



City of Pensacola

Zoning Board of Adjustments

Agenda

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

September 18, 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. 24-903 ZONING BOARD OF ADJUSTMENTS MEETING MINUTES AUGUST 21, 2024

Recommendation:

Sponsors:

Attachments: ZBA Minutes 08.21.2024

REQUESTS

2. 24-898 ZBA 2024-019
1912 E GADSDEN STREET
R-1AAA

Attachments: Complete Packet

3. 24-899 ZBA 2024-020
1400 E LEE STREET
R-1AA

*Attachments: Complete Application
Carriage House
Backyard current entrance
Facing building from house
Front-Street View
Property Line view with house
Street view facing south*

4. 24-900 ZBA 2024-021
4608 ROMMITCH LANE
R-1AAA

Attachments: *Application Signed*
 Site Plan - Updated

5. 24-901 ZBA 2024-022
 1705 E LLOYD STREET
 R-1AA

Attachments: *LeCompte Variance Plans Package*
 Survey1705ELloydStLeCompte

6. 24-902 ZBA 2024-023
 3790 POTOSI ROAD
 R-1AAA

Attachments: *Signed Application*
 POTOSI RD - CARPORT SITE PLAN
 Photo 1
 Photo 2
 Photo 3

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

August 21, 2024

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

MEMBERS ABSENT: NONE

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

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

OTHERS PRESENT: Tommy Gore, Dawn Bagaas, Doug Barte, Kimberly Sullivan

1) CALL TO ORDER/QUORUM PRESENT

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

The City Clerk Ericka Burnett was asked to swear in the reappointments. City Clerk Burnett swore in reappointments Weeks, Sebold and Stepherson

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 without

objection.

2) APPROVAL OF MINUTES

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

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

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.

The applicant Tommy Gore addressed the Board and explained that the homeowner's were needing additional storage for cars and lawn equipment, and this was the reason for the variance request. He further stated that there were several letters of support from the neighbors. Chairperson White apologized but asked that Mr. Gore state his name and address for the record. Mr. Gore then stated his name and address to the Board for the record.

Mr. Gore continued and further explained they were only asking for and increase from 25% to 32% for the coverage.

Chairperson White stated there were letters from the neighbors within the agenda packet, Board Member Jacquay noted there also was an updated letter from Mr. Blay.

Chairperson White asked if there were any questions for the applicant, there were none. Also noting there was no one in the audience to speak on this request. Chairperson White asked if there were any questions for staff.

Board Member Jacquay asked staff if the applicant explored any other options or crunched numbers for other scenarios. He also asked if a 2-car garage would have been under the 25% limit. Planner Hargett explained the applicant presented that they were asking for a total rear yard coverage variance for the additional garage footprint and no other calculations were presented.

Vice Chairperson Weeks stated he had no issues with the request and that they were only going from 25% to 32%.

Chairperson White then asked for a motion.

Board Member Weeks made a motion to approve, seconded by Board

Member Shelley. The motion to approve carried 8 to 1 with Board Member Jacquay dissenting.

ZBA 2024-018

731 Tanglewood Drive

R-1AAAAA

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.

Mrs. Sullivan stated her name to the board and explained that due to the sloping of the property they are needing to build up in order to avoid future flooding. She further stated that they are keeping the trees in the front of the property and the house would not be able to be seen from the street.

Vice Chair Weeks asked if this property was in a flood zone X and Staff Gregg Harding responded that was correct.

Chairperson White then stated there was a speaker in the audience that wanted to address the board but needed to wait for him to complete a speakers request.

Mr. Ed Hansen then addressed the board stated his name and address for the record. He then stated he was concerned and questioned how this project got this point, staff member Harding clarified this application was submitted as a building permit and construction has not begun.

Mr. Hansen continued stating he thought the project had already been started. Mrs. Sullivan also interjected that no work has been started and he misunderstood which property they were talking about.

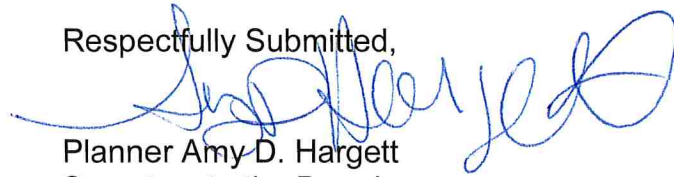
Chairperson White then asked for a motion.

Board Member Shelley made the motion to approve, Board Member Williams seconded the motion and it carried unanimously.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:25 p.m.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-898

Zoning Board of Adjustments

9/18/2024

ACTION ITEM

SUBJECT:

ZBA 2024-019
1912 E Gadsden Street
R-1AAA

SUMMARY:

Applicant Chris Bouchard is seeking a variance to reduce the required side yard setback from 7.5 FT to 3 FT for an existing 22.8 X 24.2 garage.

The proposed new lot line to subdivide off the eastern portion of the parcel is creating the need reduce the side yard setback. This is due to a small corner portion of the existing structure encroaching into the buildable area.

If this variance is granted, the new vacant lot would meet the R-1AAA requirements and any new construction on that lot doesn't appear to not need future variances.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Packet



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

ZBA 2024-019

- ☒ **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) **12-3-3 To 12-3-1 / 12-3-55** Zoning **R1AAA**

(To be Completed by Applicant)

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

Property Address: 1912 E Gadsden St.

Current use of property: Residential

1. Describe the requested variance(s): Please see attached follow up paper with criteria being addressed.

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

Please see attached follow up paper with criteria being addressed.

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:

Please see attached follow up paper with criteria being addressed.

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

Please see attached follow up paper with criteria being addressed.

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

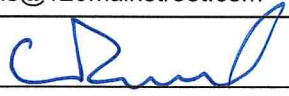
Please see attached follow up paper with criteria being addressed.

Application Date: 8/23/2024

Applicant: Chris Bouchard

Applicant's Address: 737 Connell Dr.

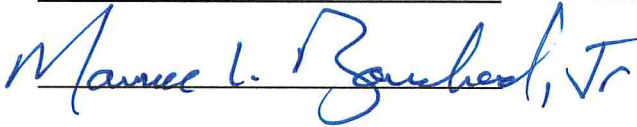
Email: chris@120mainstreet.com Phone: 850 206 2140

Applicant's Signature: 

Property Owner: Maurice Bouchard

Property Owner's Address: 1912 E Gadsden St.

Email: mbou112252@aol.com Phone: 850 206 2093

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 variance: We are kindly requesting a variance to reduce the side yard setback, for accessory structures located outside of the required rear yard, from 7.5' to 3'. If the variance is approved, the intent is to divide an existing 160'x132.5' lot ("Existing Lot") into an 81'x132.5' lot with an existing house and existing detached garage ("Western Lot"), and a 79'x132.5' lot which is currently vacant ("Eastern Lot"). Currently, the existing detached garage on the Western Lot is mostly located within the required 30' rear yard and buildable area of the Western Lot, however the front half of the existing garage is outside of the required 30' rear yard triggering the minimum required side setback for this portion of the existing garage to be 7.5' instead of 3'. The requested variance is only for the existing garage on the Western Lot. Please refer to the attached drawing (Exhibit 1).

Approval of this variance will subsequently allow the Existing Lot to be divided into the Western Lot and Eastern Lot because the front corner of the existing detached garage would be set back approximately 4' from the side lot line of the Western Lot, and the rear corner of the garage would be set back about 3.5' from the side lot line of the Western Lot. Please refer to the attached survey (Exhibit 2).

The existing detached garage is not proposed to be moved or altered. New construction is not proposed within the side setback in question. Once the Existing Lot is divided into the Western Lot and Eastern Lot, my intent is to build my new primary residence and detached garage on the Eastern Lot.

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 applicants actions: Currently the Existing Lot is one large parcel (owned by my father) and our intent is to divide the Existing larger parcel into two lots. The existing residence (1912 E Gadsden St.) will be located on the Western lot and the challenge with the lot division is providing enough lot width on the Western lot to comply with the required setbacks while making the Eastern lot wide enough to accommodate the new primary residence.
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 is one of the last remaining vacant lots in the old East Hill area. We have been working on these house plans since 2016. We considered every detail possible with the house plans while taking into consideration and recognizing the beauty of East Hill. As such, the placement of the garage in the Northwest corner of the Eastern Lot is the only practical

