



City of Pensacola

Zoning Board of Adjustments

Agenda

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

June 25, 2024, 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. 24-606 MEETING MINUTES FROM MAY 15, 2024

Recommendation:

Sponsors:

Attachments: ZBA Minutes 05.15.2024

REQUESTS

2. 24-602 1215 N DEVILLIERS STREET
2024-012
R-1A

Attachments: Application
SURVEY
1215 Devillers -scan 2024-05-17
1215 N Devilliers Photos

3. 24-603 1007 W. BRAINERD STREET
2024-013
R-1A / CRA URBAN DESIGN OVERLAY DISTRICT

Attachments: Application Brainerd Street
BrainerdSurvey
2024090 - 1007 W Brainerd St - Full Set
PorchesNearBrainerd

4. 24-604 4243 FUTURA DRIVE
2024-014
R-1AAA

Attachments: 4243 Futura Drive

5. 24-605 515 NORTH 15TH AVENUE
2024-015
R-1AA

*Attachments: Application
515 N 15th Ave Rev A
Elevation Rendering*

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

May 15, 2024

MEMBERS PRESENT: Chairperson White, Vice Chairperson Weeks, Board Member Price, Board Member Jacquay, Board Member Williams, Board Member Sebold, Board Member Shelley

MEMBERS ABSENT: Board Member Dittmar and Board Member Stepherson

STAFF PRESENT: Planner Hargett, Assistant Planning, Development Services Coordinator Statler, Assistant Planning & Zoning Division Manager Gregg Harding, Network Engineer Russo

STAFF VIRTUAL: Development Services Director Sherry Morris, Planning & Zoning Division Manager Cynthia Cannon

OTHERS PRESENT: Brandon McFarren

1) CALL TO ORDER/QUORUM PRESENT

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

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

Chairperson White then motions to approve last month's meeting minutes.

2) APPROVAL OF MINUTES

The ZBA April 17, 2024, minutes were approved without objection by the Board.

3) ZBA 2024-011 121 Baptist Way C-3

Mr. Brandon McFarren, Catalyst Healthcare Real Estate, is requesting a variance to accommodate attached wall signage for a new medical office building on the new Baptist Brent Lane campus. The request is to increase the combined allowable signage from 600 SF to 847.5 SF.

Chairperson White asked the applicant Mr. McFarren to approach the Board. Mr. McFarren states his name and address for the record. He also introduced Ms. Casey Gartman, Chief Development Officer for Baptist Health Care.

Mr. McFarren proceeded to explain the reason for the variance request. He stated that his firm is developing a new medical office building on the main campus for Baptist and this new building will be a 80,000 SF, 4 story building, which is part of the master plan.

Mr. McFarren also pointed out the existing site plan for the campus layout and the location of the new medical office building. He further explained there would also be tenant buildouts for a Starbucks and this was included in the variance request.

Vice-Chairperson Weeks commented that when Baptist requested the previous variance the reason was stated due to the interstate and not being able to see the signs, however he disagreed with the reason for the hardship. Vice-Chair Weeks asked if there will be any more signage being proposed, and the applicant Mr. McFarren stated this would be the last building for Baptist on this campus.

Chairperson White stated there were no speakers in the audience. He then asked if the Board had any questions for Staff, there were none. Chairperson White asked for a motion.

Board Member Shelley made a motion to approve the variance request; seconded by Board Member Williams and it carried unanimously.

Planner Hargett then directed the Board Members of the strategic plan survey and advised that Gregg Harding was there to answer any questions.

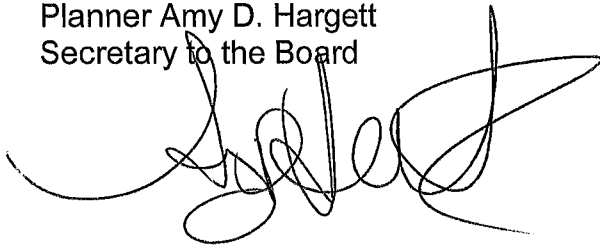
ADJOURNMENT –

There being no further business, the meeting adjourned at 3:16 p.m.

Respectfully Submitted,

Zoning Board of Adjustment Meeting
May 15, 2024
3

Planner Amy D. Hargett
Secretary to the Board

A handwritten signature in black ink, appearing to read 'Amy D. Hargett', written over the printed name and title.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-602

Zoning Board of Adjustments

6/25/2024

ACTION ITEM

SUBJECT:

1215 N Devilliers Street
2024-012
R-1A

SUMMARY:

Ms. Karen Fleming, homeowner, is requesting a variance to reduce the required front yard setback from 20 feet to 15 feet to accommodate enclosing an existing porch for an addition.

The existing footprint of the home with the porch currently measures 15 feet from the property line. The homeowner is not adding to the footprint.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application
2. SURVEY
3. 1215 Devilliers -scan 2024-05-17
4. 1215 N Devilliers Photos



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

ZBA 2024-012

- ☒ **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) 12-3-4 To 12-3.2 Zoning RIA

(To be Completed by Applicant)

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

Property Address: 1215 N Devils Hears St. Pensacola, 32501

Current use of property: Residence

1. Describe the requested variance(s): extending the front of house to edge of existing concrete patio by 10 ft which puts the house 15 ft from property line

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:

There is already a raised concrete patio existing so there will be no additional property taken up than is already

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

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:

To enclose the concrete patio that exists will not take any additional green space.

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 variance will not infringe on any other property owners.

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

Application Date: _____

Applicant:

Karen Fleming

Applicant's Address:

1215 N Devillicus St Pensacola, FL 32501

Email:

golde1okks@gmail.com

Phone: (850) 450-4555

Applicant's Signature:

Karen Fleming

Property Owner:

Karen Fleming

Property Owner's Address:

1215 N Devillicus St

Email:

golde1okks@gmail.com

Phone: 850-450-4555

Property Owner's Signature:

Karen Fleming

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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.

Wind Velocity: Valt+160mph, Vasd=124
Importance factor:1.0
Category:II
Exposure:C
Q=57.6psf

MAIN WIND FORCE RESISTING SYSTEM
Windward Walls
.43x57.6= +24.8psf
.43x57.6= -42.2psf
Leeward Walls
-0.51x57.6= -29.4psf
0.71x57.6=12.1psf
Sidewalls
-.66x57.6= -38psf
-0.35x57.6= -20psf
Roofs
Internal Pressure
-0.66x57.6= -58psf
-0.35x57.6= -20.2psf

COMPONENTS AND CLADDING
Roof
10sf 100sf
+0.58x57.6= +33.4psf 0.41x57.6= +23.6psf
-1.0x57.6= -57.6psf -0.92x57.6= -53.0psf
Walls, Zone 4
20sf 500sf
+0.92x57.6= +53.0psf +0.66x57.6= +38.0psf
-0.92x57.6= -53.0psf -0.75x57.6= -43.2psf
Walls, Zone 5
+0.92x57.6=53.0psf / +0.66x57.6= +38.0psf
-1.68x57.6= -96.8psf / -1.0x57.6= -57.6psf

APPLICABLE CODE

FBC 2023,8TH EDITION
FBC,2023,8TH EDITION- RESIDENTIAL
FBC 2023,8TH EDITION-PLUMBING
FBC 2023,8TH EDITION-MECHANICAL

CODE CRITERIA

OCCUPANCY R3
TYPE VB
FIRE RATED ASSEMBLY O
EXISTING AREA:
ENCLOSED SPACE: 1194 SF
PATIO/PORCH 420 SF
ADDED AREA: 780 SF
TOTAL LIVING AREA: 1975 SF

PRODUCT APPROVALS

ITEM	MANUFACTURER	FPA#
SHINGLE	GAF	FL-10124.1
EXTERIOR DOORS	THERMATRU	FL-5262.5
WINDOWS	MARITECH	FL-12525.1
SIDING	JAMES HARDIE	FL-13192.2
SOFFIT	JAMES HARDIE	FL-13265.1

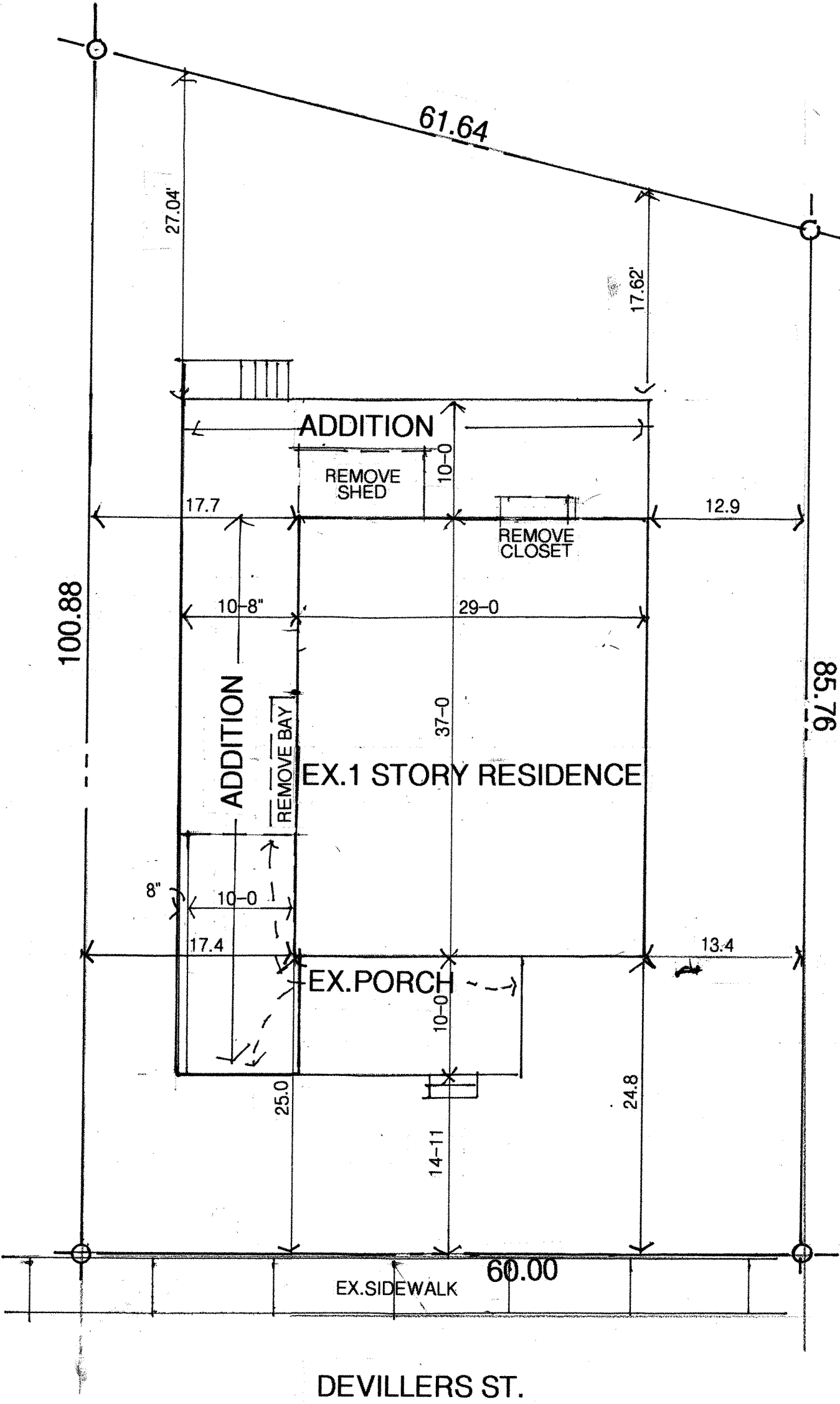
INDEX

- 1 SITE PLAN
- 1A EXISTING PLAN/ELEVATIONS
- 1B EXISTING FOUNDATION
- 2 FRAMING PLANS
- 3 FLOOR PLAN
- 4 ELEVATIONS
- 5 SECTIONS/DETAILS
- 6 SECTIONS/DETAILS
- 7 FOUNDATION PLAN
- 8 FRAMING PLANS
- 8 MEP PLANS

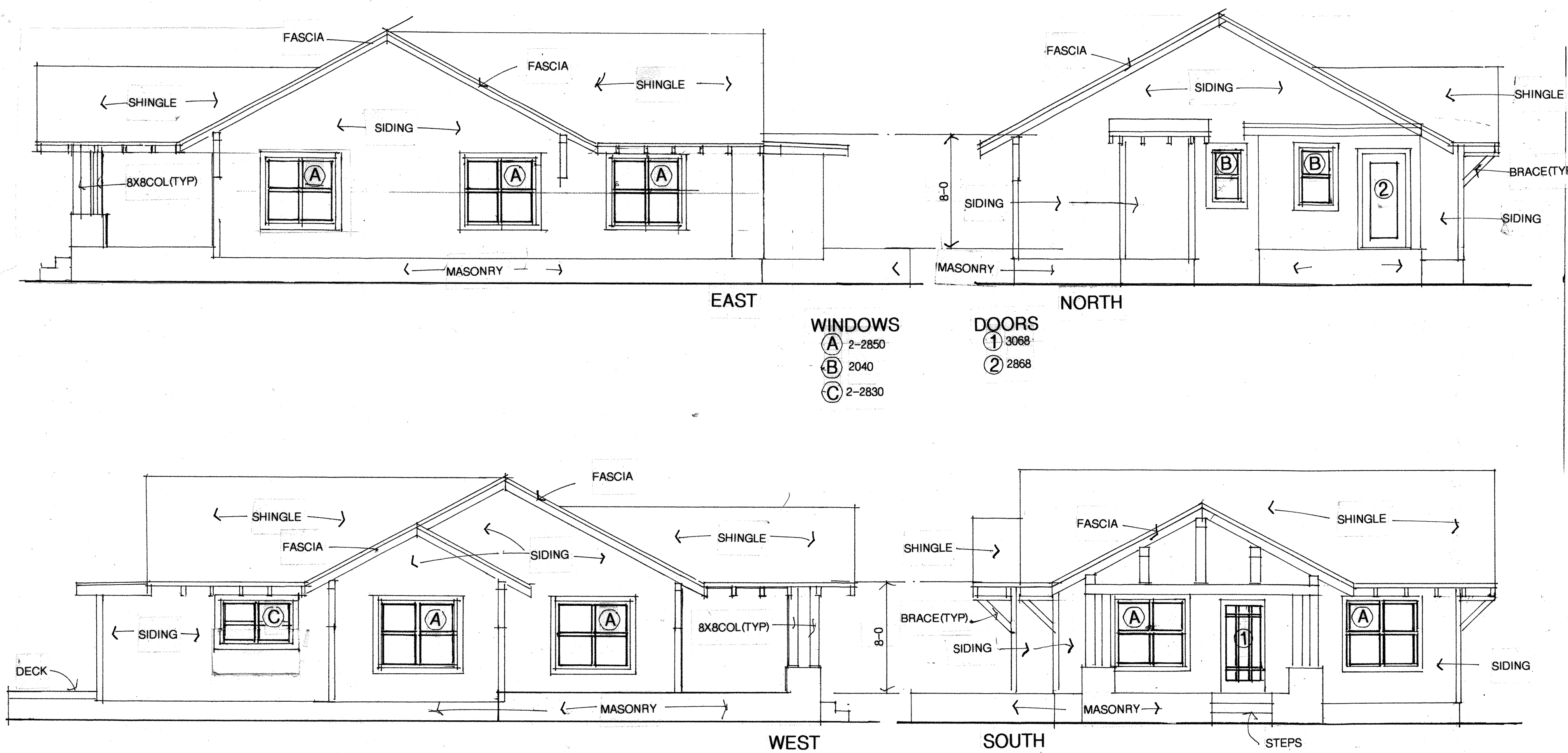
ZONING DISTRICT:
BUILDING HEIGHT:

GREGORY R.UZDEVENES,ARCHITECT,P.A.
ALTERATIONS TO 1215 N.DEVILLERS STREET
PENSACOLA,FLA.

CERTIFIED TO CONFORM TO FBC 2023,CHAPTER 16 LOADING CRITERIA



NORTH
SITE PLAN
1"=10'

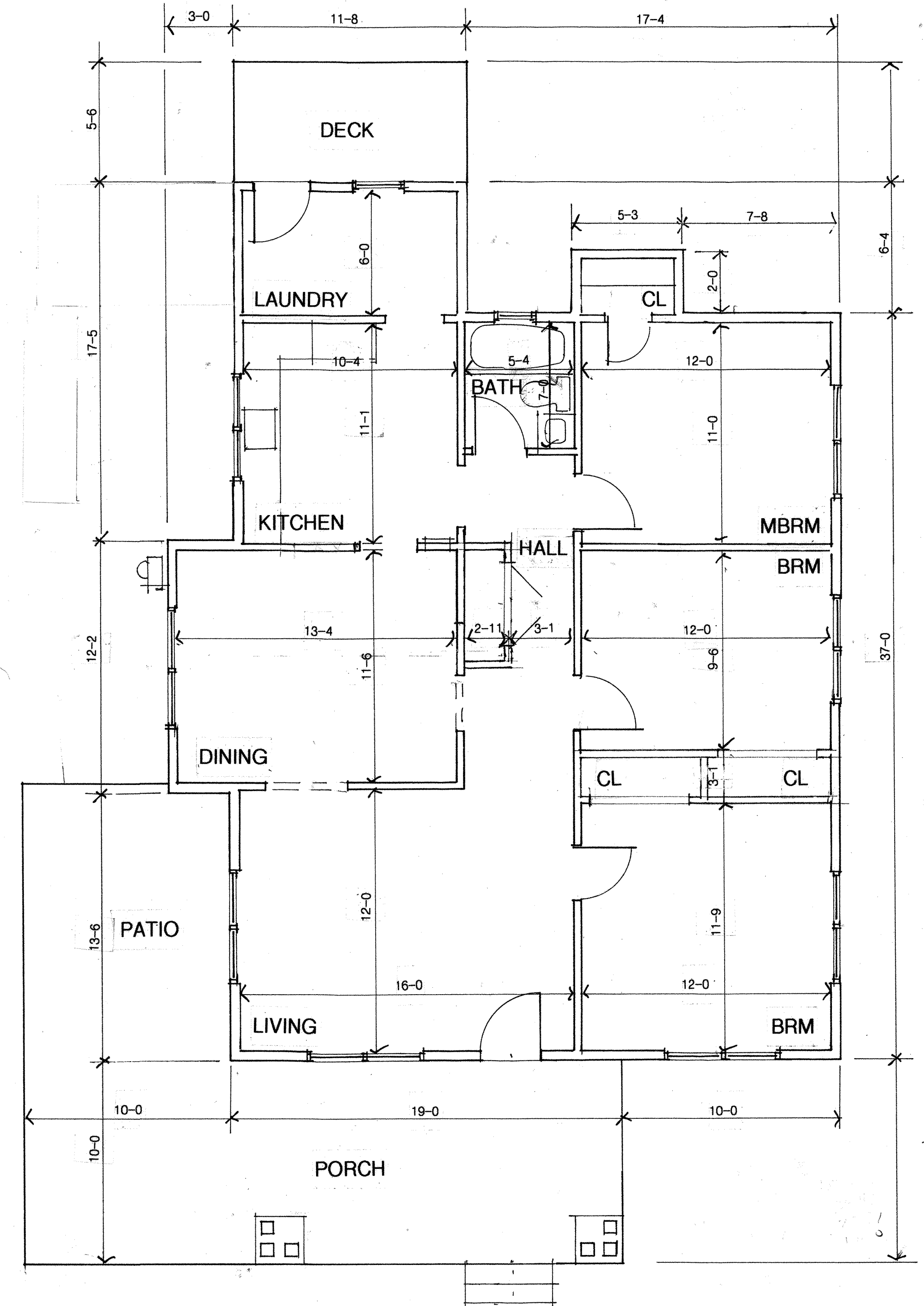


WINDOWS
 (A) 2-2850
 (B) 2040
 (C) 2-2830

DOORS
 ① 3068
 ② 2868

ELEVATIONS
 3/16"=1'-0"

