



City of Pensacola

Zoning Board of Adjustments

Agenda

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

September 16, 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. 26-1076 SWEARING-IN REAPPOINTMENTS & NEW BOARD MEMBER

Attachments: None

APPROVAL OF MINUTES

2. 26-1077 MEETING MINUTES FROM JULY 15, 2026

Recommendation:

Sponsors:

Attachments: Minutes 7.15.26

REQUESTS

3. 26-1078 ZBA 2026-004
1415 CYPRESS STREET
R-1AA

Attachments: Application
1400 Cypress Survey 2 (1)
1415 Cypress_Site Plan
Current Homes
Plan set 010324 (9)

DISCUSSION

4. 26-1079 ELECTION OF CHAIR AND VICE-CHAIR

Recommendation:

Sponsors:

Attachments: None

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

July 15, 2026

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

MEMBERS ABSENT: **NONE**

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Harding, Deputy City Attorney Kia Goldsmith, Legal Assistant Peyton Abbott

STAFF VIRTUAL:

OTHERS PRESENT: Guerry Asmar, Chris Griewisch

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 PM with a quorum present.

Robyn Tice, Assistant City Clerk, swear-in newly appointed board member Renee Borden

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting and the board members disclosed any ex-parte communications, there were none.

Staff was sworn in by Legal Assistant Abbott.

Chairperson White then motioned to approve last month's meeting minutes without objection.

APPROVAL OF MINUTES

The ZBA February 18, 2026, minutes were approved without objection by the Board.

ZBA 2026-003

2741 Dunsinane Road

R-1AAAA

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

Chairperson White asked the applicant to present her request to the board. The applicant and her contractor, Mr. Griewisch are sworn in.

Mrs. Asmar stated she was requesting the variance to have a carport extension, and the current home has a 2 car garage however it is not adequate for the size of their vehicles. Mrs. Asmar also stated there were pictures showing the cars parked on the driveway and the need for a covered carport.

Board Member Chandler asked the applicant if the garage door was one large door or two separate doors with a structural component between the doors, the applicant stated it was one large door. Board member Chandler also asked for clarification on the height and width. Mrs. Asmar stated it was standard.

Board Member Price asked the applicant if she spoke to the neighbor to the west and she responded that she had not spoken to them about this project.

Vice-Chairperson Weeks asked if at least one vehicle would fit in the existing garage, and Mrs. Asmar stated the overall plan would be to get more height on the garage to make it an oversized one-car garage with the covered carport.

Board Member Fortune asked for clarification if they were the original homeowners and when the house was constructed.

Board Member Borden asked the applicant for clarification on the impact of the existing fence with the overhangs for the proposed carport. Mr. Griewisch stated if the soffits could encroach or they would need to redesign.

There was further discussion on the size of the 3 vehicles the applicant owns for clarification.

Chairperson asked if there were any further questions for the applicant, there was none, he then asked if the board had further questions for staff, Board Member Fortune asked staff since it was noted in the application if they could see the referenced properties with carports built within the setbacks. Staff was able to bring up Google Street view and the board was able to see properties that were noted.

There was further discussion on parking and shifting the carport back further and Board Member Chandler explained to the applicant that the criteria must be affirmative for all 7 criteria.

Further discussion regarding design and whether or not this would be considered for the variance was clarified and

After further discussion Chairperson White asked for a motion.

Vice-Chair Weeks made a motion to approve for discussion only. There was no second and the motion failed. Board Member Fortune made a motion to deny for discussion, Board Member Price seconded the motion.

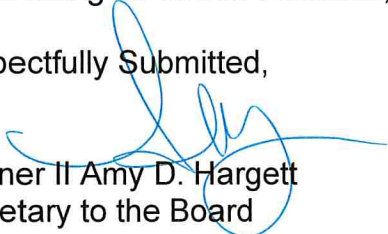
The Board discussed the criteria and **after further discussion, the motion to deny carried unanimously, the variance was denied.**

Chairperson called for adjournment.

ADJOURNMENT –

There being no further business, the meeting was adjourned at 3:43PM.

Respectfully Submitted,



Planner II Amy D. Hargett
Secretary to the Board

**CITY OF PENSACOLA
ZONING BOARD OF ADJUSTMENT**

SPEAKER REQUEST FORM

If you wish to address the Board, please complete the information below and submit this form to the Board Secretary prior to the start of the meeting.

Date: 1/15/26

Name: Chris Griewisch

Address: 9580 Nms Lane

Pensacola, FL

Telephone: 850-324-7218

Please list the Agenda Item(s) below which you would like to address.

I am the Contractor for the applicant

Speakers must address the Board from the Podium. The comments are recorded and made part of the official record of the proceedings. The Chairman may limit speakers to three (3) minutes.

City of Pensacola Zoning Board of Adjustment Meeting
Wednesday July 15, 2026
Hagler-Mason Conference Room, 2nd Floor
City Hall, 222 West Main Street
3:00 P.M.

PLEASE SIGN IN

[illegible]



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1078

Zoning Board of Adjustments

9/16/2026

ACTION ITEM

SUBJECT:

ZBA 2026-004
1415 Cypress Street
R-1AA

SUMMARY:

Homeowners, Tara and Shawn Dominguez are requesting a variance to reduce the rear yard setback from the required 30 FT to 22 FT to accommodate the construction of a new single-family dwelling.

