



City of Pensacola

Zoning Board of Adjustments

Agenda

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

August 21, 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

1. 24-785 SWEARING IN REAPPOINTMENTS

Attachments: *None*

APPROVAL OF MINUTES

2. 24-784 ZBA MINUTES JULY 17, 2024

Recommendation:

Sponsors:

Attachments: *ZBA Minutes 07.17.2024*

REQUESTS

3. 24-786 ZBA 2024-016 - REHEARING
1096 E MALLORY STREET
R-1AA

Attachments: *Complete Application*
BARTEE 1096 E MALLORY ST VARIANCE SITE PLAN REVISED
BARTEE GARAGE 24X29 FINAL

4. 24-787 ZBA 2024-018
731 TANGLEWOOD DRIVE
R-1AAAAA

Attachments: *Complete Application*
24-06-3801-sullivan_combined_071024

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 17, 2024

MEMBERS PRESENT: Vice-Chairperson Weeks, Board Member Price, Board Member Dittmar, Board Member Stepherson, Board Member Jacquay, Board Member Shelley, Board Member Williams

MEMBERS ABSENT: Chairperson White, Board Member Sebold

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: Sally Sullivan, Patricia Selkirk, Bo Harper, Mary Catherine Harper

1) CALL TO ORDER/QUORUM PRESENT

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

Vice-Chairperson Weeks then read the ZBA rules and instructions and explained the procedures of the Board meeting.

Vice-Chairperson Weeks then motions to approve last month's meeting minutes without objection.

2) APPROVAL OF MINUTES

The ZBA June 25, 2024, minutes were approved without objection by the Board.

3) ZBA 2024-016 1096 E Mallory Street R-1AA

Vice -Chairperson Weeks stated this item was postponed until next month due to the applicant Tommy Gore being sick and unable to attend the meeting. He then asked for the next applicant to approach the podium and state their request.

ZBA 2024-017 318 Bay Blvd R-1AAA

Mr. Steve Meredith, on behalf of the University of West Florida Archaeology Institute, is requesting a variance to increase the allowed fence height of 4.5 FT to 6FT within the required front yard. Per the Land Development Code, the maximum allowed height for a fence within the required front yard is 4.5 FT. The required front yard in zoning district R-1AAA is the front 30' measured from the front property line.

Vice Chairperson Weeks then asked the applicant to state name and address for the record.

The applicant Mr. Steve Meredith, Meredith Fencing Company addressed the Board and explained their reason for the request. He stated that the variance was for the front portion of the vacant lot for UWF and although the code requires a 4-foot fence in the front yard, a 6- foot fence would help keep vagrants and the homeless from vandalizing the property after the digging process started.

Mr. Meredith also stated he understood a 6-foot fence in the front would not look appealing for the neighborhood and wanted to propose something more appealing like an aluminum style fencing. He then noted to the PowerPoint rendering example. He further describes the type of fencing they are proposing.

Ramie Gougeon, acting Director of the Archaeology Department University of West Florida, stated his name and address for the record.

Mr. Gougeon stated the special conditions for this property due to the site being one of the earliest European colonial settlements. He also stated that there is easy access to this sensitive archaeology site and a 6-foot fence would better deter people from coming on the property.

Mr. Gougeon continued to state they did not create the site and noted that this property has been there since 1559. He stated they were asking for a height increase across the front of the site and they already have the right to build a 6-foot-tall fence on the sides and a rear. Mr. Gougeon stated the fence would still allow for views and would not obstruct visibility.

Board Member Shelley asked the applicant when did UWF obtain the property, Mr. Gougeon replied that it was within the last couple of years but was unsure of an exact date. Board Member Shelley also asked why it took them so long to ask for a fence permit. Mr. Gougeon responded that there were limited funds.

Board Member Price asked the applicant for clarification on the previous development, the applicant Mr. Gougeon stated there was a derelict house that was demolished.

Vice Chairperson Weeks asked if there were any more questions for the applicant or staff. He then read an email from Ms. Johneen Goltermann who was not in favor of the variance request. Vice Chairperson Weeks then asked for speaker requests and called the first speaker from the audience Mary Cathrine Harper to address the Board. Mrs. Harper then expressed her concerns with the request and was opposed to the variance. Board Member Shelley clarified to Mrs. Harper that the request before the Board was only the front and not the other issues residences may have.

Vice Chair Weeks asked the next speaker to address the Board. Mr. Bo Harper expressed his concerns and was opposed to the variance.

Ms. Patricia Selkirk addressed the Board and expressed her concerns and was opposed to the variance request.

Ms. Sally Sullivan addressed the Board and expressed her concerns and was opposed to the variance request.

Vice-Chairperson Weeks asked the Board for discussion. Board Member Shelley stated he understood the significance of the archaeology site but there did not appear to be a problem with vagrants in the neighborhood, according to the neighbors and his own person experience building within that area.

Board Member Price stated he felt like the neighbors would police that area much more than a taller fence would. He also agreed that the taller fence would impact the aesthetics of the neighborhood.

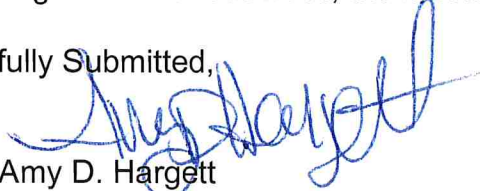
After further discussion among the Board Members, Vice Chairperson Weeks asked for a motion.

Board Member Dittmar made a motion to deny the variance request; seconded by Board Member Price. The motion to deny carried 6 – 1 with Board Member Stepherson dissenting. The variance request was denied.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:29 p.m.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-786

Zoning Board of Adjustments

8/21/2024

ACTION ITEM

SUBJECT:

ZBA 2024-016 - Rehearing
1096 E Mallory Street
R-1AA

SUMMARY:

Mr. Tommy Gore of T.O. Gore Construction on behalf of the property owner is requesting a variance to increase the required rear yard coverage allowed from 25% to 32% as presented. The increase in rear yard coverage is to accommodate the construction of a 24FT x 29FT (696 SF) detached garage.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application
2. BARTEE 1096 E MALLORY ST VARIANCE SITE PLAN REVISED
3. BARTEE GARAGE 24X29 FINAL



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

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

ZBA-2024-016

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) 12-355 (4)(2) T. 12-3.3 Zoning R-1AA

(To be Completed by Applicant)

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

Property Address: 1096 E Mallory Street

Current use of property: Residential

1. Describe the requested variance(s): 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:
See Attached

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:
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

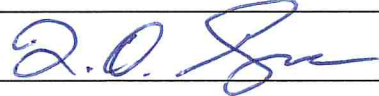
5. Explain what other condition(s) may justify the proposed variance(s):
See Attached

Application Date: 6/25/224

Applicant: T.O. Gore Construction

Applicant's Address: 115 W Jordan Street Pensacola FL 32501

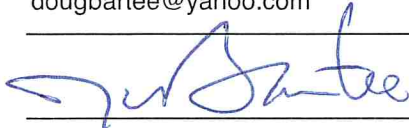
Email: tog@togoreconstruction.com Phone: (850) 572-4597

Applicant's Signature: 

Property Owner: Douglas Bartee

Property Owner's Address: 1096 E Mallory Street Pensacola FL 32503

Email: dougbartee@yahoo.com Phone: (850) 554-9211

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

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 variances(s): I would like to build a three car garage that would be ~~24~~²⁴d x29'w for a total ~~4~~⁴ sq ft. ~~696sf~~^{696sf}
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 result of the applicants action: There is a preexisting garage apartment that on the property when we bought it I'm guessing because of the abandon knob and tubing wiring that was in the attic it must have been built before 1940 from my research 1940 is when they quit using it.
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: I would like to build a garage to park my cars and secure my tools and other items that is used to maintain my property.
4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity: I believe it becomes a density issue in the back yard aesthetically it would match the house, the garage would add security to the property, it would create a lovely courtyard.
5. Explain what other condition(s) may justify the proposed variance(s): With all of the new construction that has been going on in the East Hill area there are plenty of homes being built that utilized every square inch of property most examples are when they take down one house in order to build three homes on one lot.

Jeffrey Willard and James Nobles
1014 E. Mallory St.
Pensacola, FL 32503
jwillard@396willard.com
850-429-1265

March 6, 2024

City of Pensacola, Development Services Department
222 W Main Street
Pensacola, FL 32502

To Whom It May Concern,

I am writing to express my full support for the variance request submitted by my neighbors, Doug and Hilary Bartee, to build a garage on their property located at 1096 E. Mallory Street, Pensacola, FL 32503. Having had the opportunity to review the proposed plans, I am confident that this project will not only enhance the aesthetics of the neighborhood but also provide practical benefits to The Bartee's and our community.

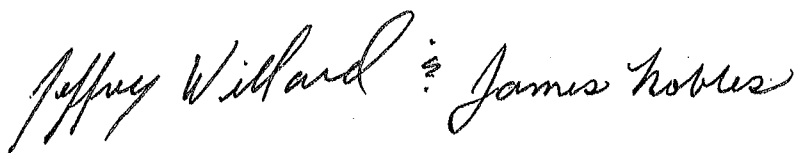
As a concerned neighbor and citizen, I appreciate the importance of adhering to zoning regulations and building codes to maintain the integrity of our community. However, I firmly believe that granting this variance is justified in this case. The proposed garage is in line with the character of the neighborhood and will contribute positively to property values and overall neighborhood appeal.

Furthermore, I have witnessed The Bartee's commitment to quality and adherence to regulations in past projects, which assures me that they will undertake this endeavor with utmost care and responsibility.

Please consider this letter as my formal endorsement of The Bartee's variance request. If you require any further information or documentation from me in support of this matter, please do not hesitate to contact me at the provided contact information.

Thank you for your attention to this matter. I trust that you will carefully review The Bartee's request and make a decision that benefits our community.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Willard & James Nobles". The ink is dark and the signature is fluid.

Jeffrey Willard and James Nobles

Date 3/4/2024

To: City of Pensacola Zoning Review Board.

Re: Doug Bartee - Requested variance.

My name is Eric Blay and I am the neighbor of Doug Bartee. I live at 1101 E. Avery St. just across the street from their home. I am writing in support the variance request for their garage facing 11th Ave. Doug and Hilary live on the corner of Mallory and 11th in East Hill. After reviewing the plans for their garage building and having discussions with Doug, I wanted to lend my support for their project. I believe this addition to the neighborhood will help secure the equipment and protect the assets as well as clean up the look of the parking area behind the Bartee home. I appreciate your support of their request for variance. Please let me know if you have any additional questions. I would be happy to provide additional context if needed. Thank you very much for your support.

Sincerely,

Eric Blay

1101 E. Avery Street

Pensacola, FL 32503

Cell number 850-637-9520

Date: March 5, 2024

To: City of Pensacola Zoning Review Board

Re: Doug Bartee - Requested Variance

My name is Keith Bell. I live next door to Doug Bartee and I am supporting the variance request for a garage being built at his residence at 11th and Mallory Street. This addition will allow him to park his automobiles in a structure, along with securing lawn equipment etc., and the opportunity to have a very clean parking area for the neighborhood.

