City of Pensacola

Zoning Board of Adjustments

Agenda

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

October 16, 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. 24-1004 ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM SEPTEMBER 18, 2024

Recommendation:

Sponsors:

Attachments: *Minutes 9.18.24*

REQUESTS

2. 24-1001 ZBA 2024-024
1812 E LEE STREET
R-1AAA

Attachments: *Application*
Plans
Additional Documents

3. 24-1002 ZBA 2024-025
4101 WYNFORD CIRCLE
R-2/WEXFORD CHASE

Attachments: *VarianceForm_Signed*
Drawings
4101 Wynford
4103 Wynford
4109 Wynford

4. 24-1003 ZBA 2024-026
902 SOUTH I STREET
R-2B

Attachments: *Complete Application Packet*

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.

PENSACOLA
FLORIDA'S FIRST & FUTURE

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

September 18, 2024

MEMBERS PRESENT:	Chairperson White, Vice-Chairperson Weeks, Board Member Price, Board Member Dittmar, Board Member Stepherson, Board Member Shelley
MEMBERS ABSENT:	Board Member Sebold, Board Member Williams, Board Member Jacquay
STAFF PRESENT:	Planner Hargett, Assistant Planning & Zoning Division Manger 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:	

1) CALL TO ORDER/QUORUM PRESENT

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

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

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

2) APPROVAL OF MINUTES

The ZBA August 21, 2024, minutes were approved without objection by the Board.

3) ZBA 2024-019 1912 E Gadsden R-1AAA

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.

A 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

Mr. Blake McKinney spoke on behalf of the applicant Mr. Bouchard. He explained the variance was needed in order to split the existing lot. The proposed lot dimensions are conforming but the existing garage's setbacks would not comply. Chairperson Weeks asked for clarification on the R-1AAA zoning and the proposed new house's width. Mr. McKinney responded that new garage would have a tight turn if the lot width was smaller than what they wanted to divide.

Mr. Chirs Bouchard also reiterated the need for the variance due to setback compliance and the subdivision of the lot.

Chairperson White asked if there was anyone in the audience, there was none.

Chairperson White then asked for a motion.

Board Member Shelley made a motion to approve, seconded by Board Member Price and it carried unanimously.

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

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.

Applicant Mr. Graber addressed the Board and explained the request for the variance was to add to the existing structure by extending the current footprint southward. He also stated that he verbally spoke to the neighbor to the north and they did not have any issues. Mr. Graber did not ask for any written support from any of the neighbors.

Mr. Graber continued to clarify the photos on the power point presentation. He also stated that the current access is through their yard and the new addition would allow for off-street parking since there is dedicated parking.

Mr. Graber also noted that the addition needed to be to the south and not the east due to several trees.

There was further discussion from board members.

Chairperson White then asked for a motion.

Vice Chair Weeks made the motion to approve, Board Member Price seconded the motion and it carried unanimously.

ZBA 2024-021 4680 Rommitch Lane R-1AAA

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.

Mr. Haupt addressed the board and explained his request. He stated that him and his wife would like additional space for a great room along with a craft room for the grandchildren. He further stated that additional furniture would be added and they would need the extra space to separate out for the grandchildren.

Vice-Chair person Weeks asked what the dimensions were for the room addition and Mr. Haupt responded 18 x 32. Board member Shelley asked clarification for what the space would be used for and Mr. Haupt reiterated they wanted additional space for extra room and to be able to separate the rooms.

Chairperson White asked for a motion.

Board Member Dittmar made the motion to approve, Board Member Price seconded the motion and it carried unanimously.

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

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 increases the nonconformity and therefore a variance is needed.

The applicant Mr. LeCompte addressed the board and clarified that the plans are only conceptional. He also clarified that he wants to build onto the existing garage and not tear it down.

Vice Chairperson Weeks commented to the applicant that the wall and roof will need to be fire rated. Mr. LeCompte stated he had no issue with that and understood.

Chairperson White asked if there were any one in the audience that would like to speak, Mr. Butcher addressed the Board in support of the variance.

The board had further discussion and then Chairperson White asked for a motion

Board Member Price made a motion to approve, seconded by Board Member Weeks. The motion to approve carried 5 to 1 with Board Members Dittmar dissenting.