The proposed house plan is provided as an example and the homeowners plan to modify the design; however, the footprint will still be assessed for the requested rear yard reduction of 22 FT. The garage will be designed as part of the home and not detached.

There is a front yard averaging for the block that reduces the 30 FT setback to 16 FT 11 IN and the R-1AA required side yard setback is 6 FT.

Most of the other homes on the 1400 block of Cypress have semi-detached garages with breezeways and are located approximately 15 to 17 FT from the rear property lines.

Although there is a rear access easement, setbacks are measured from property lines and structures cannot be built within the easement.

Supporting documentation has been provided for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-4, Table 12-3.2, Medium-density residential land use regulations

Section 12-3-55(4)a.4., Accessory uses and structure standards

ATTACHMENTS:

1. Application
2. 1400 Cypress Survey 2 (1)
3. 1415 Cypress_Site Plan
4. Current Homes
5. Plan set 010324 (9)



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

ZBA-2026-004

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) 12-3-4 To 12-3.2 Zoning R1A

(To be Completed by Applicant)

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

Property Address: 1415 Cypress St, nearest cross street is G Street
 Current use of property: Vacant Land

1. Describe the requested variance(s): Request a variance for the rear setback of our property plans.
See attached document

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:
See attached document

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

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

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

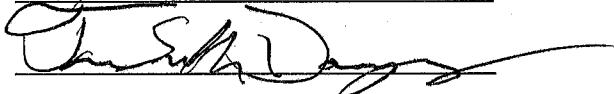
See attached

Application Date: 5/26/26

Applicant: Tara Smith-Dominguez

Applicant's Address: 4340 Devereux Dr, Pensacola, FL 32504

Email: tsdominguez@bellsouth.net Phone: 850-261-6192

Applicant's Signature: 

Property Owner: Tara Smith-Dominguez

Property Owner's Address: 4340 Devereux Dr, Pensacola, FL 32504

Email: tsdominguez@bellsouth.net Phone: 850-261-6192

Property Owner's Signature: 

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Variance Application

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

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

1. Describe the requested variance.

The applicant requests a rear setback variance to allow construction of the proposed residence with an attached garage at approximately twenty-two (22) feet from the rear property line/easement area where thirty (30) feet is otherwise required under current zoning requirements.

2. Describe the special condition existing on this property which create the need for a variance, but which are not applicable to other properties in the same district and are not the result of the applicants actions?

The subject property is a relatively small residential lot with dimensional limitations that significantly restrict the buildable area of the property. The surrounding neighborhood development pattern includes numerous homes with detached garages and accessory structures located substantially closer to rear property lines than the proposed residence.

The requested variance is primarily necessitated by the distinction between attached and detached garage configurations under the current setback requirements. While neighboring properties are able to utilize reduced setbacks for detached garage structures, the proposed residence incorporates an attached garage design, which results in a substantially larger required rear setback despite maintaining a similar overall neighborhood appearance and development pattern.

Due to the limited lot depth and configuration, strict application of the rear setback requirement would create a practical hardship by significantly limiting reasonable residential design options and reducing the ability to construct a home comparable in scale and functionality to other homes within the surrounding area.

3. Explain why the requested variance is necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district?

The requested variance is necessary to allow the property owner to enjoy residential development rights and functional use of the property that are commonly enjoyed by other property owners within the same neighborhood and zoning district.

Numerous nearby properties contain garages and accessory structures located closer to rear property lines than the proposed residence. Although many of those garages are detached rather than attached, the practical visual and functional impact within the neighborhood is substantially similar.

Granting the requested variance would allow development of a residence consistent with the established character and development pattern of the surrounding neighborhood while still maintaining substantial rear yard separation and compliance with all other applicable zoning requirements.

4. Explain why the requested variance is not detrimental to the general welfare or property rights of others in the vicinity?

The requested variance will not be detrimental to the general welfare, neighboring properties, or surrounding neighborhood character.

The proposed residence remains compatible in scale, appearance, and placement with surrounding residential development patterns. The requested reduction is relatively modest and still preserves substantial rear yard separation between structures and adjacent properties.

The variance will not adversely affect traffic circulation, visibility, drainage, utilities, or neighboring property access. Additionally, the proposed residence will maintain the residential character of the area and will not create any material negative impact on adjacent property owners.