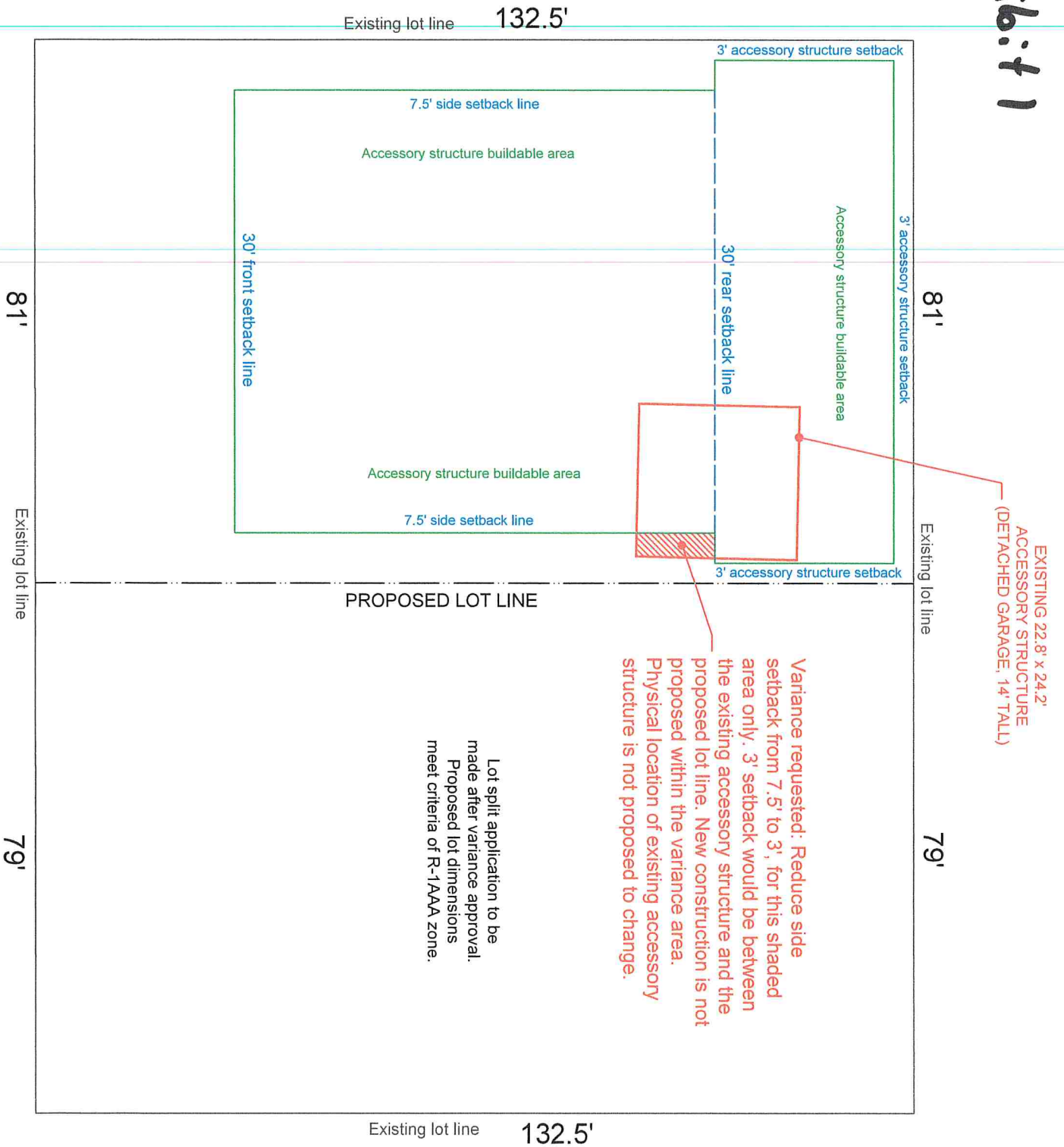
solution by our architect, which lends to this request. Without this variance, we would have to completely start over and redraw our house plans in such a way that would not be complimentary to our architectural design along with dimensions. Having to redraw and fit the proposed detached garage on the Eastern lot would be a tremendous issue because it would not provide proper vehicle access, it would eliminate the majority of our back porch and prevent a pool from being installed. Furthermore, redrawing the plans would hinder the architectural design of our house and would prevent us from building our dream home in beautiful old East Hill, adjacent to my parents.

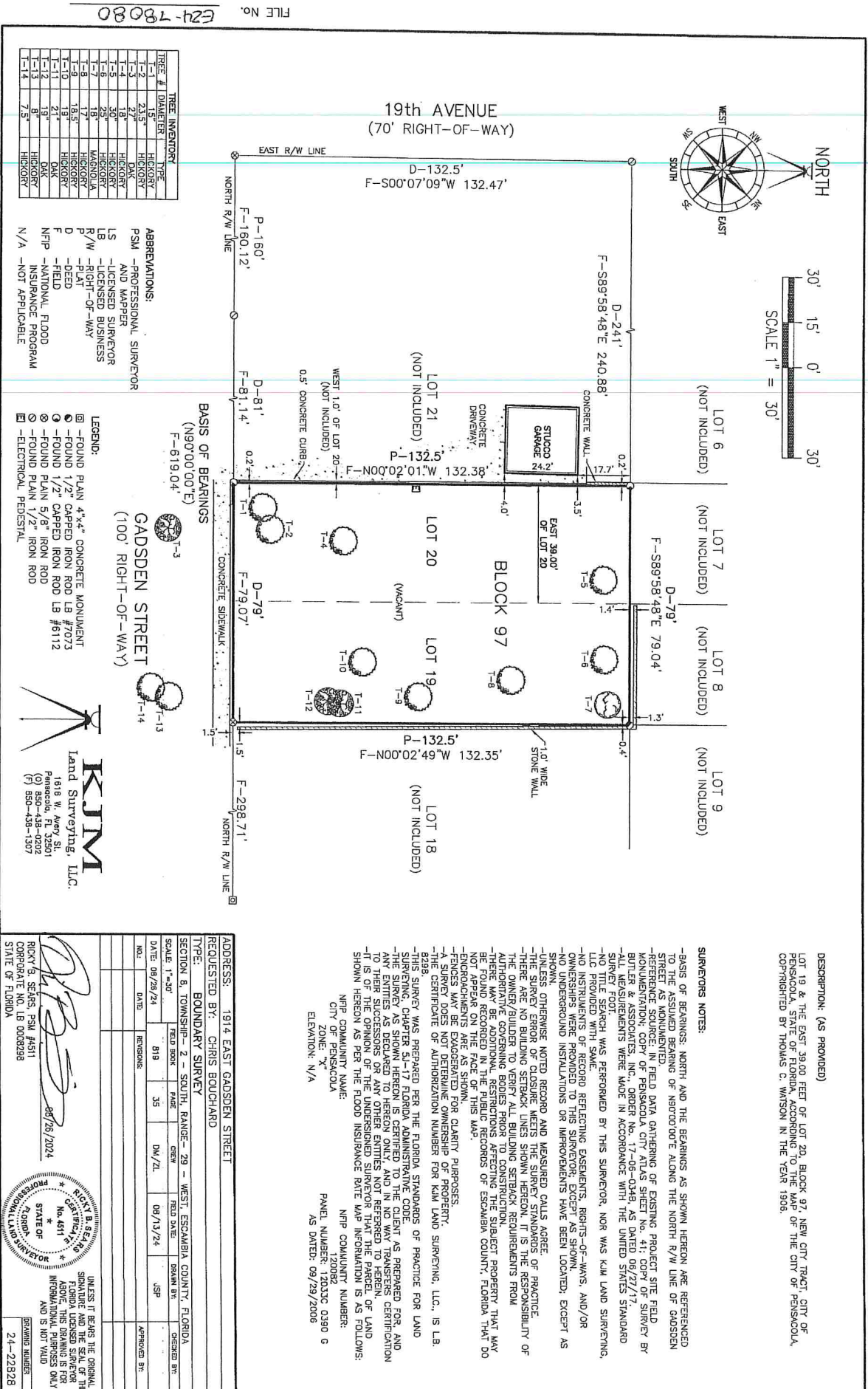
4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity: First and foremost, approval of this variance would not change the existing conditions, nor impose on adjacent property owners, because the physical location of the existing garage will not change, and alterations to the existing garage are not proposed. My father would be my immediate neighbor to the West, he has absolutely no issues with where the new house and garage are planned to be built. The requested side yard variance is a minuscule ask. The garage placement will be noninterfering or noticeable. If approved, the new garage will meet the standard 3' foot setback required for the rear and side yard.
5. Explain what other condition(s) may justify the proposed variance(s): The construction of our new primary residence was designed for a 79' wide lot. If our request for a reduction in the side setback to accommodate the existing detached garage is allowed, there would then be enough land to accommodate the 79' lot division while maintaining the required setback ultimately allowing us to start construction on our new East Hill residence.

Aerial



Exhibit 1







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-899

Zoning Board of Adjustments

9/18/2024

ACTION ITEM

SUBJECT:

ZBA 2024-020
1400 E Lee Street
R-1AA

SUMMARY:

Applicant and homeowners, Michael and Linda Graber are seeking a variance to reduce the corner side yard setback from 11 FT to 2 FT to accommodate a renovation to an existing two-story accessory dwelling unit.

A front yard averaging was calculated and reduced the required 15 FT corner side yard setback to 11 FT. However, the existing structure currently sits 2 FT off the property line facing 14th Avenue.

The applicant desires to remodel the existing ADU second story living space, increasing the footprint from 255 SF to approximately 480 SF. The overall project is to expand the existing two-story ADU so that garage /workshop can be incorporated into the ground floor with living space above.

The existing building is nonconforming with regards to the side yard setback therefore a variance is needed.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application
2. Carriage House
3. Backyard current entrance
4. Facing building from house
5. Front-Street View
6. Property Line view with house
7. Street view facing south

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

City of
Pensacola

*America's First Settlement
And Most Historic City*

1400 E Lee Street
ZBA-2024-020
020



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**.
(Make Checks Payable to: City Of Pensacola)

** 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 & 12-3-81 Zoning B1AA

(To be Completed by Applicant)

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

Property Address: 1400 E. Lee St, Pensacola FL, 32503

Current use of property: Residential

1. Describe the requested variance(s):

Michael and Linda Graber are requesting a variance at 1400 E. Lee St for the setback requirement of the back side-yard. The scope of the project involves adding an addition to the southern exposure of the existing building situated on the North 14th Ave side of the property.

The reasons for this variance request include the historical nature of the existing structure, practical difficulties in complying with current zoning ordinances, and the desire to maintain the aesthetic character of the East Hill neighborhood. The addition aims to increase functionality and provide additional rental opportunities in an area that currently lacks them.

The addition includes a comprehensive remodel of the existing 2nd-story living space, increasing its footprint from 255 sq ft to approximately 480 sq ft. This remodel addresses the current limitation of backyard access to the ADU by providing a new street-side entrance, complementing the existing off-street parking.

The existing structure's front-face is within 2 feet of the property line on the North 14th Ave side. We are not seeking to encroach further into this setback than the existing structure already does. A recent Front Yard Average calculation reduces the side-yard setback from 15 ft to 11 ft, however, this setback would render the new space unusable and halt the project. Trees to the rear of the building eliminate any possibility of adding the addition to the back (East side) of the building.

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 current home and ADU structure are over 120 years old. Since the structure was in place long before the current setback requirements, it is not the fault of the homeowner the structure does not comply with the current setback requirements. This variance ensures the addition to the property aligns with the existing structure, providing more useable space and an aesthetically pleasing addition to the property. Trees at the rear of the building eliminate any possibility of adding the addition to the back (East side) of the building.

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:

Homes of similar age in the neighborhood, with an ADU and not on a corner lot, generally have the ADU above a garage in the rear of the yard. Newly built properties in the neighborhood feature similar ADU setups. However, due to the reduced lot sizes of the new properties, the garage/apartment setups often eliminate the backyard space. Given the extended size of our property, the new addition would not encroach on the backyard space of the home.