ZBA 2024-023 3790 Potosi Road R-1AAA

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.

The homeowner, Mr. Yasser Shanab addressed the board and stated that Ms. Mason will be assisting him with the language barrier for any clarification.

Mr. Shanab explained his request and that they needed some type of shelter from the sun and weather. He further explained the home has no existing garage. He also clarifies the photos on the power point.

Chairperson White asked for a motion.

> **Board Member Shelley moved to approve the application, seconded by Board Member Ditmar.** Board Member Shelley thought that due to the configuration of the house on the lot on the cul-de-sac, he understood the issue and the need for the variance. With the driveway being as it is, he understood. He also understood that the applicants will need to go back to

the drawing board with Inspection Services since the structure was constructed without permits. Board Member Shelley did not think it was a big ask. Board Member Weeks asked if granted, could the applicant enclose the structure later on? Staff answered that no, variances are specific to the application and to the request, so any future changes would require additional Board action. **The motion was called to a vote, and it failed 4-2 with Board Member Weeks and Chairperson White dissenting. The dissenting board members clarified that they could not support the variance since it was a self-created hardship (Criterion 2 - that special conditions and circumstances do not result from the actions of the applicant) and that a lesser variance could have been requested (Criterion 5 - that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure). The structure had been built without permits and without going through the proper channels and the request simply did not meet the required criteria needed for a variance to be granted.**

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:55 PM.

Respectfully Submitted,

Planner Amy D. Hargett
Secretary to the Board

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1001 | Zoning Board of Adjustments | 10/16/2024

ACTION ITEM

SUBJECT:

ZBA 2024-024
1812 E Lee Street
R-1AAA

SUMMARY:

Mr. Joesph McCreary homeowner and applicant is seeking a variance to reduce the rear yard setback for a two-story detached garage with attic space above as presented on the site plan. For clarification the garage is not proposed to be a carriage house with living quarters.

The applicant seeks to reduce the required rear yard setback for a detached garage 20 feet in height from 10 FT to 5 FT.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application
2. Plans
3. Additional Documents

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

ZBA-2024-024

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) _____ **Zoning** R1AAA

(To be Completed by Applicant)

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

Property Address: 1812 E Lee Street, Pensacola, FL 32503

Current use of property: Residential property

1. Describe the requested variance(s): Variance to the maximum height restriction of 15ft for accessory structure with 5ft setback from the rear property line. The proposed structure has a height of 20 foot with a 5 foot setback from the rear property line.

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

Unable to restore previous structure that sat on the property line; The previous structure served

as the fence between our home and our backyard neighbors; 5 yards would allow enough room for an updated fence with enough room to maintain the space between the structure and the fence.

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:

New structure is architecturally similar and will provide a 2 car garage, eliminating the need for front of home parking.

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 new structure will provide two-car parking along with additional storage which is lacking in some East Hill homes.

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

The proposed structure will not only be more aesthetically pleasing but will also add to property value as most older East Hill homes in our area do not have a two car garage; and would also benefit from having a back yard space for recreational purposes

Application Date: 9/9/2024

Applicant: Joseph McCreary

Applicant's Address: 1812 E Lee St Pensacola FL 32503

Email: jpmccreary@gmail.com Phone: 850 221-4914

Applicant's Signature:

Property Owner: Joseph McCreary

Property Owner's Address: 1812 E Lee St Pensacola FL 32503

Email: jpmccreary@gmail.com Phone: 850 221-4914

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 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 form 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.