EXISTING PLAN/ELEVATIONS



PLAN
 1/4"=1'-0"
 LIVING AREA: 1194 SF
 PATIO/PORCH: 420 SF

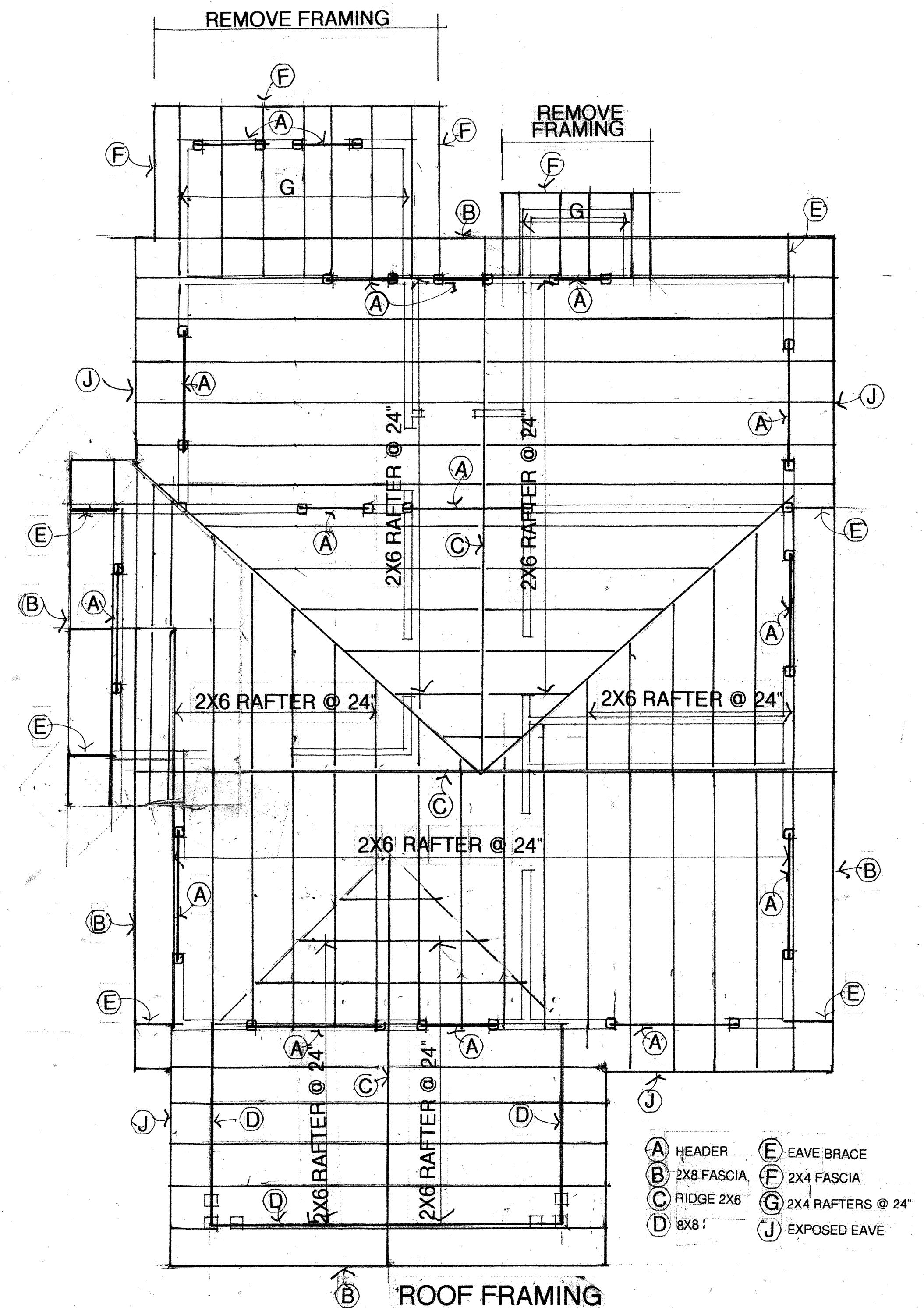
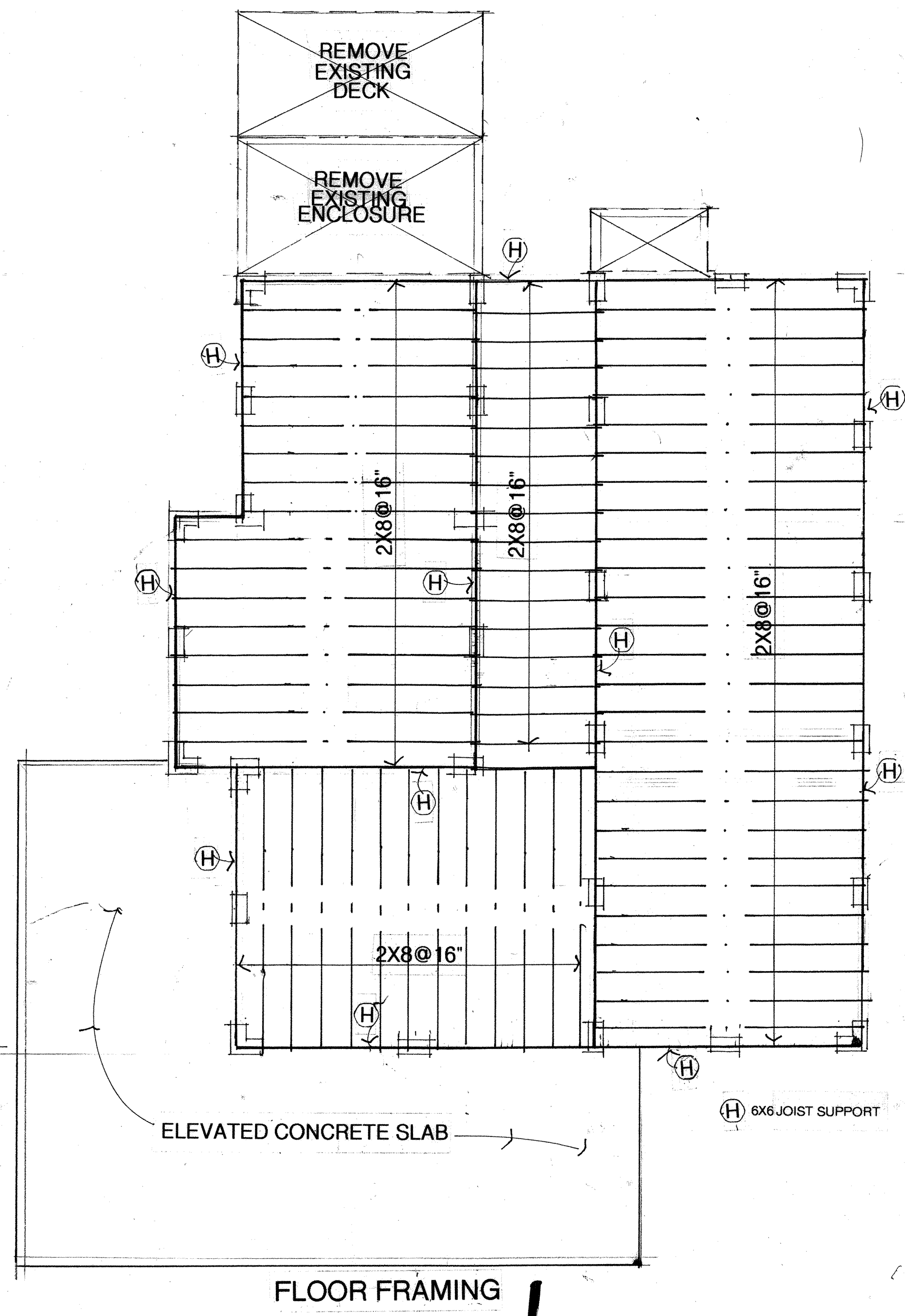
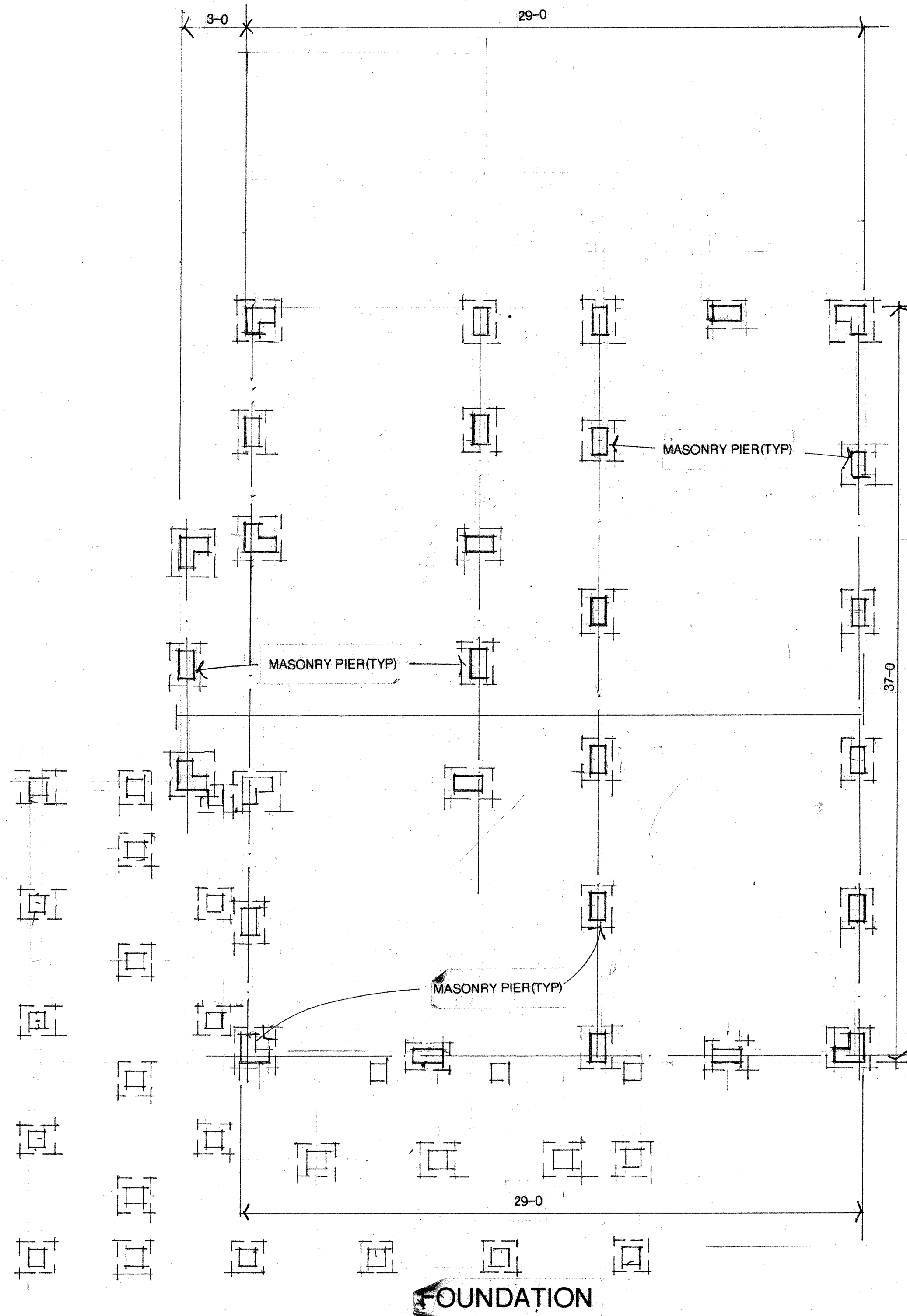
FL 001
 6869

GREGORY R. UZDEVENES ARCHITECT, P.A.
 918 E. CERVANTES ST. PENSACOLA, FLA. 32501
 TEL: 904-9304 FAX: 438-4946
 GURZ@BELLSOUTH.NET

ADDITIONS TO
 1215 N. DEVILLERS STREET
 PENSACOLA, FLA.

DATE: 15MAY24
 JOB: 0824
 REVISIONS:

1A
 FEET



EXISTING PLANS
1/4"=1'-0"

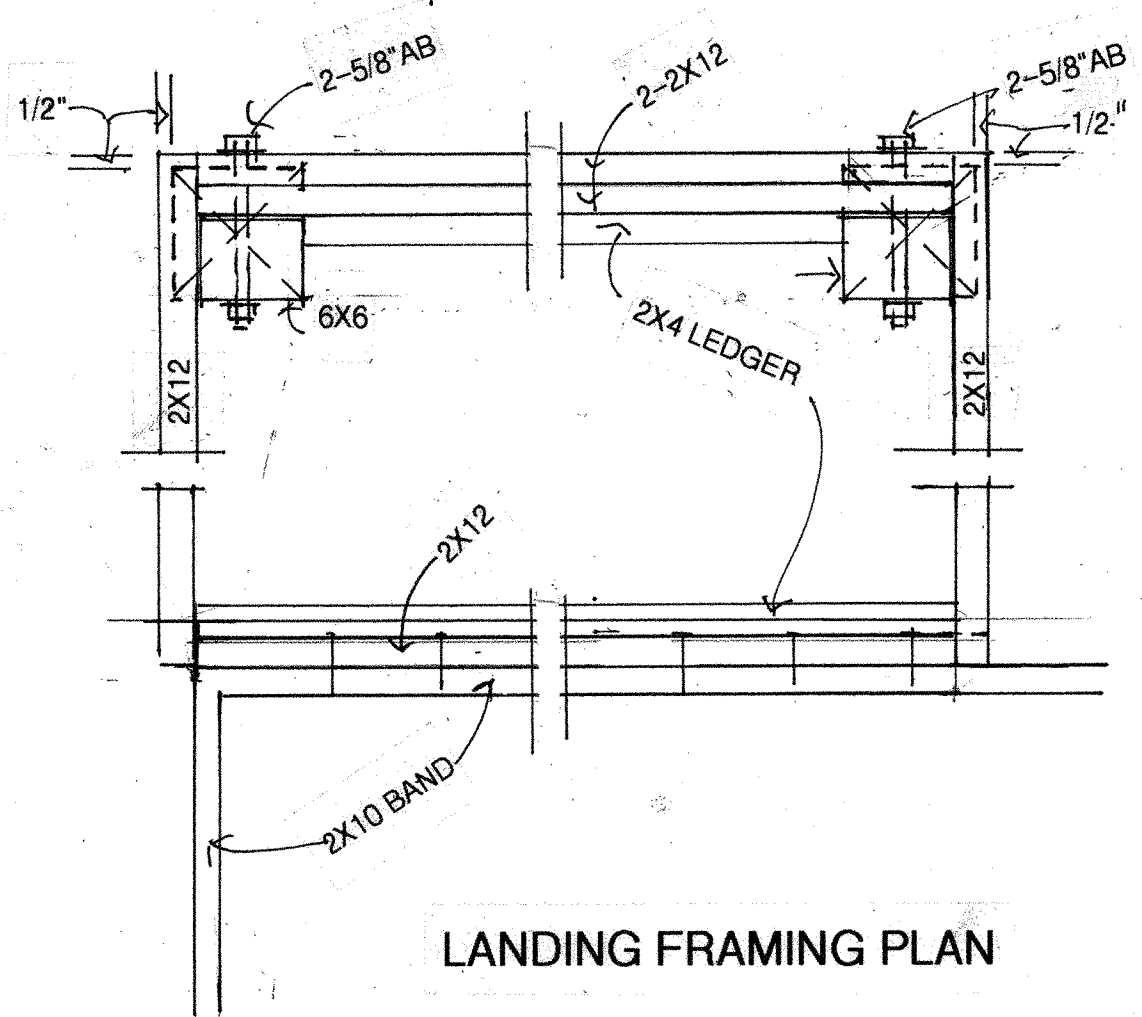
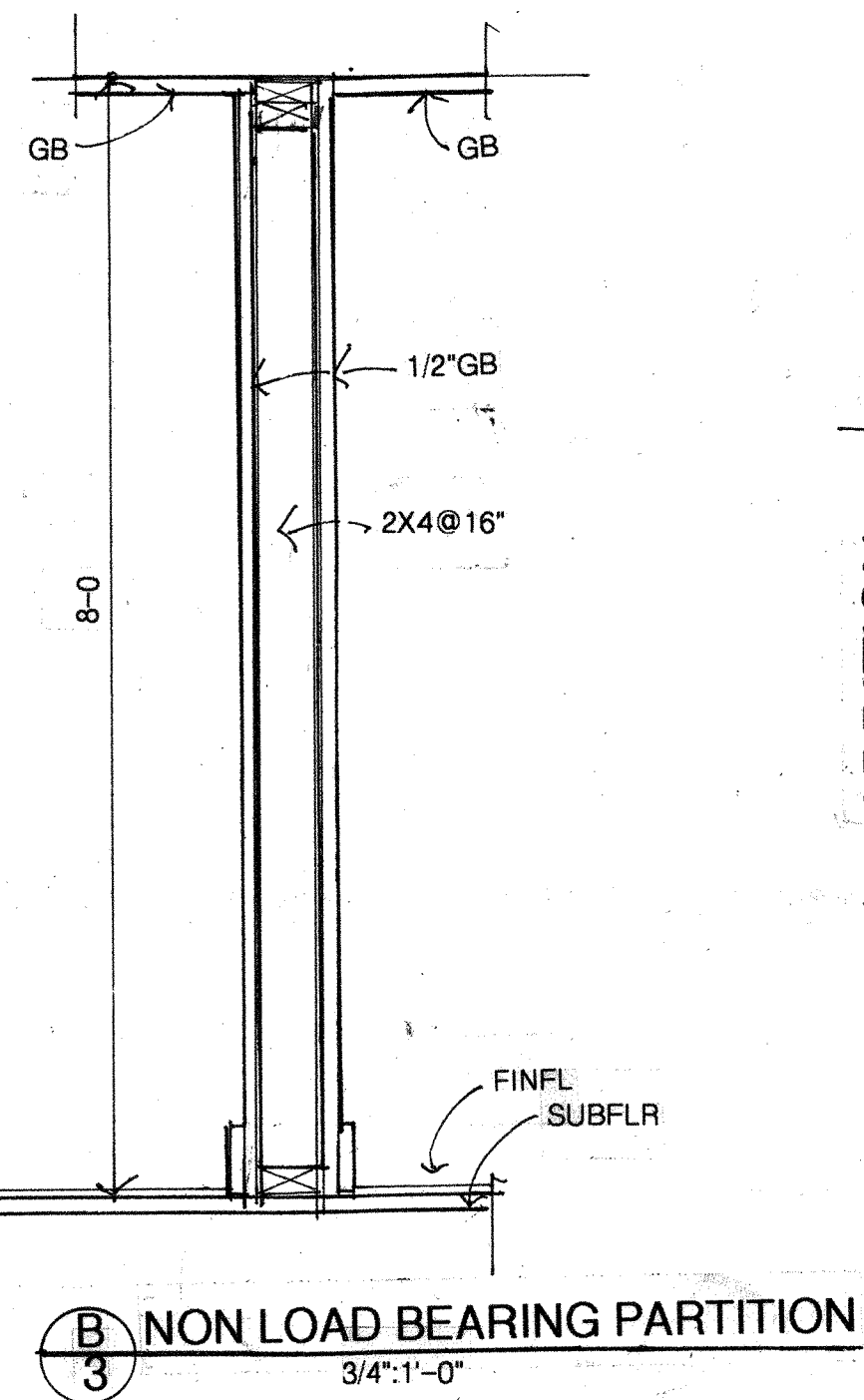
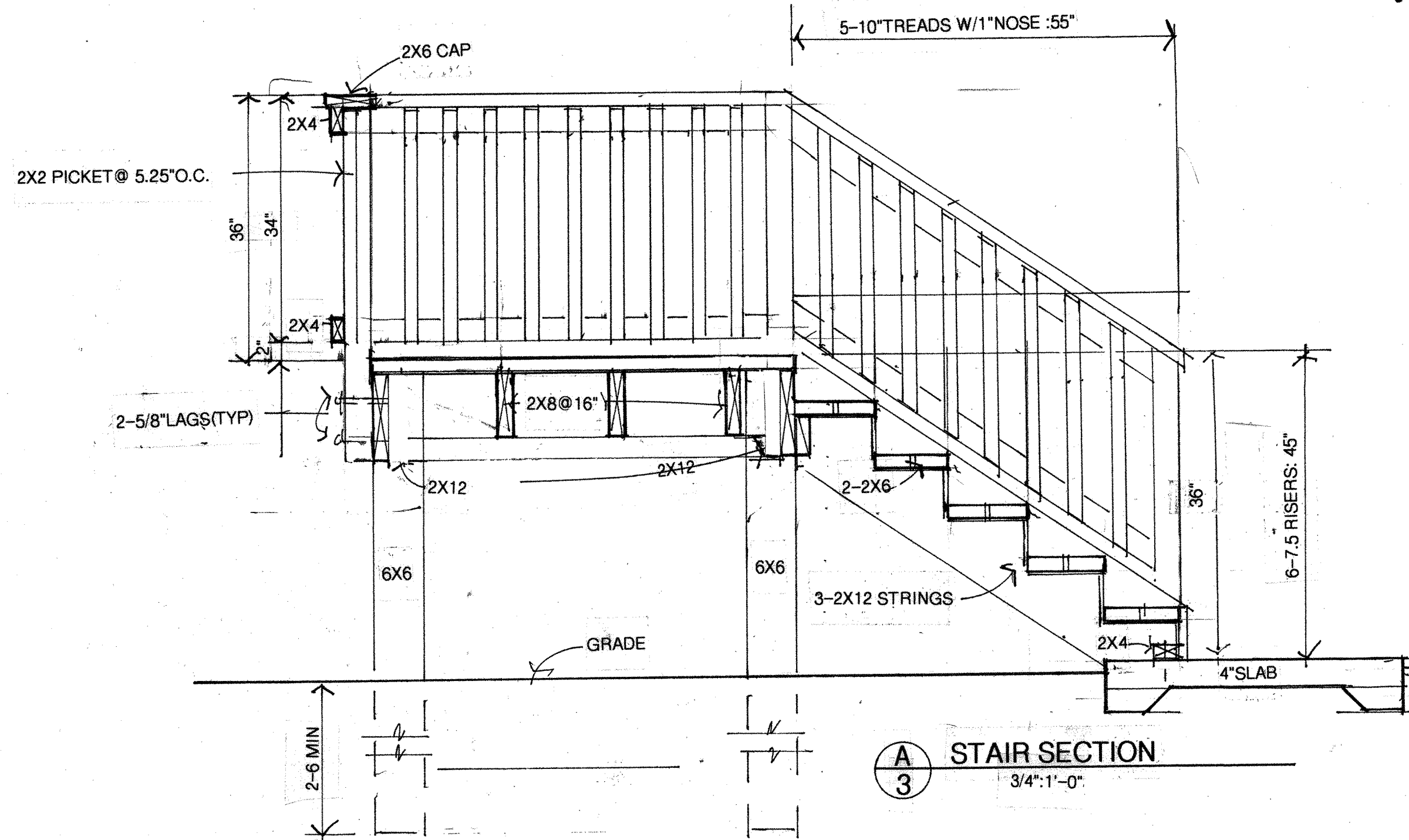
FL REG
6869

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850-432-9304 FAX: 438-4846
GUZD@BELLSOUTH.NET

ADDITIONS TO
1215 N. DEVILLERS STREET
PENSACOLA, FLA.

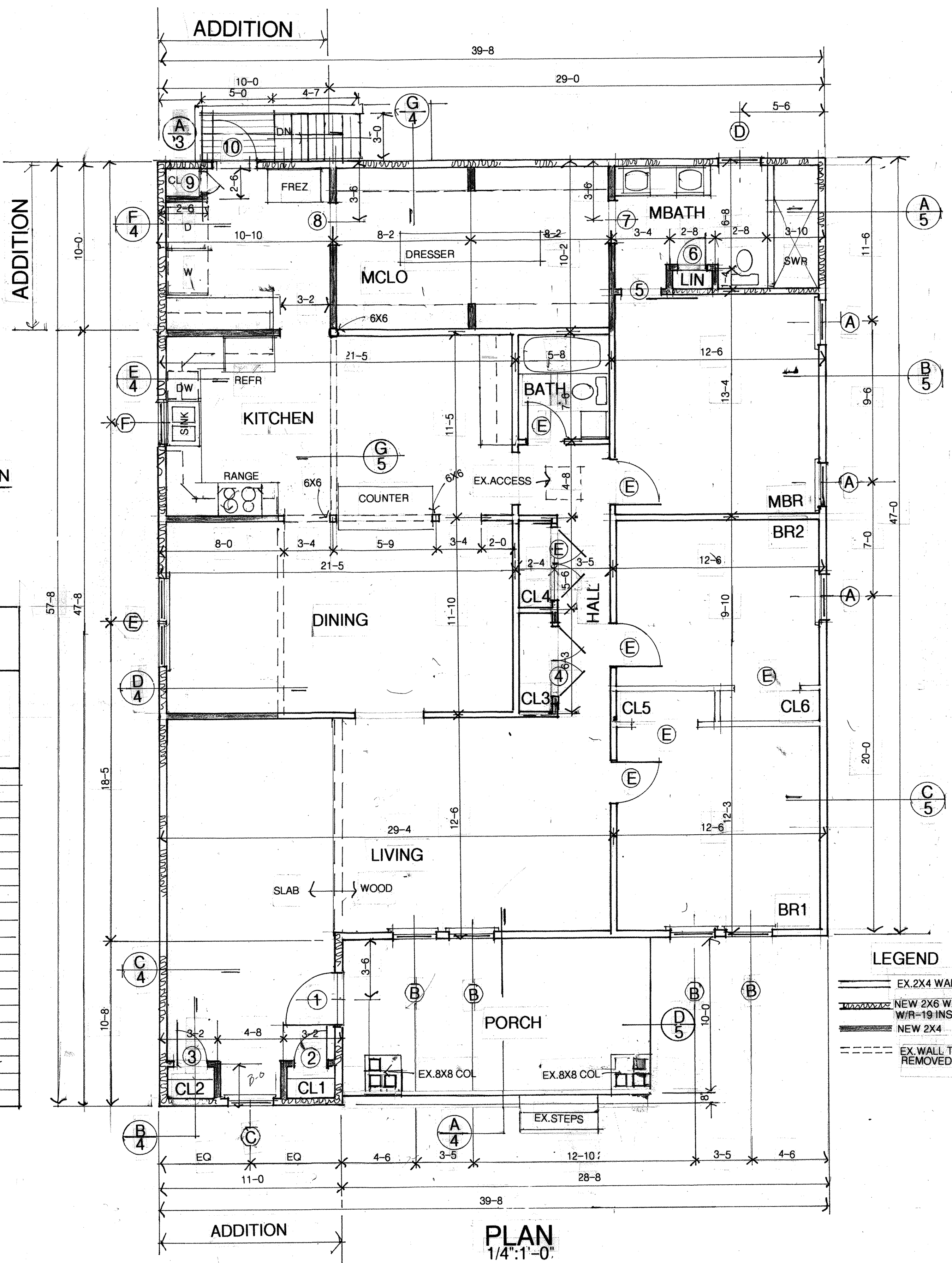
DATE: 15MAY24
JOB: 0324
REVISIONS:

1B
SHEET



WINDOWS			
SH-SINGLE HUNG			
SIZE	DESCRIPTION		
A 2850	WINDLOADED IMPACT GL	SH	
B 2850	EXISTING	SH	
C 2850	WINDLOADED/IMPACT GLASS	SH	
D 2-2850		SH	
E 3030			
DOORS			
SIZE	DESCRIPTION		
1 3068	WINDLOADED		
2 2068			
3 2068			
4 2-2068			
5 2668			
6 1668			
7 2668	POCKET		
8 2668	POCKET		
9 1668			
10 2868	WINDLOADED IMPACT GLASS		
E	EXISTING		

FINISHES							
FLOORS	WALLS	CEILING	CLG HT				
LIVING			8-0				
CL1							
CL2							
DINING							
KITCHEN							
LAUN							
HALL							
CL3							
CL4							
BR1							
CL5							
BR2							
CL6							
BATH							
MBR							
MBATH							
MCLO							
LIN							

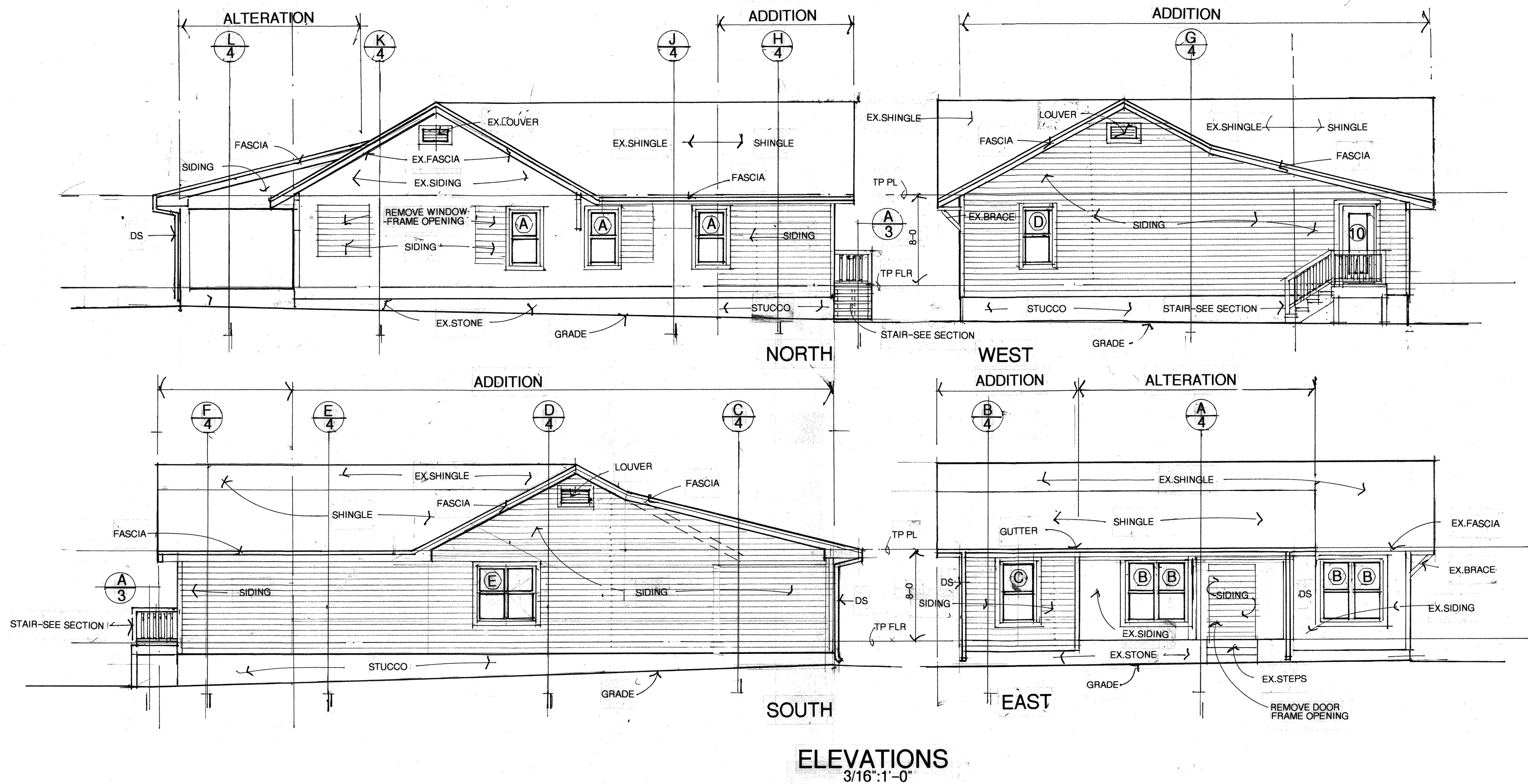


LEGEND	
---	EX. 2X4 WALL
---	NEW 2X6 WALL
---	W/R-19 INSULATION
---	NEW 2X4
---	EX. WALL TO BE REMOVED

FL REG
6869
GREGORY R. UZDEVENES, ARCHITECT, P.A.
918 E. CERVANTES ST. PENSACOLA, FL A. 32501
GUZD@BELLSOUTH.NET
850-432-9304
FAX: 438-4946

ADDITIONS TO
1215 N. DEVLILERS STREET
PENSACOLA, FLA.