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 unique, extended, size of the lot ensures no adverse effects on neighboring properties. The project is designed to enhance curb appeal and provide more usable space. Parking for the ADU is dedicated and off-street. Neighboring property owners have no concerns or conflicts regarding the requested variance.

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

Project Scope includes:

- Overhead utility lines providing power to the property will be buried, as the current power line/pole are dangerously situated in the middle of a tree.
- Access to the second floor will be improved by removing the current rear stair access and creating a new, safer interior street-side entrance.
- The current structure is clad in 40-year-old cedar shake which needs to be replaced. The exterior of the structure will be re clad with Hardie Board siding to match the exterior of the main house.

Application Date: 8/21/2024

Applicant: Michael and Linda Graber

Applicant's Address: 1400 E. Lee St, Pensacola, FL 32503

Email: mrgraber1@gmail.com Phone: 850-554-8025

Applicant's Signature: 

Property Owner: Same As Above

Property Owner's Address: _____

Email: _____ Phone: _____

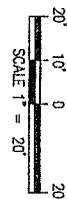
Property Owner's Signature: _____

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.

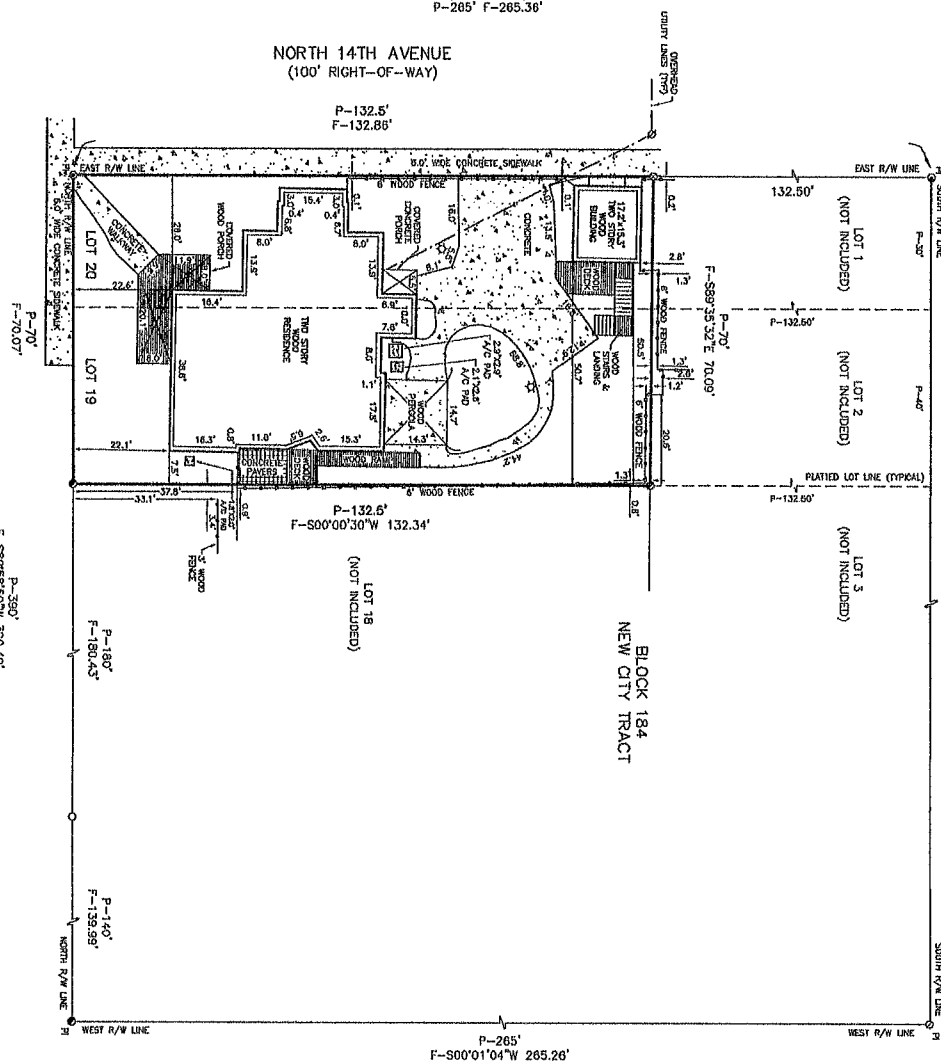
Variance Application

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.



NORTH 14TH AVENUE
(100' RIGHT-OF-WAY)



EAST BLOUNT STREET
(100' RIGHT-OF-WAY)

BLDGN 184
NEW CITY TRACT

NORTH 15TH AVENUE
(70' RIGHT-OF-WAY)

EAST LEE STREET
(70' RIGHT-OF-WAY)



KJM
Lend Planning, LLC
1616 W. Hwy. 22
Pawcatuck, CT 06251
(203) 880-4338-0202
(7) 880-433-1307

SURVEYORS' NOTES

DESCRIPTION (OFFICIAL RECORDS BOOK 7159 PAGE 1913)

LOT 19 AND 20, BLOCK 124, NEW CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE PLAN AND MAP OF THOMAS C. WATSON OF SAID CITY, ESCROWED IN FLORIDA.

[illegible]

NTP COMPLETION DATE
CITY OF PENSACOLA
ZONE: "X"
ELEVATION N/A

NTP COMPLETION NUMBER
 120082
 PANEL NUMBER: 12033C 039
 AS DATED: 09/29/2006

LEGEND

- ROUND TUB 1/2" IRON ROD
- ROUND ILLUMIN 1/2" CAPPED IRON ROD
- ROUND PLAN 5/8" IRON ROD
- ROUND ILLUMIN 5/8" CAPPED IRON ROD
- ROUND 1/2" CAPPED IRON ROD L.B. #777A
- ROUND PK NAIL
- LIGHT POST
- POWER POLE

ABBREVIATIONS:

- PGM - PROFESSIONAL SURVEYOR
 UPR - UPR
 LB - LICENSED BUSINESS
 BL - BUILDING SETBACK LINE
 R/W - RIGHT-OF-WAY
 A/C - AIR CONDITIONING
 P - POINT OF INTERSECTION
 F - FIELD
 NFP - NATIONAL FLOOD
 INSURANCE PROGRAM
 N/A - NOT APPLICABLE
 BSM - BOUNDARY SURVEY
 WITH IMPROVEMENTS
 (TWP) - TOWNSHIP

ADDRESS: 1400 EAST LEE STREET

TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS

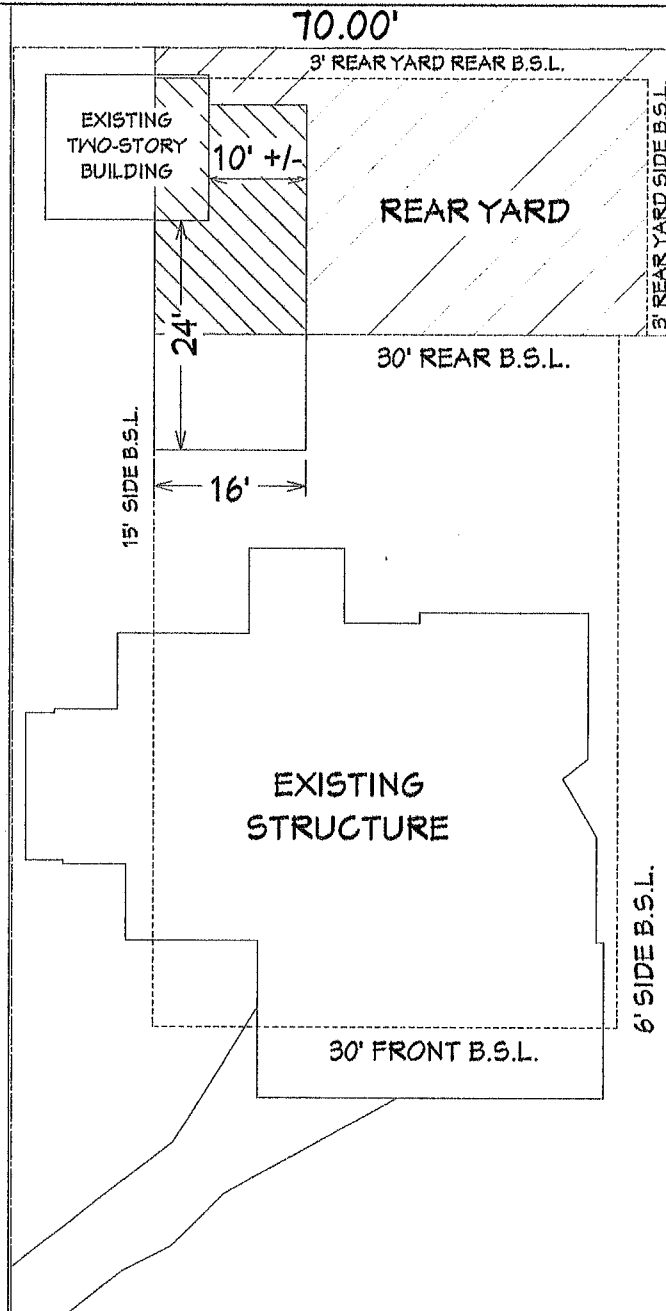
DATE: 08/19/2004	791	67-69	CP
------------------	-----	-------	----

1	07/25/79	8004 - F.B. #029, P.L. 105-28, 05/05, 07/24
---	----------	---

科版

WINDFALL WINDFALL 1-2011 2011
CORPORATE NO. 19 0007919
SIP

132.50:



NOTE:
THIS IS NOT A SURVEY. ALL
INFORMATION SHOWN ON
THIS PLAN WAS
APPROXIMATED FROM A
CLIENT SUPPLIED SURVEY.
ALL DIMENSIONS AND
DISTANCES SHOULD BE FIELD
VERIFIED AND A LICENSED
SURVEYOR ENLISTED FOR
EXACT LOCATION OF ALL
STRUCTURES.