McCreary Carriage House

1812 E. Lee Street
Pensacola, Florida 32503

DRAWING LIST

C1 COVER PAGE AND SITE PLAN
A1 FLOOR PLAN, ROOF PLAN AND SCHEDULES
A2 ELEVATIONS AND BUILDING SECTION

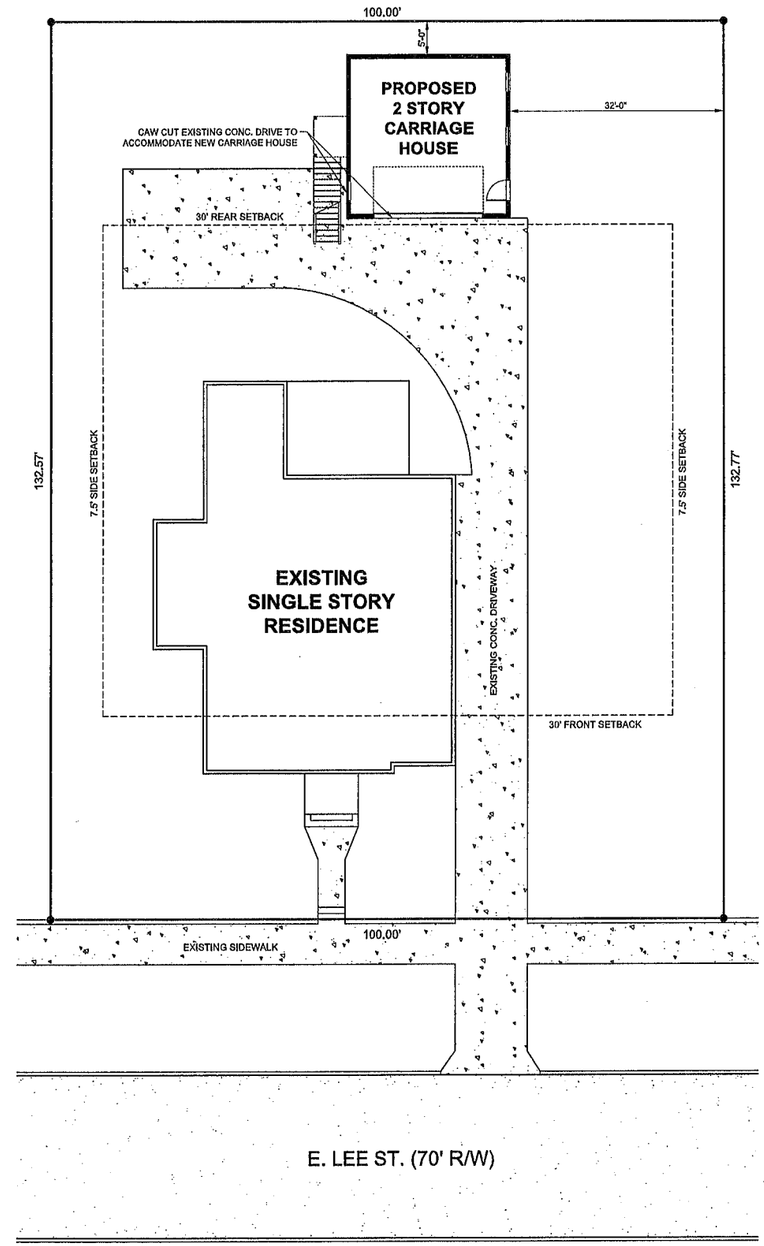
SITE CALCULATIONS

SITE: 13,260 SF (.30 ACRES)
EXISTING HOSE FOOTPRINT: 2,253 SF (17% OF LOT)
REAR YARD: 3,000 SF (25% = 750 SF)

PROPOSED CARRIAGE HOUSE FOOTPRINT (INCLUDING STAIRS): 669 SF
22.3% OF REAR YARD
29.7% OF EXISTING HOUSE

GENERAL NOTES

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN.
2. ALL INFORMATION SUPPLIED TO WCB TO DESIGN THIS STRUCTURE, TO KNOWLEDGE, IS NOT COPYRIGHTED MATERIAL.
3. BUILDER/OWNER SHALL PROVIDE ALL FLORIDA BUILDING CODE APPROVAL NUMBERS FOR PERMITTING, IF NOT NOTED IN PLANS.
4. DO NOT SCALE DRAWINGS. FOLLOW SHOWN DIMENSIONS ONLY. VERIFY ANY MISSING DIMENSIONS WITH WCB PRIOR TO MATERIALS ORDERED OR WORK DONE.
5. DIMENSIONS INDICATED ON DRAWINGS ARE TO THE FACE OR CENTER LINE OF STRUCTURE (UNLESS NOTED OTHERWISE).
6. REPORT ALL DISCREPANCIES TO WCB CAD & GRAPHICS PRIOR TO ANY WORK OR MATERIALS ORDERED.
7. WCB ASSUMES NO RESPONSIBILITY OVER ANY PHASE OF CONSTRUCTION OR COMPLETED BUILDING.
8. ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BEFORE THE START OF CONSTRUCTION.
9. THE CLIENT UNDERSTANDS THAT BUILDER AND/OR ENGINEER SPECIFICATIONS CAN OVERRIDE THE PLANS AND ITS' DETAILS.
10. IT IS RECOMMENDED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
11. ALL STRUCTURAL MEMBERS SHOULD MEET OR EXCEED LOCAL COUNTY AND STATE BUILDING CODES.
12. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL, AND MECHANICAL.
13. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
14. WCB HAS NOT BEEN ENGAGED FOR CONSTRUCTION SUPERVISION OF ANY KIND AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION CONFORMING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR THE SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.