DATE: 15MAY24
JOB: 0324
REVISIONS:
2
SHEET



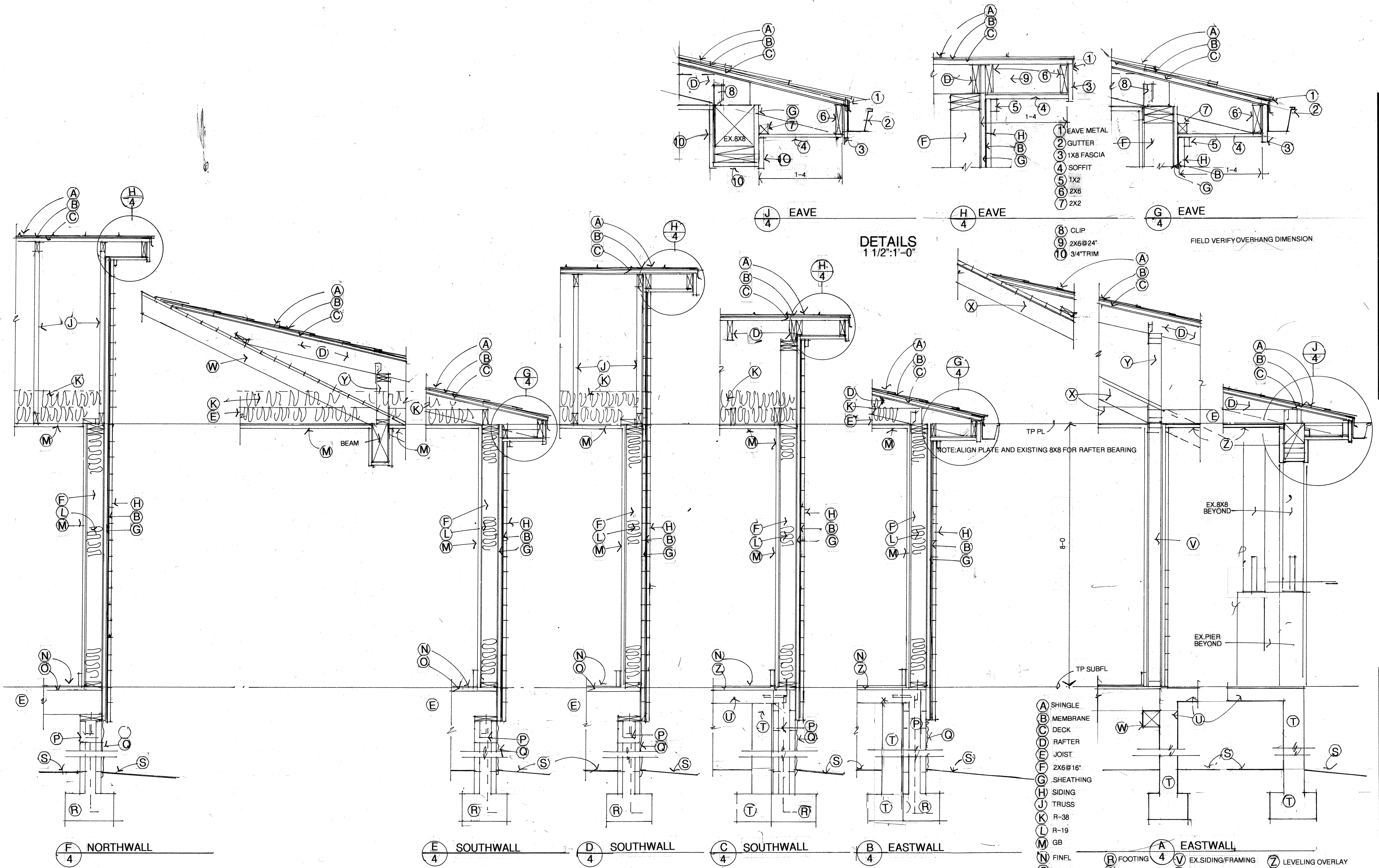
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ADDITIONS TO
1215 N. DEVILLERS STREET
PENSACOLA, FLA.

DATE: 15MAY24
JOB: 0324
REVISIONS:

3
SHEET



WALL SECTIONS
3/4":1'-0"

DETAILS
1 1/2":1'-0"

- | | | | |
|---|---|---|---------------------------|
| <p>A SHINGLE
B MEMBRANE
C DECK
D RAFTER
E JOIST
F 2X6@16"
G SHEATHING
H SIDING
J TRUSS
K R-38
L R-19
M GB
N FINFL
O SUBFLR
P CMU
Q STUCCO</p> | <p>R FOOTING
S GRADE
T EXISTING STEM WALL/FTG
U EX.SLAB</p> | <p>V EX.SIDING/FRAMING
W EX.FRAMING
X EX.RAFTER
Y 2X4@16"</p> | <p>Z LEVELING OVERLAY</p> |
|---|---|---|---------------------------|

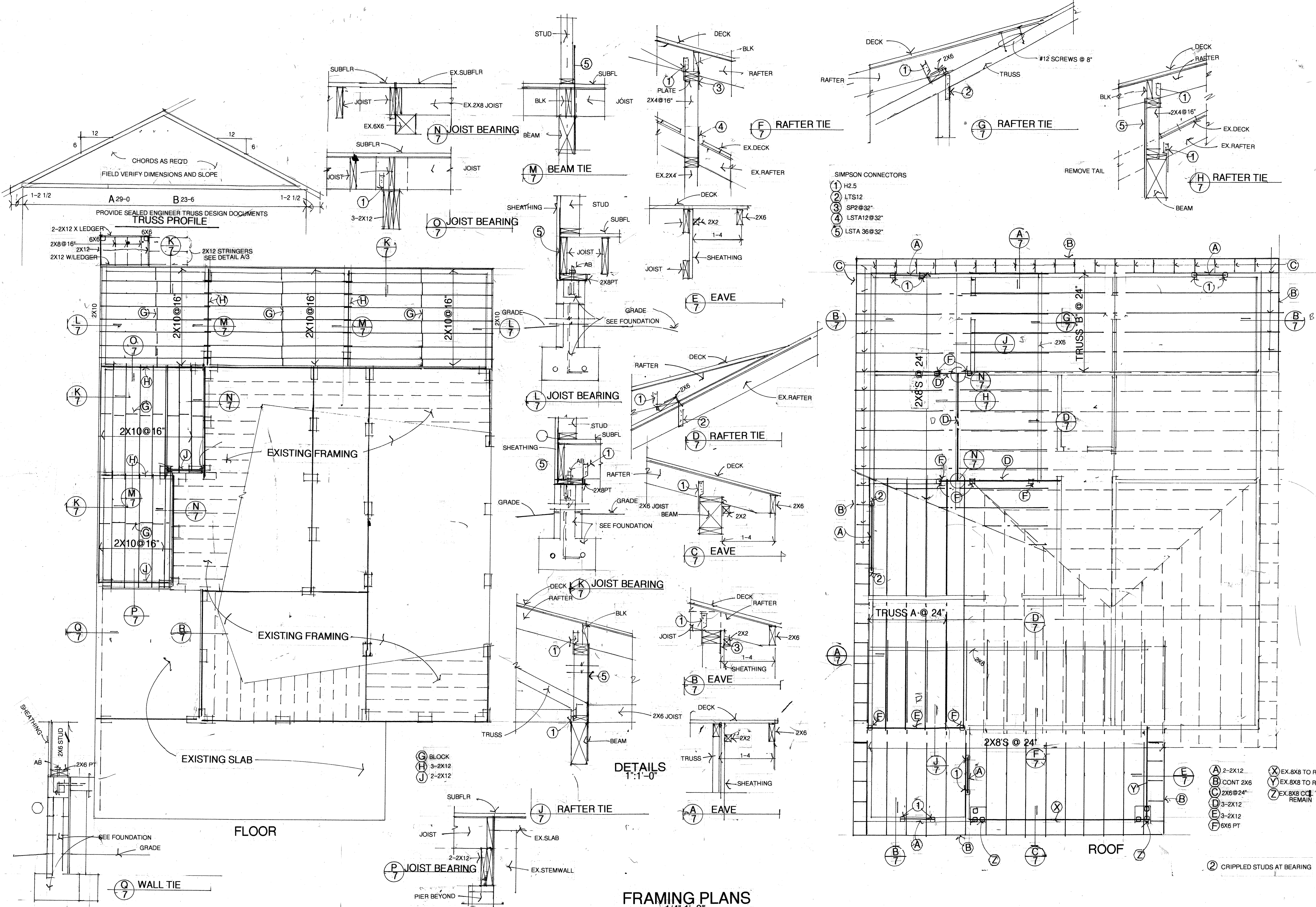
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ADDITIONS TO
1215 N. DEVILLERS STREET
PENSACOLA, FLA.

DATE: 15MAY24
JOB: 0324
REVISIONS:

4
SHEET



FRAMING PLANS
1/4"=1'-0"

FL REG
6869

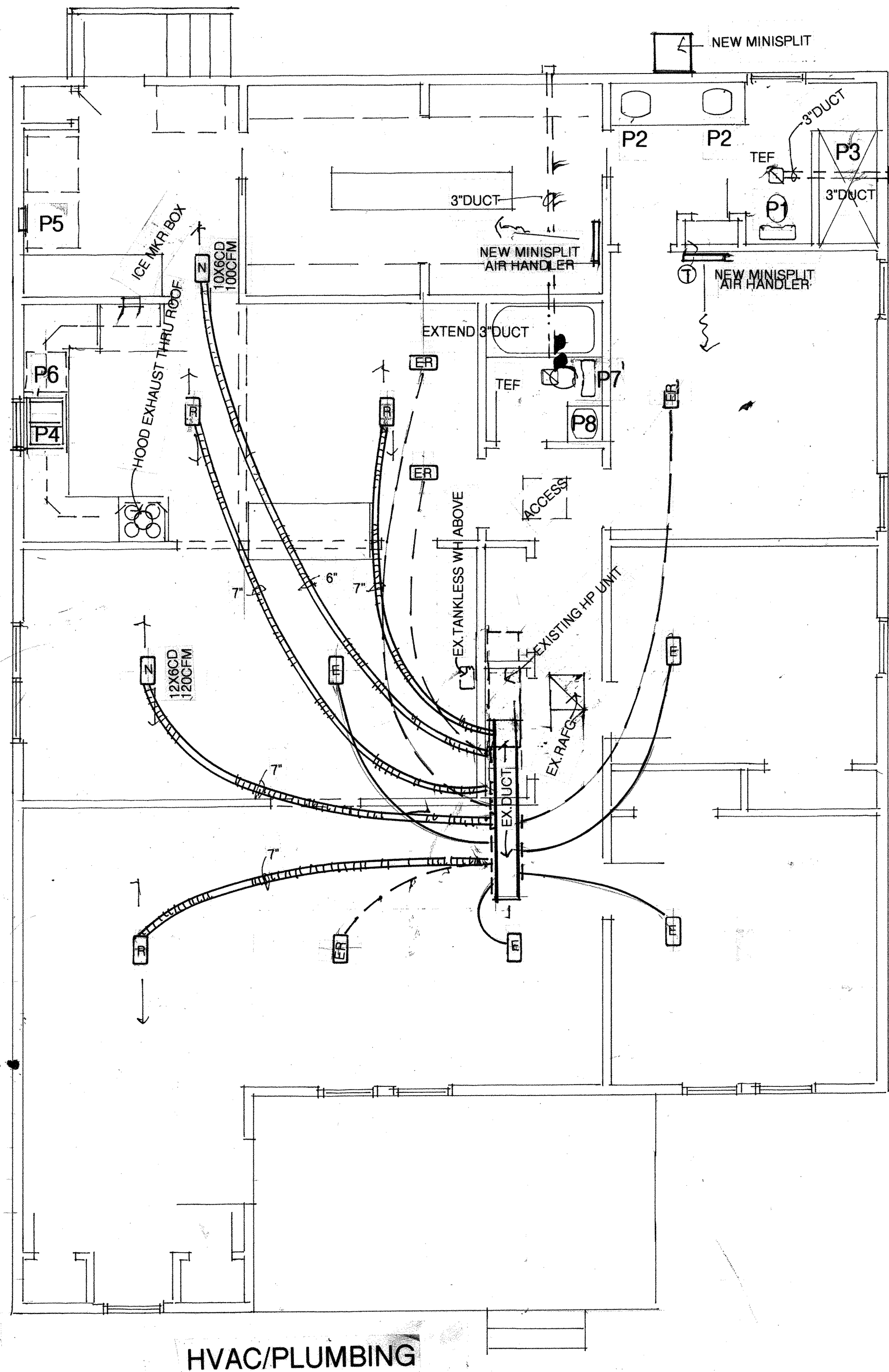
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ADDITIONS TO
1215 N. DEVILLERS STREET
PENSACOLA, FLA.

FIXTURES				
DESCRIPTION	CONNECTION	CW	HW	W
P1 WATERCLOSET	1/2"		3"	
P2 LAVATORY	1/2" 1/2"		1/2"	
P3 SHOWER	1/2" 1/2"		2"	
P4 SINK	1/2" 1/2"		1/2"	
P5 WASHER	1/2" 1/2"		2"	
P6 DISHWASHER	1/2" 1/2"			
P7 EXISTING				
P8 EXISTING				
EXISTING				

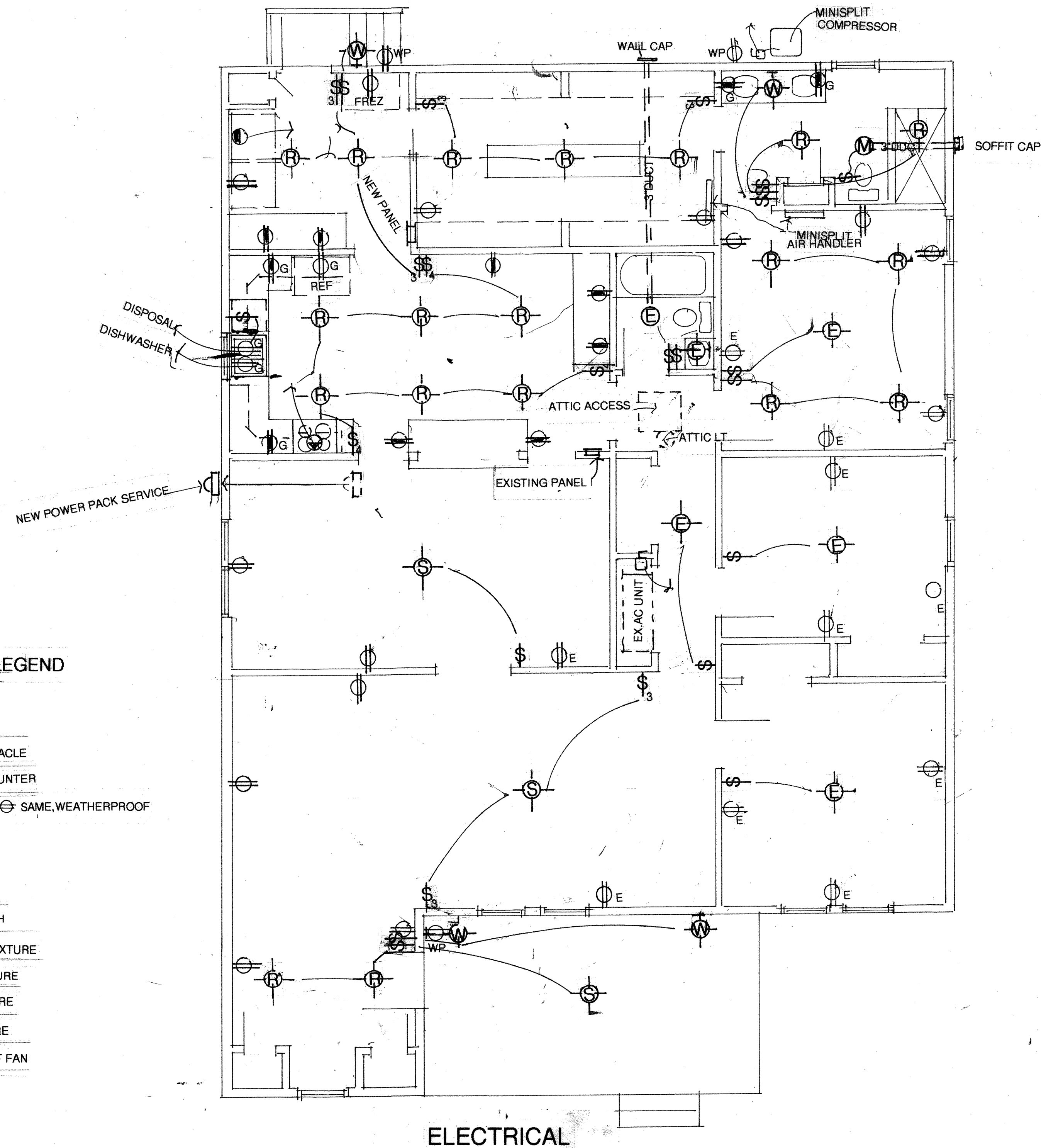
MINISPLIT SCHEDULE						
COOLING	HEATING	CFM	SEER	COP	STRIP	
24,000	24,000	800	17	4.0	220V/15A	

HVAC LEGEND	
RAFG	RETURN
(T)	DIGITAL THERMOSTAT
12X6	CEILING DIFFUSER
	FLEXIBLE DUCTING (NEW)
	RIGID FIBERGLASS DUCTING
---	EXISTING FLEX TO BE REMOVED
---	EXISTING FLEX DUCT
(ER)	EXISTING DIFFUSER TO BE RELOCATED
(E)	EXISTING DIFFUSER
(R)	RELOCATED DIFFUSER
(N)	NEW DIFFUSER
(F)	TOILET EXHAUST FAN



ELECTRICAL LEGEND	
(D)	DRYER OUTLET
(R)	RANGE OUTLET
(S)	DUPLEX RECEPTACLE
(SC)	SAME ABOVE COUNTER
(SGF)	SAME GFI
(SWP)	SAME, WEATHERPROOF
(E)	EXISTING
(1P)	1P SWITCH
(2P)	2P SWITCH
(S)	EXISTING SWITCH
(SMTD)	SURFACE MTD FIXTURE
(RMTD)	RECESSED FIXTURE
(WMTD)	WALL MTD FIXTURE
(E)	EXISTING FIXTURE
(M)	TOILET EXHAUST FAN
(D)	DISCONNECT

MEP PLANS
1/4"=1'-0"













City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-603

Zoning Board of Adjustments

6/25/2024

ACTION ITEM

SUBJECT:

1007 W. Brainerd Street
2024-013
R-1A / CRA Urban Design Overlay District

SUMMARY:

Kim Doleatto & Karl Lewis, homeowners, are requesting a variance to reduce the required front yard setback from 20 feet to 17 feet to accommodate a front porch addition.

Although this property falls within the CRA Urban Design Overlay, additions are exempt from those requirements.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application Brainerd Street
2. BrainerdSurvey
3. 2024090 - 1007 W Brainerd St - Full Set
4. PorchesNearBrainerd



City of Pensacola

*America's First Settlement
And Most Historic City*

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

ZBA-2024-013

VARIANCE APPLICATION

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Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

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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
CR Overlay

(To be Completed by Applicant)

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

Property Address: 1007 W Brainerd St., Pensacola, FL 32501
 Current use of property: Rental

1. Describe the requested variance(s): To allow us to build a covered deck/porch to replace existing small stoop. Proposed porch/deck will be anchored to footings and the house.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The home was built too close to front setback to allow

Planning Services
 222 W. Main Street * Pensacola, Florida 32502
 (850) 435-1670
 Mail to: P.O. Box 12910 * Pensacola, Florida 32521

for adequate front porch/deck. This issue doesn't apply to other homes in the area that are older and grandfathered. New homes in this area are allowed to have porch encroach up to 10ft.

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:

A variance is necessary in order to be granted a building permit for this remodel because our design has the proposed deck/porch encroaching into the front setback.

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 has no negative effect to other property owners because no adjacent property lines are being impacted and no view is being effected.

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

Simply that front porch neighborhoods and communities promote healthy relationships and interactions within communities. Also, occupants of the home can be protected from adverse weather upon entering.

Application Date: 5/23/24

Applicant:

Kim Doleatto (and Karl Lewis)

Applicant's Address:

1853 4th St., Sarasota, FL 34236

Email:

rprrmflorida@gmail.com Phone: 941 350-4675

Applicant's Signature:

Kim Doleatto 941 932-6269
(Karl's cell)

Property Owner:

Kim Doleatto

Property Owner's Address:

1853 4th St., Sarasota, FL 34236

Email:

Kimdoleatto@gmail.com Phone: 941 350-4675

Property Owner's Signature:

Kim Doleatto

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.