→ = DIRECTION OF WATER FLOW

132.50'

NORTH R/W LINE

70.00'



PLOT PLAN

E LEE STREET

SCALE: 1" = 20'

**REQUIRED REAR YARD BUILDABLE AREA
(BUILDING NOT TO EXCEED 25%):**

REAR YARD BUILDABLE AREA -	1,650 SQFT
ALLOWABLE BUILDING FOOTPRINT -	412.5 SQFT
EXISTING BUILDING FOOTPRINT -	85 SQFT
ALLOWABLE BUILDING FOOTPRINT (NEW) -	327.5 SQFT

GOOD FOUNDATIONS
INCORPORATED
— Custom Home Designs —

FRONT YARD AVERAGING

Address of parcel in question 1400 E Lee

Person requesting _____ Phone # _____

Inspector Tony Date 12/13/23

Right-of-way width 70 Zone _____

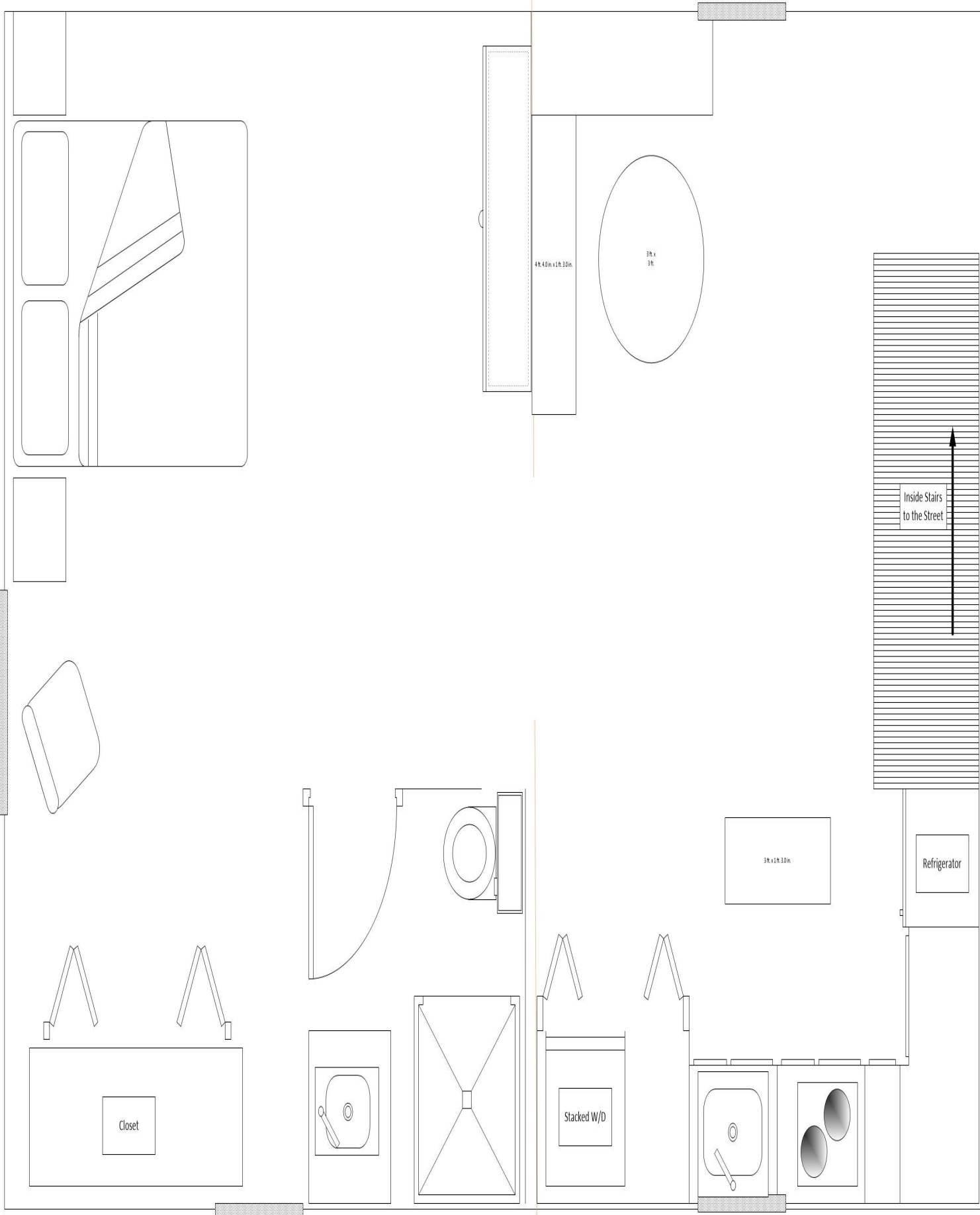
Street width 29

Difference 41

Divide by 2 20.5 equals assumed distance from curb to property line

Address	Distance from curb to structure	Less assumed distance from curb to property line	Equals assumed distance from property line to structure
<u>1400</u>	<u>36</u>	<u>20.5</u>	<u>15.5</u>
<u>1408</u>	<u>40</u>	<u>20.5</u>	<u>19.5</u>
<u>1414</u>	<u>71</u>	<u>20.5</u>	<u>50.5</u>
<u>1420</u>	<u>39</u>	<u>20.5</u>	<u>18.5</u>
<u>1424</u>	<u>39</u>	<u>20.5</u>	<u>18.5</u>
<u>1415</u>	<u>41</u>	<u>20.5</u>	<u>20.5</u>
<u>1411</u>	<u>37</u>	<u>20.5</u>	<u>16.5</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL			<u>159.5</u>

Total 159.5 Divided by number of properties 7 Equals average front yard 22' 9"



Current Building, Approx. 15' wide. Garage space underneath

New Addition. Approx. 13' wide. Storage/Workshop underneath













City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-900

Zoning Board of Adjustments

9/18/2024

ACTION ITEM

SUBJECT:

ZBA 2024-021
4608 Rommitch Lane
R-1AAA

SUMMARY:

Applicant and homeowner, Peter Haupt is seeking a variance to reduce the required rear yard setback from 30 FT to 25 FT for an addition to the existing house.

The applicant desires an additional living space with a covered porch. The covered porch will be the portion that would encroach within the rear yard setback.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application Signed
2. Site Plan - Updated



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

2024-01-
ZBA 021

- ☒ **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) 12-3-3 To 12-3-1 Zoning R1AAB

(To be Completed by Applicant)

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

Property Address: 4608 Rommitch Ln, Pensacola, FL 32504

Current use of property: Residential, personal home

1. Describe the requested variance(s): We are asking for a 5 ft variance to build additional living space to our house. Instead of the standard 30 ft offset from our back property line, we are asking for a 25 ft offset.

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:

N/A

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:

We are wanting to add additional living space, as well as a back porch. To extend the living area to the size we desire and include a 6 ft porch, we would need the 5 ft variance.

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 we are requesting is located at the back of our house. Our neighbor has an 18 ft shed, a large tree and tall bushes and we have a large tree near the fence that separates our yards (See picture). We cannot see the back of their house and they cannot see the back of our house.

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

My wife has MS and is unable to be out in the sun or heat for very long. The addition to our house will provide her with additional room to move about. The 6 ft porch will also provide shade so that she and I can enjoy some outdoor time.

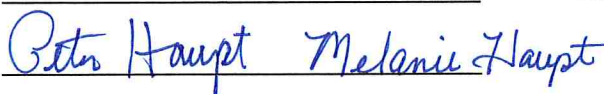
Application Date: 08/27/24

Applicant: Peter and Melanie Haupt

Applicant's Address: 4608 Rommitch Ln, Pensacola, FL 32504

Email: pmhaupt2@cox.net

Phone: 850-336-5804

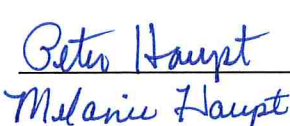
Applicant's Signature: 

Property Owner: Peter and Melanie Haupt

Property Owner's Address: 4608 Rommitch Ln, Pensacola, FL 32504

Email: pmhaupt2@cox.net

Phone: 850-336-5804

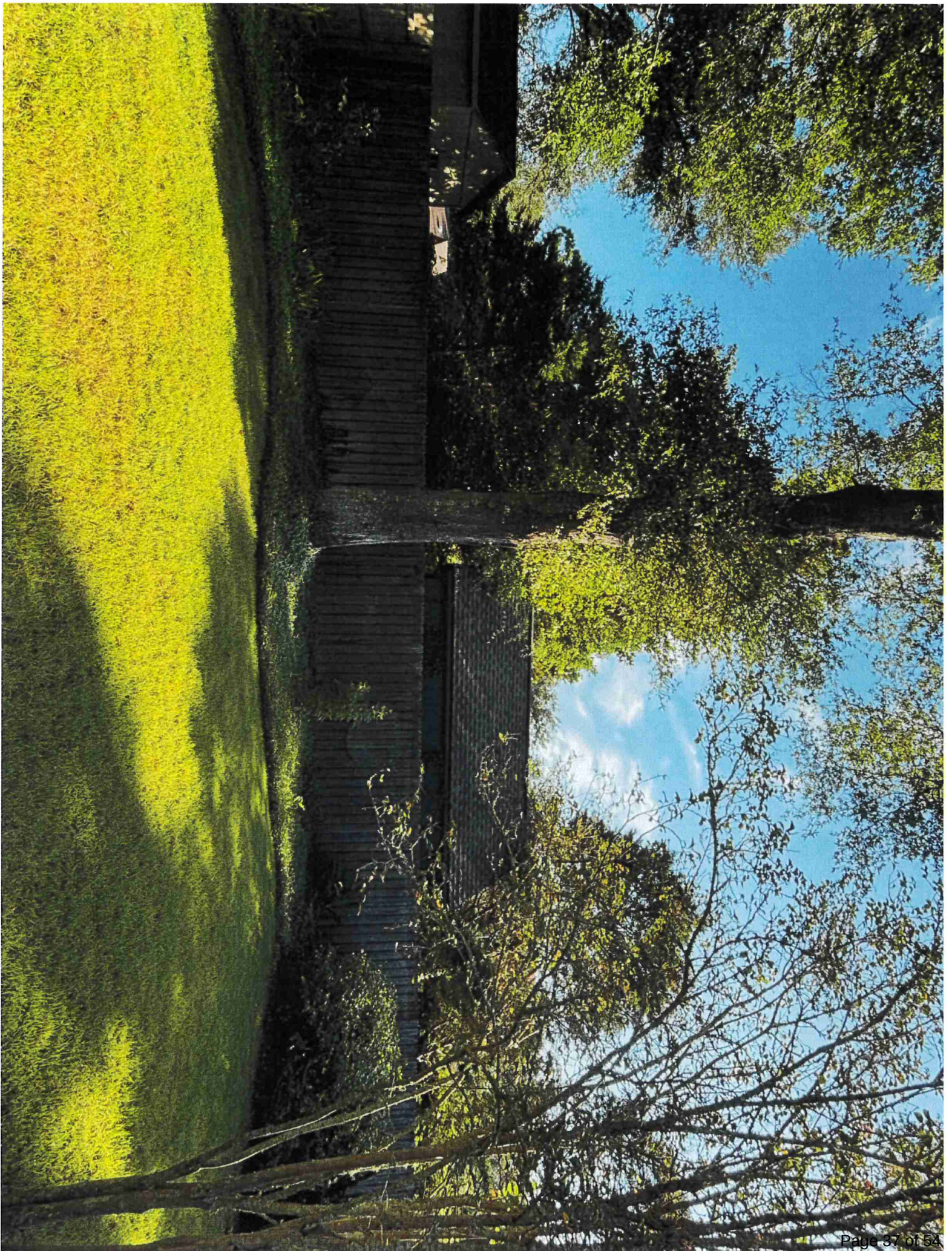
Property Owner's Signature: 

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.