Thank You,

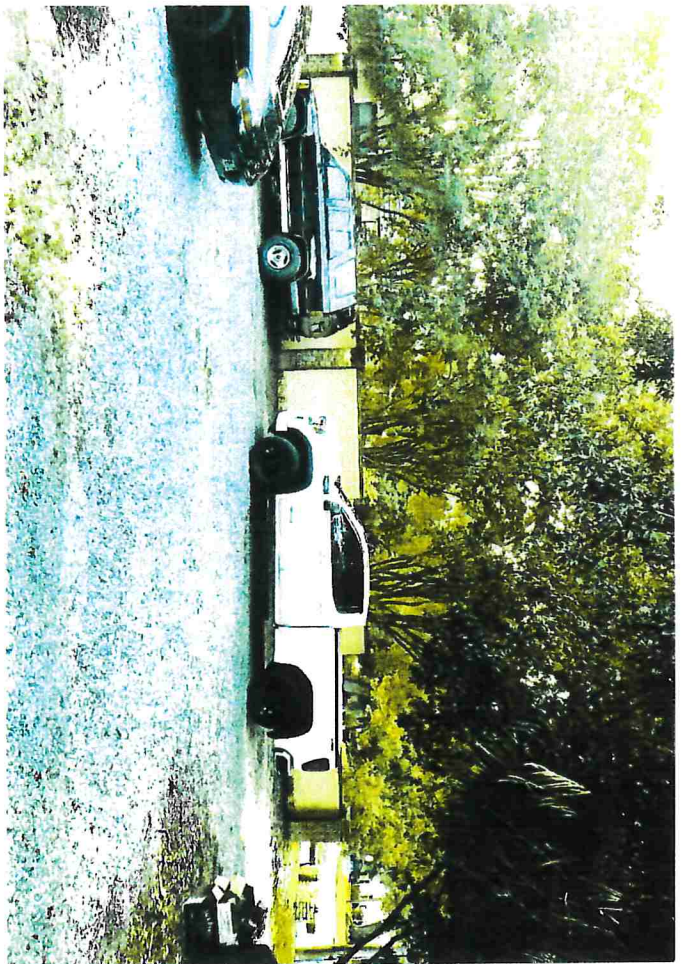
A handwritten signature in black ink that reads "Keith Bell". The signature is stylized with a large, sweeping "K" and a cursive "Bell".

Truly, Keith Bell

1717 N. 11th Ave

Pensacola, FL 32503

850.516.6566



LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS, THE PURCHASER OF THESE PLANS IS RESPONSIBLE FOR ANY CONSTRUCTION PROVIDING THE INTENDED RESULTS SHOWN HERE.

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/COUNTY AND REGIONAL BUILDING CODES.



LOT AND HOUSE LOCATION TO BE
VERIFIED BY OWNER/ CONTRACTOR.

VERIFY ALL SETBACKS WITH BUILDING
DEPARTMENT AND ZONING.

SEPTIC TANK OR SEWER INVERT TO
BE VERIFIED WITH HEALTH
DEPARTMENT.

ALL DIMENSIONS OF SITE PLAN TO BE
VERIFIED WITH
OWNER/BUILDER/REGISTERED
SURVEYOR IN CONJUNCTION WITH
SURVEY AND LEGAL DESCRIPTION.

ALL DRIVEWAYS AND SIDEWALKS TO
BE VERIFIED BY
OWNER/CONTRACTOR.

R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE
DIVERSED TO A STORM SEWER
CONVEYANCE OR OTHER APPROVED
POINT OF COLLECTION THAT DOES
NOT CREATE A HAZARD. LOTS SHALL
BE GRADE TO DRAIN SURFACE WATER
AWAY FROM FOUNDATION WALLS. THE
GRADE SHALL FALL A MINIMUM OF 6
INCHES (152 MM) WITHIN THE FIRST 10
FEET (308 MM).

SCALE: 1"=10'-0"



**BARTEE GARAGE
1096 E MALLORY ST
PENSACOLA FL**

PROJECT INFO:	
JOBNAME&NO.	HPU 23-1003
CAD FILE NO.	HPU 23-1003
DRAWN BY:	MM
DATE:	
REVISIONS:	

A1)

HOUSE PLANS UNLIMITED ASSUMES NO LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS. THE PURCHASER OF THESE PLANS IS RESPONSIBLE FOR ANY CONSTRUCTION PROVIDING THE INTENDED RESULTS SHOWN HERE.



LOT AND HOUSE LOCATION TO BE
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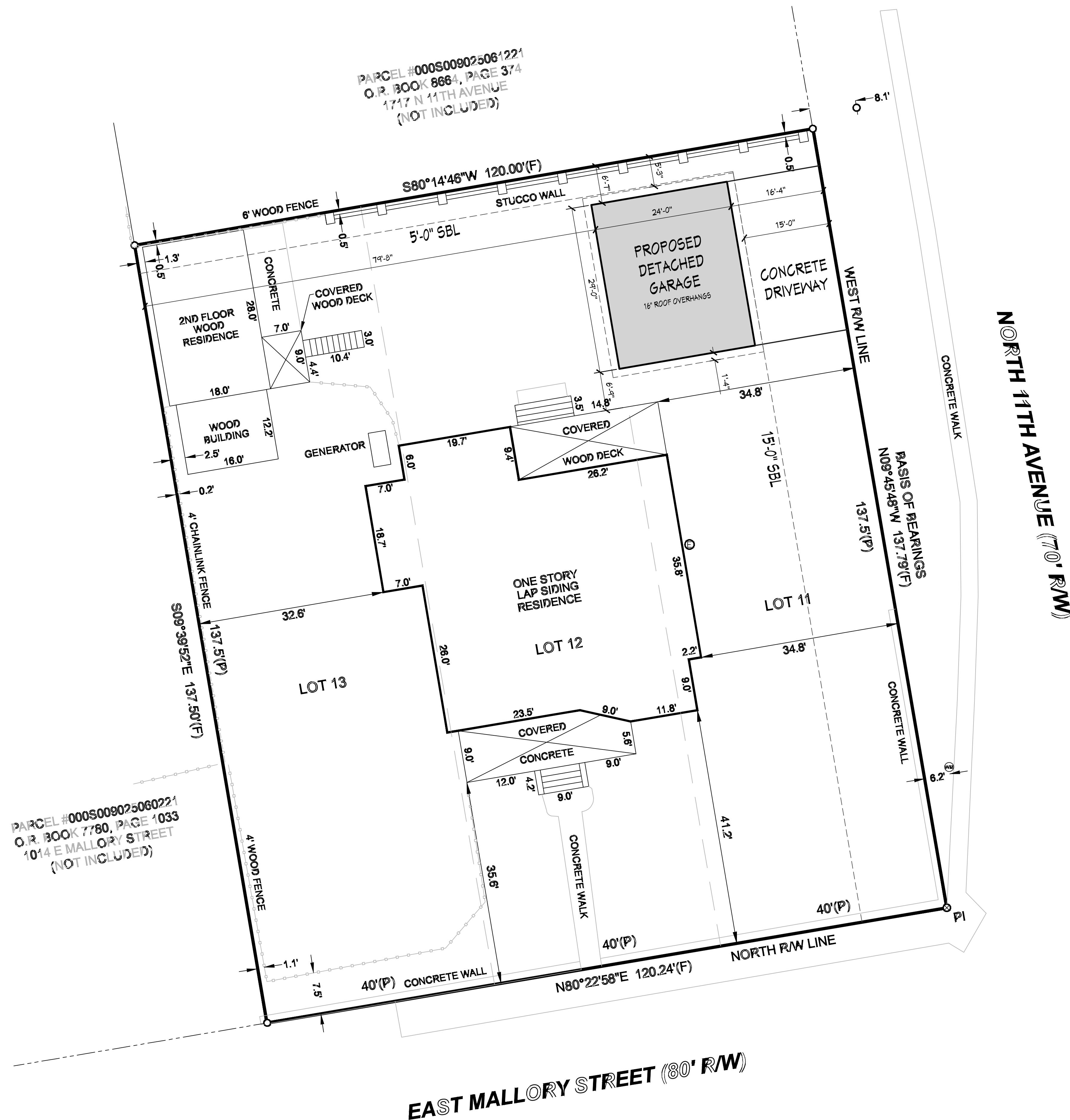
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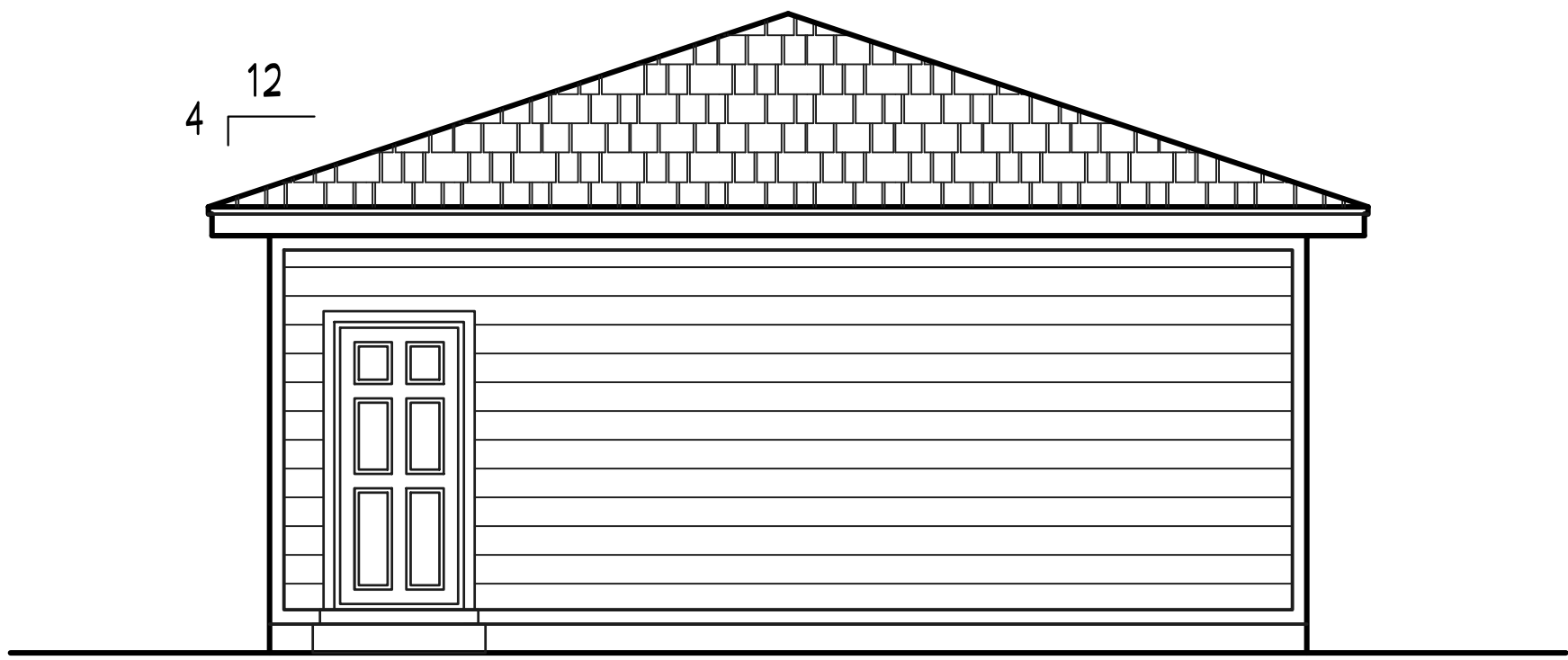
SCALE: 1"=10'-0"

**BARTEE GARAGE
1096 E MALLORY ST
PENSACOLA FL**

PROJECT INFO:	JOBNAME&NO.	HPU 23-1003
	CAD FILE NO.	HPU 23-1003
	DRAWN BY:	MM
	DATE:	
	REVISIONS:	