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES
PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: KARL LEWIS

JOB NO.: 23-15685-S-1

REQUESTED BY: KARL LEWIS

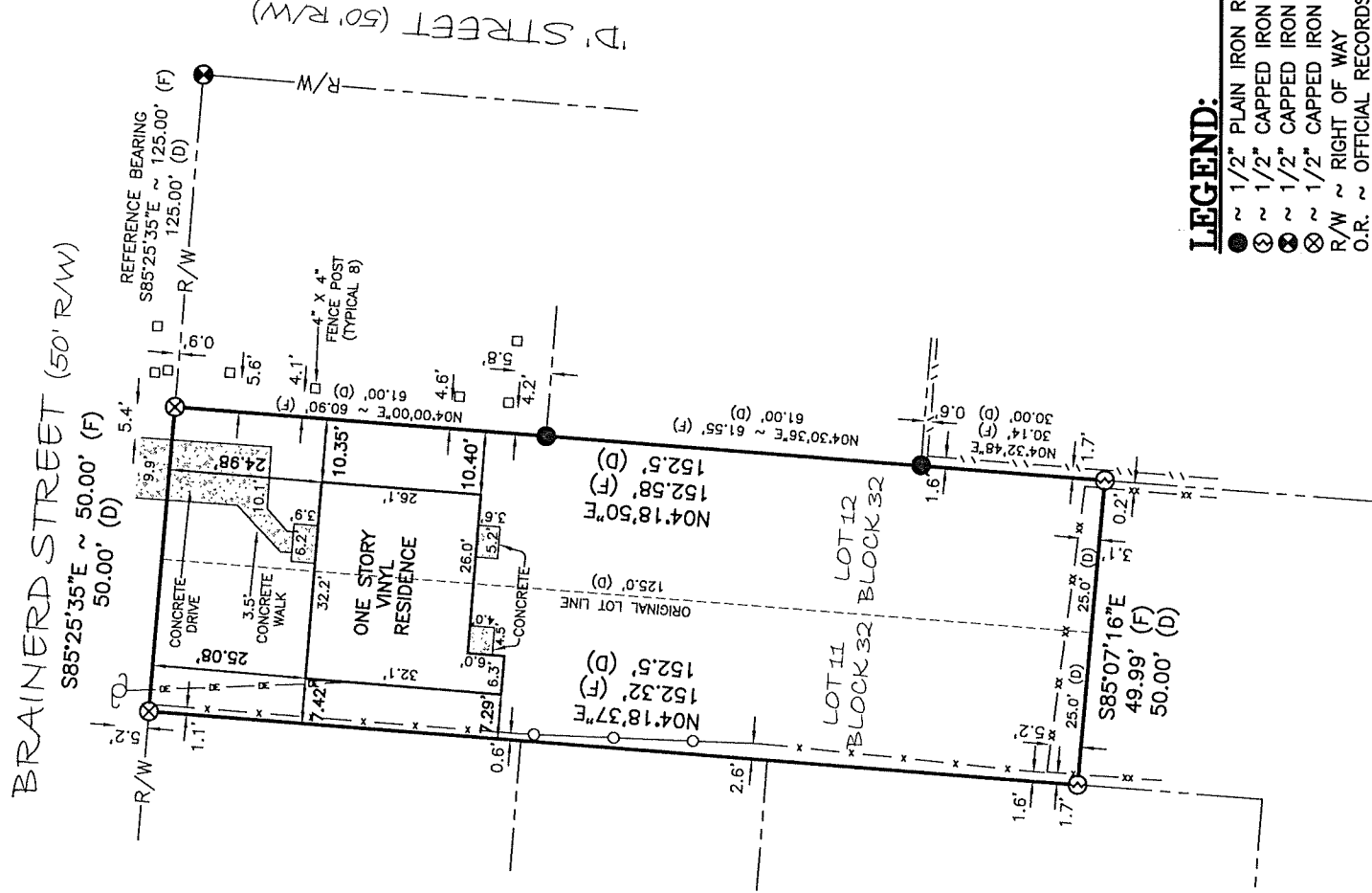
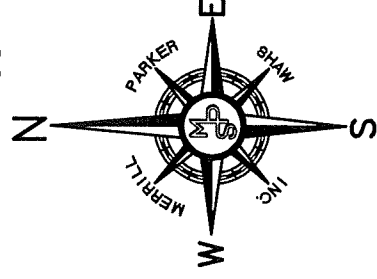
DATE: 1/23/24

PROPERTY ADDRESS: 1007 W. BRAINERD STREET

SCALE: 1" = 30'

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 85 DEGREES 25 MINUTES 35 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF BRAINERD STREET (50' R/W), AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE F.D.O.T. G.P.S. NETWORK.
- 2.) SOURCE OF INFORMATION: THE DEEDS OF RECORD; THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND EXISTING FIELD MONUMENTATION.
- 3.) 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.
- 4.) 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.
- 5.) 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.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) 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 FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.



LEGEND:

- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ① ~ 1/2" CAPPED IRON ROD, NUMBER 7092 (FOUND)
- ② ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (F) ~ FIELD MEASUREMENT / INFORMATION
- (D) ~ DEED / INFORMATION
- ~ INDICATES NOT TO SCALE
- DE ~ OVERHEAD ELECTRIC LINE
- \\ ~ 6' HIGH WOOD PRIVACY FENCE
- x ~ 4' HIGH CHAIN LINK FENCE
- ~ 4' HIGH WIRE FENCE
- xx ~ 6' HIGH CHAIN LINK FENCE
- ⊕ ~ UTILITY POLE

CERTIFIED TO:

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.

LEGAL DESCRIPTION: (O.R. BOOK 9079, PAGE 774)
LOT 11 AND 12, BLOCK 32, WEST KING TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

'BOUNDARY SURVEY WITH IMPROVEMENTS'

MEASUREMENTS MADE TO UNITED STATES STANDARDS

COPYRIGHT © 2019 BY MERRILL PARKER SHAW, INC.
P.C.: RB DRAFTED: DSP TYPED: DSP CHECKED: EWP

SHEET 1 OF 1

DESCRIPTION: SEE ABOVE

SECTION N/A, TOWNSHIP N/A, RANGE N/A, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED O.R. BOOK 9079, PAGE 774 *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 1/9/24, FIELD BOOK: 529, PG. 36

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

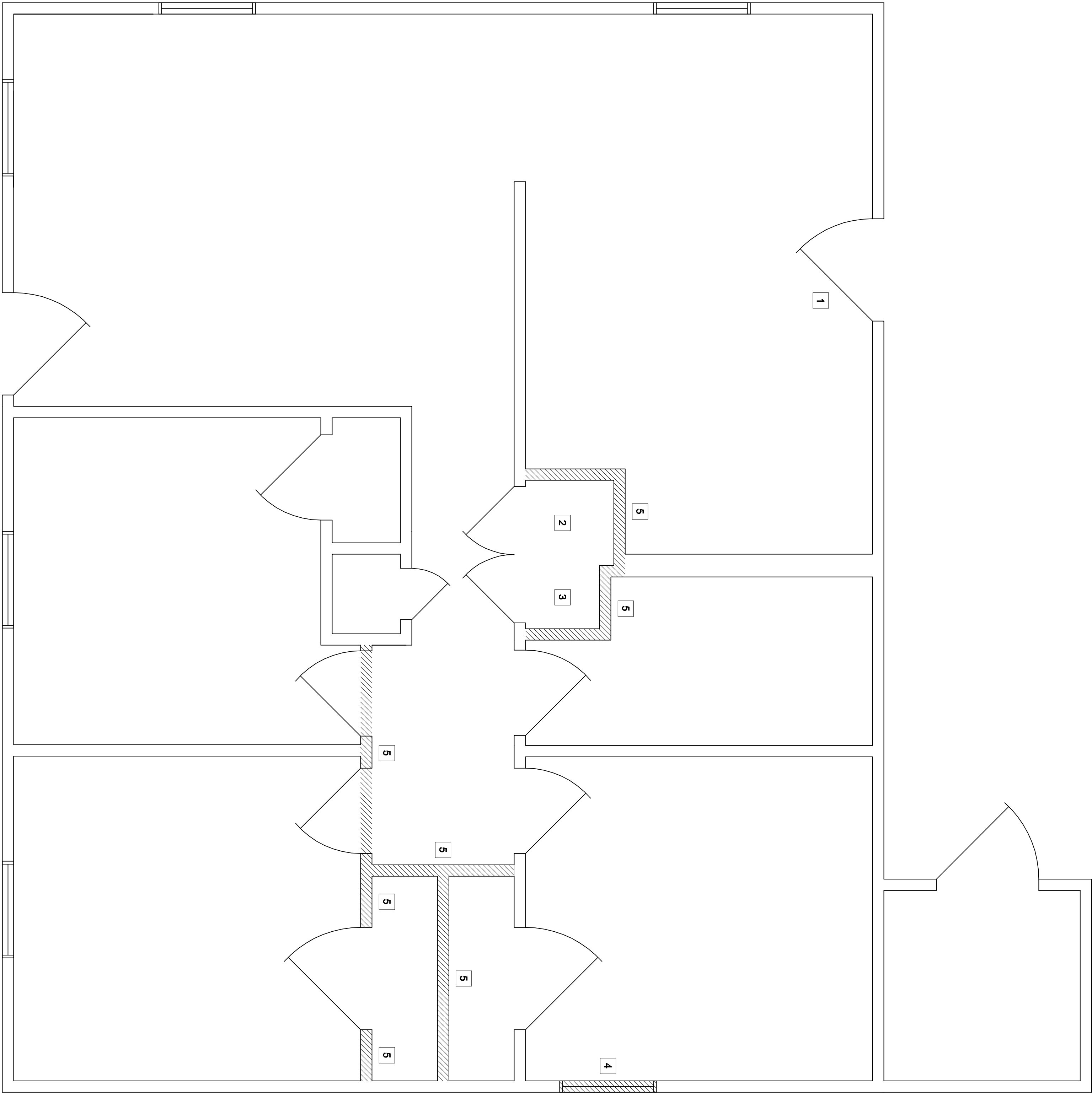
E. Wayne Parker DATE: 1/23/24

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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

DEMO PLAN

1. Remove Door and Change Swing Orientation.
2. Relocate HVAC Handler to Attic Space.
3. Relocate Water Heater to Rear Storage.
4. Remove Exterior Window and Infill Opening. Exterior to Match Existing.
5. Remove Interior Wall (Hatch) in Shown Locations;



PERMIT SET
READY FOR CONSTRUCTION



PROJECT NAME AND LOCATION

Home Renovation
1007 Brainerd St.
Pensacola, FL

SHEET CONTENTS

Proposed Demo Plan

This item has been digitally signed and sealed by Lawrence Scapecchi, PE on May 20, 2024.

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PROJECT NUMBER

2024090

PLOT DATE

May 20, 2024

DRAWN BY
LAS

CHECKED BY
LAS

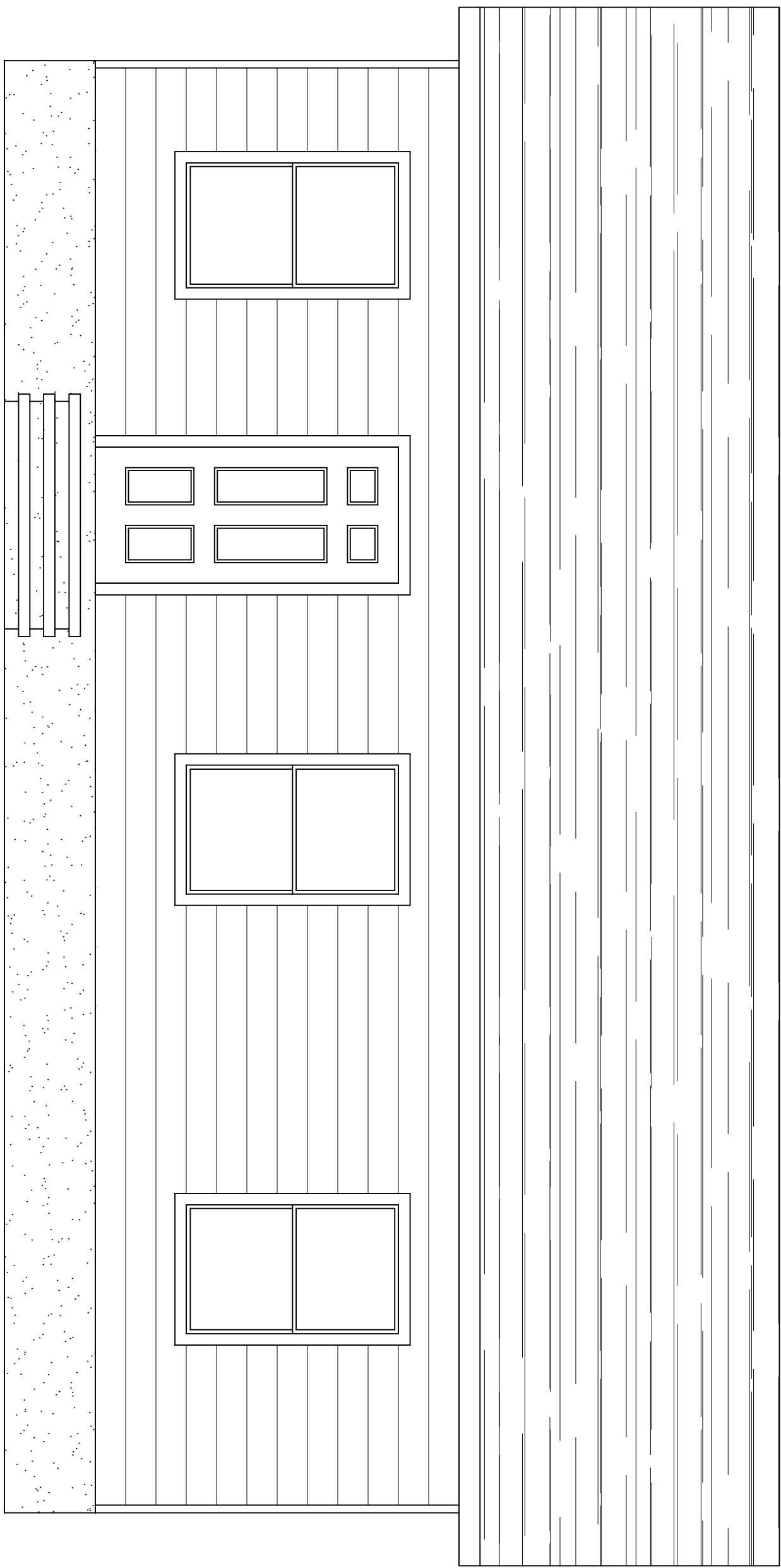
SHEET NUMBER

A1

SHEET 2

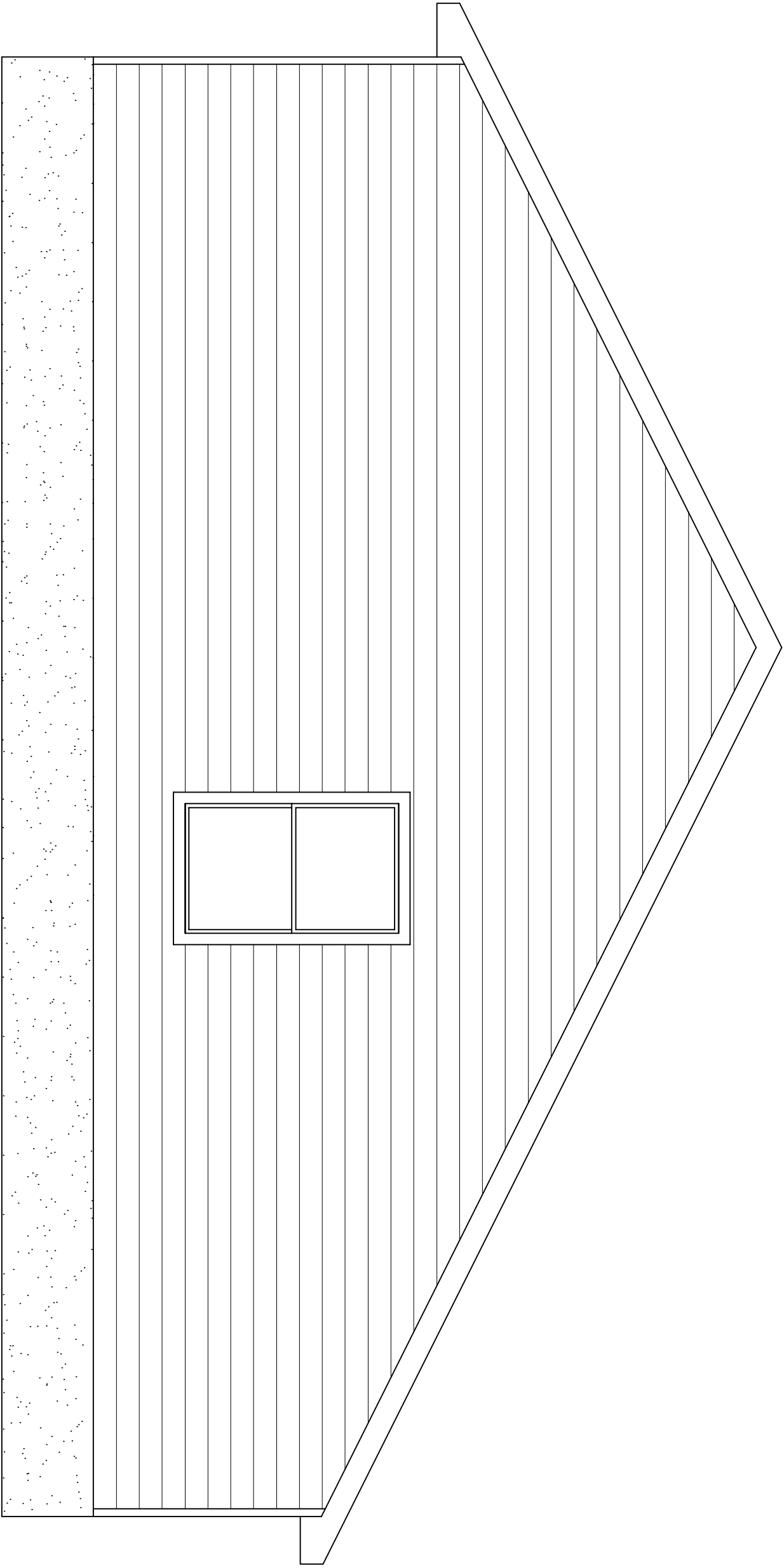
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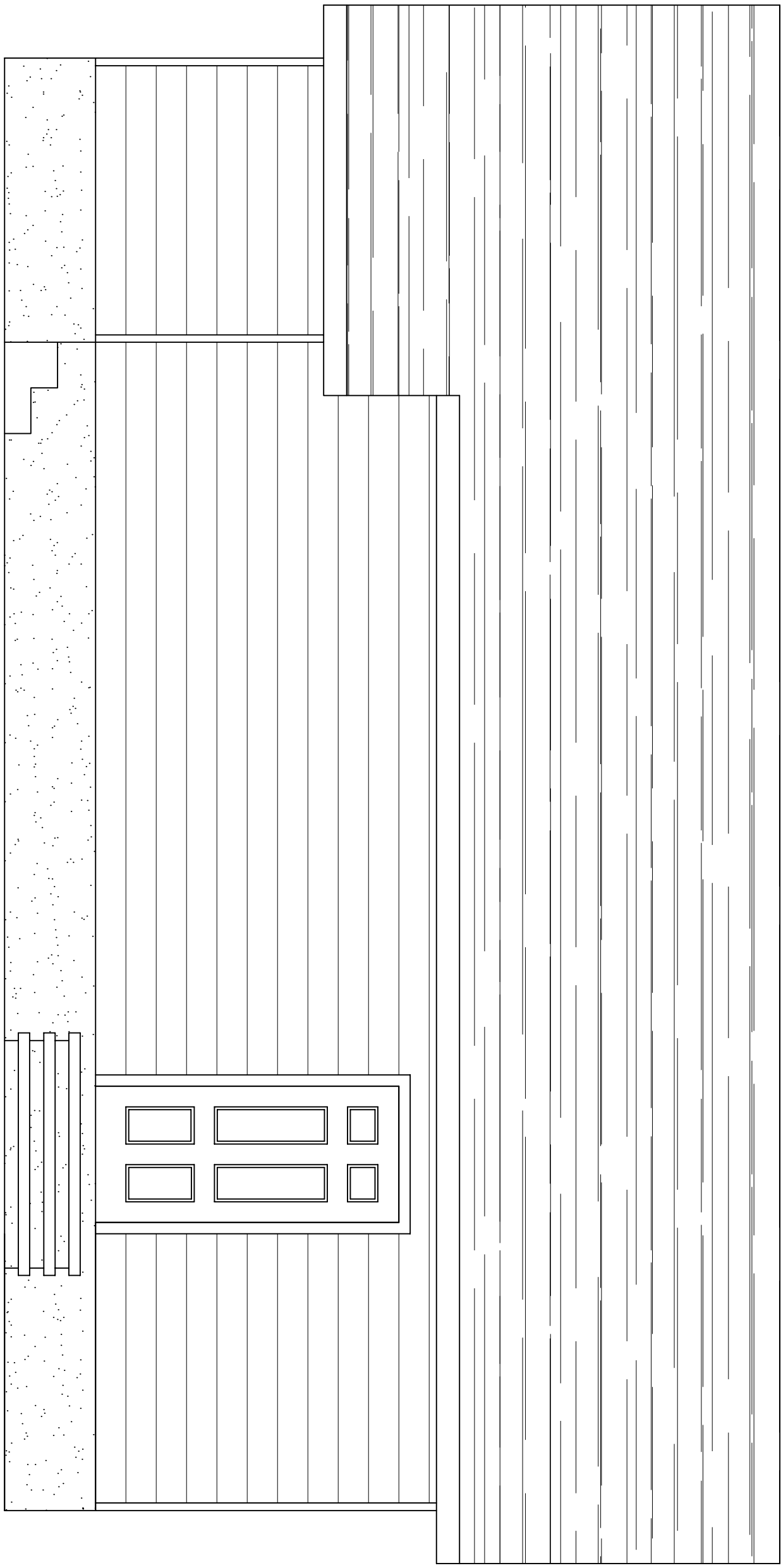
EXISTING FRONT ELEVATION

SCALE: 3/8" = 1'-0"



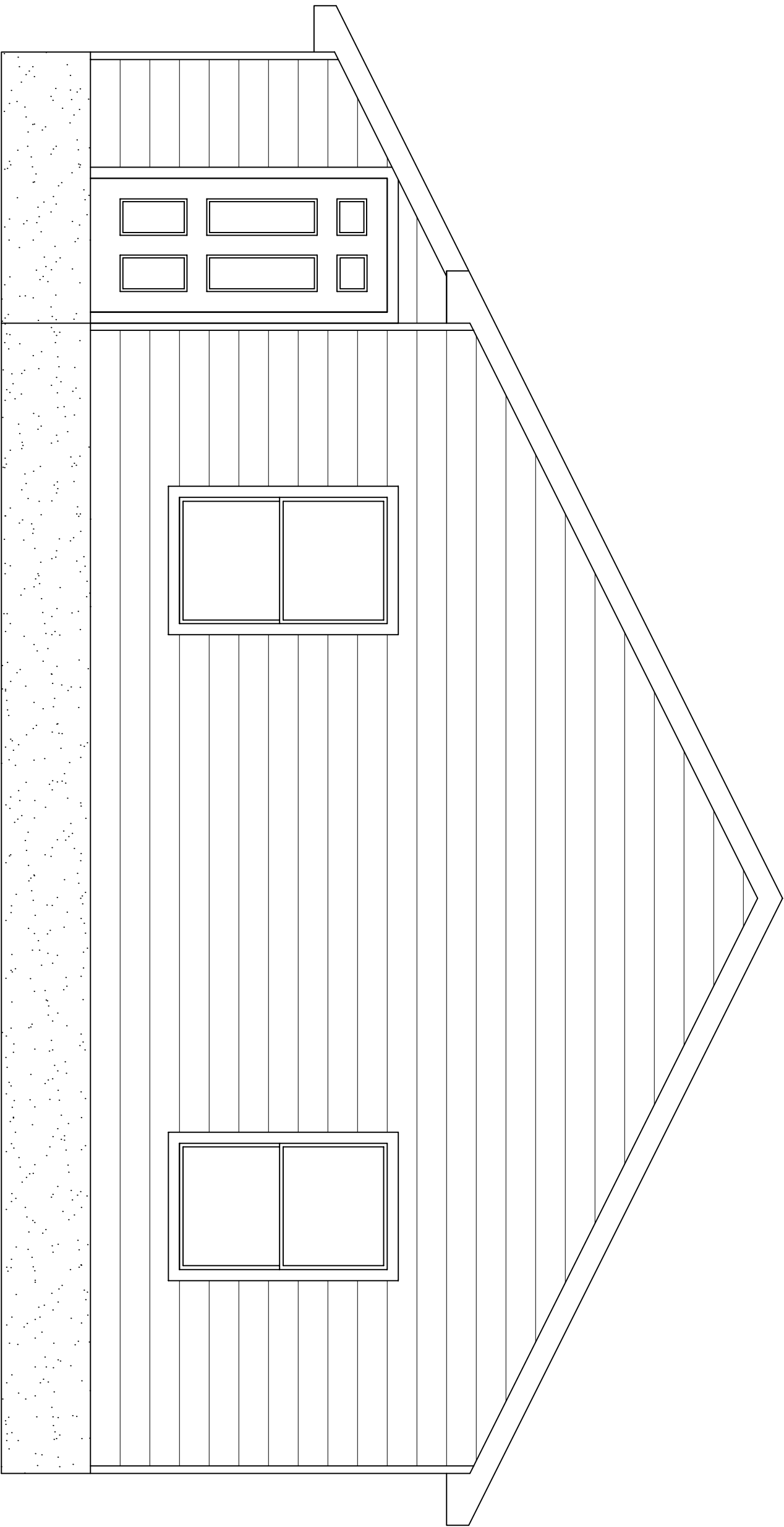
EXISTING RIGHT ELEVATION

SCALE: 3/8" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



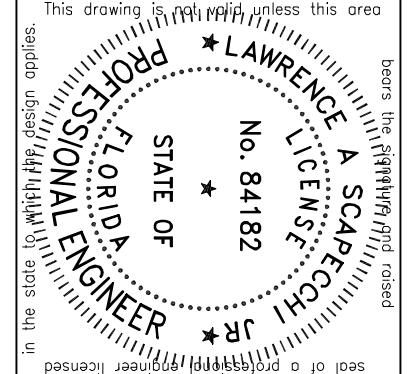
EXISTING LEFT ELEVATION

SCALE: 3/8" = 1'-0"

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SHEET CONTENTS

Elevation Details



PERMIT SET
READY FOR CONSTRUCTION



PROJECT NAME AND LOCATION

Home Renovation
1007 Brainerd St.
Pensacola, FL

SHEET NUMBER
A2
SHEET 3

DRAWN BY
LAS
CHECKED BY
LAS

PROJECT NUMBER
2024090
PLOT DATE
May 20, 2024

- NEW WORK PLAN

1.

