



City of Pensacola

Zoning Board of Adjustments

Agenda

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

July 15, 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

1. 26-798 SWEARING IN OF NEW APPOINTEE RENEE BORDEN

Attachments: None

APPROVAL OF MINUTES

2. 26-799 MINUTES FROM FEBRUARY 18, 2026

Recommendation:

Sponsors:

Attachments: ZBA Minutes 2.18.26

REQUESTS

3. 26-800 ZBA 2026-003
2741 DUN SINANE ROAD
R-1AAAA

Attachments: 2741 Dunsinane Rd Application

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

February 18, 2026

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

MEMBERS ABSENT: **Board Member Fortune**

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

STAFF VIRTUAL:

OTHERS PRESENT: Sterling Gilliam, Jordan Yee

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 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 December 17, 2025, minutes were approved without objection by the Board.

ZBA 2026-001

1919 E Mallory Street

R-1AAA

Jordan Yee stated his name and address for the record. Deputy City Attorney Kia Goldsmith swore in the applicants and city staff for testimony.

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 garage and living quarters.

Mr. Yee stated for the board that the homeowners, Mr. Gillum and his wife Kim were interested in enclosing the existing carport to make a garage in the rear yard. Mr. Yee explained that once they got into the project a little more, they realized the location of the existing carport was too close to the rear and side property lines to meet the codes for a two-story structure. He further explained they would have needed to ask for variances to the east and the south. Mr. Yee stated the homeowners decided to change the plans and instead ask for a rear yard increase which would allow them to meet setbacks.

Mr. Yee stated he brought support letters from several neighbors and Chairperson White distributed to the other board members.

Chairperson White asked the board if they had any questions for the applicant or staff. Board Member Chandler clarified it was the minimum met and there are special circumstances with the current carport is positioned.

After further discussion Chairperson White asked for a motion.

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

Discussion

~~After further discussion Chairperson called for adjournment.~~

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:14 PM.

Respectfully Submitted,

Zoning Board of Adjustment Meeting

February 18, 2026

3



Planner II Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-800

Zoning Board of Adjustments

7/15/2026

ACTION ITEM

SUBJECT:

ZBA 2026-003
2741 Dunsinane Road
R-1AAAA

SUMMARY:

Homeowner, Guerry Asmar, is requesting a side yard reduction from the required 8' to 3' for a carport addition.

ATTACHMENTS:

1. 2741 Dunsinane Rd Application



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

ZBA-2020-003

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) D-3-3/D-3.1 Zoning RIADDA

(To be Completed by Applicant)

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

Property Address: 2741 Dunsinane Rd Pensacola, FL 32503

Current use of property: Residential

1. Describe the requested variance(s): Please see attached

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:

Please see attached

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:

Please see attached

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

Please see attached

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

Please see attached

Application Date: June 22, 2026

Applicant:

Guerry Asmar

Applicant's Address:

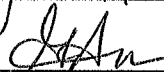
2741 Dunsinane Rd Pensacola, FL 32503

Email:

gkasmar@gmail.com

Phone: (423) 426-1211

Applicant's Signature:



Property Owner:

Guerry Asmar

Property Owner's Address:

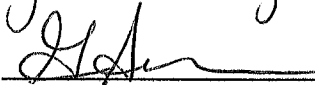
2741 Dunsinane Rd Pensacola, FL 32503

Email:

gkasmar@gmail.com

Phone: (423) 426-1211

Property Owner's Signature:



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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.

VARIANCE APPLICATION QUESTIONS AND RESPONSES

1. Describe the requested variance(s):

An attached carport, open to the neighbor's side as shown in the survey drawing, would be added, extending ^{21.9}22 feet out from the existing garage, which takes it beyond the side setback. As seen in the attached survey, the side property line is 24.9 feet from the house. The attached carport would match the house (materials, style, color, etc.) and look original to the house. Please see the attached survey/drawing and sample pictures for more details. This proposed carport would provide the functional covered parking that is needed but currently lacking.

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:

As is, the property has no functional covered parking. Built in 1973, the existing two-car garage does not adequately accommodate the size of our cars today. Additionally, the angle of the driveway and space between the garage and property line render it nearly impossible to make the necessary turn/swing to enter the garage with our vehicles.

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 variance will allow much-needed covered parking to protect our cars from sun and weather. Currently, there is no protection, and our cars have been greatly impacted. Also, there is no protection from rain when getting in or out of our vehicles, which makes the loading/unloading of passengers, as well as groceries and such, difficult.