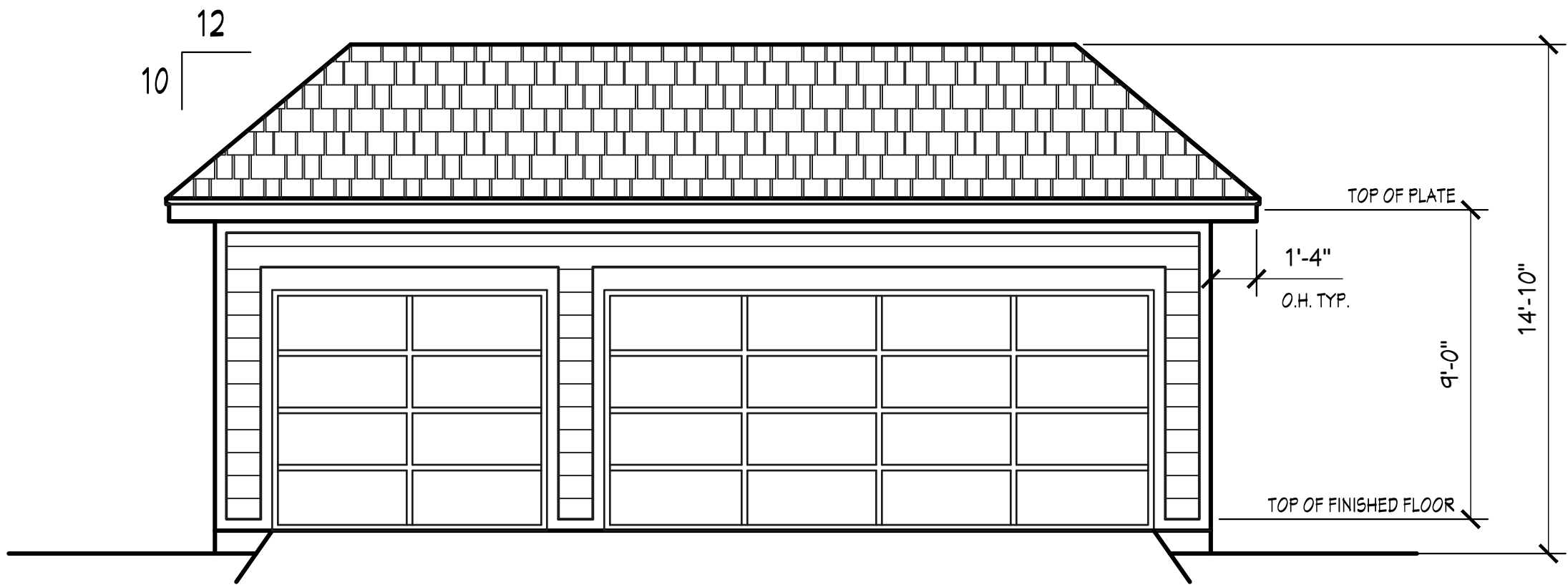
SHEET # **A1**





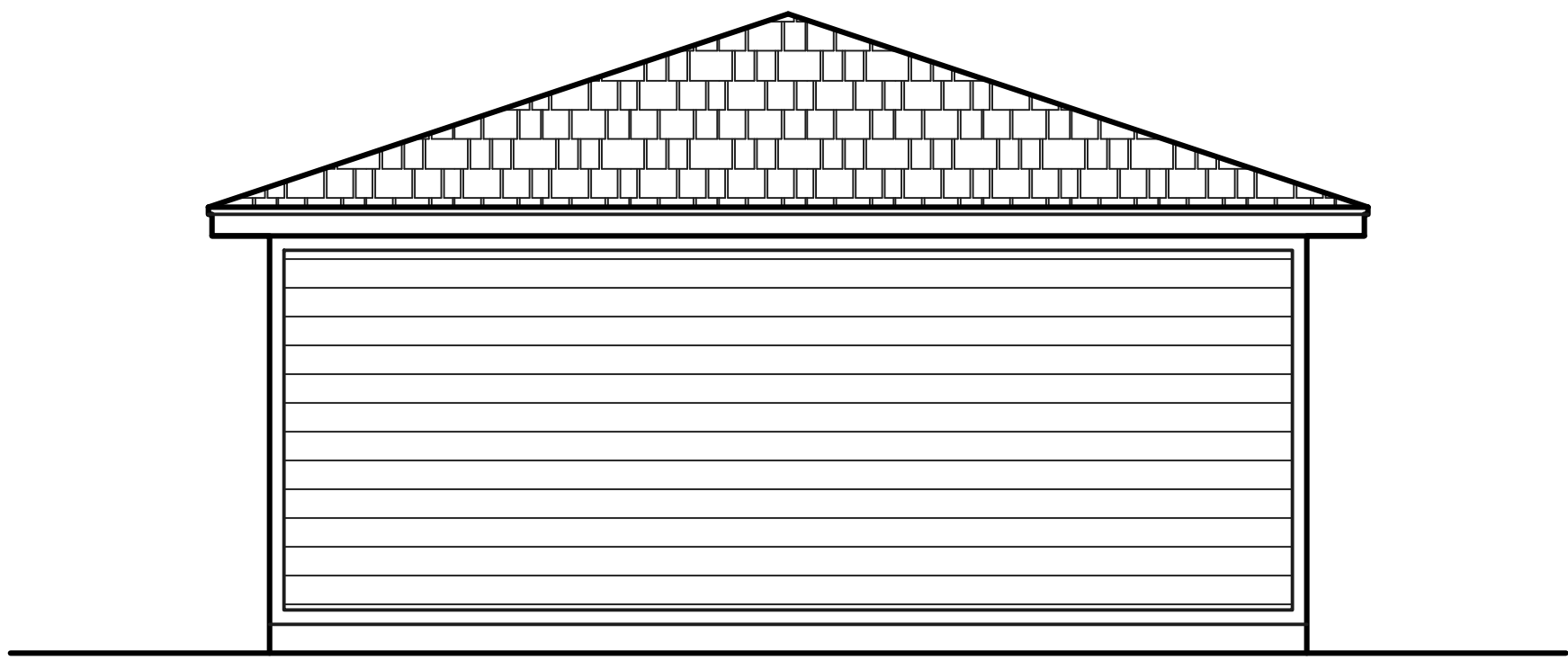
SIDE ELEVATION

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



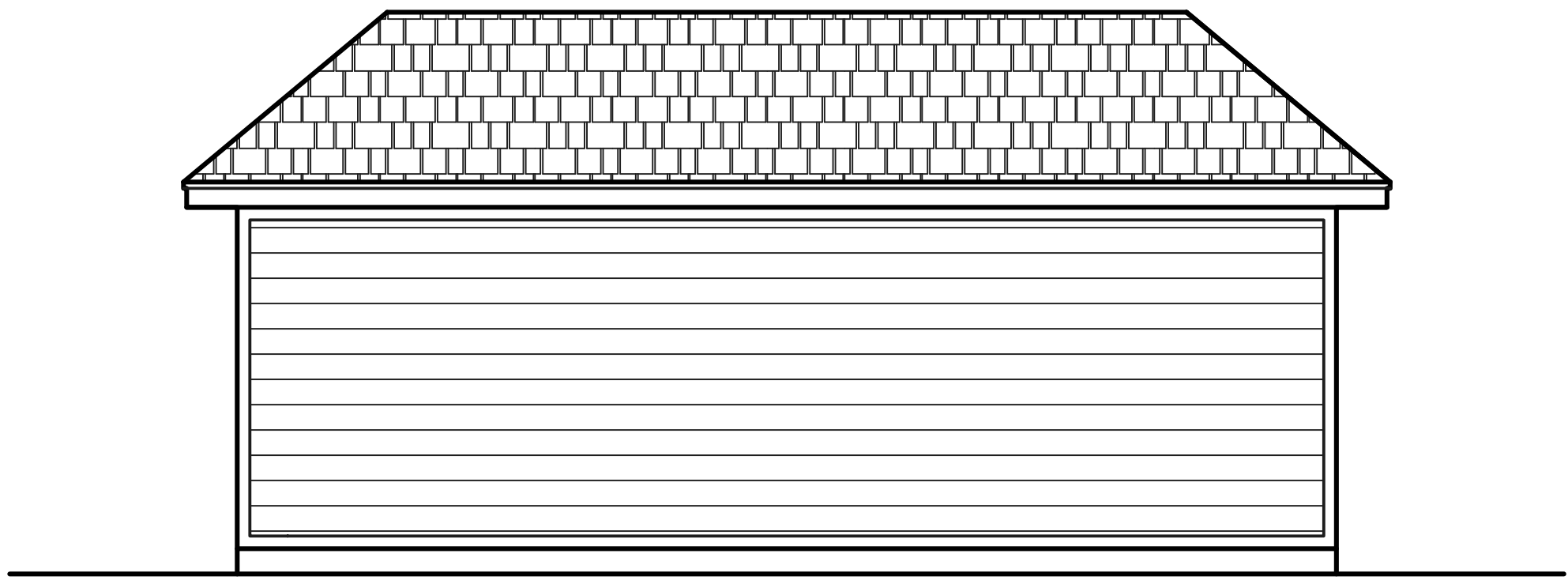
FRONT ELEVATION

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



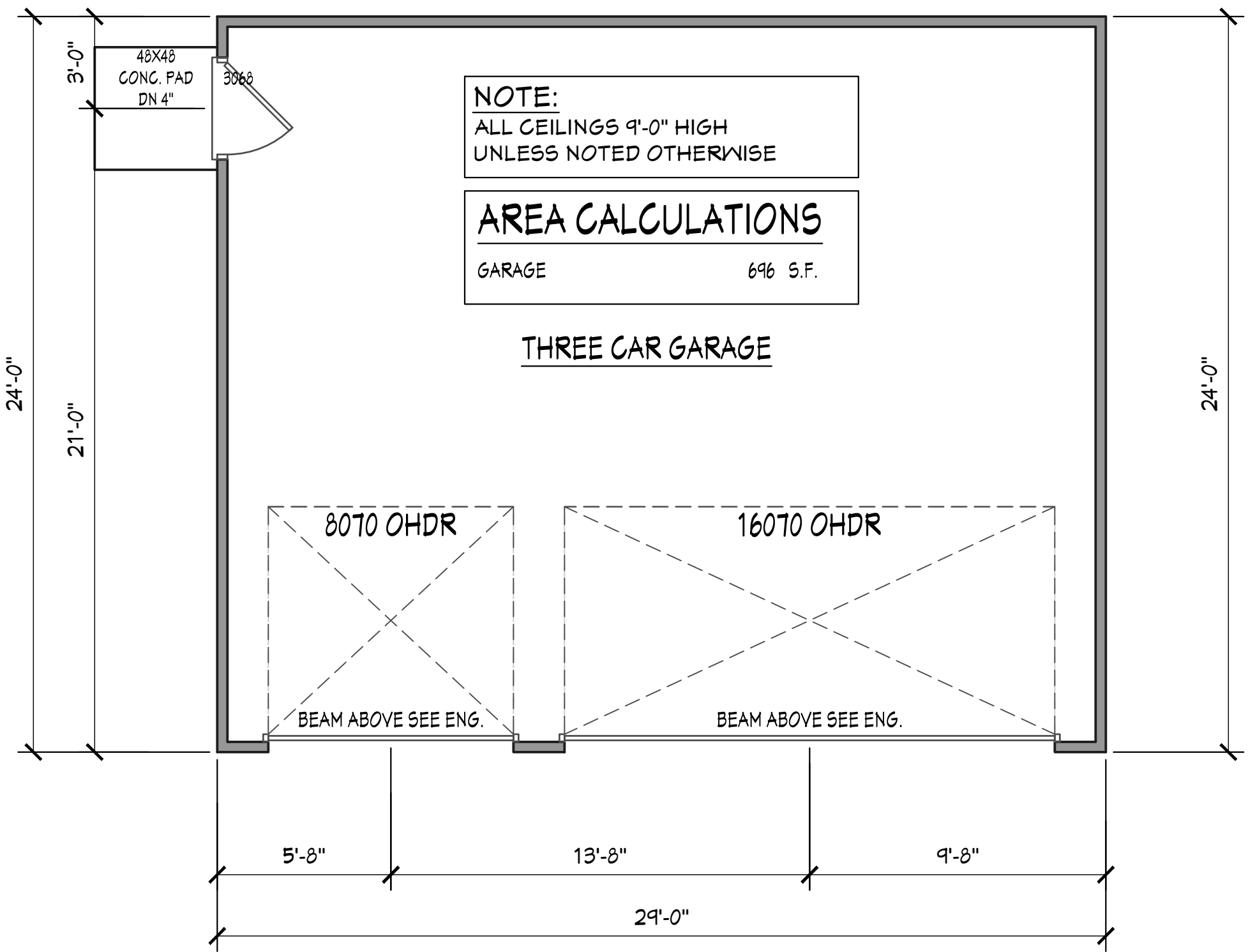
SIDE ELEVATION

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



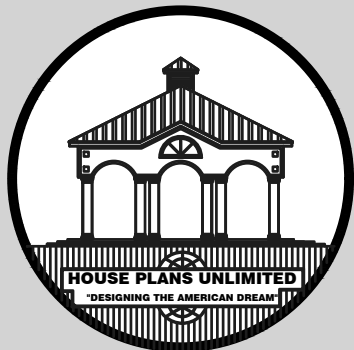
REAR ELEVATION

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



FLOOR PLAN

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



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HOUSE PLANS UNLIMITED

4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL. 850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

BARTEE GARAGE
1096 E MALLORY ST
PENSACOLA FL

PROJECT INFO:	JOBNAME&NO.	HPU 23-1003
CAD FILE NO.	HPU 23-1003	
DRAWN BY:	MM	
DATE:		
REVISIONS:		

SHEET #
A2



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-787

Zoning Board of Adjustments

8/21/2024

ACTION ITEM

SUBJECT:

ZBA 2024-018
731 Tanglewood Drive
R-1AAAAA

SUMMARY:

Kimberly Sullivan, homeowner and applicant is requesting a variance to increase the allowed height of 35 feet to 41 feet 2 inches. The proposed residence is located on a lot which slopes down toward Bayou Texar. When measuring height on a sloped lot, the building height is measured from the average grade, and not from the finished grade at the front of the structure.

The Land Development Code does have exceptions for height, specifically for buildings which are located at least 15 feet from each side property line. However, the proposed residence is located exactly 10 feet from each side property line and is not eligible for the increase.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application
2. 24-06-3801-sullivan_combined_071024



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

ZBA 2024-018

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) 12-3-3T.12-3.1 Zoning B1A(AAAA)

(To be Completed by Applicant)

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

Property Address: 731 Tanglewood Drive, Pensacola, FL 32503
Current use of property: Residential

1. Describe the requested variance(s): We are respectfully requesting a height variance. The variance request would allow the overall height of our residence to exceed the maximum height by 6 ft 2 inches.