N

1 C1 C1 SITE PLAN

10' 5' 0' 10' 20'
SCALE: 1"=10'

WCB
CAD & Graphics
Residential Designs
CAD Drafting
3D Modeling
Computer Graphics
Chris Bruner
Voice/Fax: (850) 429-0912
Cellular: (850) 206-4132
E-mail: wcbcad@cox.net
www.wcbcad.com

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Revision Schedule

No.	Date	Description

PROJECT TITLE: McCreary Carriage House
1812 E. Lee Street
Pensacola, Florida 32503

SHEET TITLE: COVER PAGE AND SITE PLAN

SHEET NUMBER: C1

DATE: 09/05/24

PROJECT NO. WCB2425

DOOR SCHEDULE					
MARK	COUNT	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	2	3' - 0"	6' - 8"	3068 - EXTERIOR	EXTERIOR
17	1	16' - 0"	7' - 0"	16070 - GARAGE	OVERHEAD SECTIONAL

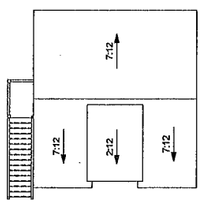
WINDOW SCHEDULE							
MARK	COUNT	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	DESCRIPTION
A	6	3040 - SINGLE HUNG	3' - 0"	4' - 0"	6' - 8"	2' - 8"	