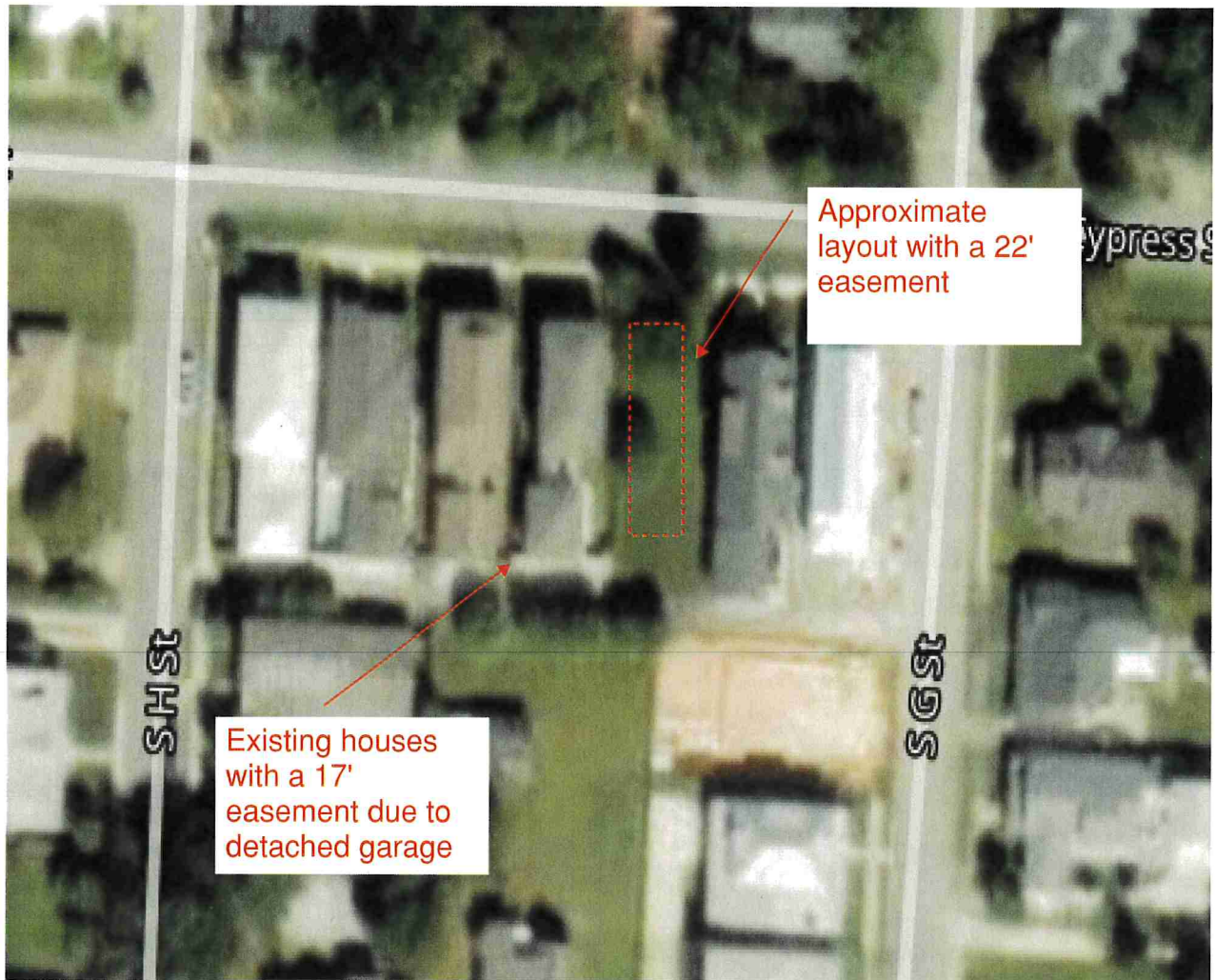
5. Explain what other condition may justify the proposed variance.

Additional factors supporting the requested variance include the established neighborhood development pattern, the limited dimensions of the subject lot, and the relatively minor nature of the requested reduction compared to the overall setback requirement.

The applicant has attempted to design the residence in a manner that remains compatible with surrounding homes while maximizing reasonable residential use of the property. The requested variance represents the minimum relief necessary to allow practical construction of the proposed residence while maintaining consistency with the character of the surrounding neighborhood.

For Consideration, we have attached;

1. Cypress Survey
2. Latest House Plans showing dimensions
3. Overhead view of area
4. Pictures of surrounding houses



Approximate layout with a 22' easement

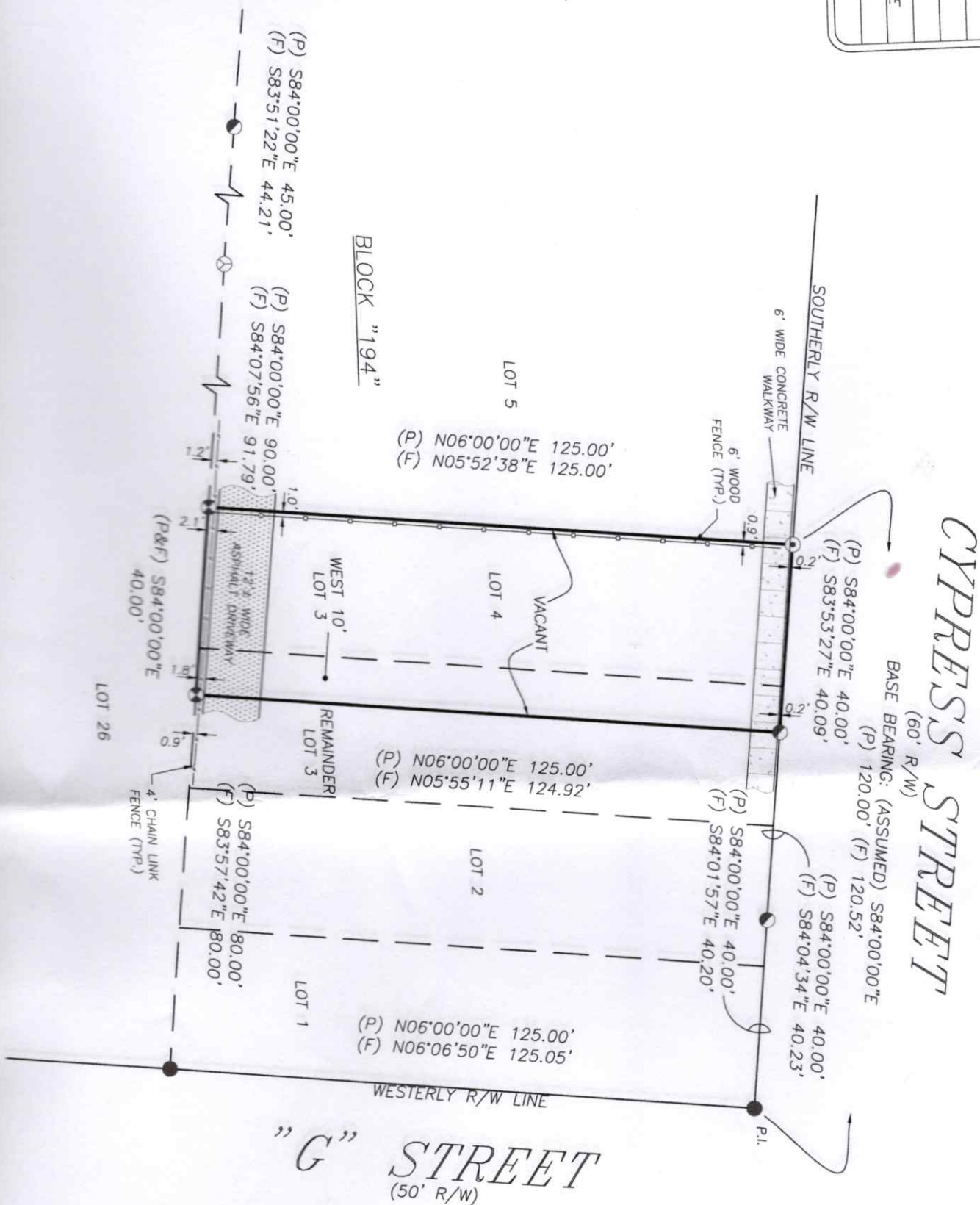
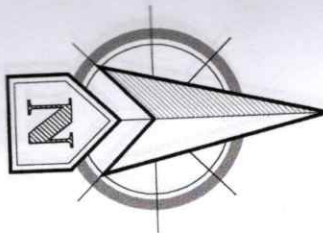
Existing houses with a 17' easement due to detached garage