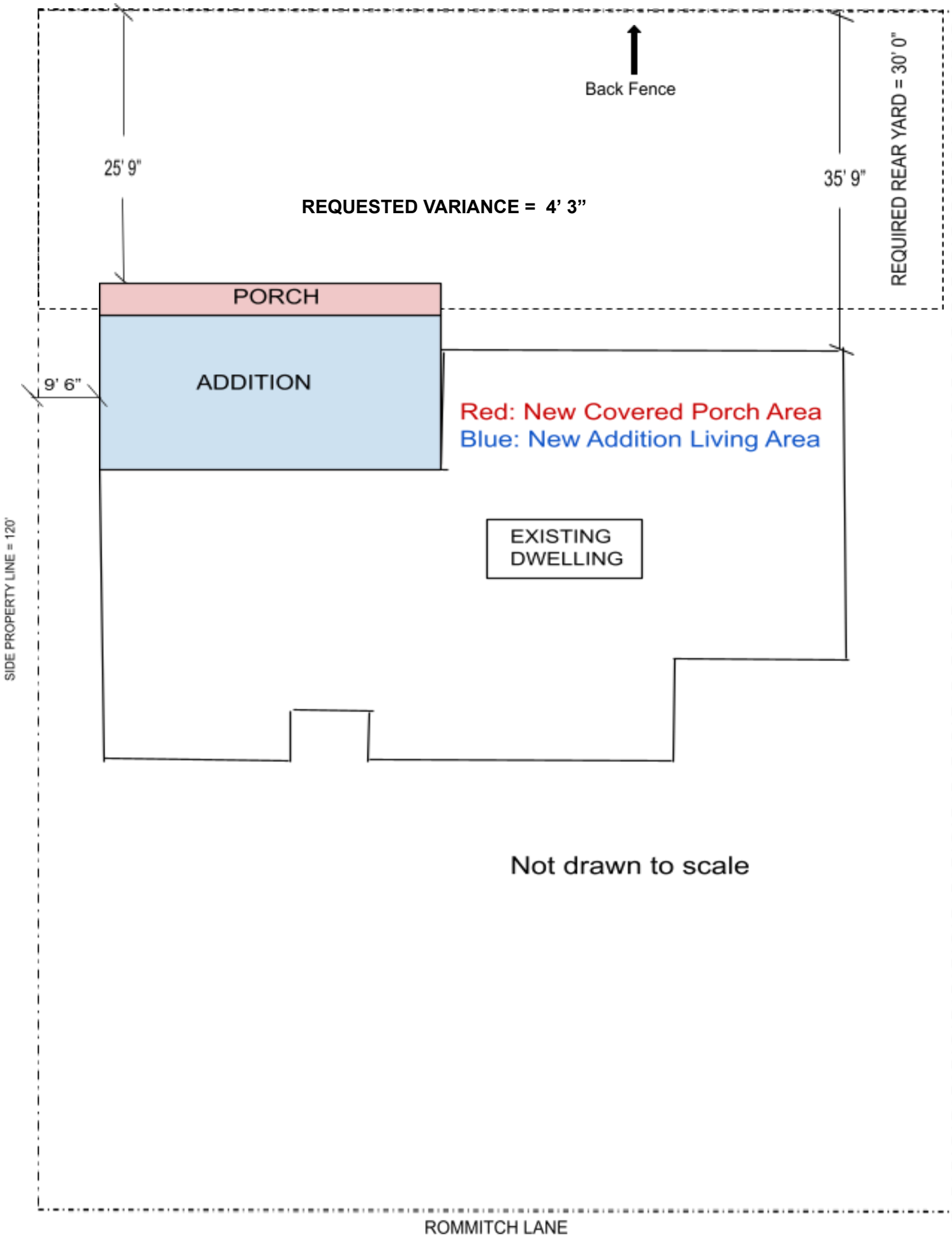
Variance Application

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.



REAR PROPERTY LINE = 80'





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-901

Zoning Board of Adjustments

9/18/2024

ACTION ITEM

SUBJECT:

ZBA 2024-022
1705 E Lloyd Street
R-1AA

SUMMARY:

Applicant and homeowner, Ryan LeCompte is seeking a variance to reduce the required side yard setback from 6 FT to 1 FT 8 INCHES for a 2-story addition to an existing 12 X 24 (288 SF) garage.

The existing garage is non-conforming in regard to the side yard setback, adding the additional height and overall footprint increase the nonconformity and therefore a variance is needed.

For clarity, the proposed addition overall height is 24 FT, per section 12-3-81 c 4, an ADU's maximum height allowed is 30 FT as measured from the peak. An ADU taller than 20 FT must meet the side yard setback of the primary structure. In this case the R-1AA zoning's side yard setback minimum is 6 FT.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. LeCompte Variance Plans Package
2. Survey1705ELloydStLeCompte

LECOMPTÉ ADU

ACCESSORY DWELLING UNIT

1705 E. Lloyd Street, Pensacola FL. 32503

SQUARE FOOTAGE	PROPOSED ADU BREAK DOWN
PRIMARY STRUCTURE BREAK DOWN	1st Floor Heated & Cooled - 39
Heated & Cooled - 1,372	1st Floor Garage - 226
Screened Porch (Finished) - 126	1st Floor Covered Porch - 118
TOTAL HEATED & COOLED - 1,372	2nd Floor Heated & Cooled - 352
TOTAL UNDER ROOF - 1,498	2nd Floor Porch - 38
	TOTAL HEATED & COOLED - 391
	TOTAL UNDER ROOF - 773

ADU RATIO REQUIREMENTS
The living area of the accessory dwelling unit shall not exceed 60 percent of the living area of the principle dwelling unit, up to a maximum of 1,500 square feet.
PROPOSED ADU CALCULATION (60% LIVING)
PRINCIPLE STRUCTURE HEATED & COOLED - 1,372
PROPOSED ADU HEATED & COOLED - 391
MAXIMUM HEATED & COOLED ALLOWED - 823.20 (60%)
ACTUAL HEATED & COOLED PROPOSED - 1,169 (28.5%)

REAR YARD COVERAGE REQUIREMENTS
The accessory dwelling unit (or combination of structures) shall not occupy more than 25 percent of the required rear yard area.
TOTAL REAR YARD AREA - 1,200 (40' WIDTH X 30' REAR YARD SETBACK)
25% ALLOWANCE - 300 SQUARE FEET MAX
PROPOSED ADU STRUCTURE REAR YARD COVERAGE - 103 SQUARE FEET (8.58%)

IDENTIFICATION REQUIREMENTS
- The entrance to the accessory dwelling unit shall be identifiable and shall have its own address for purposes of emergency service and postal access.

PARKING REQUIREMENTS
- One additional off-street parking space shall be provided for the accessory dwelling unit.

SETBACKS
• PRIMARY STRUCTURE - 30' FRONT / 30' REAR / 6' SIDE
• ACCESSORY DWELLING UNIT
- 3' SIDE & REAR (UP TO 15' ROOF HEIGHT)
- 5' SIDE & REAR (UP TO 20' ROOF HEIGHT)
- 6' SIDE YARD (ABOVE 20' ROOF HEIGHT)
- For every additional one foot that an accessory dwelling unit is set back from the rear property line above and beyond five feet, an additional one foot in height shall be allowed up to a maximum of 30 feet as measured at the roof peak.