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 house pays homage to the beauty of the bayou and, as such, the architecture requires a taller roof.

The grade of our property lends to this variance request.

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:

~~Without this variance, we would need to redraw our plans in such a way that they would not be to scale and the proportions would be off. We purposely hired an architect so that our house would be to scale and proportionately accurate. Having to redraw the roof line would impede the beauty of our house and would prohibit us from realizing our goal of a beautiful bayou residence. Further, there appear to be other properties on our street alone that will be taller than ours.~~

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 height variance is of such a small magnitude that it will not be obtrusive or even noticeable. From Tanglewood Dr. the property lies on a hilly slope, and from that perspective, the house will be much shorter than 35ft in height. And again from the bayou, the abundance of mature oaks and magnolias will hide most of the house and make it appear shorter. We intend to keep as many trees as possible.~~

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

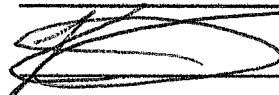
~~This is not a flashy house. It's just a beautiful Louisiana-style bayou house that credits the bayou. But, to achieve this, the house needs to be to scale and of the right proportion. Our entire architecture will be thrown off (and the very reason we hired an architect will be nullified) if we have to shorten the roofline.~~

Application Date: 8/1/2024

Applicant: Kimberly Sullivan

Applicant's Address: 731 Tanglewood Drive, Pensacola, FL 32503

Email: KSSullivan@cptelegal.com Phone: 2054133171

Applicant's Signature: 

Property Owner: JD Sullivan

Property Owner's Address: 731 Tanglewood Drive, Pensacola, FL 32503

Email: jd.sullivan@disconsulting.com Phone: 2026152049

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

Variance Application

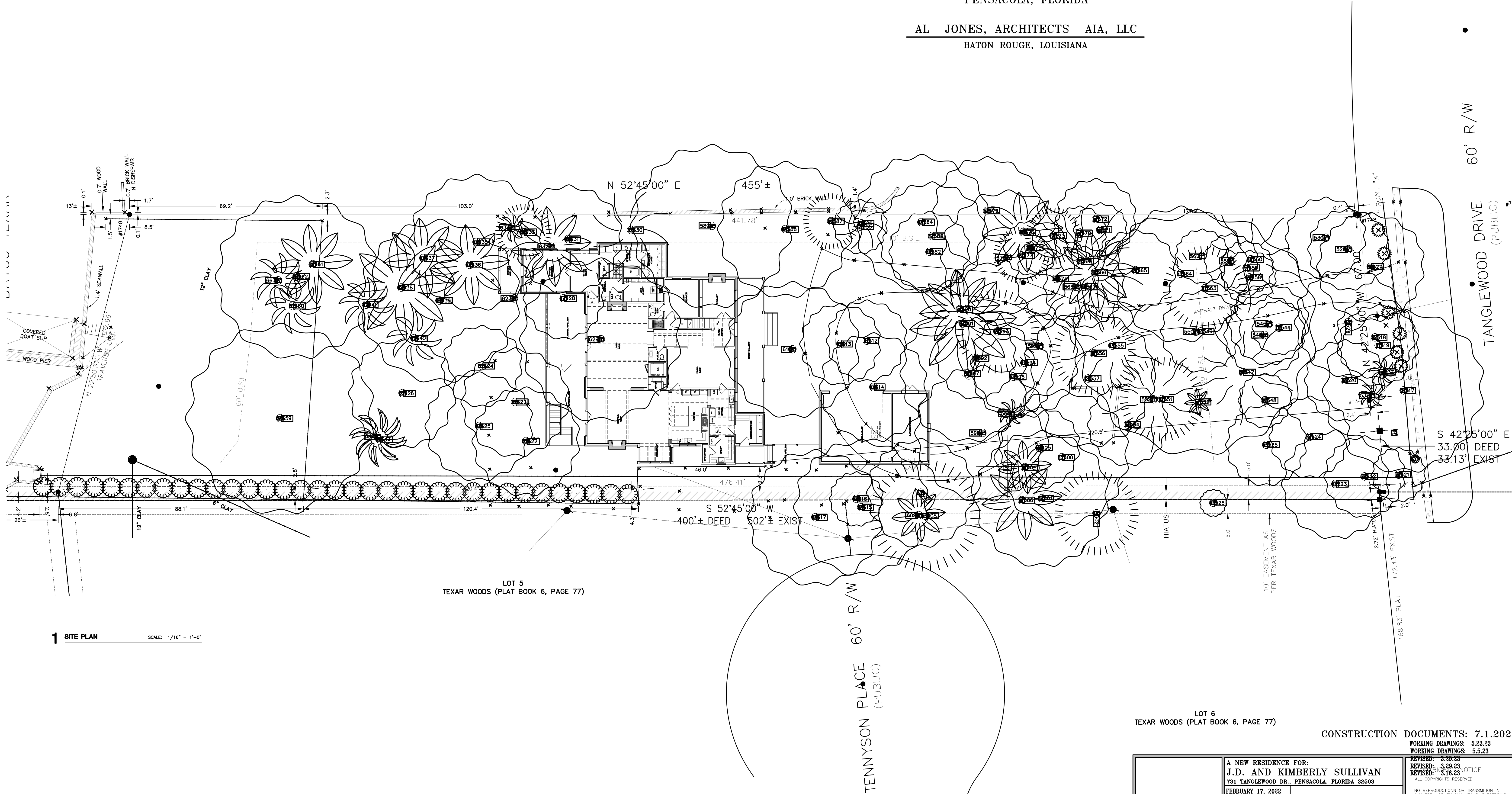
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

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.

A NEW RESIDENCE FOR:
J. D. AND KIMBERLY SULLIVAN

731 TANGLEWOOD DRIVE 32503
PENSACOLA, FLORIDA

AL JONES, ARCHITECTS AIA, LLC
BATON ROUGE, LOUISIANA

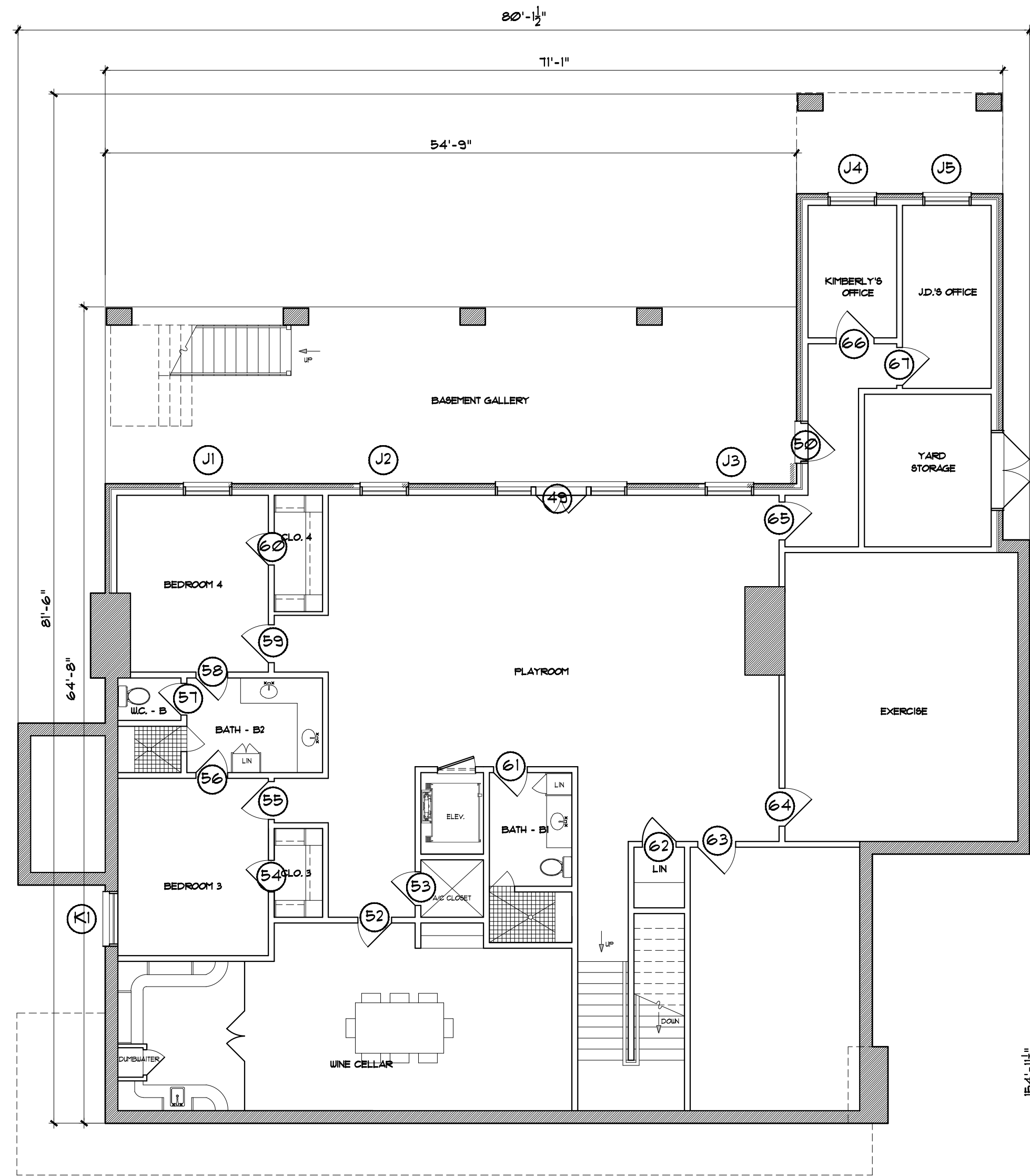


1 SITE PLAN SCALE: 1/16" = 1'-0"

LOT 6
TEXAR WOODS (PLAT BOOK 6, PAGE 77)