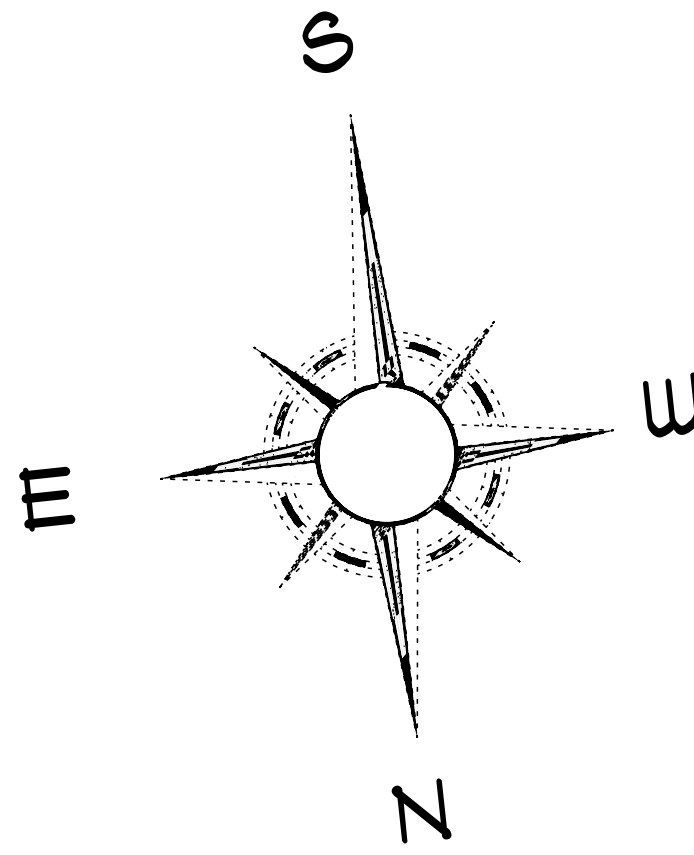
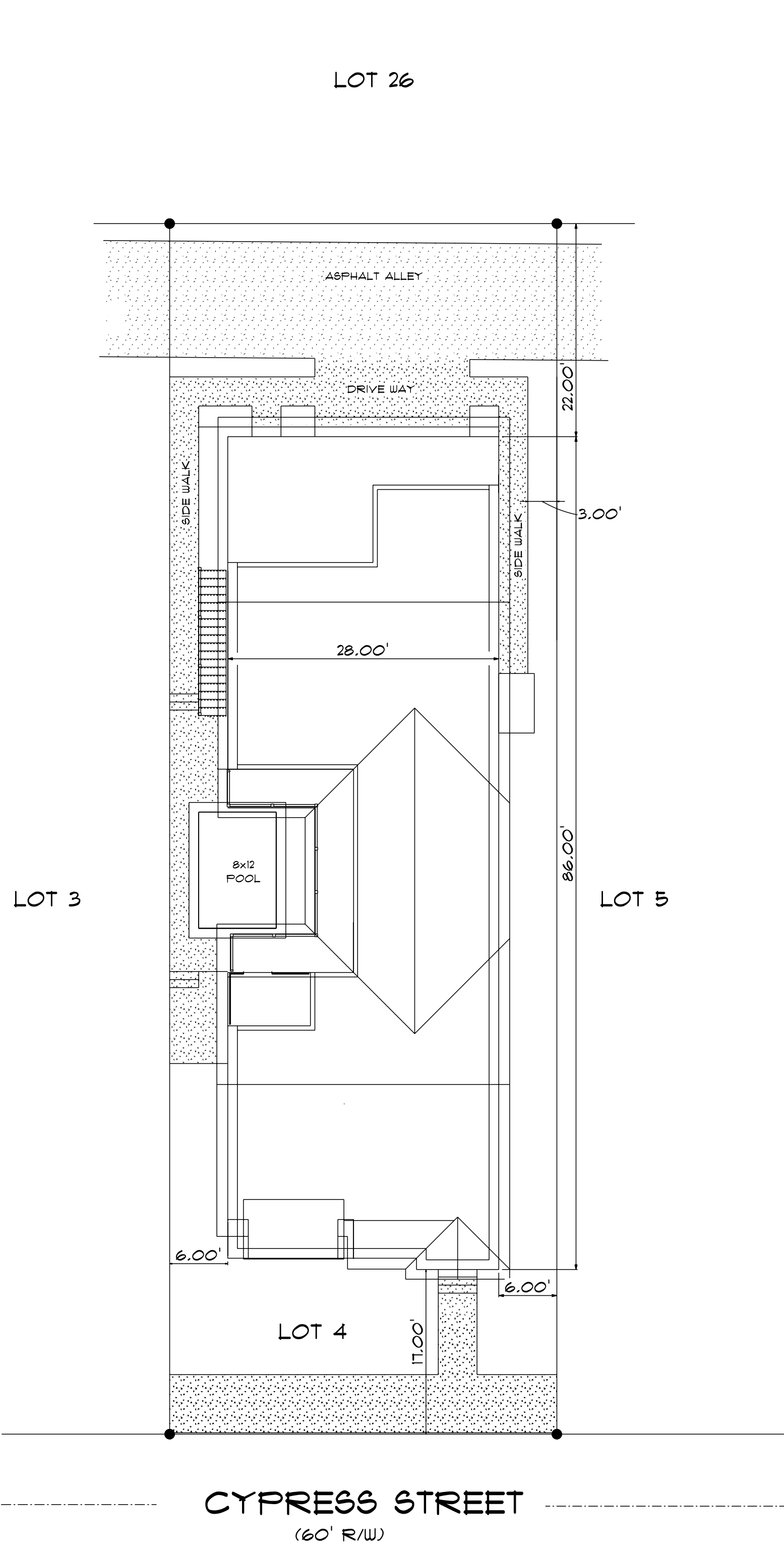