REQUESTED VARIANCES

VARIANCE REQUEST #1: Height Variance to 24' Above Grade

VARIANCE REQUEST #2: Side Yard Setback Reduction to 3' - 7" (New Construction) & 1' - 8" (Existing & 2nd Floor Addition)

PROJECT INFORMATION	
DESCRIPTIONS:	PROJECT SCOPE
NAME: LeCompte	DETACHED GARAGE RENOVATION
REFLECTIONS Home Designs & CAD Services	
Email: timdanieljr83@gmail.com	
Phone: (850)-417-5332	
DATE:	03/23/2024
SCALE:	-
SHEET:	1 OF 4
Page 40 of 54	

Proposed Ridge Height - 24' - 0" Above Grade

Proposed Mean Roof Height
21' - 4" Above Grade

Proposed 2nd Floor Top Plate Height
18' - 8" Above Grade

Hardi-Board & Batten Siding

Proposed 12-inch Floor Truss
1st Floor Plate Height - 9' - 0"

Brick Veneer (Match Existing)

Existing Finished Floor Elevation



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1' - 0"

PROPOSED REAR ELEVATION

SCALE: 3/16" = 1' - 0"

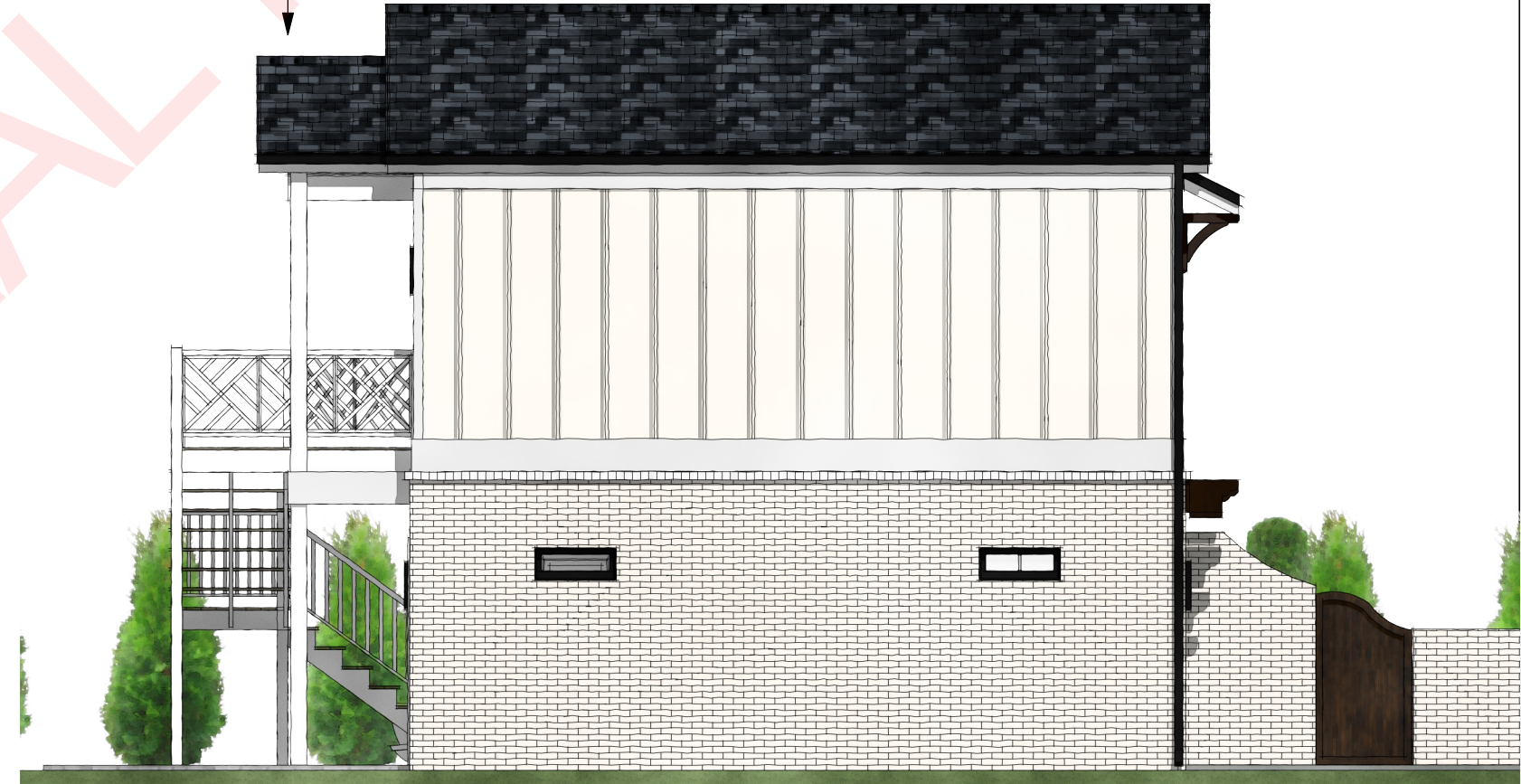


PROPOSED LEFT ELEVATION

SCALE: 3/16" = 1' - 0"

PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1' - 0"



PROJECT INFORMATION

DESCRIPTIONS:
NAME: LeCompte

PROJECT SCOPE
DETACHED GARAGE RENOVATION

**REFLECTIONS Home Designs
& CAD Services**

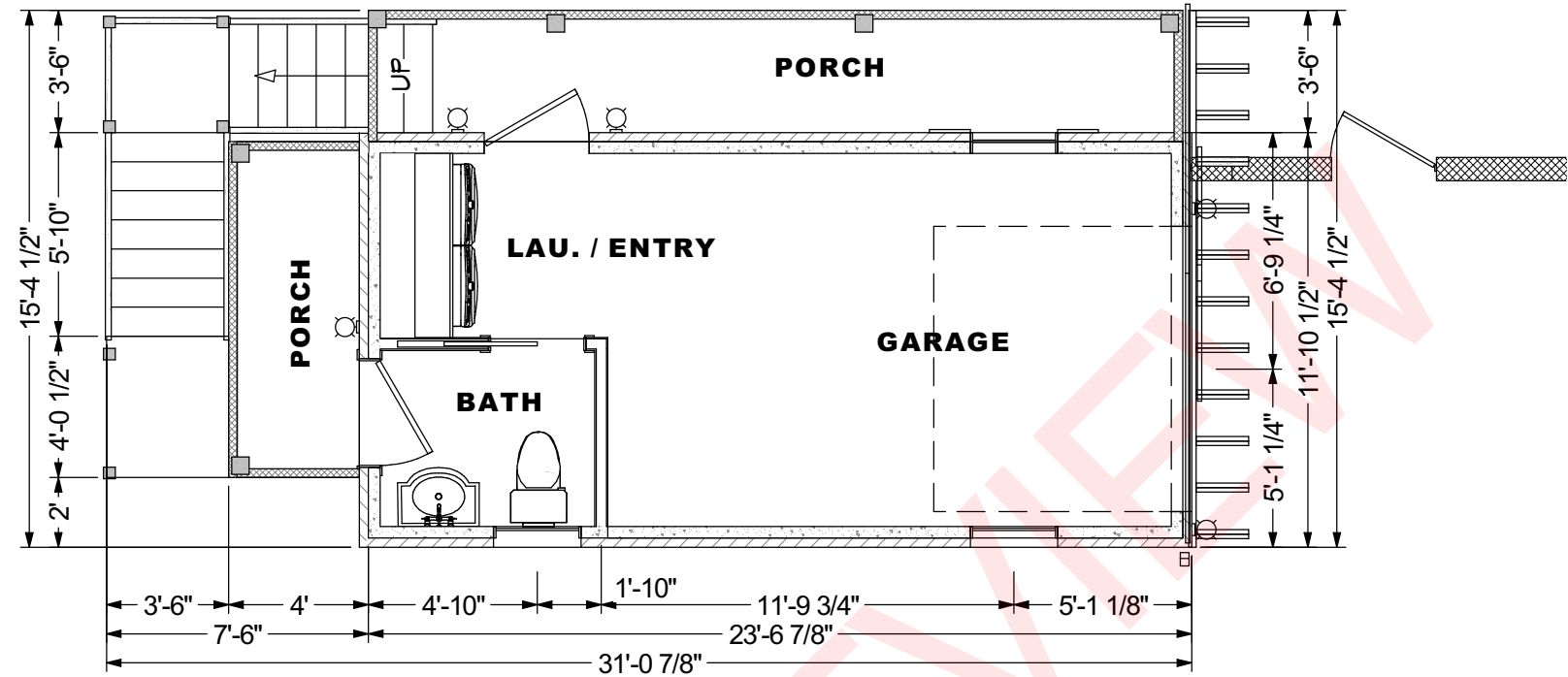
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: 03/23/2024

SCALE: -

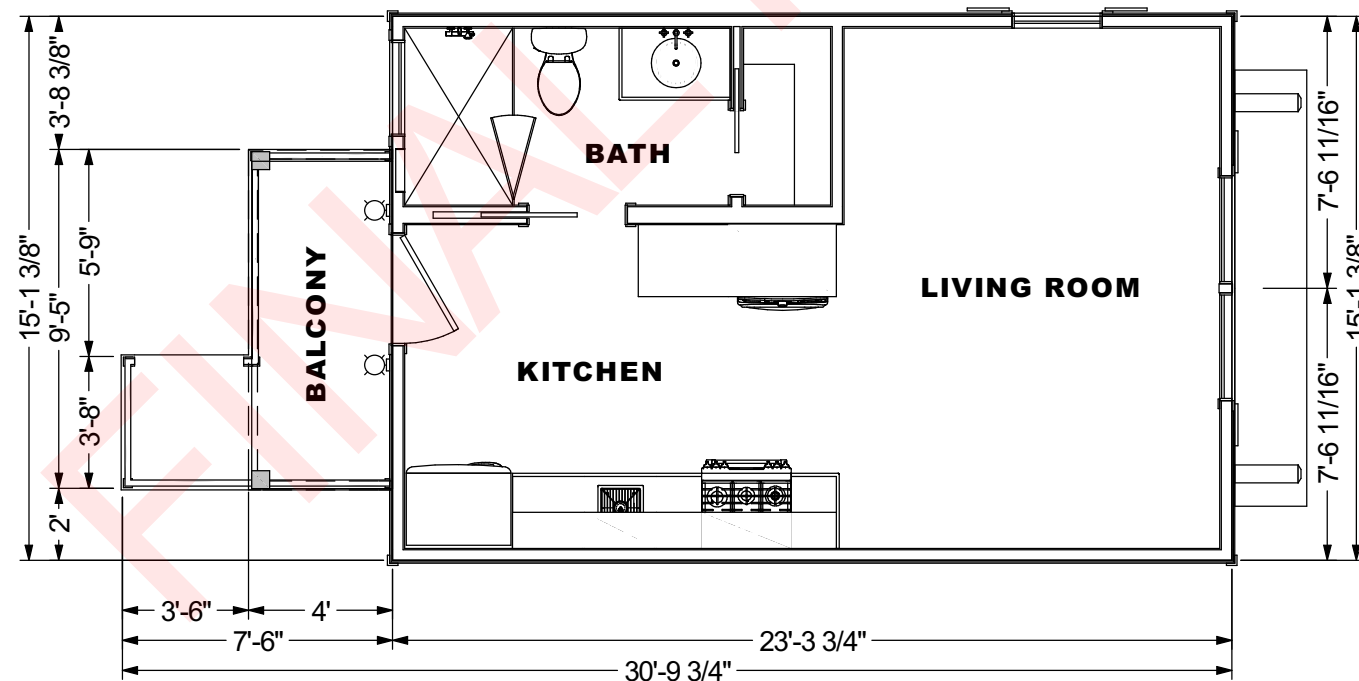
SHEET: 2 OF 4

Page 41 of 54



PROPOSED FLOOR PLAN

1st Floor
SCALE: 3/16" = 1' - 0"