CONSTRUCTION DOCUMENTS: 7.1.2023
WORKING DRAWINGS: 5.23.23
WORKING DRAWINGS: 5.5.23

A NEW RESIDENCE FOR: J.D. AND KIMBERLY SULLIVAN 731 TANGLEWOOD DR., PENSACOLA, FLORIDA 32503		REVISED: 3.29.23 REVISED: 3.29.23 REVISED: 3.16.23
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7809 WRENWOOD BLVD., SUITE A BATON ROUGE, LOUISIANA 70808		PHONE: (225) 925-0123 FAX: (225) 925-0806 EMAIL: john@aljonsearch.com



AREA TABULATION

LIVING

MAIN LEVEL	4,285 SQ.FT.
SECOND FLOOR	1,534 SQ.FT.
TOTAL LIVING	5,819 SQ.FT.

NON-LIVING BASEMENT LEVEL

BASEMENT GALLERY	659 SQ.FT.
YARD STORAGE	367 SQ.FT.

NON-LIVING MAIN LEVEL

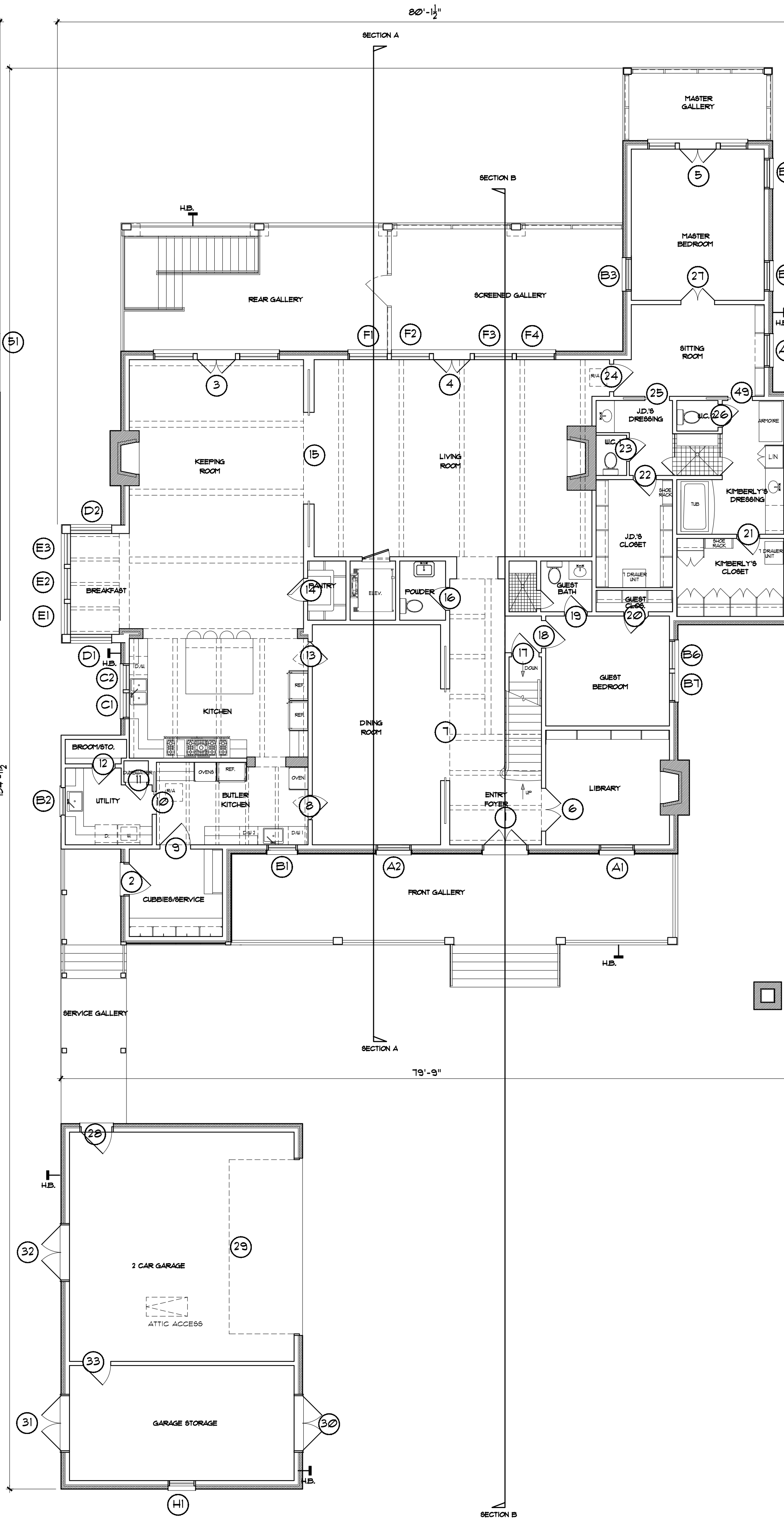
GARAGE / STORAGE	1,048 SQ.FT.
GALLERIES	1,592 SQ.FT.
TOTAL NON-LIVING	3,666 SQ.FT.

TOTAL AREA UNDER ROOF

	9,485 SQ.FT.
--	--------------

FUTURE CONSTRUCTION

BASEMENT LEVEL	2,896 SQ.FT.
----------------	--------------



WINDOW SCHEDULE

WINDOW TYPE	SIZE	DESCRIPTION
A	3'-6" x 9'-6" x 1-3/4"	5/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL.
B	3'-0" x 6'-0" x 1-3/4"	6/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL. (B6) AND (B7) MILLED TOGETHER.
C	2'-8" x 4'-6" x 1-3/4"	6/8 LITE, DOUBLE HUNG, WITH 2-16" 3 LITE TRANSOMS (C1) AND (C2) MILLED TOGETHER. CLAD KOLBE WINDOW OR APPROVED EQUAL.
D	4'-6" x 10'-6" x 1-3/4"	5/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL.
E	3'-4 1/4" x 10'-6" x 1-3/4"	6/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL. (E1) (E2) AND (E3) MILLED TOGETHER.
F	4'-1 1/2" x 9'-6" x 1-3/4"	5/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL. ALL (F) WINDOWS MILLED WITH DOOR (4). VERIFY IF NEEDS TO BE MILLED.
G	3'-0" x 9'-6" x 1-3/4"	6/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL.
H	3'-0" x 9'-2" x 1-3/4"	6/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL.

VERIFY WINDOW MATERIALS WITH ARCHITECT PRIOR TO PRODUCTION. SEE ELEVATIONS FOR STIFFENER LOCATIONS AS NEEDED. ALL WINDOWS ARE TO BE INSULATED CLAD EXTERIOR, WOOD INTERIOR. SEE SPECIFICATIONS.

NOTE: SEC. 906B: GLAZING (HAZARDOUS LOCATIONS, HUMAN IMPACT) A) LABEL AND IDENTIFICATION REQUIRED. B) INGRESS AND EGRESS DOORS EXCEPT JALOUSIES. C) IN FIXED AND SLIDING PANELS. D) IN STORE DOORS. E) IN ALL UNPAVED BURNING DOORS. F) IN SHOWER, BATHING DOORS, AND ENCLOSURES, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN TIE. G) IN A PANEL WITHIN 24 INCHES OF A CLOSED DOOR. H) IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, WHOSE EXPOSED INDIVIDUAL PANE IS 5 SQ. FEET OR MORE, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING. I) ALL GLAZING IN RAILINGS, AND INCLUDING STRUCTURAL BALUSTRA PANELS AND NONSTRUCTURAL IN-FILL PANELS. J) GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS. K) WIND LOADS: CAPABLE OF WITHSTANDING WIND LOADS PER TABLE 306B.

BASEMENT DOOR SCHEDULE

WINDOW TYPE	SIZE	DESCRIPTION
J	3'-6" x 8'-0" x 1-3/4"	6/8 LITE, DOUBLE HUNG, CLAD KOLBE WINDOW OR APPROVED EQUAL.
K	PR 2'-0" x 4'-4" x 1-3/4"	3 LITE, OPERABLE CASEMENT WINDOW, CLAD KOLBE WINDOW OR APPROVED EQUAL.

DOOR SCHEDULE — FIRST FLOOR

DOOR TYPE	SIZE	DESCRIPTION
1	PR 2'-4" x 9'-0" x 3/4"	8 LITE, 1 RAISED PANEL, WITH A 4 LITE 4'-8" x 1'-6" 4 LITE TRANSOM, PAINTED
2	3'-0" x 8'-6" x 3/4"	6 LITE, 2 RAISED PANEL, PAINTED
3	PR 2'-0" x 9'-6" x 3/4"	4 LITE, 1 RAISED PANEL, WITH 2-4'-2"x8'-6" 5/8 LITE DOUBLE HUNG SIDE LITES, PAINTED
4	PR 2'-0" x 9'-6" x 3/4"	4 LITE, 1 RAISED PANEL, MILLED WITH F1, F2, F3, F4, PAINTED OUTSIDE.
5	PR 2'-0" x 9'-6" x 3/4"	4 LITE, 1 RAISED PANEL, WITH 2-10"-2"x8'-0" 6/8 LITE DOUBLE HUNG SIDE LITES, PAINTED
6	PR 2'-3" x 9'-6" x 3/4"	3 RAISED PANEL, PAINTED
7	PR 5'-0" x 9'-0" x 3/4"	6 RAISED PANEL, POCKET DOORS, SEE ELEVATIONS, PAINTED
8	2'-8" x 8'-6" x 3/4"	4 RAISED PANEL, DOUBLE ACTING, PAINTED
9	3'-0" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
10	3'-0" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
11	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
12	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
13	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, DOUBLE ACTING, PAINTED
14	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, CYPRESS
15	PR 5'-0" x 9'-0" x 3/4"	6 RAISED PANEL, POCKET DOORS, SEE ELEVATIONS, PAINTED
16	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, POCKET DOOR
17	3'-0" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
18	3'-0" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
19	2'-8" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
20	2'-8" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
21	2'-8" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
22	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
23	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
24	3'-0" x 8'-6" x 3/4"	4 RAISED PANEL, CYPRESS
25	2'-8" x 8'-6" x 3/4"	4 RAISED PANEL, POCKET DOOR, PAINTED
26	2'-6" x 8'-6" x 3/4"	4 RAISED PANEL, PAINTED
27	PR 1'-10" x 8'-6" x 3/4"	2 RAISED PANEL, PAINTED
28	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
29	1'-0" x 20'-0"	OVERHEAD METAL GARAGE DOOR, INSULATED, PAINTED
30	PR 3'-0" x 1'-0" x 2"	BATTEN DOORS WITH WROUGHT IRON STRAP HINGES.
31	PR 3'-0" x 1'-0" x 2"	BATTEN DOORS WITH WROUGHT IRON STRAP HINGES.
32	PR 3'-0" x 1'-0" x 2"	BATTEN DOORS WITH WROUGHT IRON STRAP HINGES.
33	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
34	2'-8" x 8'-6" x 3/4"	4 RAISED PANEL, POCKET DOOR PAINTED