ROD LEGEND	
SIR 5/8" #5863	
FIR 1/2" NO I.D.#	
FIR 1/2" # ILLEGIBLE	
FIR 1/2" #7092	
FIR 1/2" #7107	





PLAN SET INDEX	
PAGE	CONTENT
A	SITE PLAN
A1	FLOOR PLANS
A2	ELEVATIONS
A3	ELECTRICAL
S1	STRUCTURAL NOTES AND DETAILS
S2	FOUNDATION & FLOOR FRAMING
S3	ROOF FRAMING
S4	STRUCTURAL NOTES AND DETAILS
S5	STRUCTURAL NOTES AND DETAILS

AREA SCHEDULE	
NAME	AREA
Enclosed Unconditioned	592.7 sq ft.
Open Covered	702.8 sq ft.
Second Floor Conditioned	1753.8 sq ft.
First Floor Conditioned	1544.3 sq ft.
Total Under Roof	4593.6 sq ft.

LOT AREA SCHEDULE	
NAME	AREA
LOT AREA	5000.0 sq ft.
BUILDING AREA	2281.5 sq ft.

ROOF AREA SCHEDULE	
NAME	AREA
3/12	211 sq ft.
4/12	1168 sq ft.
6/12	1428 sq ft.
Total Roof Surface Area	2807 sq ft.

These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.

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TARA DOMINGUEZ
AND TRUSSDESIGNS, LLC.
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SITE
SCALE: 1" = 10'-0"

A

Scale: 1" = 10'-0"

APPROVED:

CHECKED BY:

Contractor:

Plans designer:

TRUSSDESIGNS, LLC.
6051 Biscayne Ct.
Pensacola, FL 32504

Phillip Panuncio 850.631.0028 philip.panuncio@outlook.com

Dominguez Family

Street Address 1415 Cypress St
City Pensacola
State FL
Zip Code 32502

Plans Date: Thursday, August 6, 2026

AREA SCHEDULE	
NAME	AREA
Enclosed Unconditioned	592.7 sq ft.
Open Covered	702.8 sq ft.
Second Floor Conditioned	1753.8 sq ft.
First Floor Conditioned	1544.3 sq ft.
Total Under Roof	4593.6 sq ft.