Install New Side-by-Side Washer & Dryer in Kitchen.

2.

Install New Rear Door to Exterior.

3.

Construct New Front Wood-Framed Covered Deck.

4.

Construct New Rear Wood-Framed Deck.

5.

Remove and Replace Exterior Siding.

6.

Install New Gutters.

7.

Relocate HVAC Handler to Attic Space.

8.

Relocate Water Heater to Rear Storage.

9.

Remove Exterior Window and Infill Opening. Exterior to Match Existing.

10.

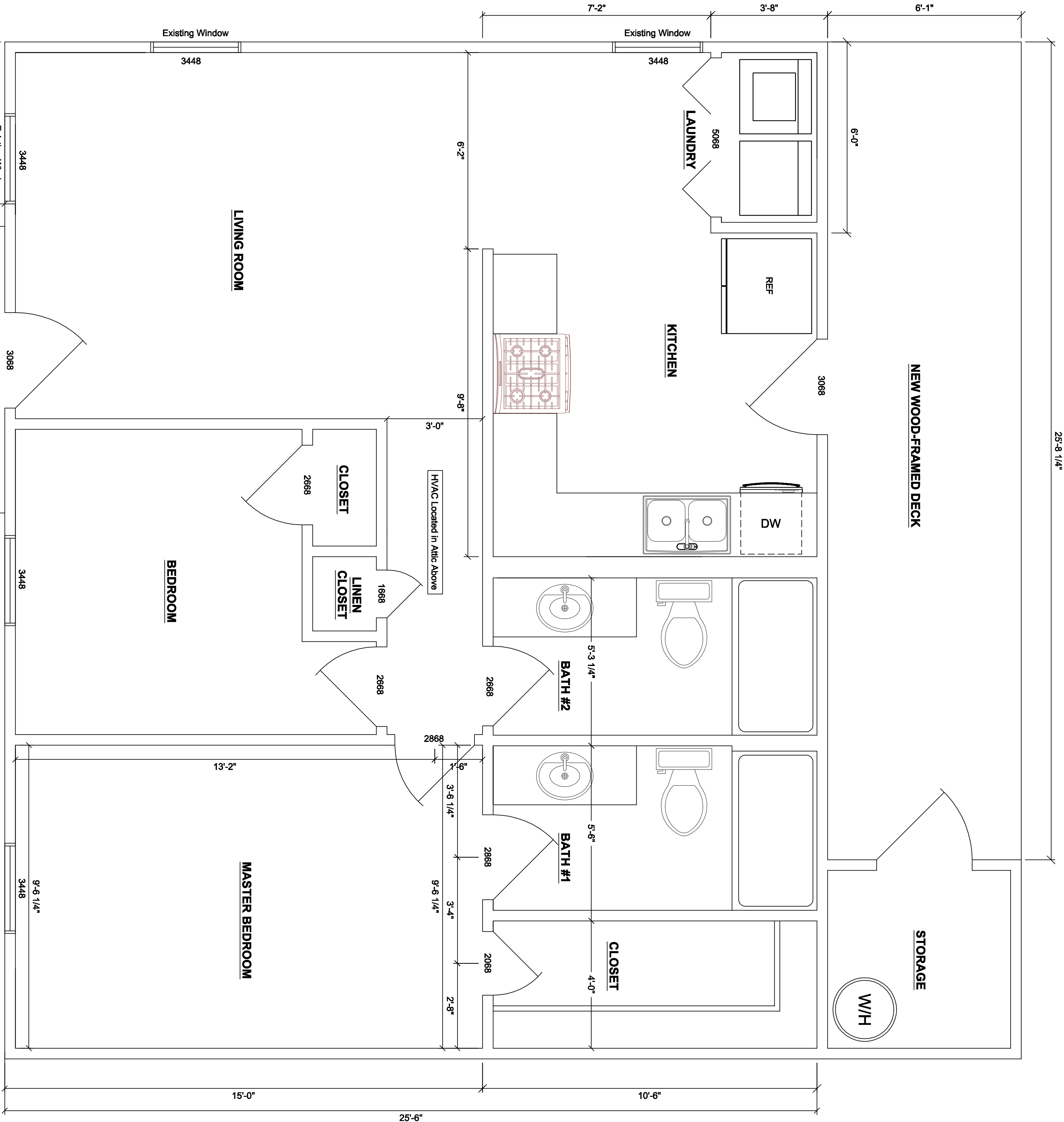
New Master Suite (Bedroom / Bath / Closet).

11.

Renovate Hall Bathroom.

12.

Renovate Kitchen.

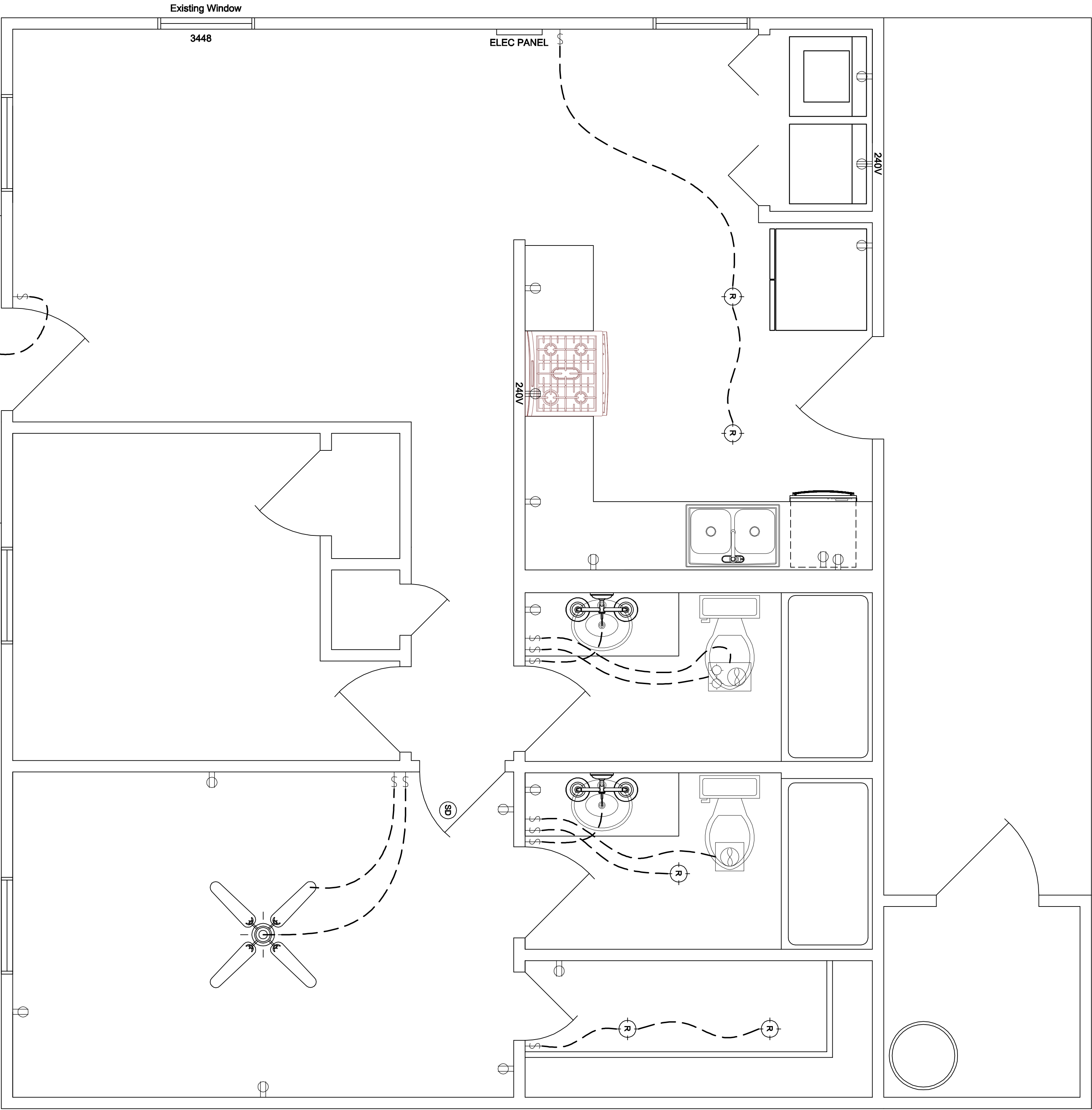


PROPOSED FLOOR PLAN

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

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SHEET NUMBER A3 SHEET 4		DRAWN BY LAS	CHECKED BY LAS	PROJECT NAME AND LOCATION Home Renovation 1007 Brainerd St. Pensacola, FL
PROJECT NUMBER 2024090		PLOT DATE May 21, 2024		
SHEET CONTENTS Proposed Floor Plan		This item has been digitally signed and sealed by Lawrence Scapecchi, PE on May 21, 2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.		
PERMIT SET READY FOR CONSTRUCTION		LANDMARK ENGINEERING & LAND PLANNING 7604 W. Fairfield Dr - Pensacola, FL 32506 Phone # (850) 470-9722 - Fax # (850) 470-9661 - www.LMEng.com FLPE 38946 - ALPE 21755 - FLCA 7378 - ALCA 2977 FLCGC 060900		

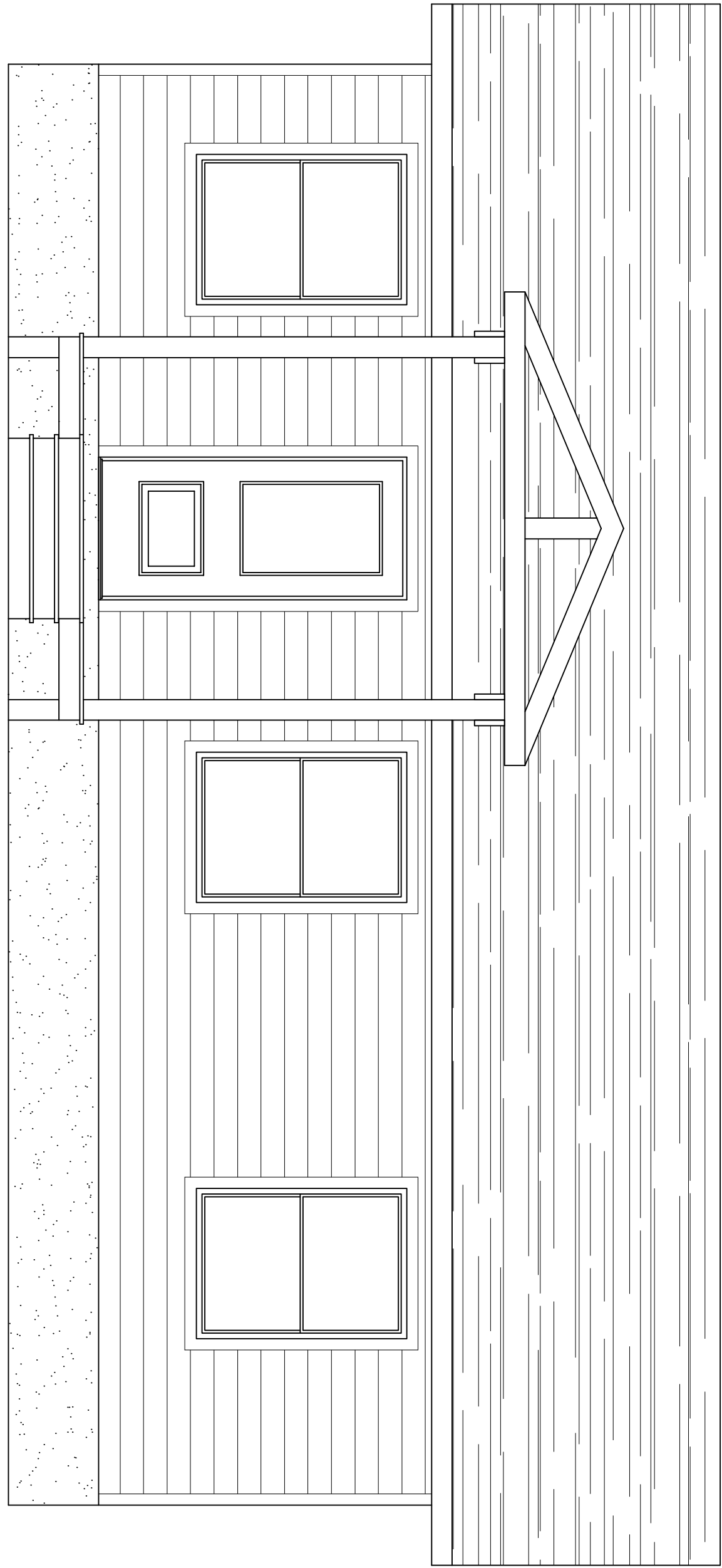


PROPOSED LIGHTING PLAN

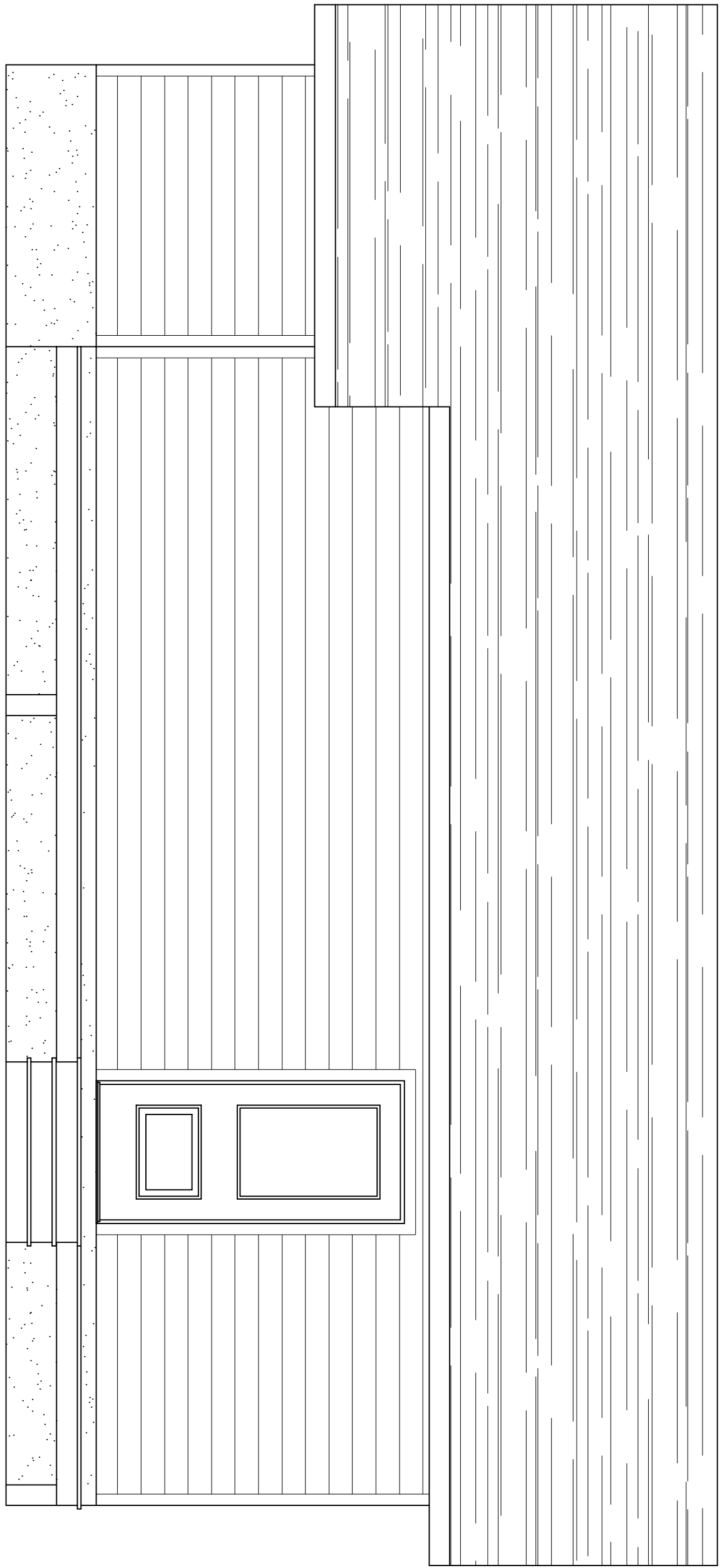
SCALE: 1/2" = 1'-0"

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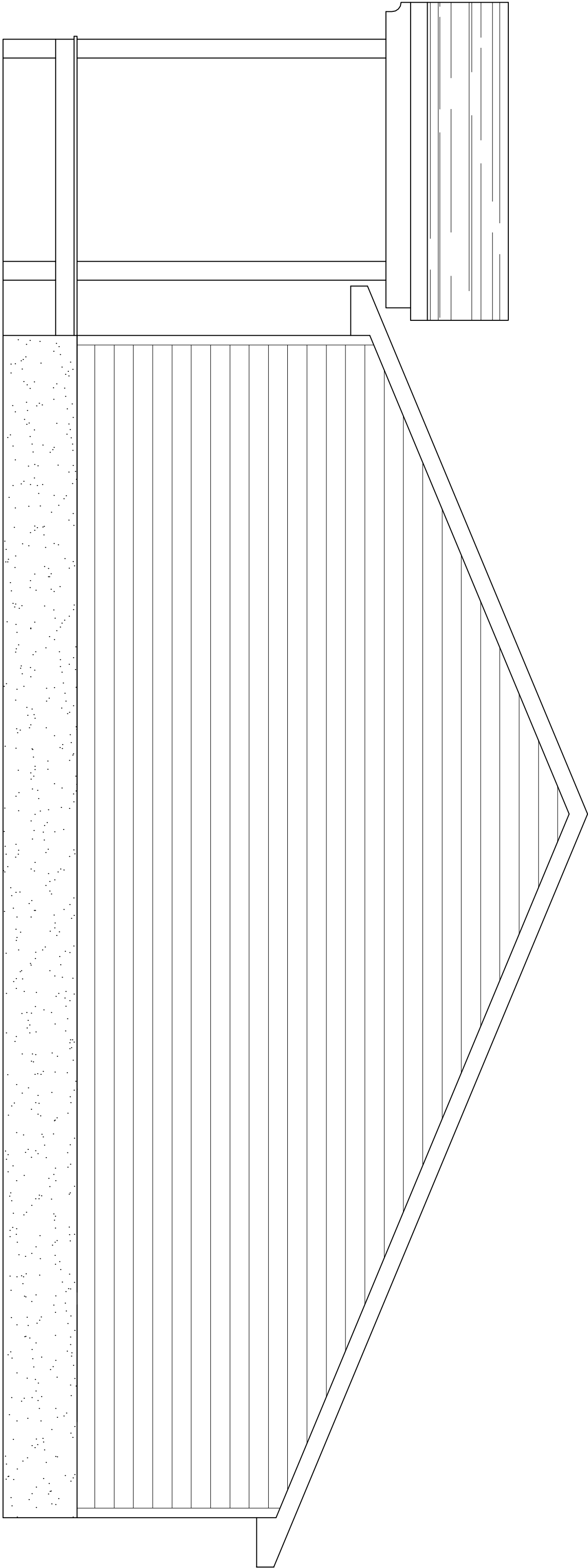
SHEET NUMBER A4 SHEET 5		DRAWN BY LAS	CHECKED BY LAS	PROJECT NAME AND LOCATION Home Renovation 1007 Brainerd St. Pensacola, FL
PROJECT NUMBER 2024090		PLOT DATE May 21, 2024		 7604 W. Fairfield Dr - Pensacola, FL 32506 Phone # (850) 470-9722 - Fax # (850) 470-9661 - www.LMEng.com FLPE 38946 - ALPE 21755 - FLCA 7318 - ALCA 2977 FLCGC 060900
SHEET CONTENTS Proposed Lighting Plan		This item has been digitally signed and sealed by Lawrence Scapecchi, PE on May 21, 2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.		



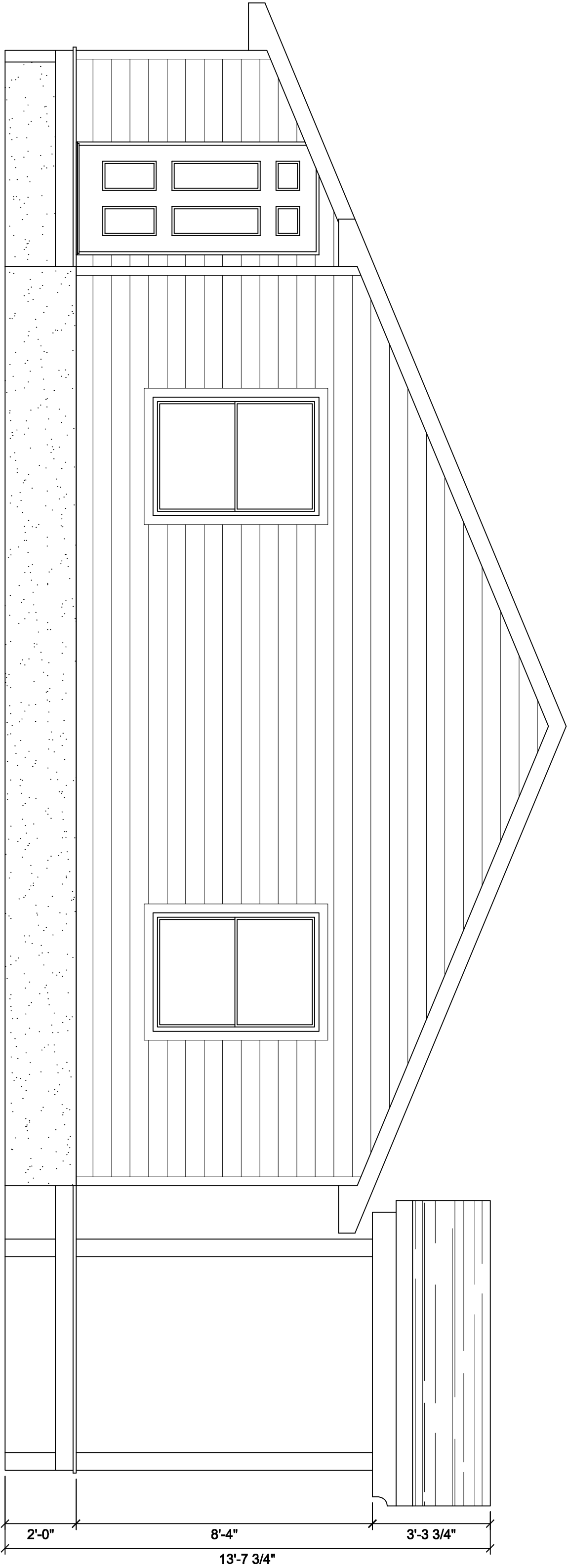
PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/8" = 1'-0"

EXISTING RIGHT ELEVATION

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PROJECT NAME AND LOCATION

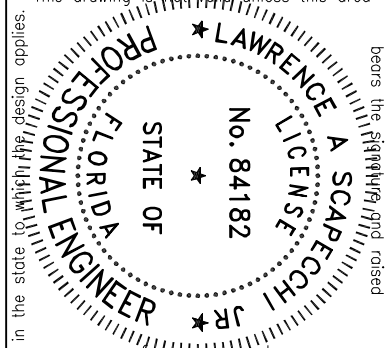
Home Renovation

1007 Brainerd St.

Pensacola, FL



PERMIT SET
READY FOR CONSTRUCTION



SHEET CONTENTS

New Elevations

PROJECT NUMBER

2024090

PLOT DATE

May 21, 2024

DRAWN BY

LAS

CHECKED BY

LAS

SHEET NUMBER

A5

SHEET 6

1. Soil Condition and Preparation

1. **Contractors Responsibilities:** The contractor is responsible for the following:
 1. Verifying all dimensions on site and design drawings.
 2. Verifying Flood zone and these flood elevation requirements.
 3. Verifying FEMA approved materials for flood resistant construction in a Flood zone.
 4. Verifying the installation of all water-proofing, weather-proofing, and flashing of the structure.
 5. Verifying the installation of all structural elements, including foundations, structural steel, and structural concrete.
 6. Proper termite treatment of the build site and structure.
 7. Complying with all OSHA regulations.
 8. Contact the EOR for any discrepancies found on the plans or on-site.
2. The contractor bears the sole responsibility for means, methods, techniques, sequences, and procedures of construction.