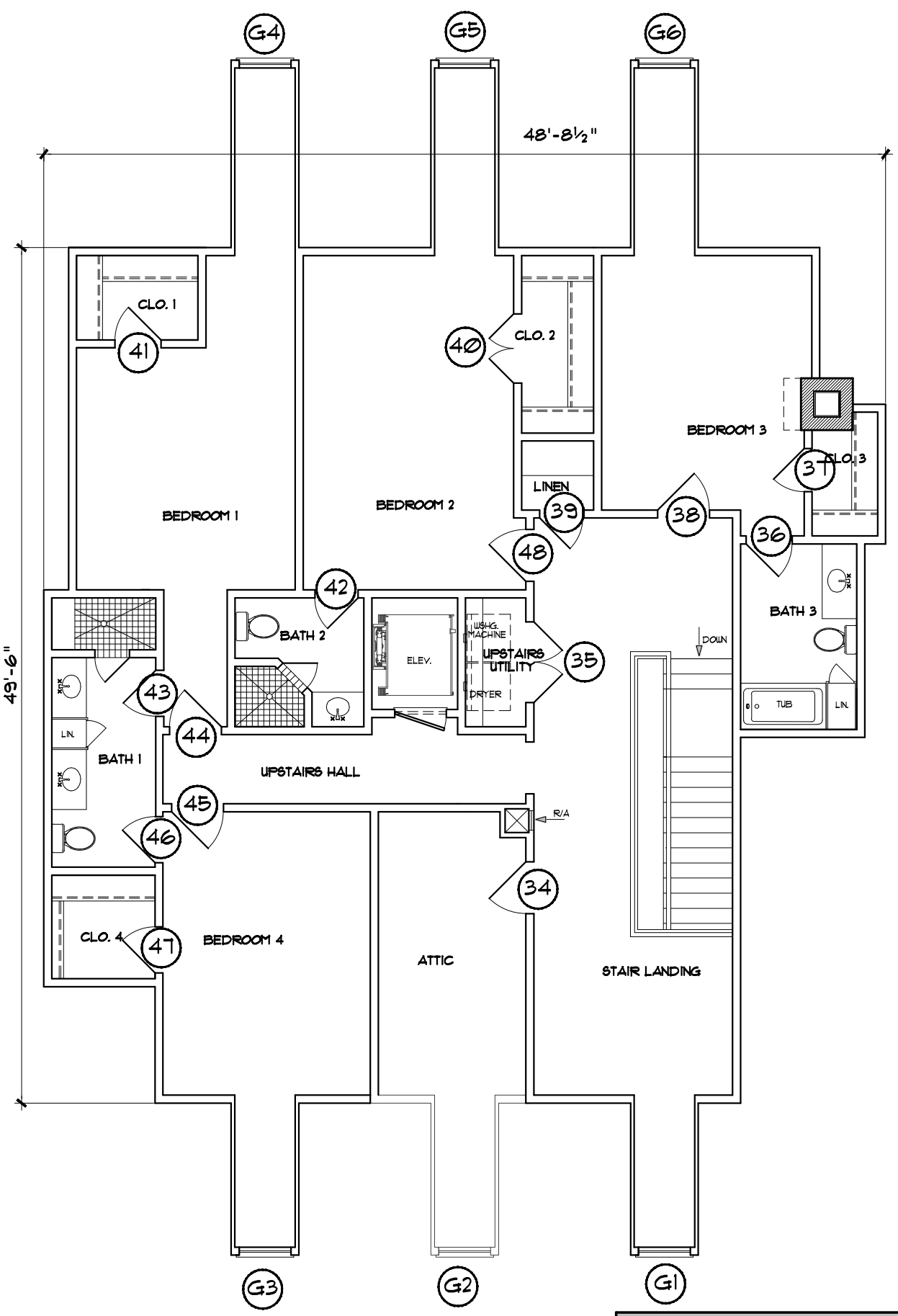
SECOND FLOOR

34	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
35	PR 2'-5" x 1'-0"	2 RAISED PANEL, STOCK, PAINTED
36	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
37	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
38	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
39	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
40	PR 2'-0" x 1'-0"	2 RAISED PANEL, STOCK, PAINTED
41	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
42	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
43	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
44	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
45	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
46	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
47	2'-6" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED
48	3'-0" x 1'-0"	4 RAISED PANEL, STOCK, PAINTED

FUTURE BASEMENT

49	PR 2'-0" x 8'-0"	3 LITE, 1 RAISED PANEL, PAINTED WITH 2 - 2'-8" x 8'-0" 8 LITE, FIXED 8484, SIDE LITES, PAINTED.
50	3'-0" x 8'-0"	6 LITE, 2 RAISED PANEL, PAINTED
51	PR 3'-0" x 8'-0" x 2"	BATTEN DOORS WITH WROUGHT IRON STRAP HINGES.

* ALL EXTERIOR DOORS TO BE SPANISH CEDAR 3/4" THICK RAISED/FLAT MOULDED PANEL W/ INSULATED GLASS.



3 SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

1 FUTURE BASEMENT LEVEL FLOOR PLAN SCALE: 1/8" = 1'-0"

2 MAIN LEVEL FOOR PLAN SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS: 7.1.2023

WORKING DRAWINGS: 5.23.23
WORKING DRAWINGS: 5.5.23

A NEW RESIDENCE FOR:
J.D. AND KIMBERLY SULLIVAN
731 TANGLEWOOD DR., PENSACOLA, FLORIDA 32503

FEBRUARY 17, 2022

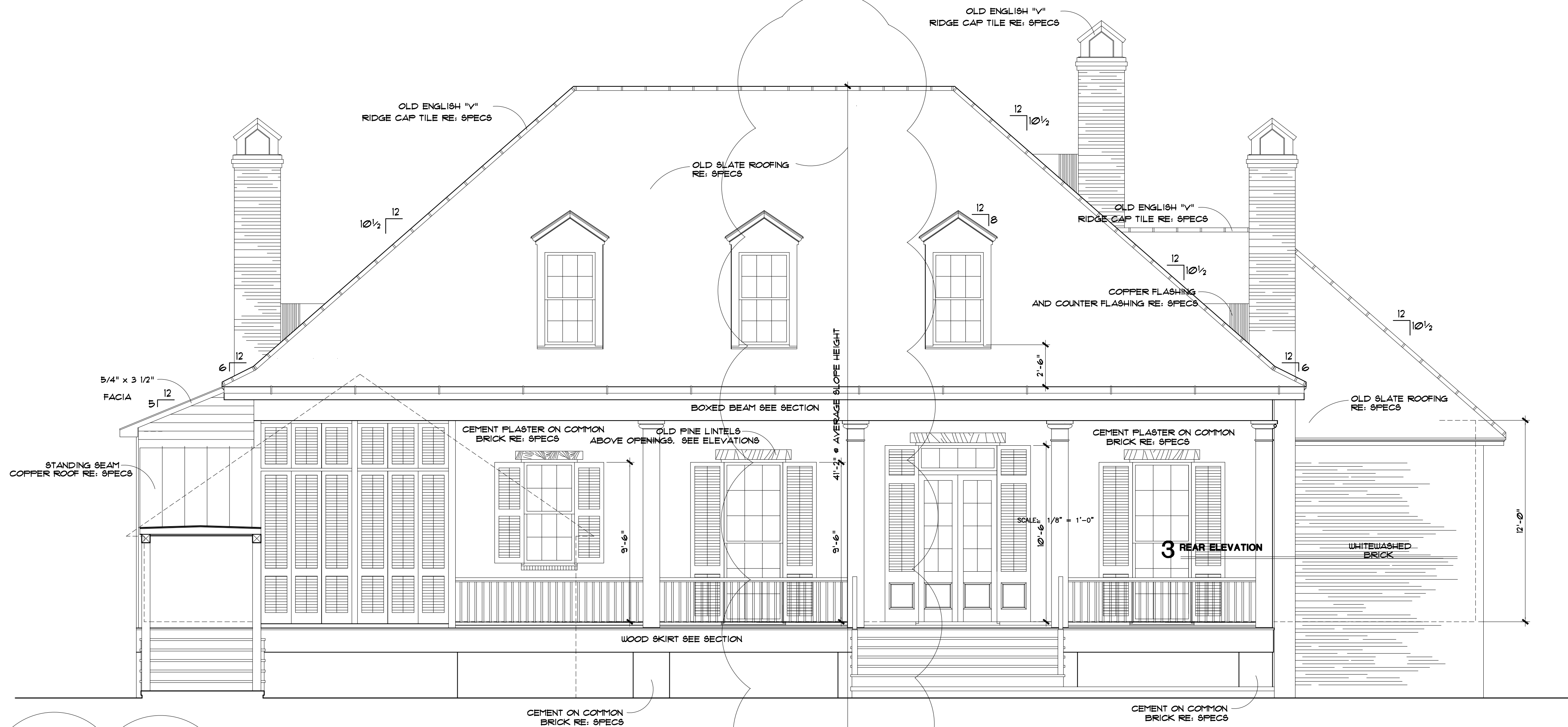
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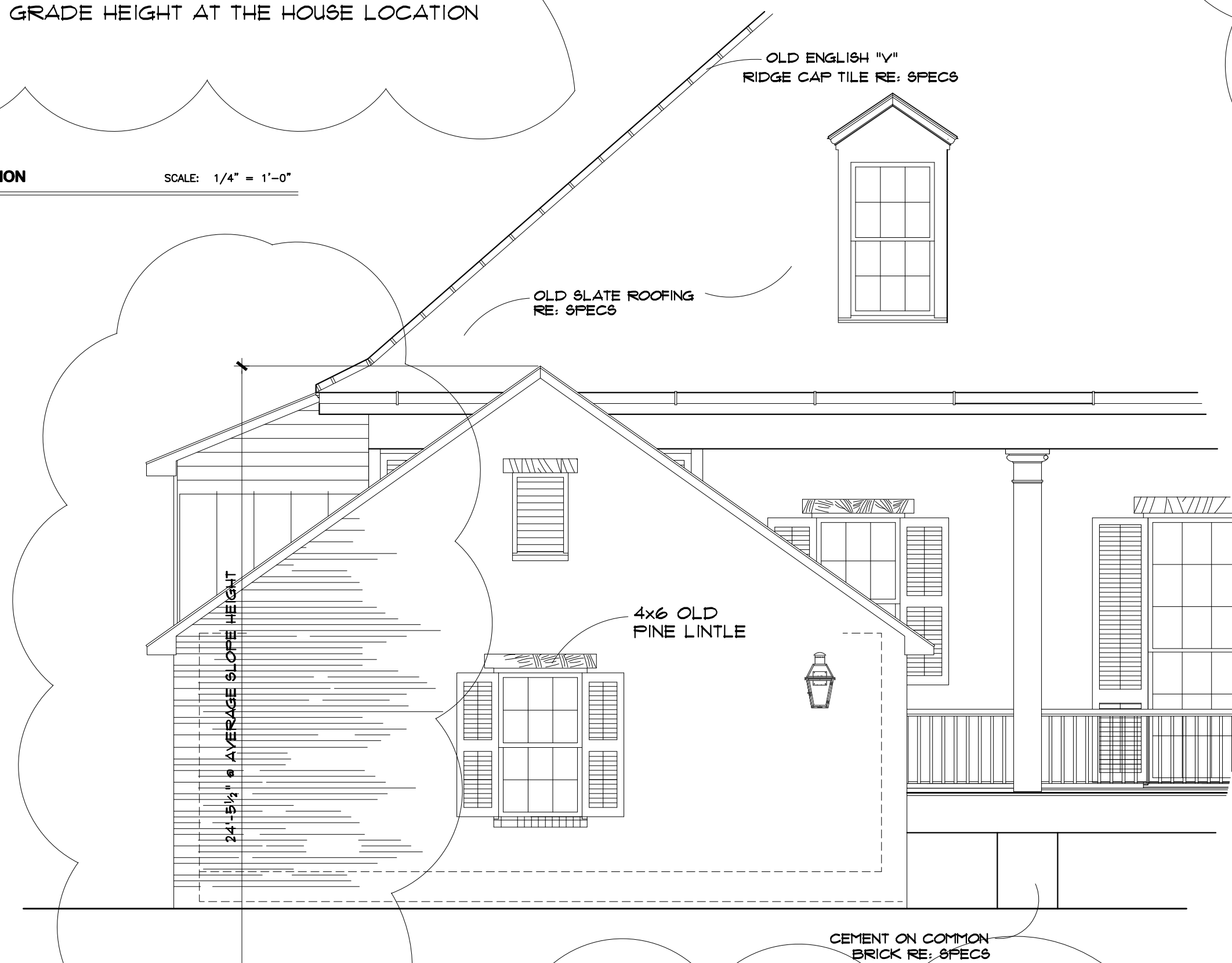
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AVERAGE GRADE HEIGHT AT THE HOUSE LOCATION