CLOVER-CSE LLC
FL# L21000519166
PO BOX 2165
PEACHTREE CITY, GA 30269
COSHEA@CLOVER-CSE.COM
(850) 750-1987

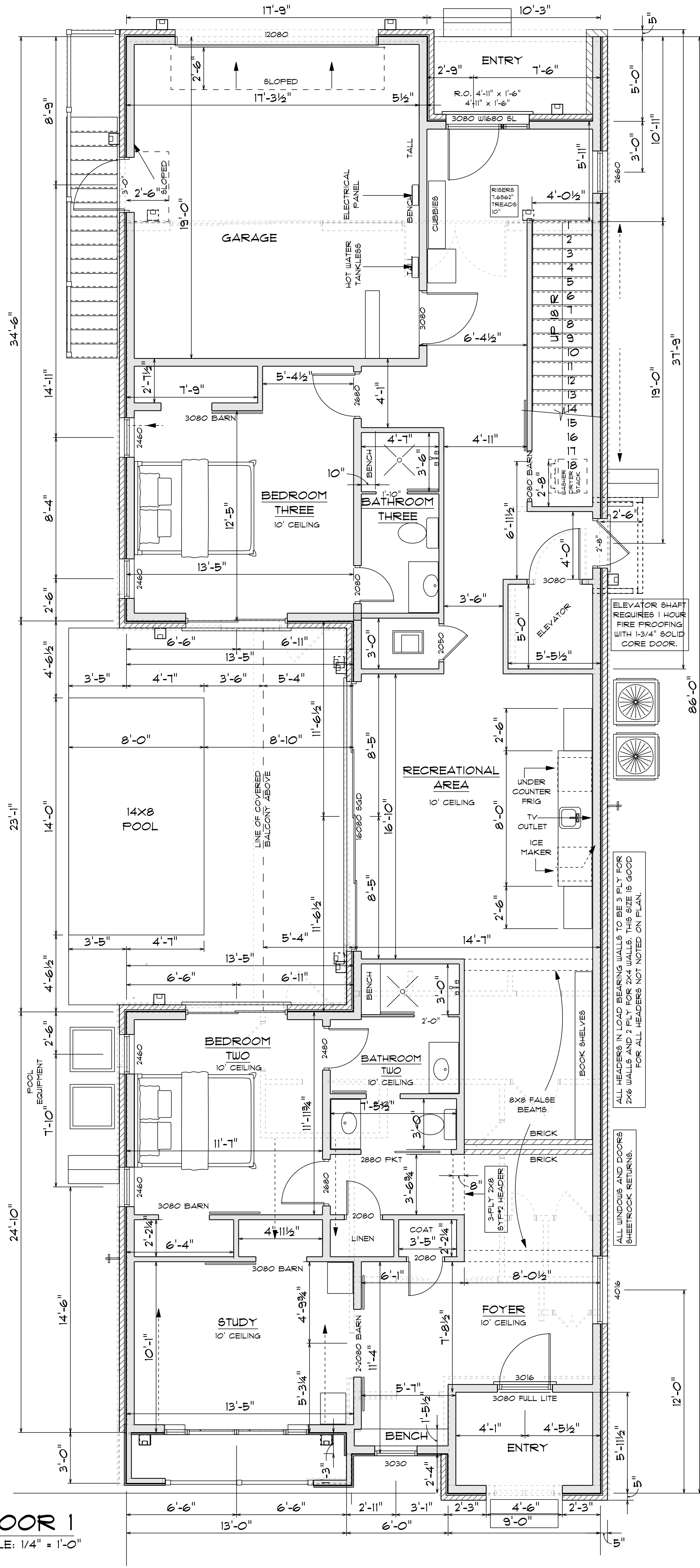
Engineer of Record (EOR)



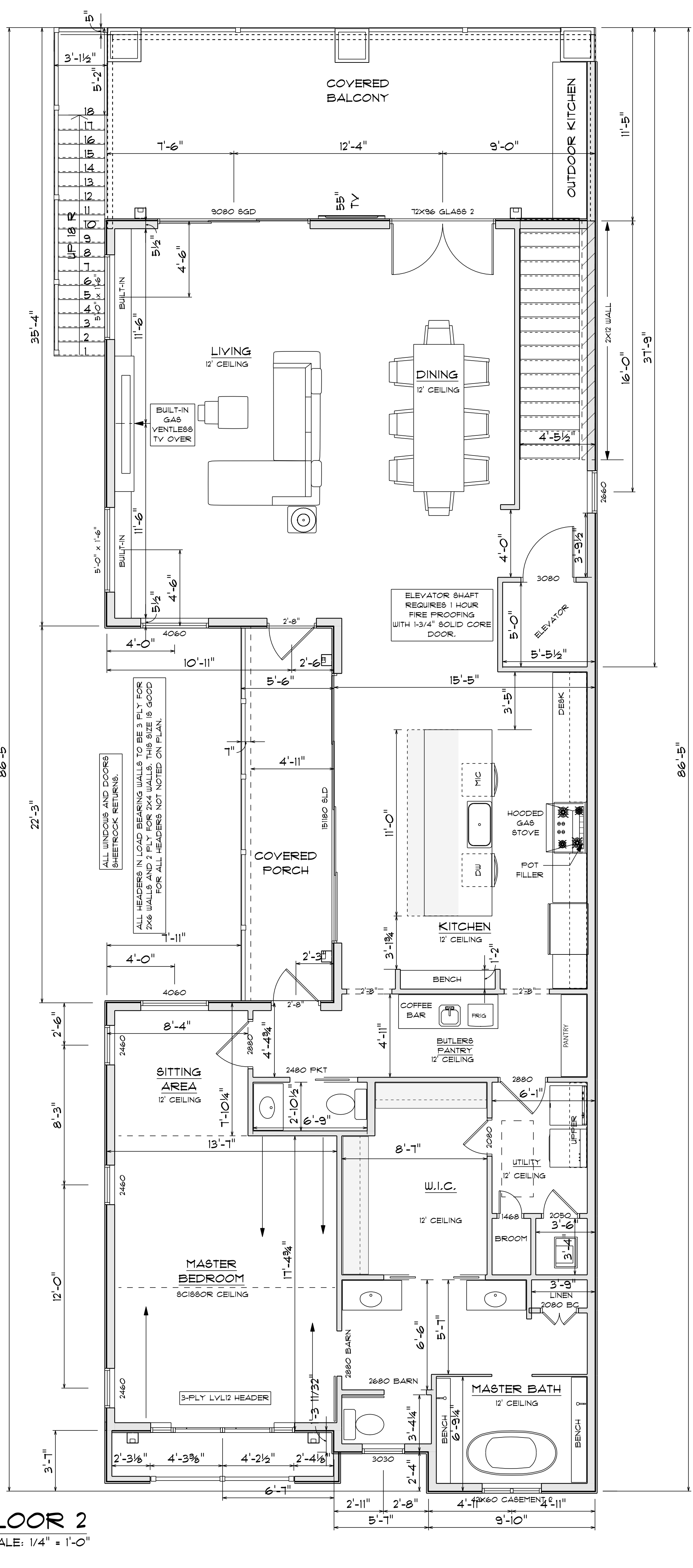
1433	1429	1425	1421	1415	1407	1401
2021	2019	2020	2019	* 2021	2024	2024