The Contractor is responsible for the following

1. Verifying all dimensions on site and design drawings;
2. Verifying FEMA flood zone and base flood elevation requirements;
3. Verifying FEMA approved materials for flood resistant construction in a flood zone;
4. For the installation of all water-proofing, weather-proofing, and flashing of the structure
5. Ensuring all hardware is installed per industry and state standards;
6. Proper termite treatment of the build site and structure;
7. Complying with all OSHA regulations;
8. Contact the EOR for any discrepancies found on the plans or on-site;

The Contractor bears the sole responsibility for means, methods, techniques, sequences and procedures of construction.

Exterior glazed openings in buildings located in windborne debris regions shall be protected

1. Opening in sunrooms, balconies, or enclosed porches constructed under existing roofs shall meet the requirements of the Large Missile Test of ASTM E1196 and ASTM E1886 as modified in Section 301.2.12.1, TAS 201, 202, and 203, or AAMA 506, as applicable. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/IDAAMA 115.

2. doors are not required to be protected provided the spaces are separated from the building interior by a wall and all openings in the separating wall are protected in accordance with this section. Such space shall be permitted to be designed as either partially enclosed or enclosed structures. Storage sheds that are not designed for human habitation and that have a net floor area of 720 sq. ft. or less are not required to comply with the mandatory wind-borne debris impact standard of this code.

1. Pre-engineered floor trusses, conn

1. professional engineer (PE) registered in the state of which the project is to be constructed. The engineer shall provide signed and sealed shop drawings for construction and installation of the floor truss system.
2. The contractor shall follow the truss manufacturer's layout and drawings when installing floor trusses.
3. The contractor shall submit shop drawings to the Engineer of Record (EOR) for approval. At a minimum, shop drawings shall include design loads, wind loads, truss layout, and truss reactions.
4. All bracing in the truss shall be #2 southern yellow pine (SYP).
5. Install $\frac{3}{8}$ " TIG deck over floor trusses. Contractor shall install continuous, 15-gauge, 18-gal. steel deck, or equivalent, on truss top chord prior to placement of sulfur.
- 5.1. Fasten sulfur to trusses with #8 x 2" subfloor screws @ 6" o.c. (edges / field) with 8d RF nails @ 6" o.c. (edges / field)

1. Pre-engineered roof trusses, connections, and bracing shall be designed by a

1. professional engineer (PE) registered in the state of which the project is to be constructed. The engineer shall provide signed and sealed shop drawings for the construction and installation of the floor truss system.
2. The contractor shall follow the truss manufacturer's layout and drawings when installing roof trusses.
3. Truss manufacturer shall submit shop drawings to the Engineer-Of-Record (EOR) for approval. At a minimum, shop drawings shall include design loads, wind loads, truss layout, and truss reactions. Truss-to-wall/light connections shall be specified in shop drawings.
- 3.1. If truss-to-wall connections are not specified by manufacturer, contractor shall

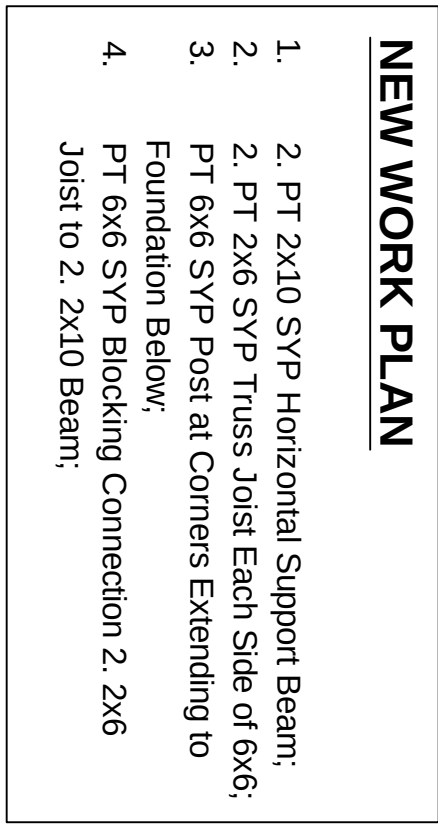
1. All wood materials in contact with concrete, CMU block, or is exposed to elements

1. (such as: weather, water, etc.) shall be pressure treated;
2. All exterior posts shall be #2 SYP or better.
3. Studs shall be #2 SYP, U.N.O. or SYP material.
4. Nails or joists, 1" floor joists or beams shall be the Florida Building Code Residential.
- 4.1. Holes bored through joist shall not be within the bottom of top 2" of the joist.
5. Holes shall not exceed 1/3 of the joist depth.
- 5.1. All LV, beams, G/lan (GJB) beams, and Versa-Lam columns shall be manufactured by an APA member manufacturer and shall meet APA specification.
- 5.1.1. LV, beams shall meet the following minimum material properties:

- 5.1.1 $P_V = 2900$ PSI
- 5.1.2 $P_V = 2600$ PSI
- 5.1.3 P_C (parallel) = 3200 PSI
- 5.1.4 P_C (perpendicular) = 1750 PSI
- 5.1.5 $E = 2 \times 10^6$ PSI
- 5.2 GLB beams shall meet the following minimum material properties:
- 5.2.1 $P_V = 2400$ PSI
- 5.2.2 $P_V = 300$ PSI
- 5.2.3 P_C (parallel) = 1650 PSI
- 5.2.4 P_C (perpendicular) = 740 PSI
- 5.2.5 $E = 1.8 \times 10^6$ PSI
- 5.3 Versa-Lam columns shall have the following minimum material properties:
- 5.3.1 $P_V = 3200$ PSI
- 5.3.2 $P_V = 2500$ PSI
- 5.3.3 $P_V = 180$ PSI
- 5.3.4 P_C (parallel) = 3000 PSI
- 5.3.5 P_C (perp.) = 450 PSI
- 5.3.6 P_{Cv} (perp.) = 750 PSI
- 5.3.7 $E = 1.8 \times 10^6$ PSI
- 5.3.8 Design Material = Versa-Lam Column 1.8E2/750



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

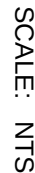


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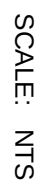


SCALE: NTS

SCALE: NTS



SCALE: NTS

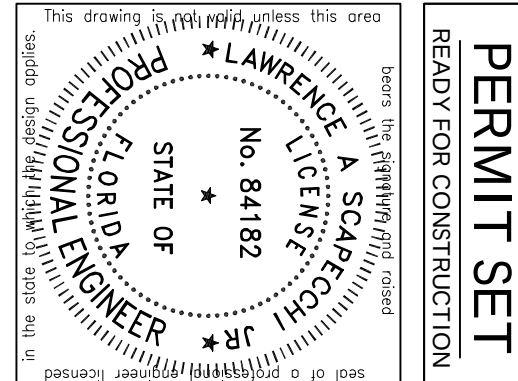


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PROJECT NAME AND LOCATION

1007 Brainerd St.

Pensacola, FL



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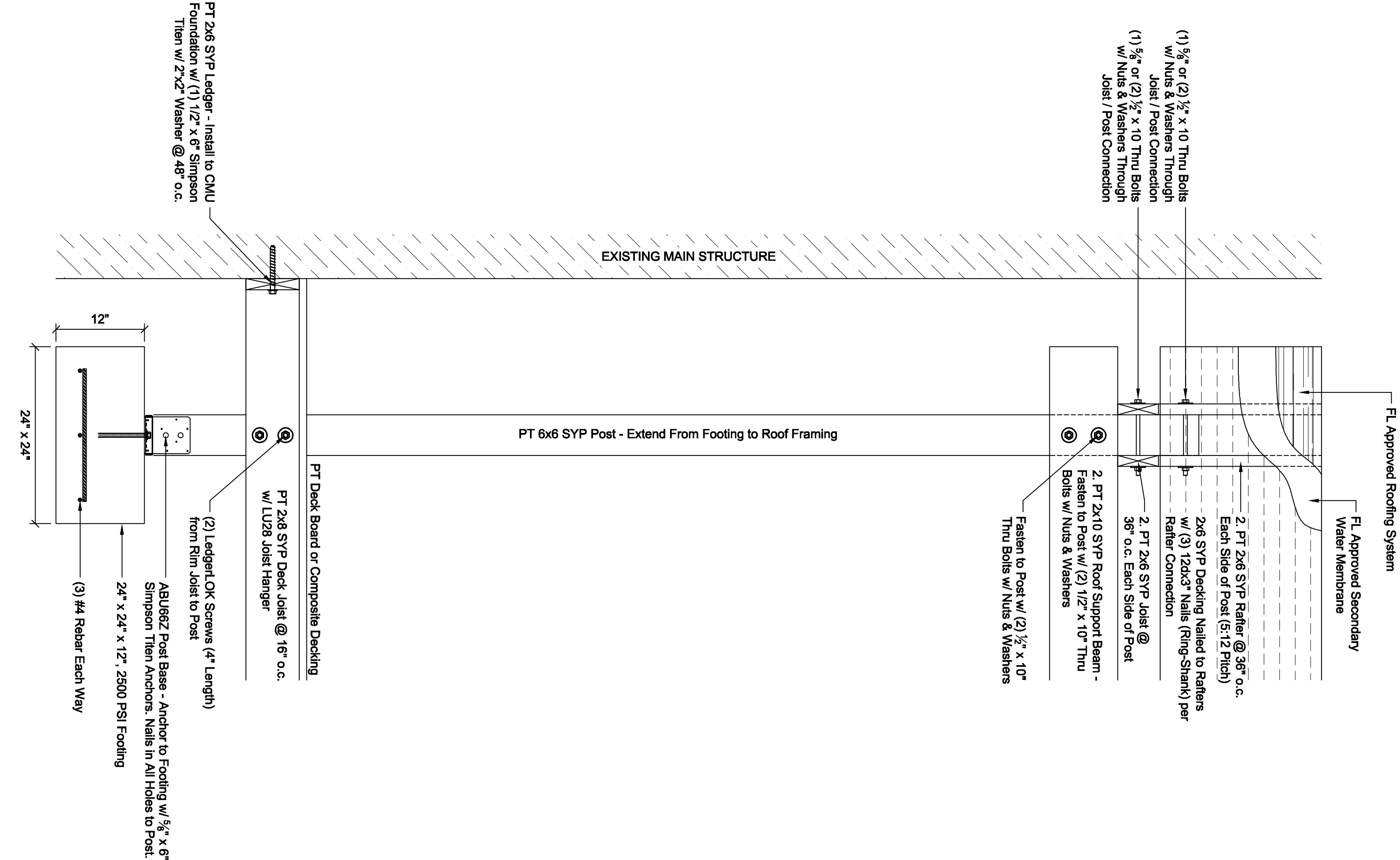
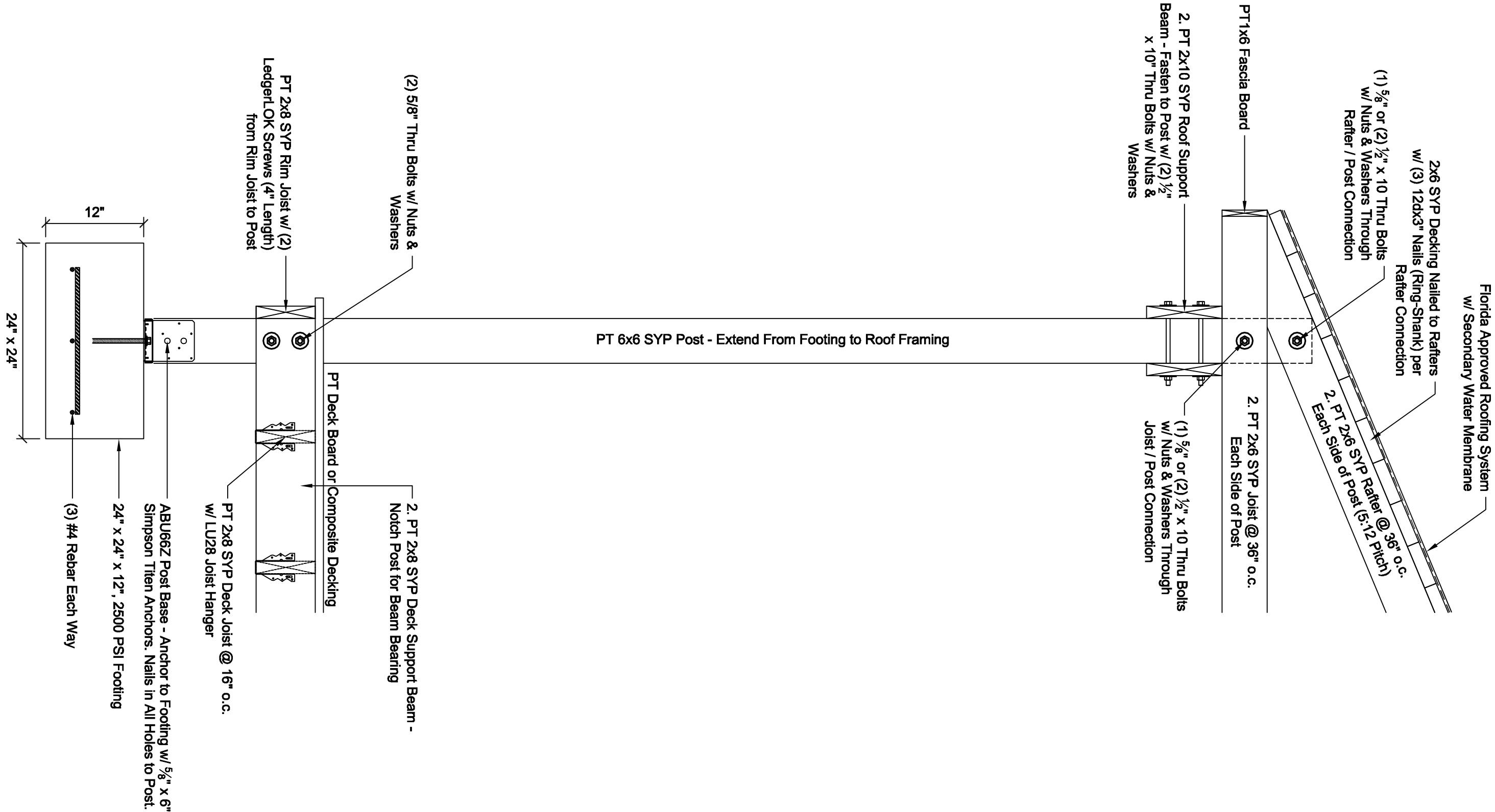
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SHEET CONTENTS	This item has been digitally signed and sealed by Lawrence Scapecchi, PE on May 21, 2024.
Existing Structural Details	Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT NUMBER	
20224090	
PLOT DATE	
May 21, 2024	
DRAWN BY	CHECKED BY
LAS	LAS

SHEET NUMBER
S1
SHEET 7

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FRONT PORCH CROSS SECTION @ EAVE

SCALE: NTS

FRONT PORCH CROSS SECTION @ WALL

SCALE: NTS

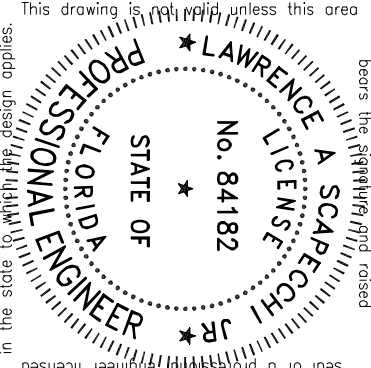
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SHEET CONTENTS

Existing Strctrual Details

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PERMIT SET
READY FOR CONSTRUCTION

LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr - Pensacola, FL 32506
Phone # (850) 470-9722 - Fax # (850) 470-9661 - www.LMEng.com
FLPE 38946 - ALPE 21755 - FLCA 7378 - ALCA 2977
FLCGC 060900

PROJECT NAME AND LOCATION

Home Renovation
1007 Brainerd St.
Pensacola, FL

DRAWN BY
LAS

CHECKED BY
LAS

PROJECT NUMBER
2024090

PLOT DATE
May 21, 2024

SHEET NUMBER
S2

SHEET 8





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-604

Zoning Board of Adjustments

6/25/2024

ACTION ITEM

SUBJECT:

4243 Futura Drive
2024-014
R-1AAA

SUMMARY:

John and Val Halsey, homeowners, are requesting a variance to reduce the required side yard setback from 7.5 feet to 5 feet to accommodate a proposed 14 x 28 site-built storage shed.

The applicants inadvertently had the additional concrete pad poured for the shed 5 feet from the side property line. Under the assumption that the driveway contractor applied for the necessary permits. There was an approved engineering driveway permit only. The permit for the storage shed had not been approved and was in for review.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 4243 Futura Drive



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


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

ZBA 2024-014

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) _____ Zoning _____

(To be Completed by Applicant)

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

Property Address: 4243 Futura Drive, Pensacola FL 32504

Current use of property: Residence

1. Describe the requested variance(s): Request that the side yard setback be 5' instead of 7.5'.

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 sheet

Planning Services
 222 W. Main Street * Pensacola, Florida 32502
 (850) 435-1670
 Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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 main reason is that the slab has already been poured because we were told by the contractor that the permit had been approved. We relied on him to get the permit, and thought we had done everything we were supposed to do. We can't move the slab and can't afford to tear it up and have another one poured.

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

Nobody will even be aware of it except our next door neighbors, Richard and Deborah Combs.

They do not care at all - see attached declaration.

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

Only 3' of the building encroaches the rear yard setback of 30'. We were told that if we had made the building shorter, or rotated it 90 degrees, it would have been permitted for the building to be only 3' from the side and back property lines instead of 7.5' from the side. So we are hoping that the board will decide that the 5' we are asking for is reasonable under the circumstances. This was an honest mistake, on our part and probably on the contractor's part as well.

Application Date: 6/03/2024

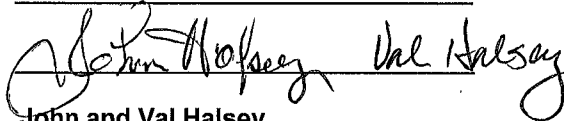
Applicant: John and Val Halsey

Applicant's Address: 4243 Futura Drive

Email: halseybldg@gmail.com

Phone: 850-375-4505

Applicant's Signature:



Property Owner:

John and Val Halsey

Property Owner's Address:

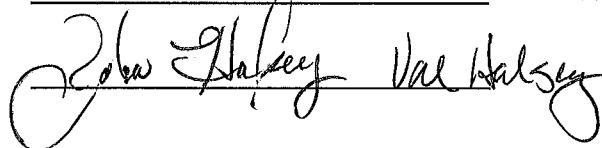
4243 Futura Drive

Email:

halseybldg@gmail.com

Phone: 850-777-4127 (Val's)

Property Owner's Signature:



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

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

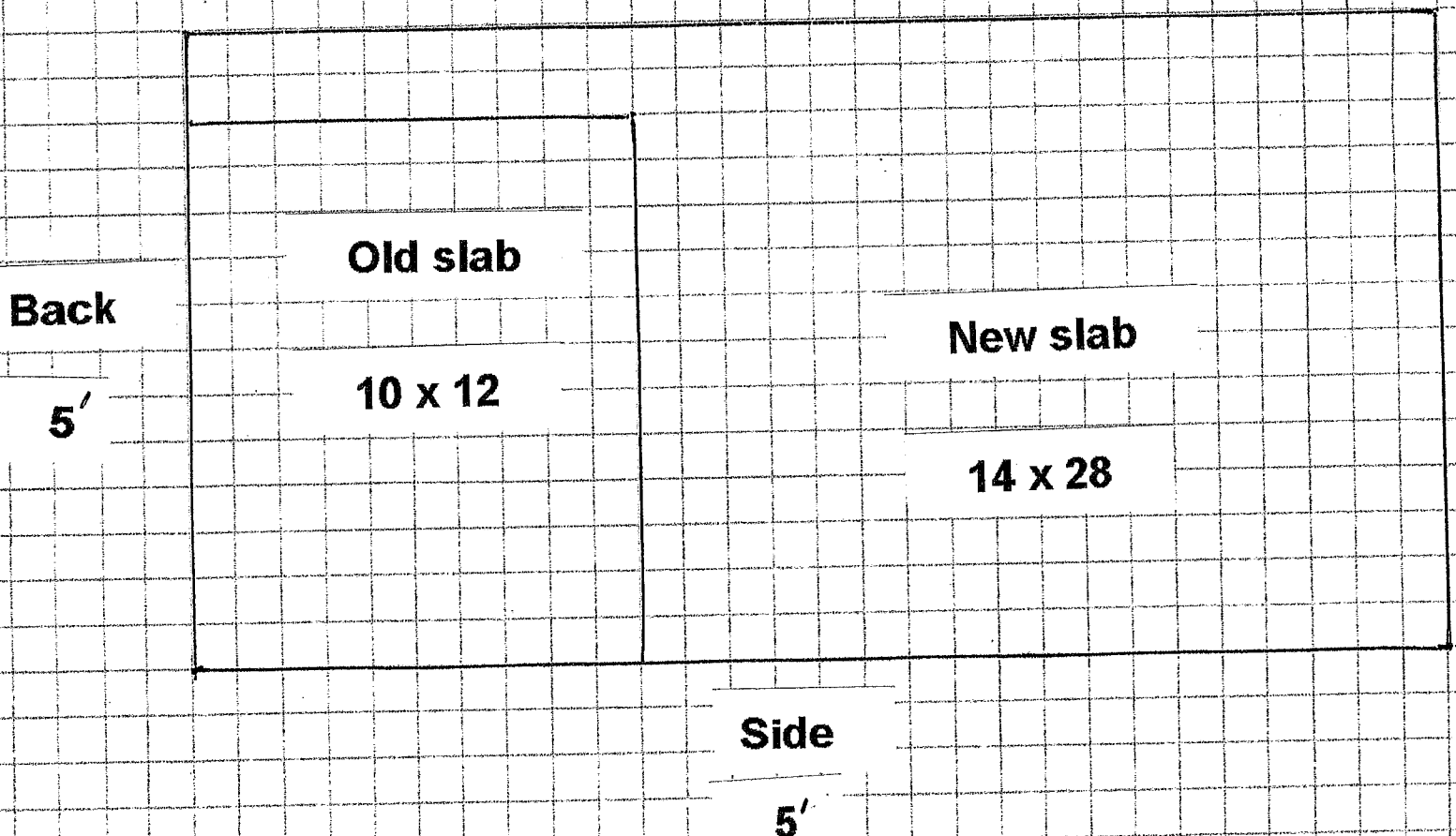
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

2. There is a concrete slab already in the place intended for the requested building which we thought was already permitted.

A few weeks ago, we had our driveway replaced and had this slab poured on the same job. There was already a smaller slab in the corner measuring 10' x 12' with an old shed on it which was rotting. This slab was 5' from both the back and side property lines. We tore down the old rotting shed, and planned to extend the slab so it measured 14' x 28'. We hired a contractor who applied for the permit, and when he said the permit had been issued, he did both the driveway and the slab extension.

Then we applied for a permit to put the building up. The building has already been designed and pre-fabricated at 14' x 28' by Baldwin Truss Co. It has been cut and they are waiting for the permit to assemble it on the slab.

It was only when we submitted the permit request for the building to be put up that we learned that the slab was supposed to be 7.5' from the side yard. I called the contractor and asked him how the slab could be permitted but not the building. He told me that the slab didn't need a permit, only the driveway did. His permit only covered the driveway. Apparently he was mistaken, so here we are.



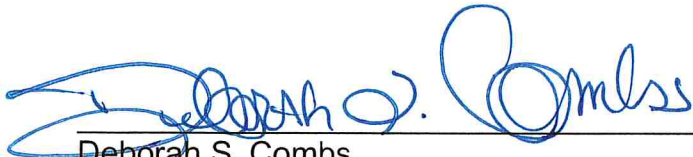
We, Richard and Deborah Combs, live next door to John and Val Halsey at 4249 Futura Drive, Pensacola FL 32504.

We are aware of the proposed building they have planned in their back yard which abuts our back yard. We are aware that it is 28' long which would normally require it to be 7.5' from our fence. We have no objection to its proposed placement at 5' from our fence.



