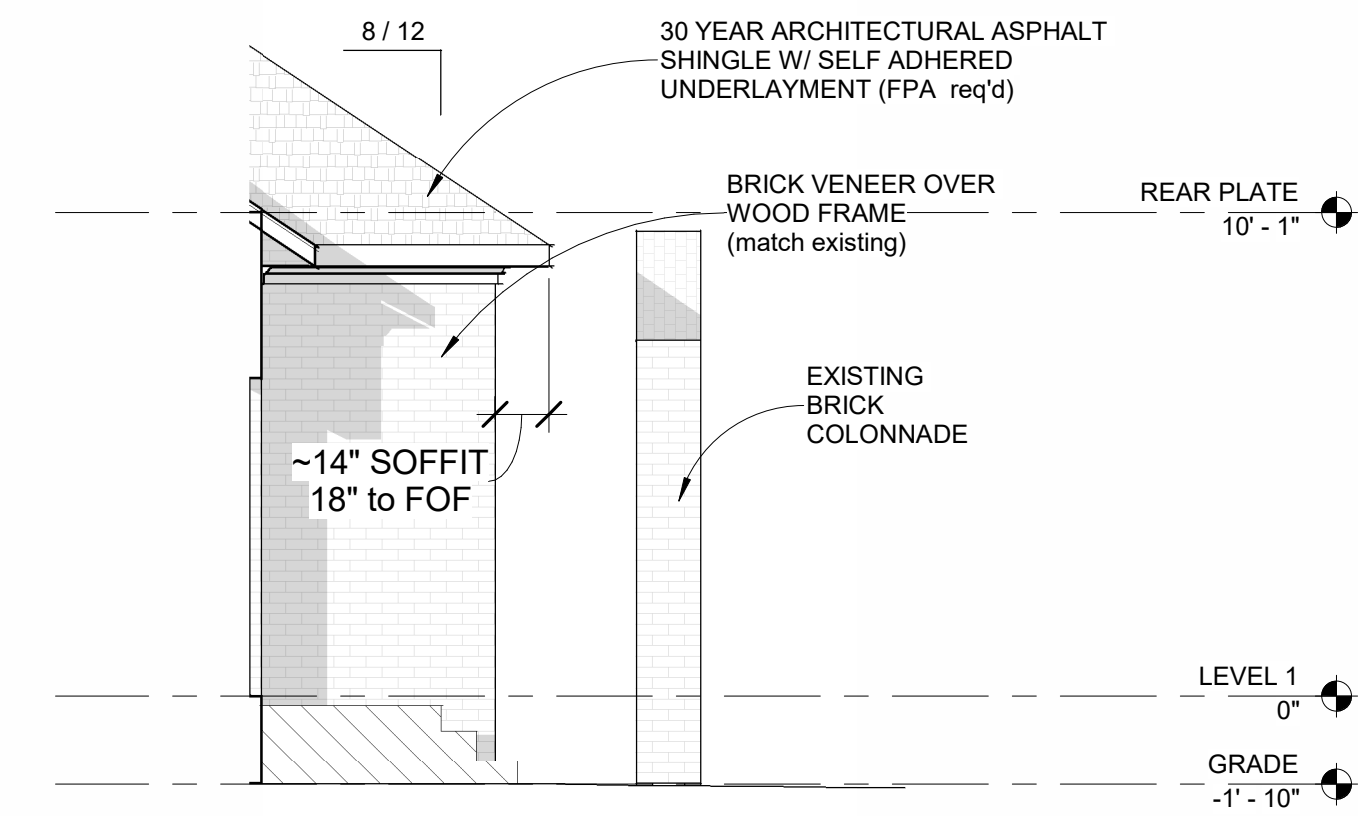
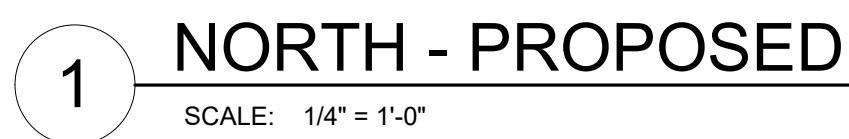
SCALE