1400 BIK Cypress

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



FLOOR 2
SCALE: 1/4" = 1'-0"



Dominguez Family

Plans designer:

Contractor:

APPROVED:

AREA SCHEDULE	
NAME	AREA
First Floor Conditioned	1803.7 sq. ft.
Second Floor Conditioned	1743.0 sq. ft.
Total	3346.6 sq. ft.

Plans Date: January 3, 2024

Street Address 1415 Cypress St
City Pensacola
State Florida
Zip Code 32502

TRUSSEDESIGNS, LLC.

6051 Biscayne Ct.

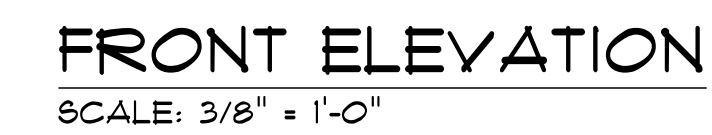
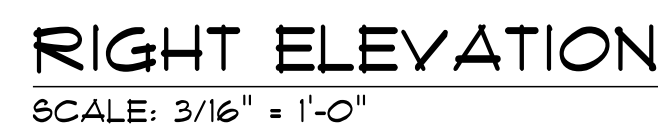
Pensacola, FL 32504

Philip Panuzio 850.637.0028 philip@trussdesigns.com

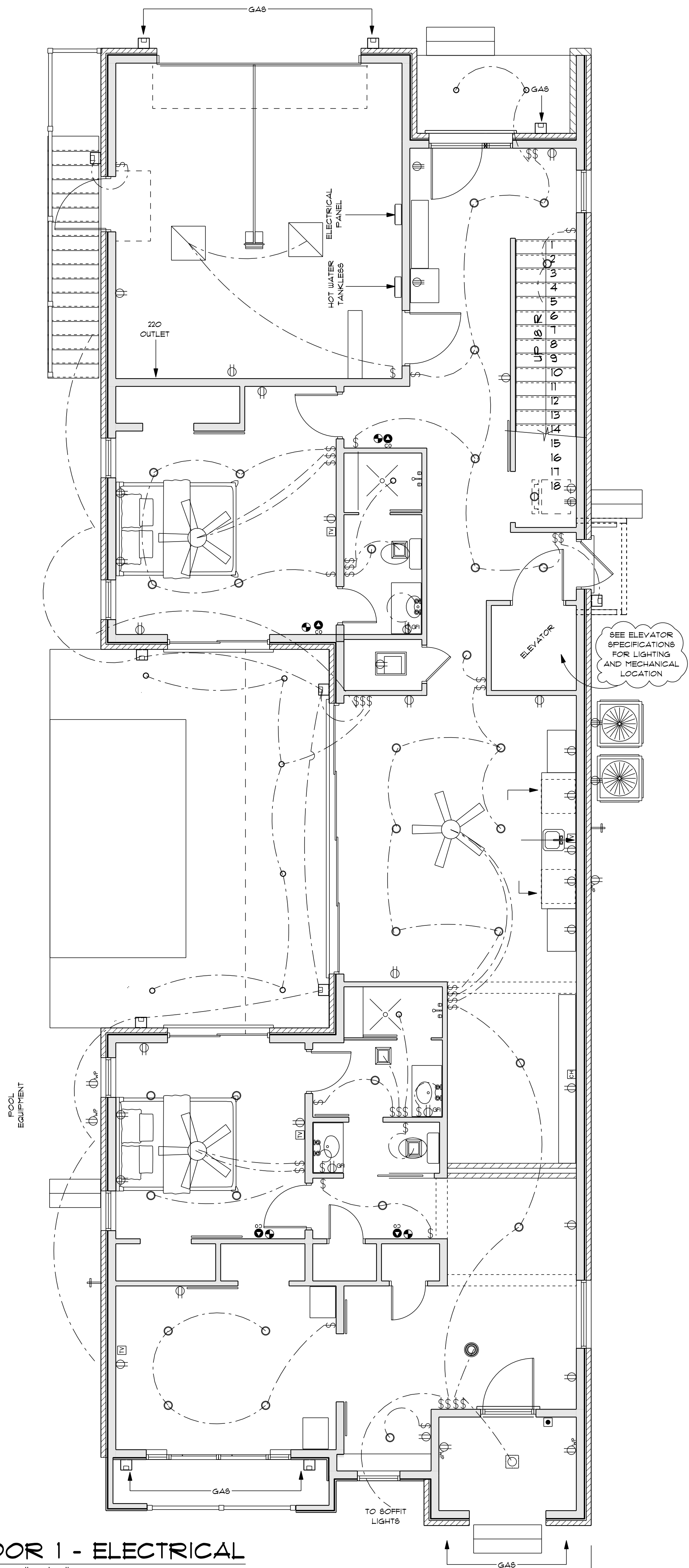
T1

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

CHECKED BY:

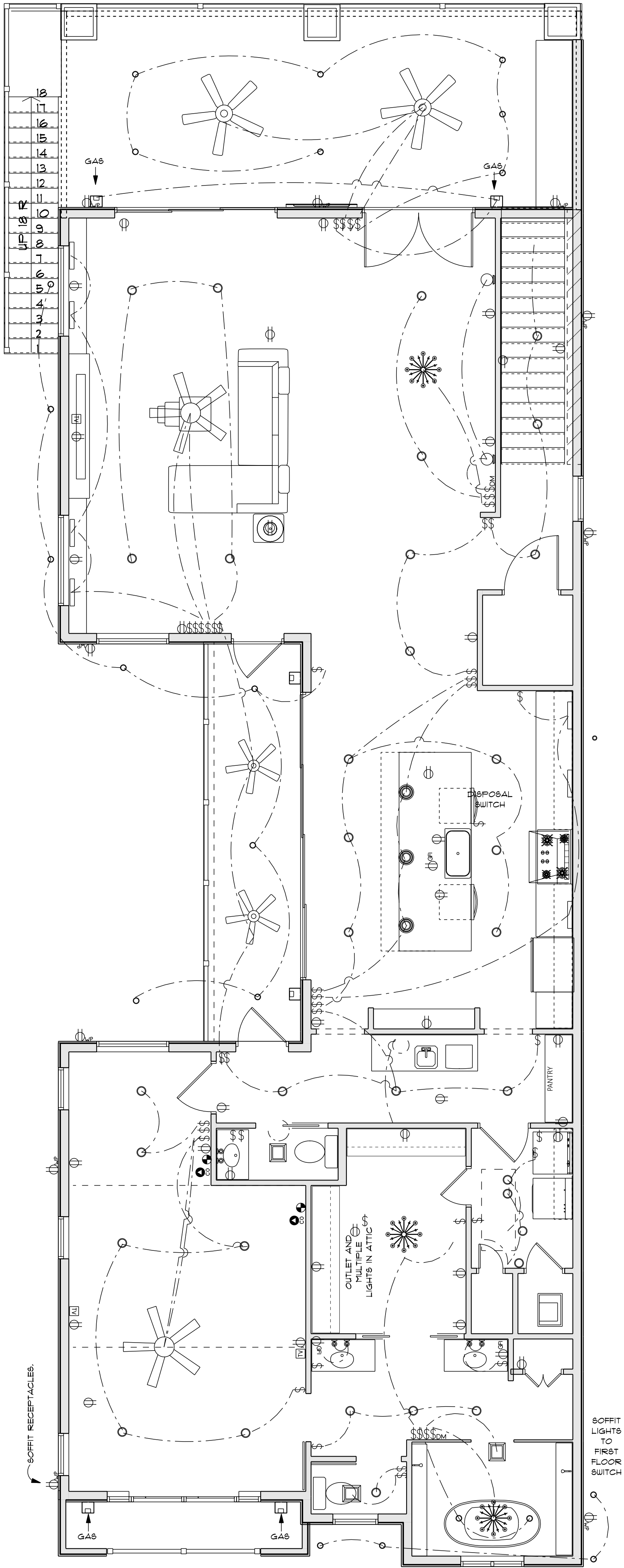


Engineer of Record (EOR)



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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan	
recess light wp	
recess light	
fan	
chandelier	
pendant	
outlet gfi	
SWITCH	
vanity	
gas scone	
hanging light	
exterior electric scone	
garage door opener with track	
chime	
doorbell pushbutton	
fluorescent light 2 x 2	
smoke detector	
co detector	
cable tv outlet	
outlet	
outlet 220v	
outlet wp	



FLOOR 2 - ELECTRICAL
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
cable tv outlet	
can light 4inch	
can light 6inch	
ceiling classic	
ceiling fan 5 bladed 01	
ceiling fan 5 bladed 04	
ceiling ivette	
co detector	
combination fan and light-square	
dimmer switch	
floor receptacle duplex	
giaco	
Italian scone 03	
outlet	
outlet gfi	
outlet wp	
pendant cone	
smoke detector	
switch	
uplight	
wall mounted dublin	

T3

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

APPROVED:

CHECKED BY:

Contractor:

Plans designer:

TRUSSEDESIGNS, LLC.
6051 Biscayne Ct.
Pensacola, FL 32504
Philip Panuwa 850.657.0028 philip@trussdesignsllc.com

Dominguez Family

Plans Date: January 3, 2024

AREA SCHEDULE	
NAME	AREA
First Floor Conditioned	1803.7 sq ft.
Second Floor Conditioned	1743.0 sq ft.
Total	3346.6 sq ft.

Engineer of Record (EOR)

Page 28 of 28