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



AVERAGE GRADE HEIGHT AT THE HOUSE LOCATION

2 FRONT ELEVATION WITH GARAGE SCALE: 1/4" = 1'-0"

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WORKING DRAWINGS: 5.5.23

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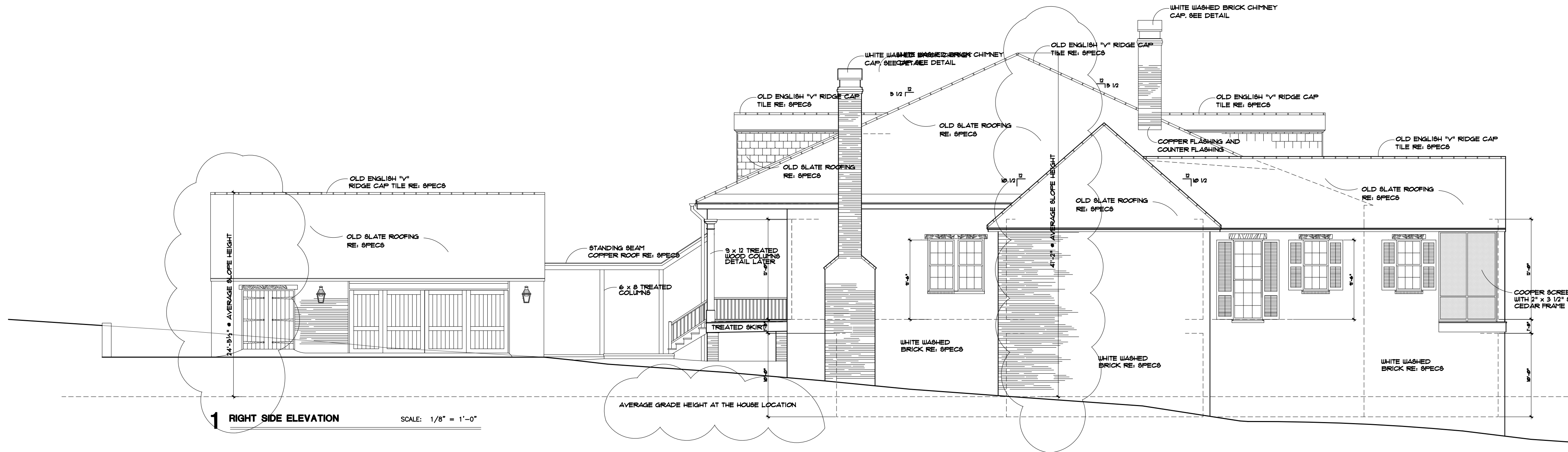
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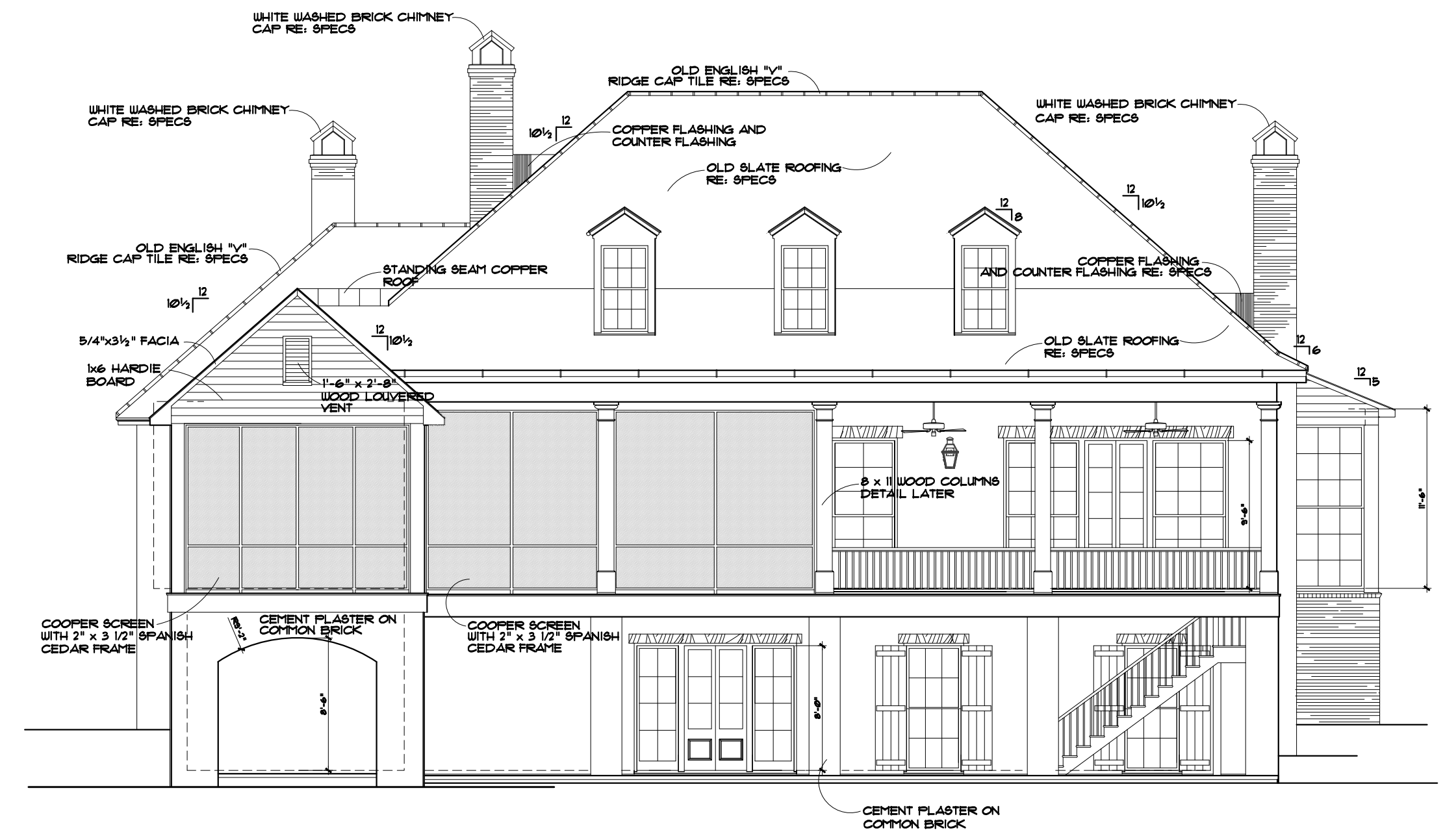
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10 OF **26**