1919 E MALLORY ST - rev19.3

EXTERIOR ELEVATIONS RESIDENCE

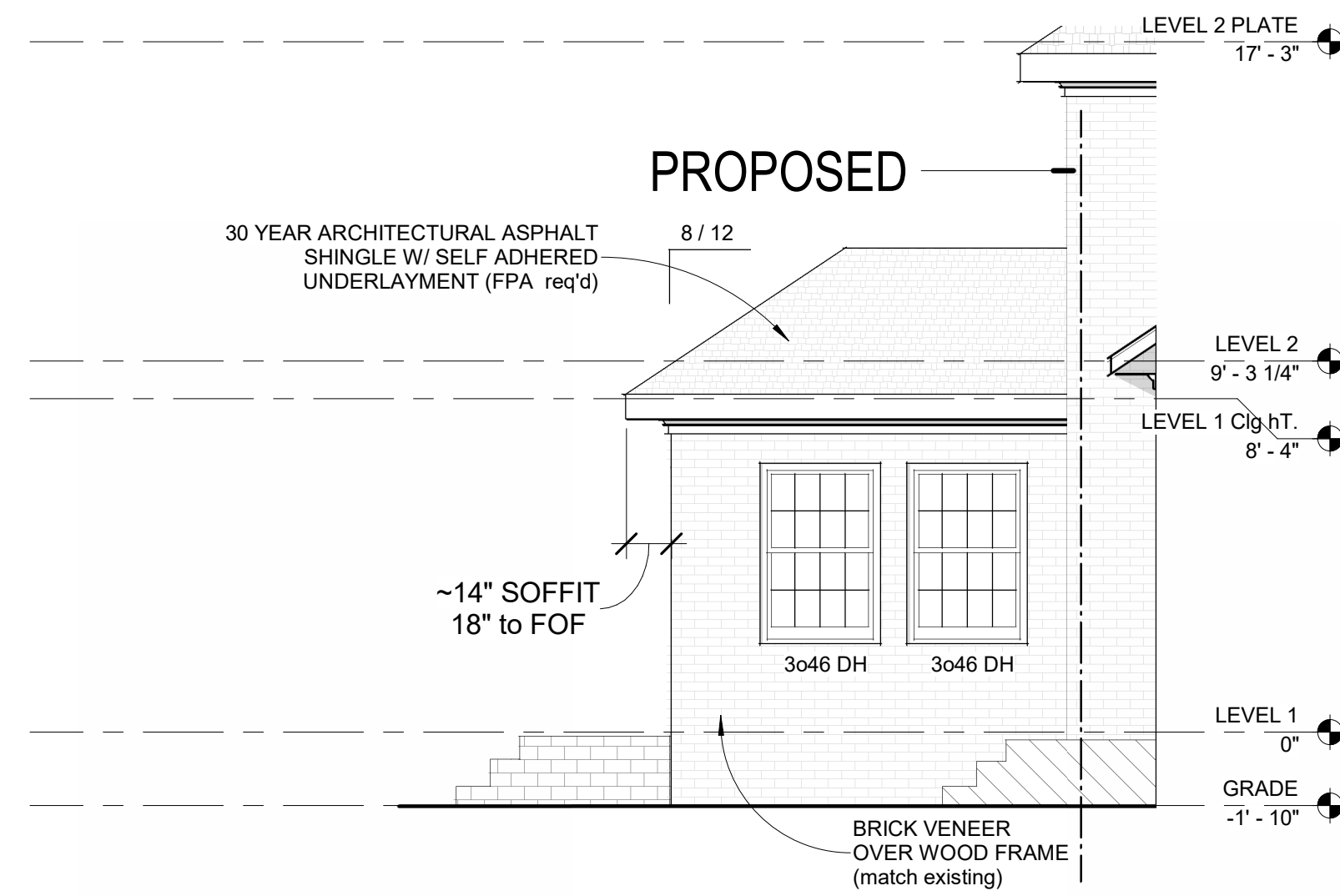
A-6

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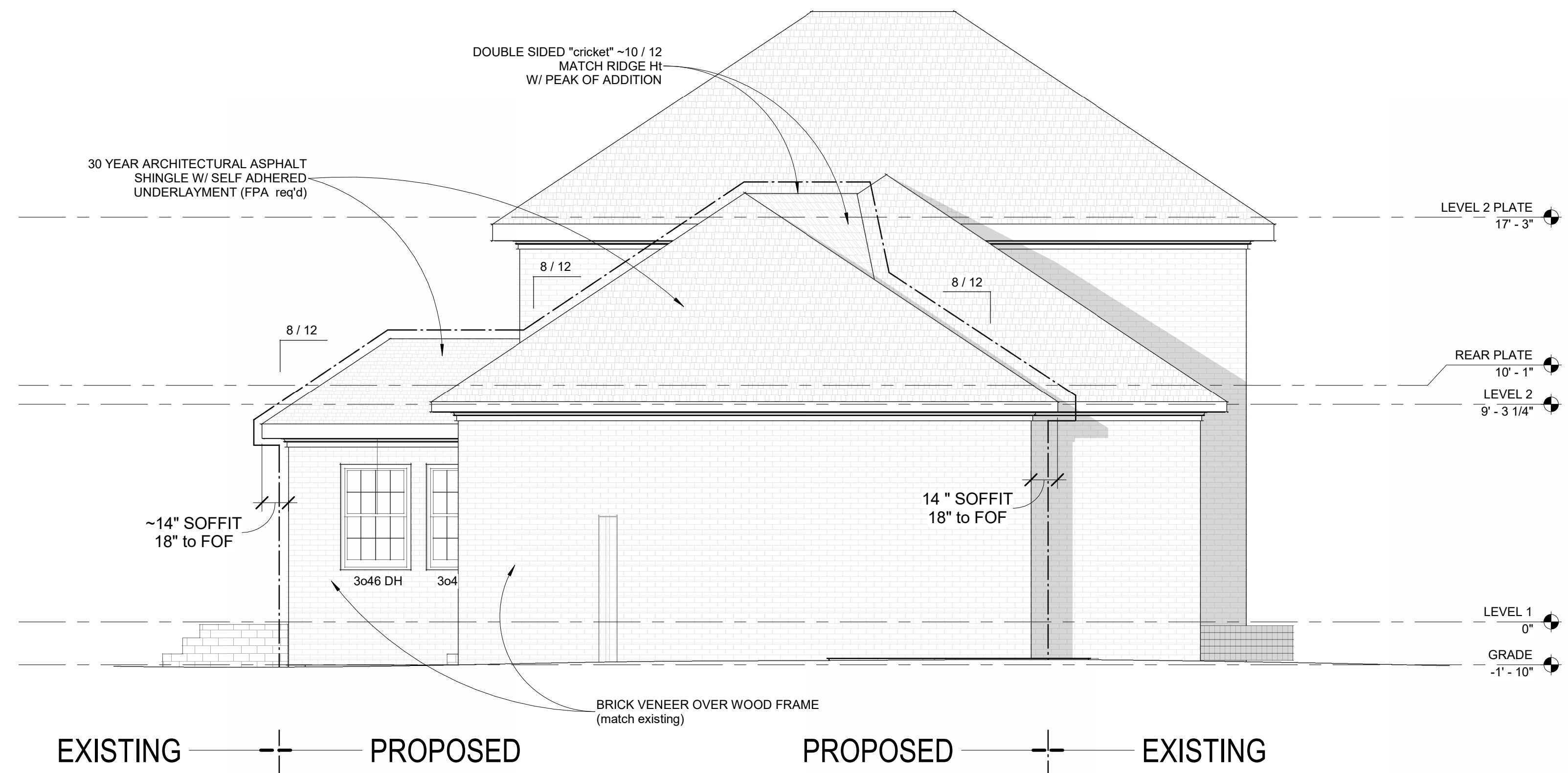


2 NORTH PROPOSED INSET VIEW

SCALE: 1/4" = 1'-0"



3 SOUTH - PROPOSED INSET VIEW
SCALE: 1/4" = 1'-0"



4 SOUTH - PROPOSED
SCALE: 1/4" = 1'-0"

No.	Description	Date

NOT FOR
CONSTRUCTION

PROJECT NUMBER	DATE	DRAWN BY	CHECKED BY	SCALE
25020	02 MAY 2025	HEC	JMY	1/4" = 1'-0"

PERMIT DRFWINGS (02 MAY 2025)

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EXTERIOR ELEVATIONS - ADU

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