Richard S. Combs

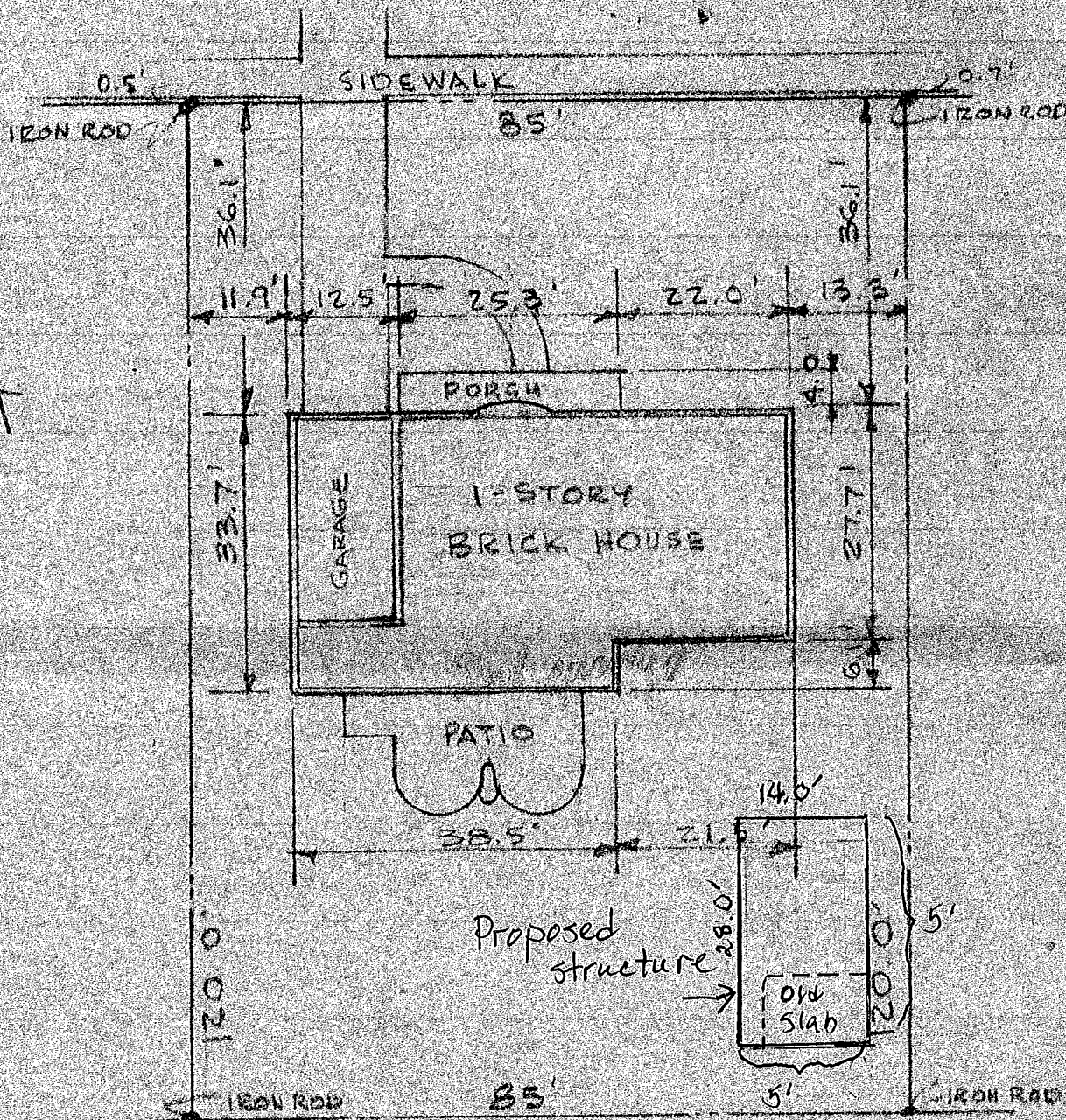
Date 6-1-24



Deborah S. Combs

Date 6-1-24

FUTURA DRIVE



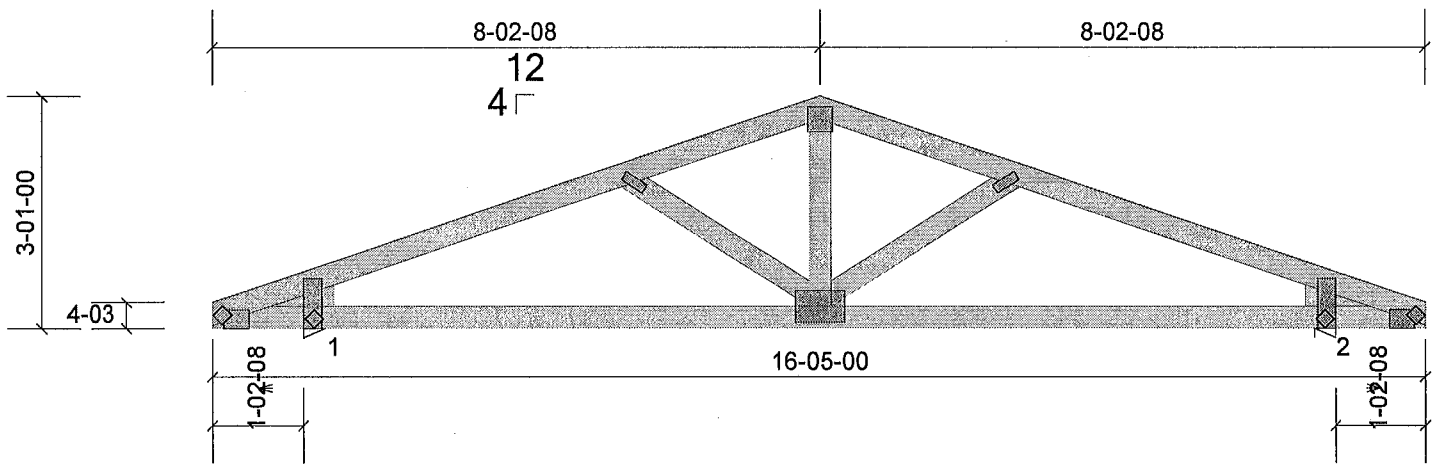
SURVEY OF
LOT 8, BLOCK 21
BELVEDERE PARK SUBDIVISION
 UNIT NO 6, ESCAMBIA COUNTY, FLORIDA
 ACCORDING TO PLAT FILED IN PLAT BOOK 7
 PAGE 57 OF THE PUBLIC RECORDS OF
 SAID COUNTY

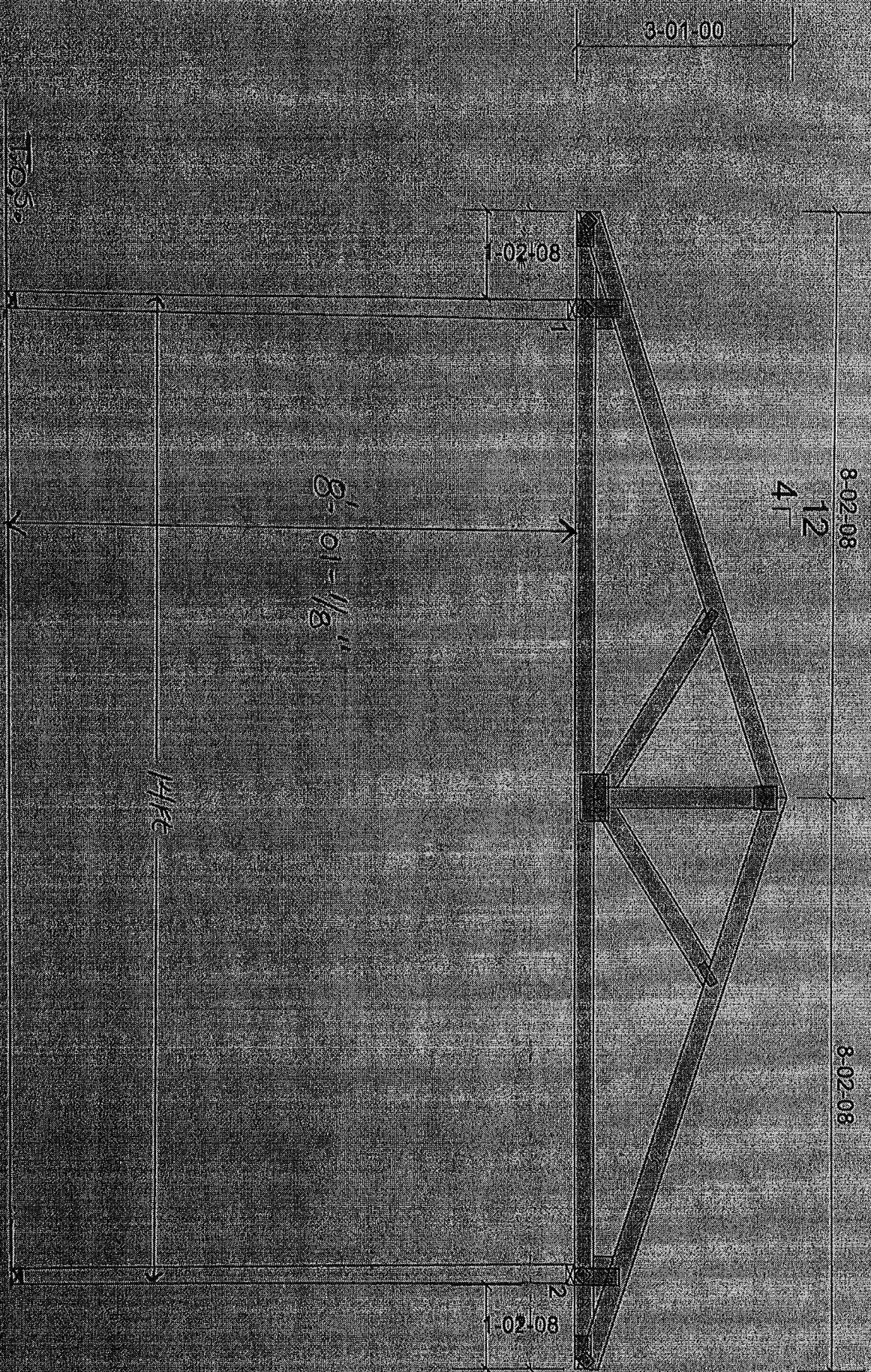
I HEREBY CERTIFY THE SURVEY SHOWN HEREON TO
 BE TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

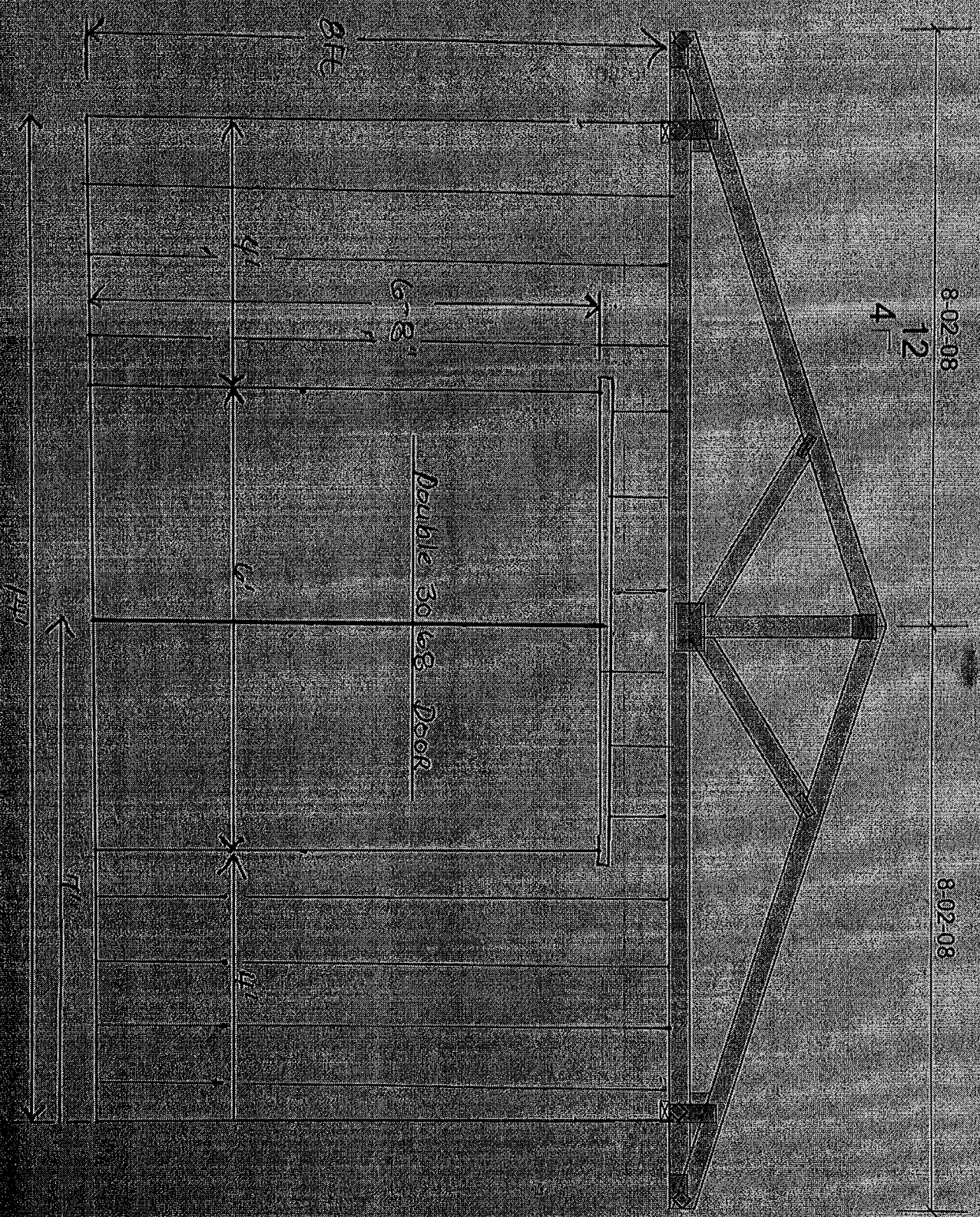
PROPERTY OF











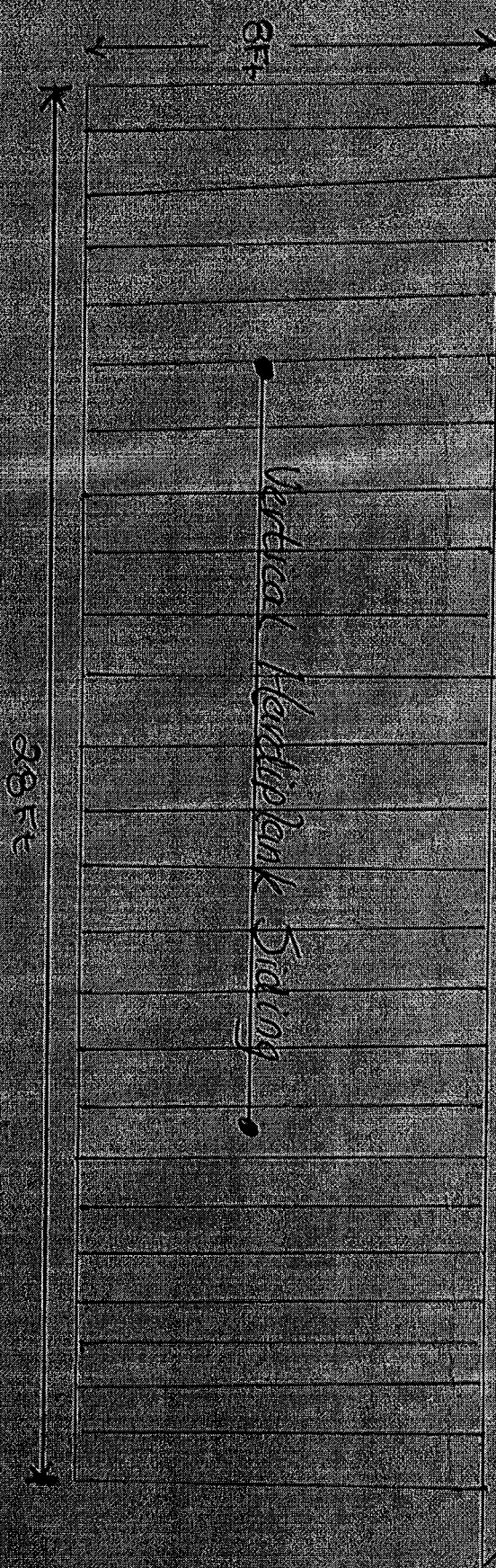
Rear Elevation

8-02-08

4-12

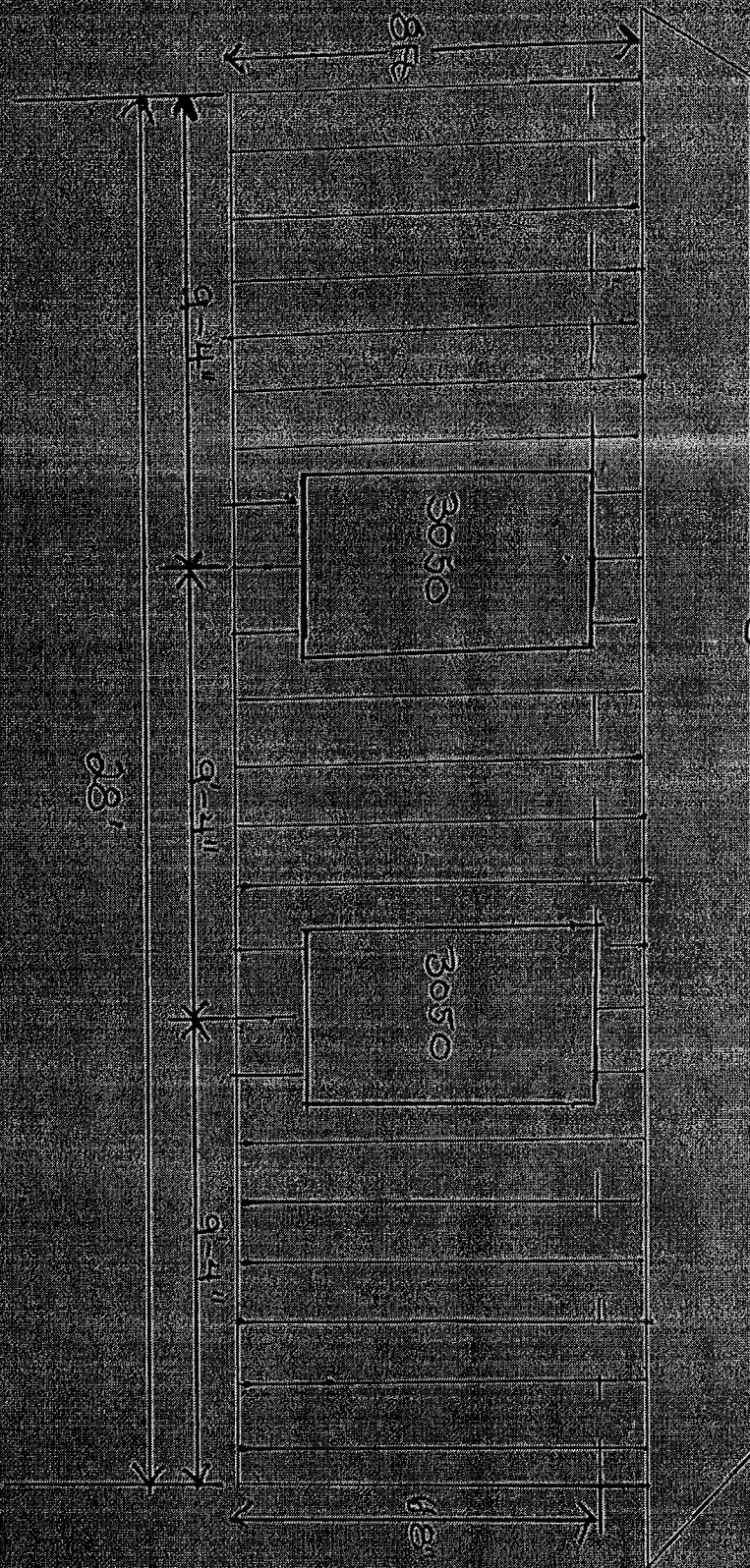
8-02-08

Ridge of Roof



Left Elevation

உயர் திருவிருத்தம்





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-605

Zoning Board of Adjustments

6/25/2024

ACTION ITEM

SUBJECT:

515 North 15TH Avenue
2024-015
R-1AA

SUMMARY:

Susan and Dean-o Fournier, owners are requesting to reduce the required rear yard setback from 30 feet to 21 feet to accommodate a new single-family dwelling.

A FYA (front yard averaging) was performed to reduce the required front yard setback from 30 feet to 13 feet 1 inch. This allowed the applicants to pull the proposed single-family home forward. However, a variance is still needed for the proposed home.

Supporting documentation has been provided for your review

ATTACHMENTS:

1. Application
2. 515 N 15th Ave Rev A
3. Elevation Rendering



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

ZBA 2024-015

- ☒ **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: 515 N. 15th Avenue Pensacola, FL 32501

Current use of property: Cleared, open lot with shared garage

1. Describe the requested variance(s): West side of lot, which is the back of the property, requesting 9 foot relief on 30ft. by 53.25ft.

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 previous home was not salvageable and had to be demolished.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

See
Powerpoint
brief for
much more
detail

New build setbacks required front yard averaging. Footprint for a handicap-accessible home required more (9 ft) space. Aging parents (96 yrs w/ Alzheimers and 89 yrs) require care and would be directly across the street.

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:

This home style improves the current property status and is in keeping with the style of the historical East Hill 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:

The home floor plan and style should improve the property status, will comport with the historical East Hill District style, and is approved of by many neighbors (included). This plan is also LESS encroaching to the back of the lot than the previous home footprint, by 11 feet.

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

Together, with the proximity to the Fournier home, the variance of 9 feet will enable these two elderly family members to have quality of life in their last years, in a home that meets their needs.

Application Date: 29 MAY 24

Applicant:

DEAN FOURNIER & SUSAN FOURNIER

Applicant's Address:

1500 E. LA RUA ST. PENSACOLA, FL 32501

Email:

REDHAWKDEANO@GMAIL.COM

Phone: 850 333 0040 or 850 516 7282

Applicant's Signature:

[Signature]

Property Owner:

DEAN FOURNIER & SUSAN FOURNIER

Property Owner's Address:

1500 E. LA RUA ST. PENSACOLA, FL 32501

Email:

REDHAWKDEANO@GMAIL.COM

Phone: 850-333-0040 or 850-516-7282

Property Owner's Signature:

[Signature]

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

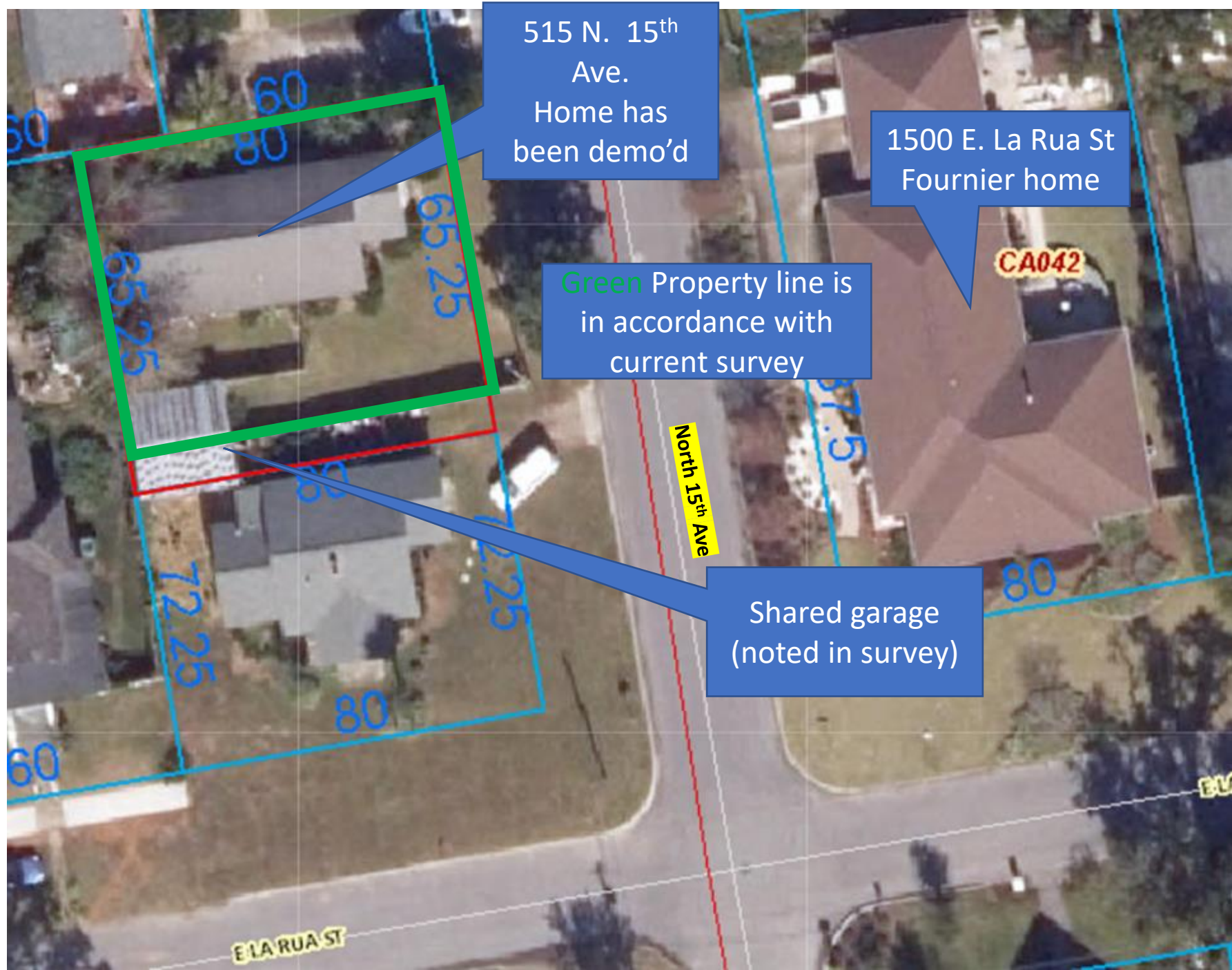
Planning Services

222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670

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

East Hill District
515 North 15th Ave
Variance Request for 9 FT X 53.25FT
B.S.L.