PROPOSED FLOOR PLAN

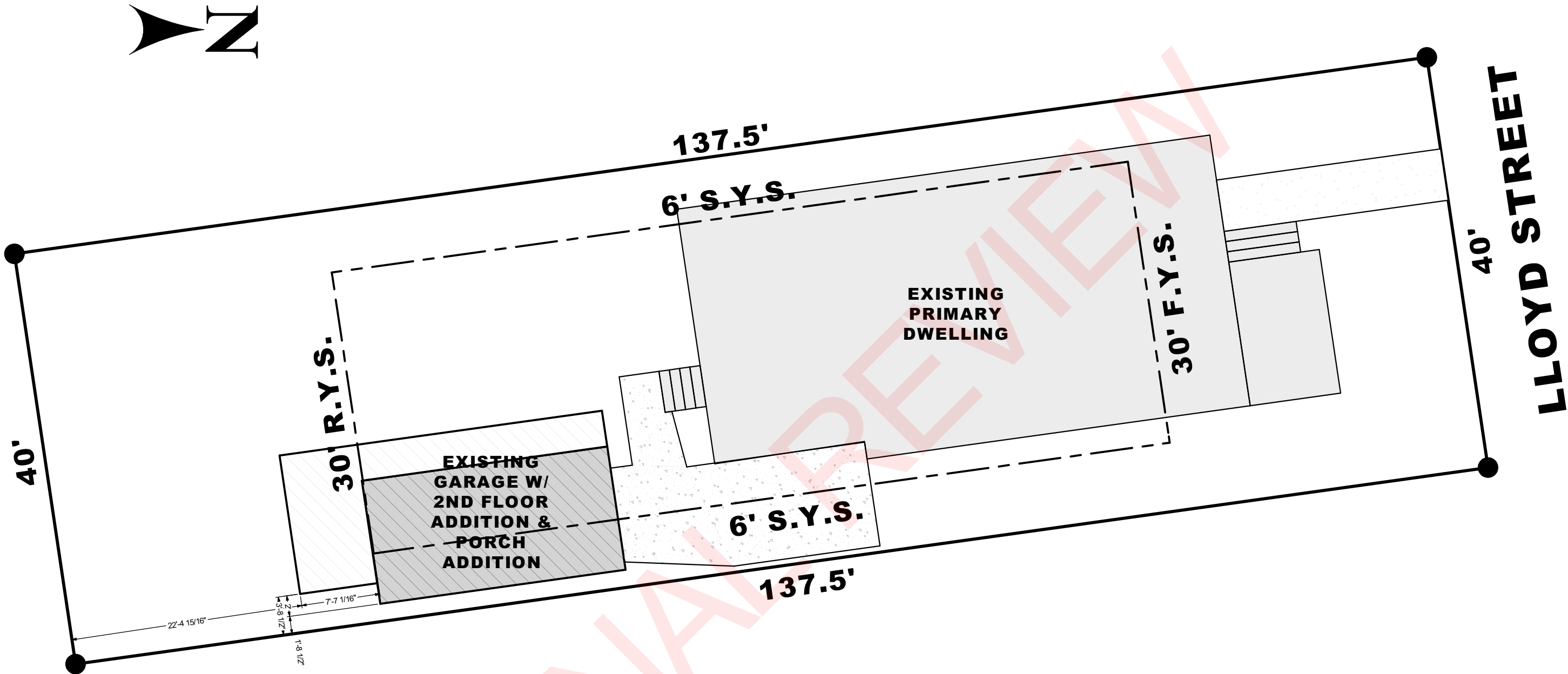
2nd Floor
SCALE: 3/16" = 1' - 0"

--	--	--	--

PROJECT INFORMATION	
DESCRIPTIONS:	
NAME: LeCompte	
PROJECT SCOPE	
DETACHED GARAGE RENOVATION	

REFLECTIONS Home Designs & CAD Services	
Email: timdanieljr83@gmail.com Phone: (850)-417-5332	

DATE:	03/23/2024
SCALE:	-
SHEET:	3 OF 4



SITE PLAN NOTES

1. Contractor to field verify all dimensions.
2. Site plan based on a client provided survey.

REQUESTED VARIANCES

VARIANCE REQUEST #1: Height Variance to 24' Above Grade VARIANCE REQUEST #2: Side Yard Setback Reduction to 3' - 7" (New Construction) & 1' - 8" (Existing & 2nd Floor Addition)

--	--	--	--	--

PROJECT INFORMATION	
DESCRIPTIONS:	
NAME: LeCompte	
PROJECT SCOPE	
DETACHED GARAGE RENOVATION	

REFLECTIONS Home Designs & CAD Services	
Email: timdanieljr83@gmail.com Phone: (850)-417-5332	

DATE:	03/23/2024
SCALE:	-
SHEET:	4 OF 4



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-902

Zoning Board of Adjustments

9/18/2024

ACTION ITEM

SUBJECT:

ZBA 2024-023
3790 Potosi Road
R-1AAA

SUMMARY:

Sophia Mason, applicant on behalf of the owner is seeking a variance to reduce the required front yard setback from 30 FT to 0 FT for a carport pergola addition measuring 21 FT 4 INCHES X 29 FT 10 INCHES as presented on the site plan.

The carport addition was constructed without permits and a stop work order has been issued until the matter is resolved. Staff was able to review the permit once the applicant submitted, however the permit was denied because it did not meet the front yard setback requirements per site plan submitted.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Signed Application
2. POTOSI RD - CARPORT SITE PLAN
3. Photo 1
4. Photo 2
5. Photo 3

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

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



2024-023

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) 12-3-3 Zoning R1A1A

(To be Completed by Applicant)

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

Property Address:

3790 Potosi Road

Current use of property:

single-family residence

1. Describe the requested variance(s): Reduce the required front yard setback from 30 feet to approximately 0 feet as presented on site plan

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:

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:

~~I am~~ wanting and needing A sun closure shade for health reasons sun rays are very harmful to my health and my family

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 have no garage I park vehicles there. That is the only place I can park off the road my neighbors have garages

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

I have children and myself which we do not want to be open to sun rays rain and to protect my vehicles

Application Date: 08/27/2024

Applicant:

✓ Sophia Mason

Applicant's Address:

✓ 3790 Potosi Rd Pensacola FL 32504

Email:

✓ sophiamason45@gmail.com

Phone: 850 346 4304

Applicant's Signature:

✓ Yasser Aboukhanab

Property Owner:

✓ ~~Yasser Aboukhanab~~

Property Owner's Address:

✓ 3790 Potosi Rd Pensacola FL 32504

Email:

✓

Phone: 850 346 4304

Property Owner's Signature:

✓ ~~Yasser Aboukhanab~~

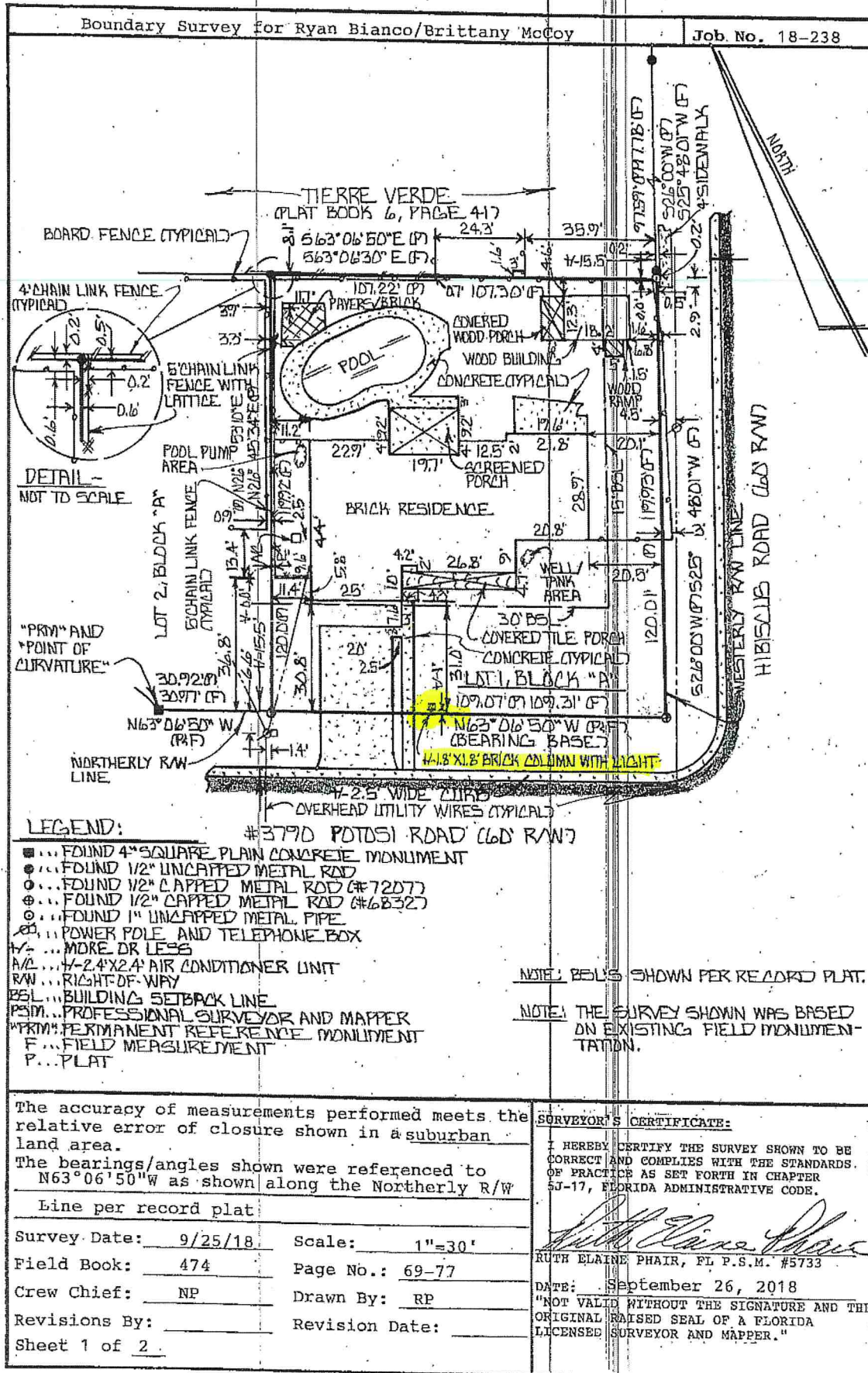
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time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