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

This variance will not affect the neighborhood negatively. In fact, it will only serve to enhance it. Several of the houses have similar carports that also come close to the property line. Like theirs, ours will match and look original to the house. It will enhance the overall facade/appearance of our house and prevent us from having cars parked randomly on the driveway and street, which honestly looks worse. Street parking also hinders street cleaning by the city.

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

Not only will covered parking look better aesthetically, it will also provide needed functionality. Currently, there is no functional covered parking at all. With elderly parents who use assistive devices for mobility, we have no way of loading or unloading them safely in inclement weather. The same would be true for babies and small children.

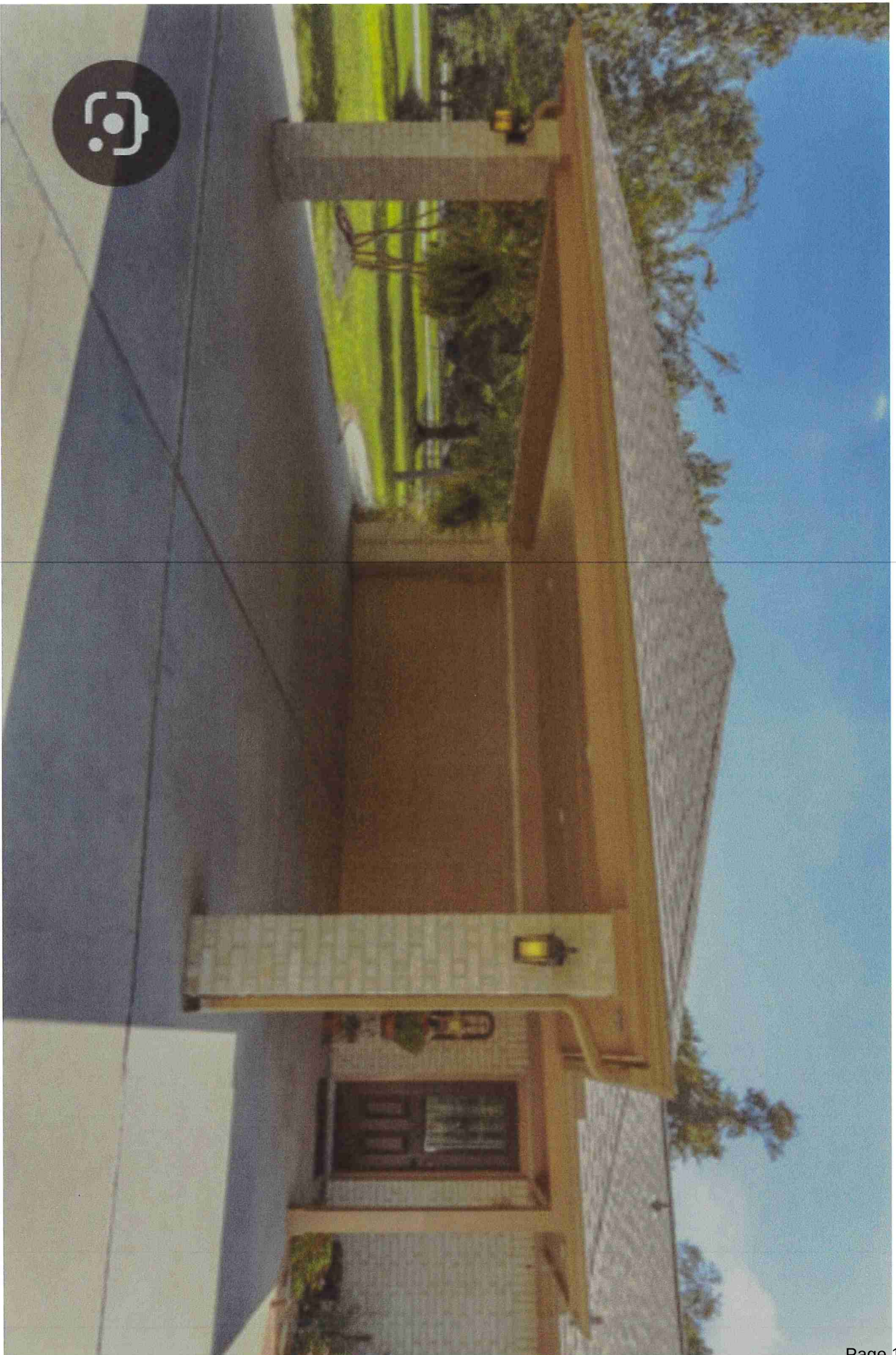


Existing Conditions



Existing Conditions

Sample picture



sample picture