Submitted by Dean-o Fournier and Susan Fournier
1500 E. La Rua St
Pensacola, FL 32501



515 N. 15th
Ave.
Home has
been demo'd

1500 E. La Rua St
Fournier home

Green Property line is
in accordance with
current survey

Shared garage
(noted in survey)

North 15th Ave

E LA RUA ST

CA042

Current Status of Property at 515 N 15th Ave



Looking northwest from N 15th Ave



Looking southwest from N 15th Ave

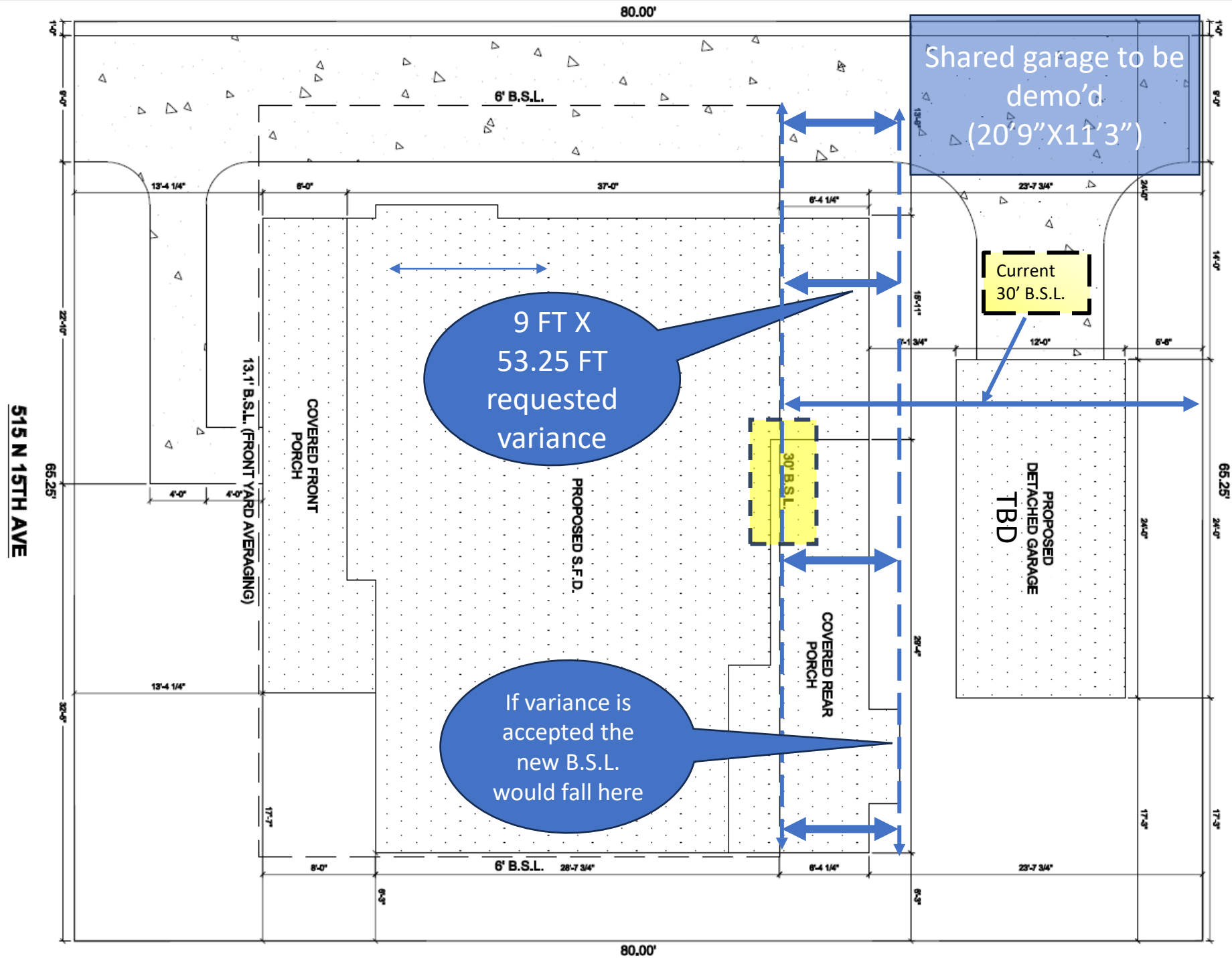
The Applicant requests consideration of the following request:

➤ Property Address: 515 North 15th Ave

➤ Current use of property: Cleared open lot with shared garage

Para 1. Describe the requested variance:

➤ West side of lot, which is the back of the property, request 9 FT relief on 30 FT by 53.25 FT



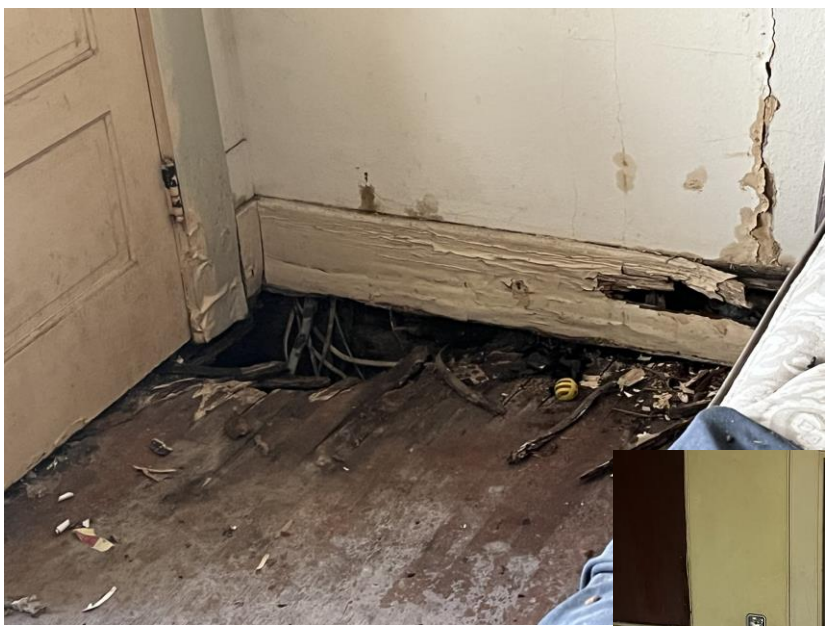
The Applicant requests consideration of the following request:

- **Para 2.** Describe the special condition(s) existing on this property which create the need for the variance, etc. :

1. Previous home at 515 North 15th Ave. NOT SALVAGEABLE

- Uninhabitable.. The house was left vacant for 4+ years
- Rodents had trashed the house, leaving it unlivable
- Previous owner had two dogs. They were never let out to relieve themselves, which exacerbated the floor stains and insidious smell, after not having the HVAC on for the 4+ year period
- Water leaks from Hurricane Sally had stained and caused the ceilings to droop or totally collapse
- Finally, the erosion from water entering under the off-grade structure, in the rear of the house had caused the floors and supporting structure to rot over 1/3 of the house support structure, which led to the total collapse of the kitchen floor and part of the master bedroom, *compromising the home's structure*

Bottom line... Property Inspector (Southern Sky Inspections)
and Property Appraiser (Del Mar Appraisal Group) **both recommended demo.**



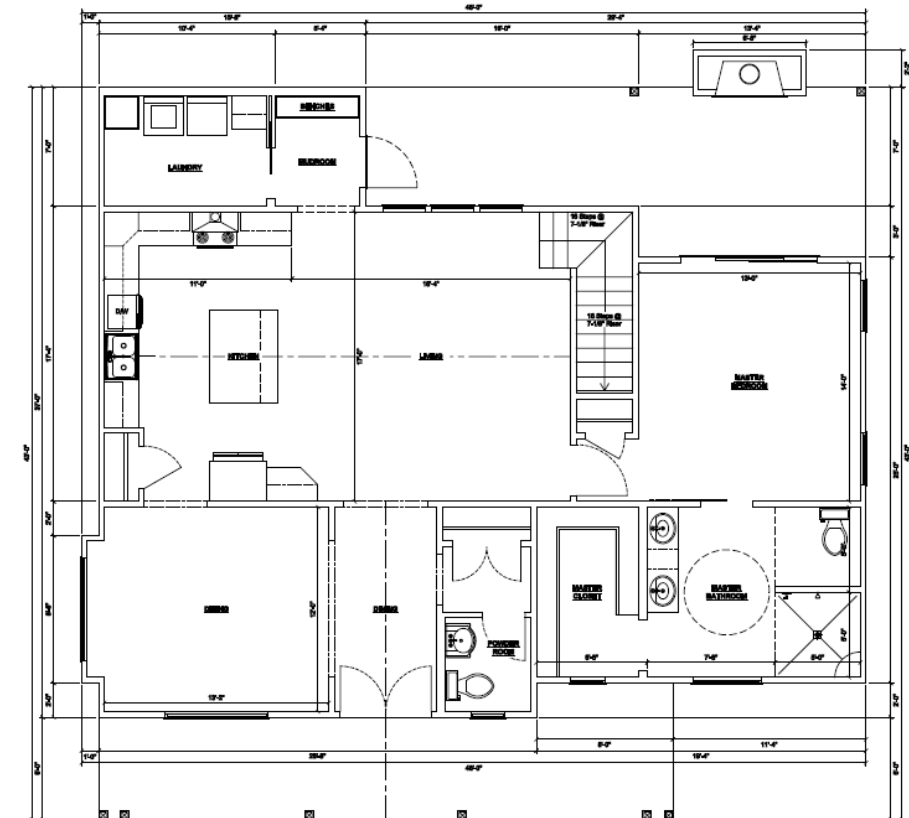
The Applicant requests consideration of the following request:

- **Para 2.** Describe the special condition(s) existing on this property which create the need for the variance, etc. :
- **Re-Purpose of property:**
 - Demolition of the existing home was required.
 - Initially only 20 ft X 53.25 ft depth for new construction was available (80 ft deep minus 2, 30 ft setbacks). However, after front yard averaging was requested, 17 ft were gained.
 - We need to build a handicap accessible home for our parents... 96-year-old with Alzheimer's and his 89-year-old wife/caregiver, who currently reside 30 miles southwest of Atlanta.
 - Design/floor plan requires first level to be accessible for all their needs. To achieve this, the footprint must be larger on the first floor (master BR downstairs), thus supporting the minimal variance request.
 - *Proximity to our home is critical for their care and our ability to be responsive to their needs.* This pictures emphasizes the close proximity...



The Applicant requests consideration of the following request:

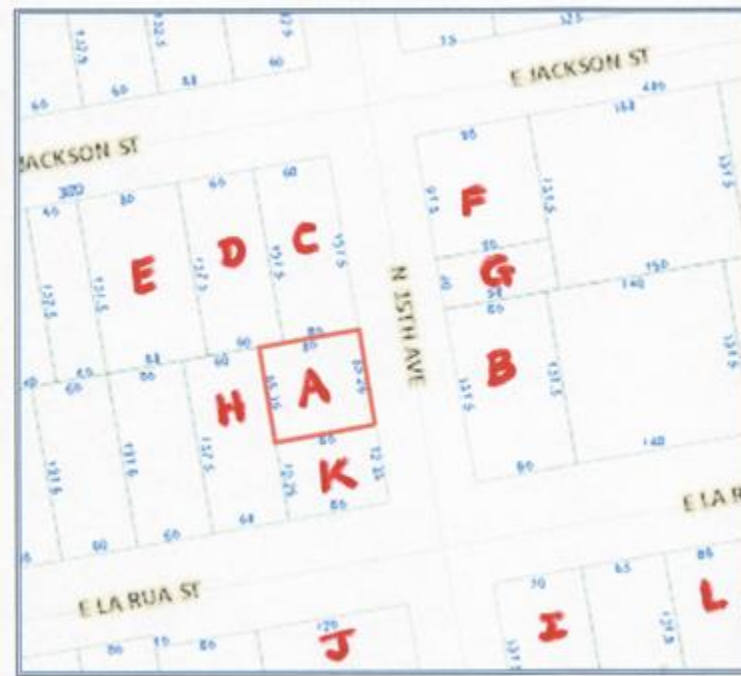
- **Para 3.** Explain why the requested variance is necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:
 - The developed floor plan and style improves the current status of the property and is in concert with the historical East Hill District.



The Applicant requests consideration of the following request:

- **Para 4.** Explain why the requested variance is not detrimental to the general welfare or to property rights of others in the vicinity:
 - Again, the developed floor plan and style improves the current status of the property and comports with the historical East Hill District style/design.
 - We have performed our due diligence with our neighbors, sharing the design of the home and the request of the variance in detail, to include obtaining approval of the variance in writing from them. (See attached signatures from the neighbors)
 - Our floor plan, with the variance, is less encroaching to the back of the lot than the previous house footprint by 11 FT, in accordance with the 5/4/23 survey.

Signatures from the following neighbors in support of variance



- A Focus Lot, 515 N. 15th Avenue
- B Fournier Home, 1500 E. La Rua Street
- C Adam and Patty Rollason, 1431 E. Jackson Street
- D R. Andrew and Megan Selby, 1421 E. Jackson Street
- E John Hendrix, 1417 E. Jackson Street
- F Bradley Vinson, 1503 E. Jackson Street
- G Robert (Bob) Feil, 512 N. 15th Avenue
- H Matthew and Rachel Harding, 1416 E. La Rua Street & 2625 Yates Avenue
- I James (Jim) Pschandl and Judge M. Catherine (Casey) Rodgers, 1503 E. La Rua Street
- J James (Jimmy) Hartsfield, 1419 E. La Rua Street
- K Suzanna Shea, 1420 E. La Rua Street
- L Victor H. and Kirsten Bennett, 1507 E. La Rua Street

Sample Neighbor's Endorsement*

Neighbor's endorsement for Nine (9) foot variance on property address 515 North15th Ave.

Date: 5/29/2024

As a respected neighbor to our property lot on 515 North15th Ave., Dean and Susan Fournier respectfully request your endorsement of their submission for a nine (9) foot variance, regarding the required 30 ft. setback, for the rear side (west side) of their property, as depicted in attachment (1).

Dean Fournier_____Susan Fournier _____

Neighbor address:

Name Printed _____ Signature _____

Comments (if any):

*Slides 5 & 9 of this brief were presented to the neighbors



20' 10' 0' 20'
SCALE 1" = 20'

Prior House
11 FT B.S.L.

Survey 5/3/23

ABBREVIATIONS:

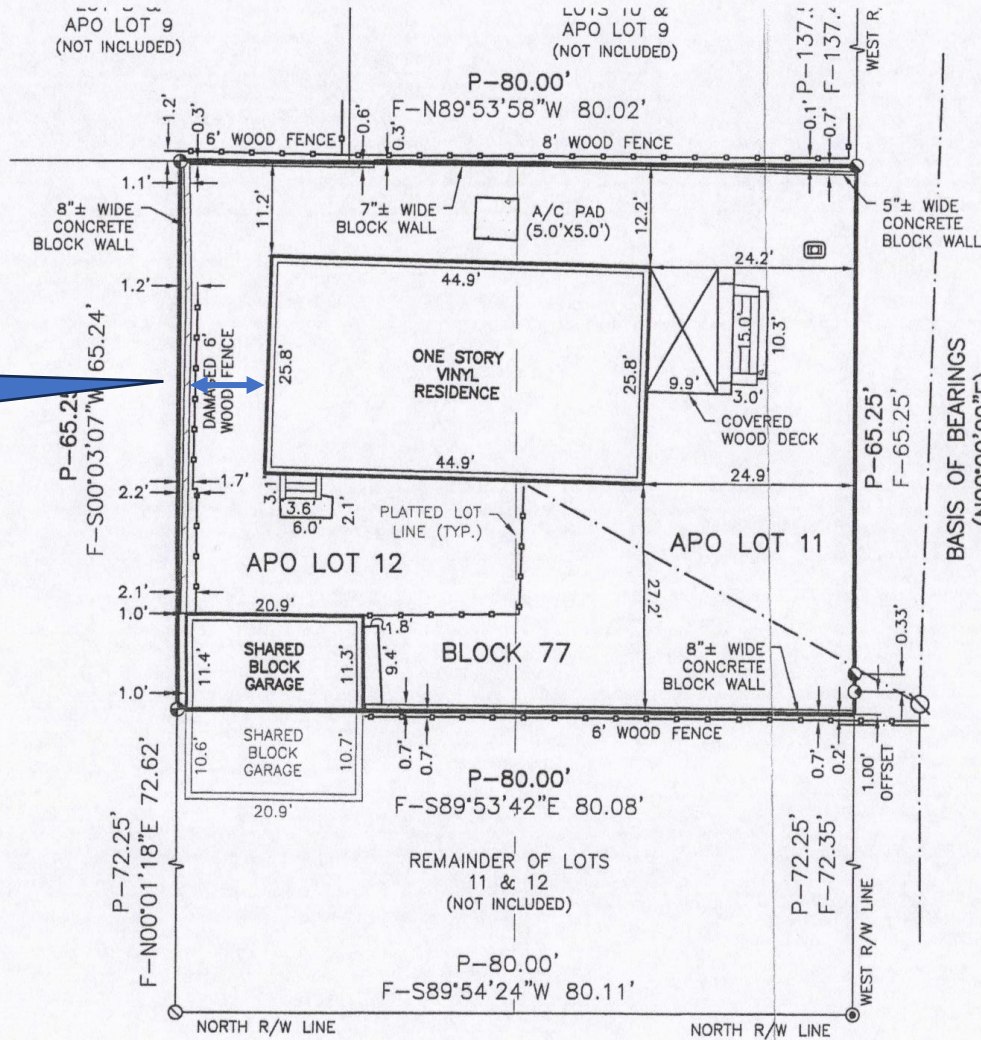
PSM -PROFESSIONAL SURVEYOR
AND MAPPER
LS -LICENSED SURVEYOR
LB -LICENSED BUSINESS
R/W -RIGHT-OF-WAY
A/C -AIR CONDITIONER
PI -POINT OF INTERSECTION
P -PLAT
F -FIELD
NFIP -NATIONAL FLOOD
INSURANCE PROGRAM
N/A -NOT APPLICABLE
TYP -TYPICAL
± -MORE OR LESS
APO -A PORTION OF

LEGEND:

- -FOUND 1/2" CAPPED IRON ROD LB #6164
- -FOUND PLAIN 1" IRON PIPE
- ⊗ -FOUND PLAIN 1/2" IRON ROD
- ⊙ -FOUND PLAIN 1" IRON PIPE (DISTURBED)
- ⊖ -FOUND PLAIN 1 1/4" IRON PIPE
- ⊕ -SET 1/2" CAPPED IRON ROD LB #8298
- ⊗ -POWER POLE WITH GUY ANCHOR
- -OVERHEAD UTILITY LINES
- ⊡ -WATER METER

APO LOT 9
(NOT INCLUDED)

LOT 10 &
APO LOT 9
(NOT INCLUDED)



EAST LA RUA STREET
(80' RIGHT-OF-WAY)

Certify To:
CASH,
Dean N. Fournier and Susan C. Fournier
Pensacola Title Company, LLC.
Alliant National Title Insurance Company

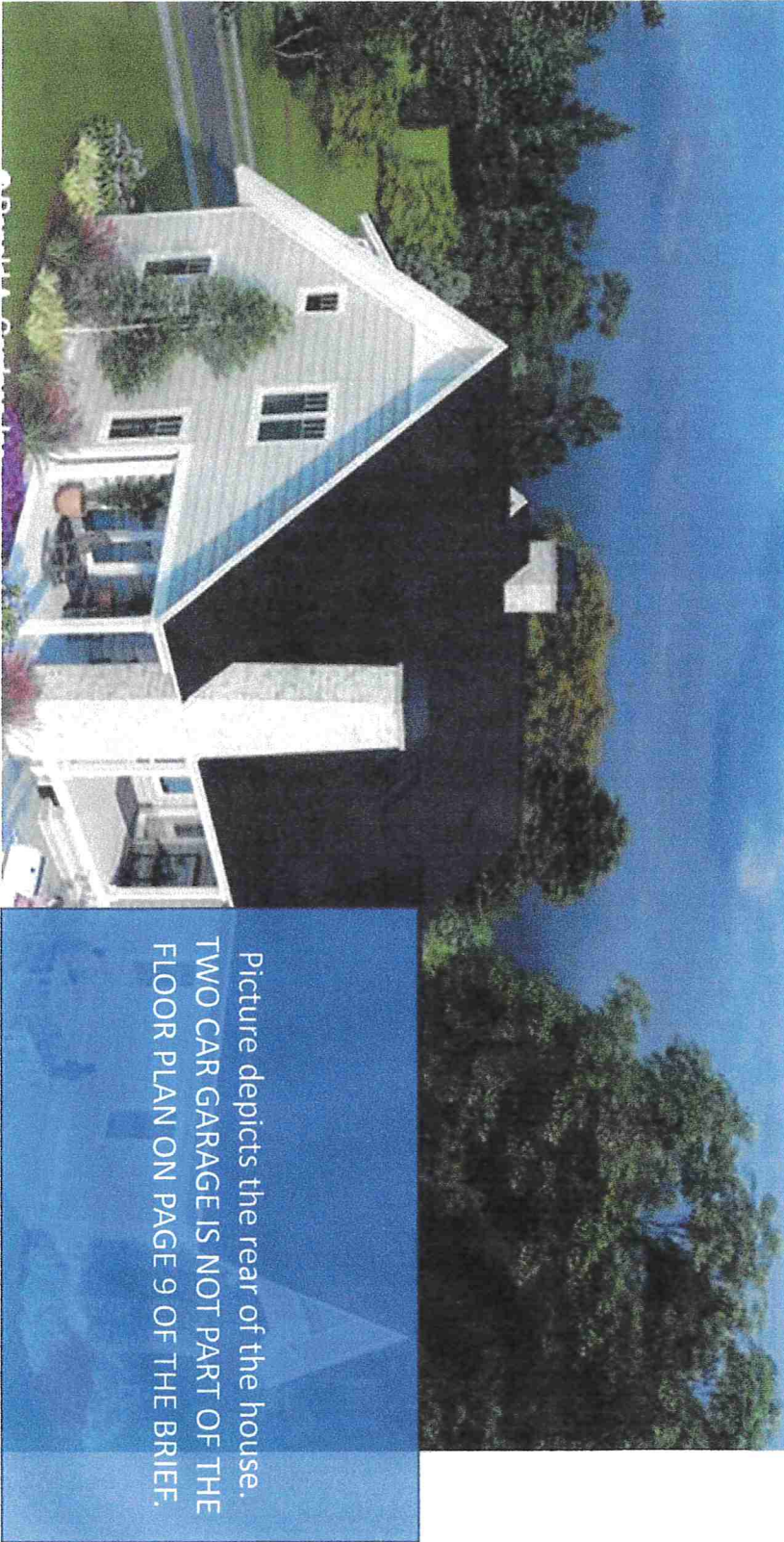


KJM
Land Surveying, LLC
1616 W. Avery St.
Pensacola, FL 32501
(O) 850-438-0202
(F) 850-438-1307

FILE NO. 23-77131

The Applicant requests consideration of the following request:

- **Para 5.** Explain what other conditions(s) may justify the proposed variance:
 - We have strived to minimize the encroachment on the 30 FT B.S.L. However, it is necessary to request a 9 FT variance to not only meet our aging parents' needs, but also to meet a minimum footprint that may be conducive to future use/resale-ability.



Picture depicts the rear of the house.
TWO CAR GARAGE IS NOT PART OF THE
FLOOR PLAN ON PAGE 9 OF THE BRIEF.