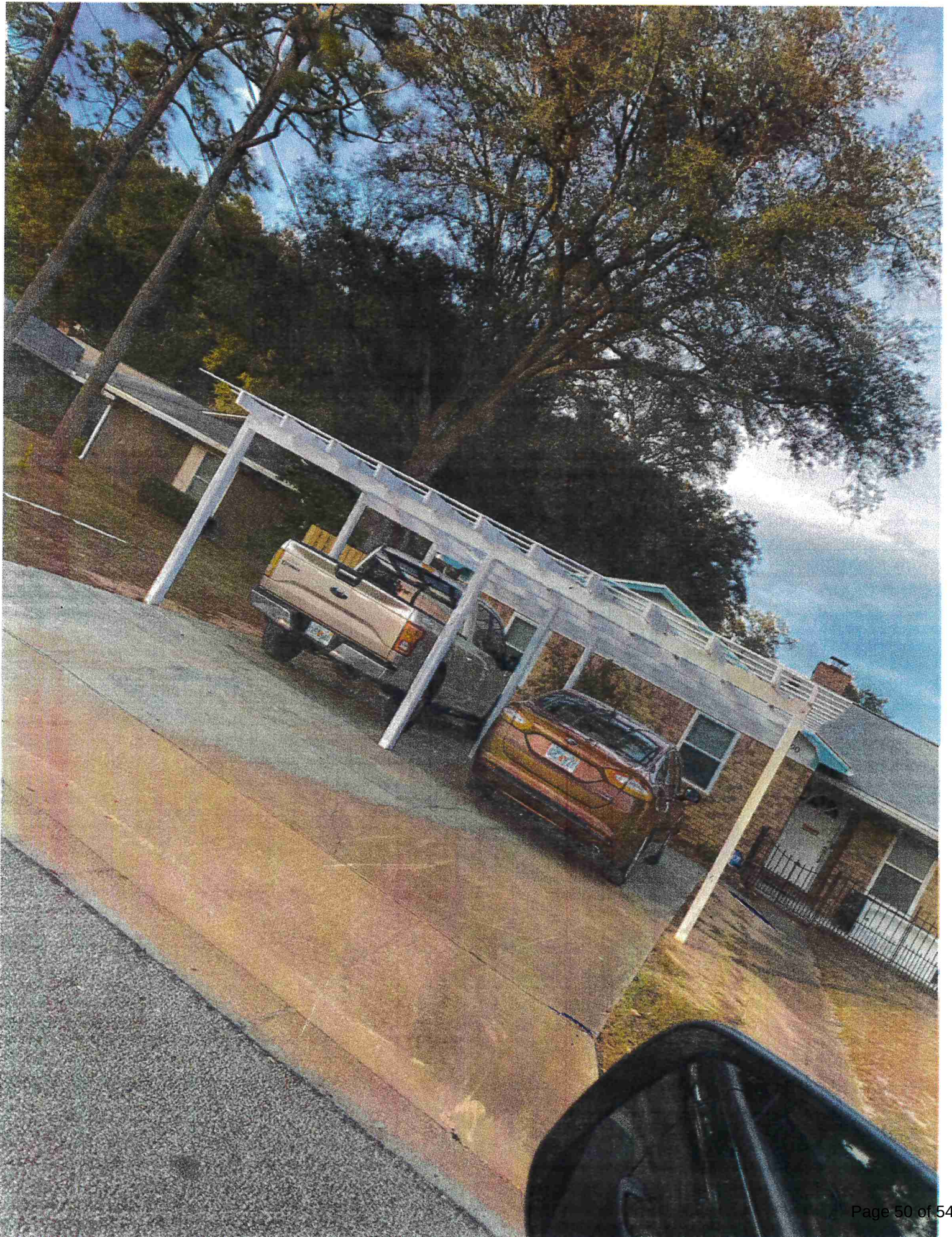
Variance Application

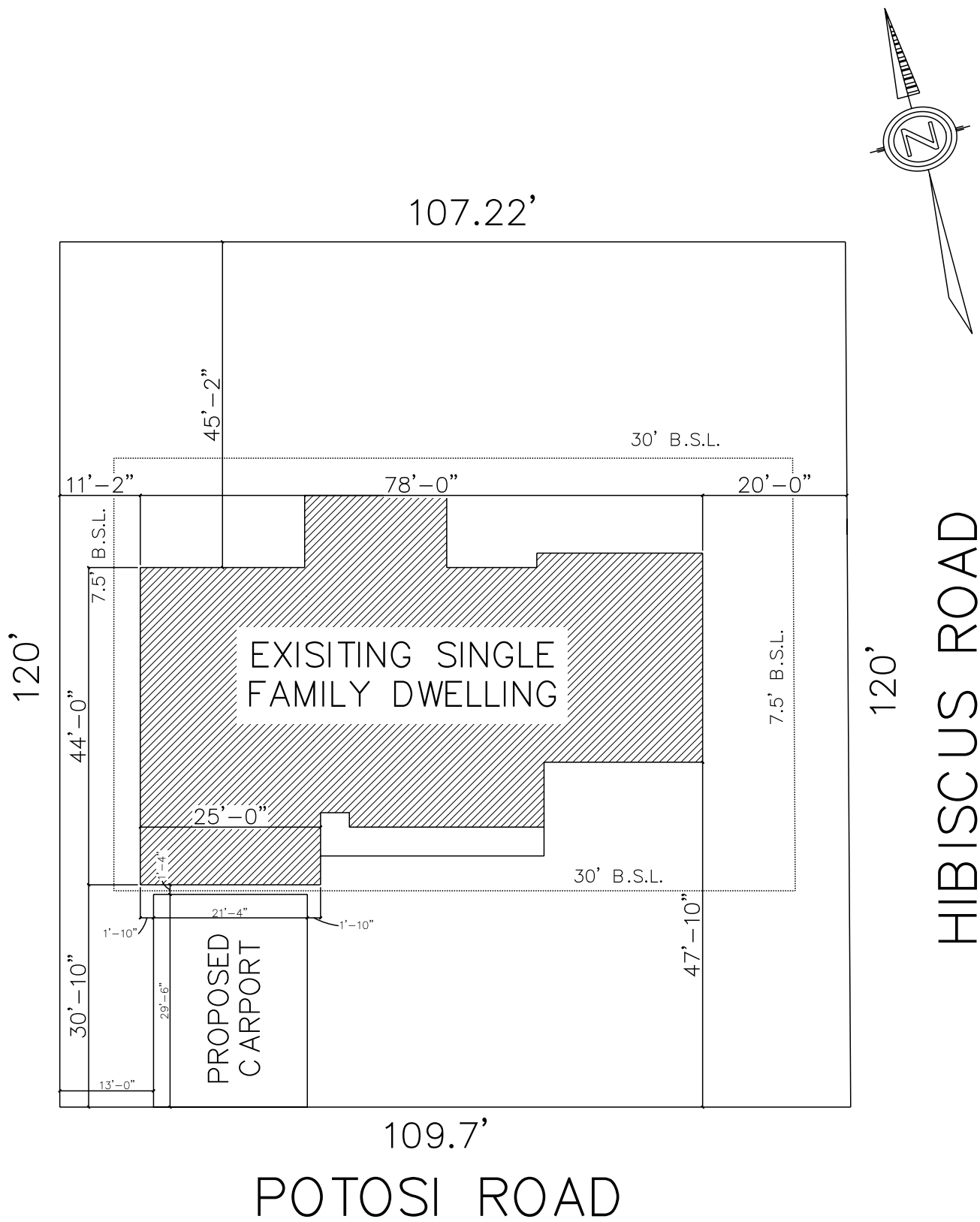
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

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

PHAIR SURVEYING, INC.
 RUTH ELAINE PHAIR
 Professional Surveyor and Mapper
 6248 Billoree Road Pace, Florida 32571
 Phone & Fax (850) 994-9440

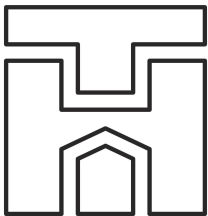






Exact Location Of PROPOSED STRUCTURE To Be Verified
By Builder/Owner Before Constriction Begins.

Location Also To Be Verified With Survey (As Required)



TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

SITE PLAN

CUSTOMER/BUILDER	Sophia Mason		
SITE ADDRESS	3790 POTOSI ROAD PENSACOLA, FLORIDA 32504 (CITY OF PENSACOLA)		
DRAWING #			
SCALE	1" = 20'-0"		
DRAWN BY			
DATE	9/9/2024	TIME	03:15 PM



NOTICE OF PUBLIC HEARING
The Owner of This Property
3790 Potosi Rd
Has requested a variance to the regulations of the City of Pensacola Land Development Code. The request will be heard at a public hearing on the following date:
☒ Zoning Board of Adjustment
☐ Architectural Review Board
☐ Planning Board
Pensacola City Hall, 222 West
DA Sept 18, 2024 11 AM
All interested parties are invited to attend.
For more information, please contact the City of Pensacola.



NOTICE OF PUBLIC HEARING
The Owner of This Property
3790 Potosi Rd
Has requested a variance to the requirements of the City of Pensacola Land Development Code. The request will be heard at a public hearing on the following date and time:
☒ Zoning Board of Adjustment
☐ Architectural Review Board
☐ Planning Board
Pensacola City Hall, 222 West Main
DATE: Sept 18, 2024 TIME: 3:30 PM
All interested parties are invited to attend.
For more information, please call 904-438-5500.