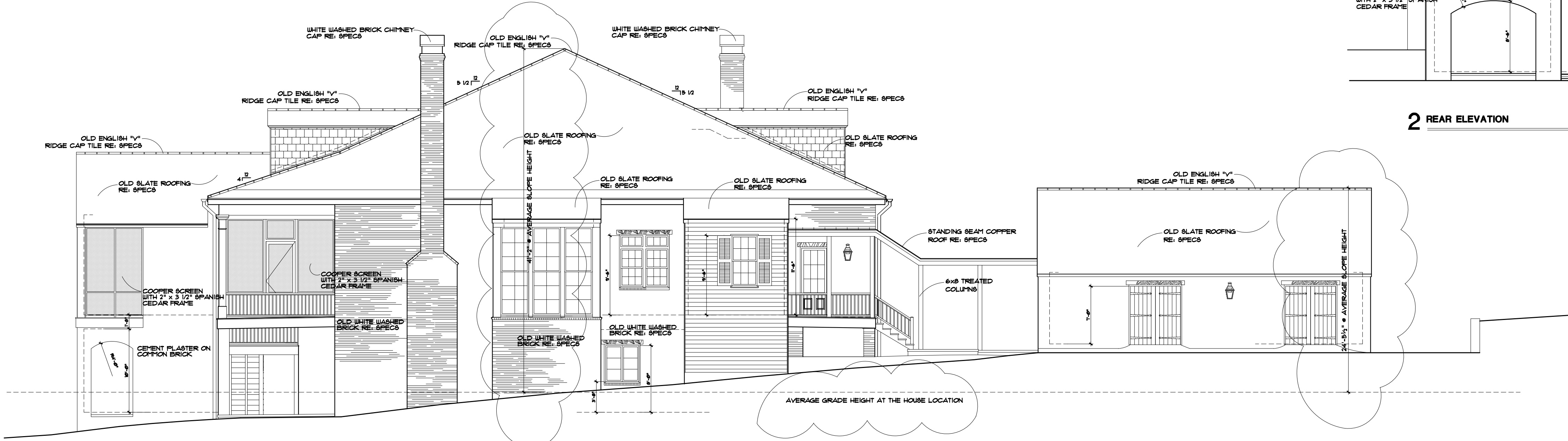
1 RIGHT SIDE ELEVATION

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



2 REAR ELEVATION

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



3 LEFT SIDE ELEVATION

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

CONSTRUCTION DOCUMENTS: 7.1.2023

WORKING DRAWINGS: 5.23.23

WORKING DRAWINGS: 5.5.23

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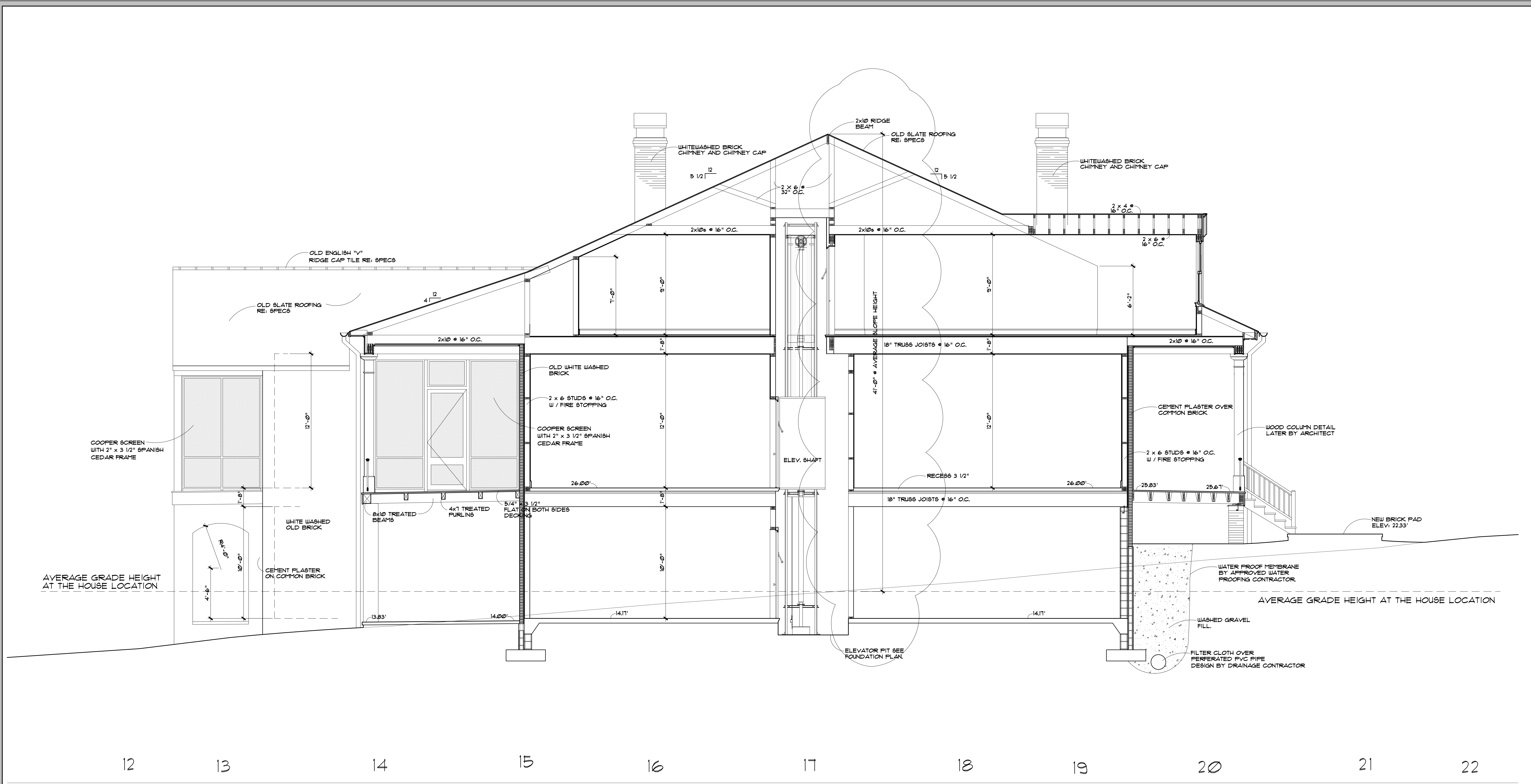
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1 SECTION A

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

CONSTRUCTION DOCUMENTS: 7.1.2023

WORKING DRAWINGS: 5.23.23

WORKING DRAWINGS: 5.5.23

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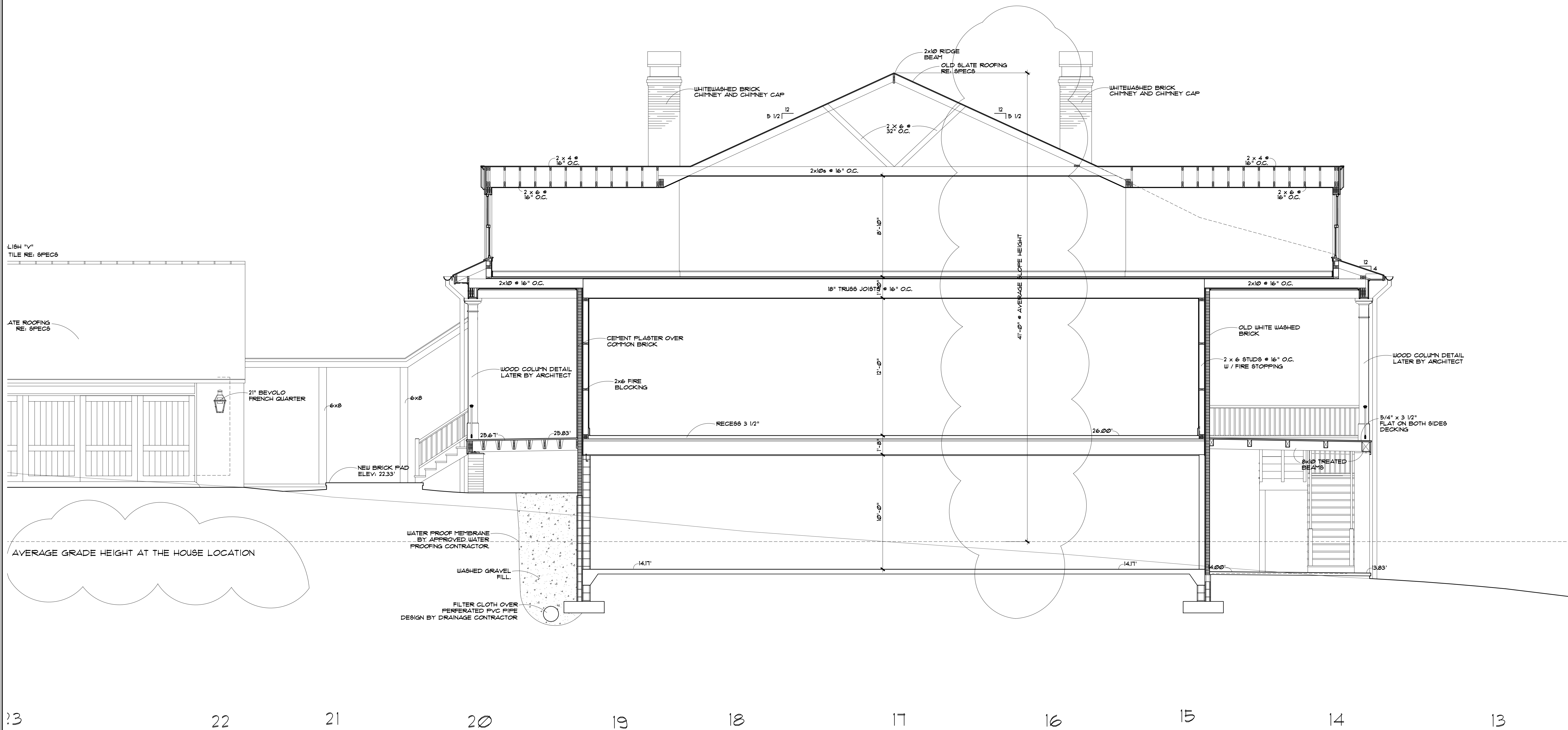
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1 PARTIAL SECTION B

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

CONSTRUCTION DOCUMENTS: 7.1.2023

WORKING DRAWINGS: 5.23.23

WORKING DRAWINGS: 5.5.23

A NEW RESIDENCE FOR:
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731 TANGLEWOOD DR., PENSACOLA, FLORIDA 32503

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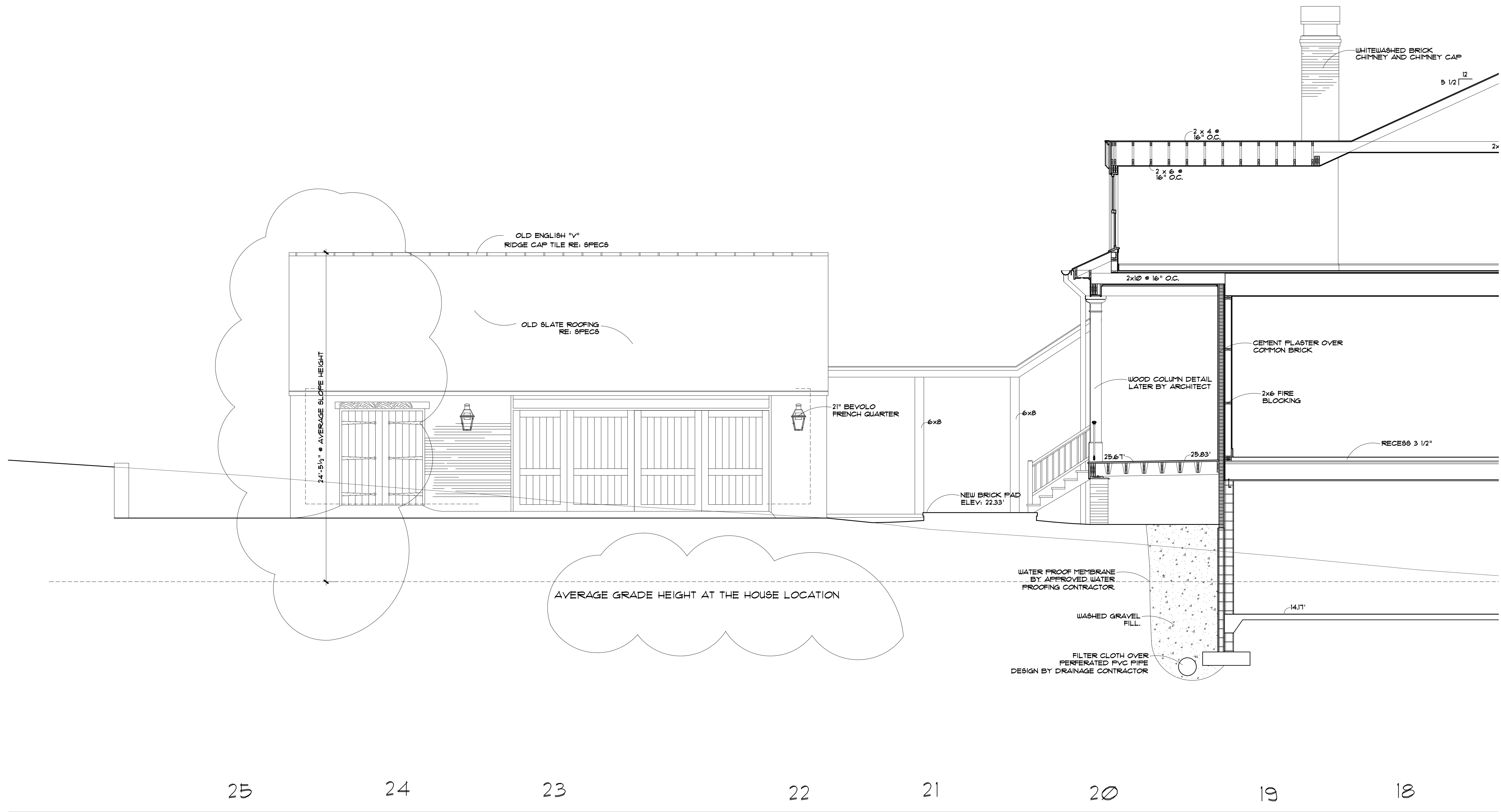
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1 PARTIAL SECTION B SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS: 7.1.2023

WORKING DRAWINGS: 5.23.23

WORKING DRAWINGS: 5.5.23

A NEW RESIDENCE FOR:
J.D. AND KIMBERLY SULLIVAN
731 TANGLEWOOD DR., PENSACOLA, FLORIDA 32503

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14 OF 26