AREA SCHEDULE		
AREA	SF	TYPE
GARAGE	576 SF	INTERIOR UNCONDITIONED
ATTIC	414 SF	INTERIOR UNCONDITIONED
Grand total	990 SF	

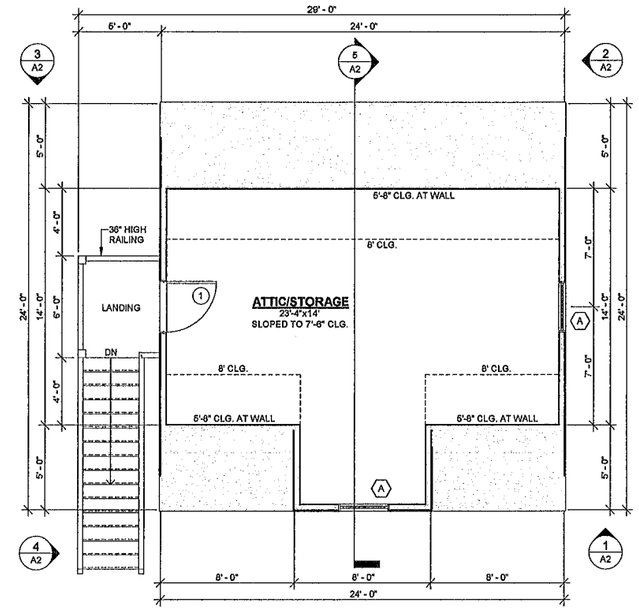
WALL LEGEND

EXTERIOR WALLS

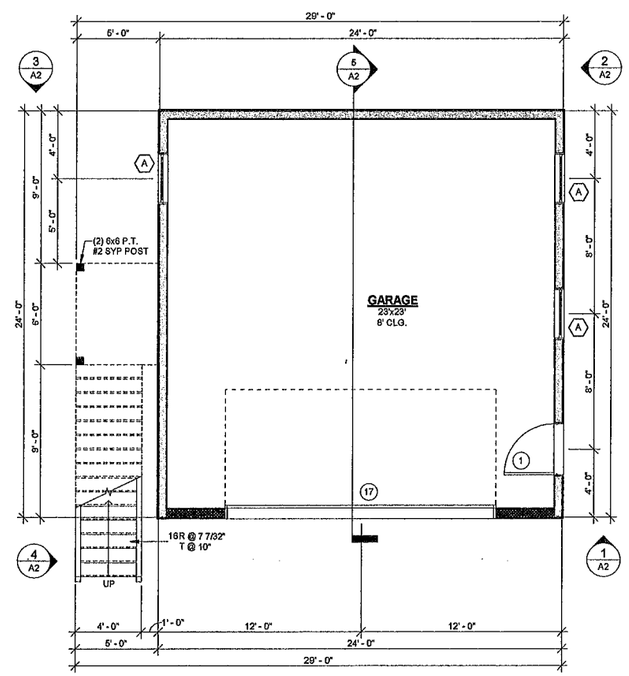
- 2x6 #2 SPF STUDS AT 16" O.C. W/ 1/2" SHEATHING AND HARDI-SIDING EXTERIOR, 1/2" GYP. BD. INTERIOR
- 2x6 #2 SPF STUDS AT 16" O.C. W/ SHEATHING BOTH SIDES, 1/2" GYP. BD. INTERIOR AND HARDI-SIDING EXTERIOR
- 2x4 #2 SPF STUDS AT 16" O.C. W/ 1/2" SHEATHING AND HARDI-SIDING EXTERIOR, 1/2" GYP. BD. INTERIOR



8 A1 **ROOF PLAN**
SCALE: 3/32" = 1'-0"



2 A1 **ATTIC FLOOR PLAN**
SCALE: 1/4" = 1'-0"



1 A1 **FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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Chris Bruner
Voice/Fax: (850) 429-0912
Cellular: (850) 206-4132
E-mail: wcbcad@cox.net
www.wcbcad.com

WIND LOAD AND STRUCTURE ONLY!

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SECD (2006 TO MID 2022)
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FL #86577, AL #40591
dean.spencer.pe@gmail.com

Revision Schedule

No.	Date	Description

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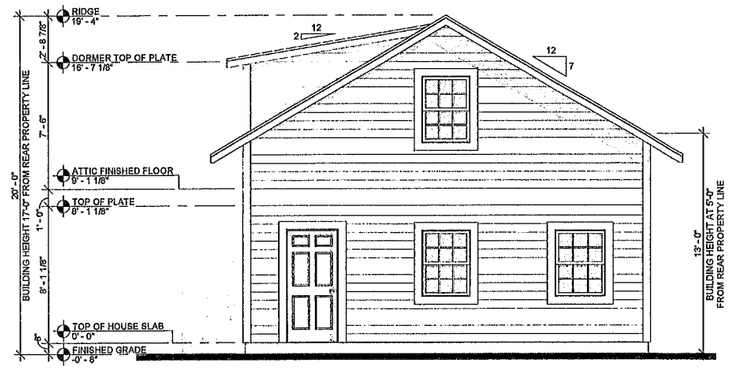
PROJECT TITLE:
McCreary Garage
1812 E. Lee Street
Pensacola, Florida 32503

SHEET TITLE:
FLOOR PLAN, ROOF PLAN AND SCHEDULES

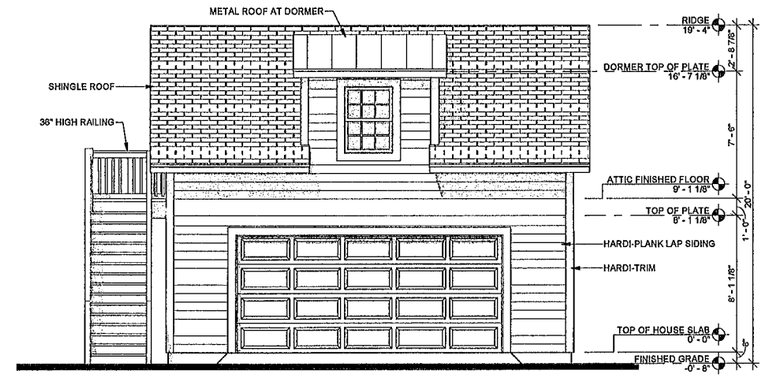
SHEET NUMBER:
A1

DATE:
09/05/24

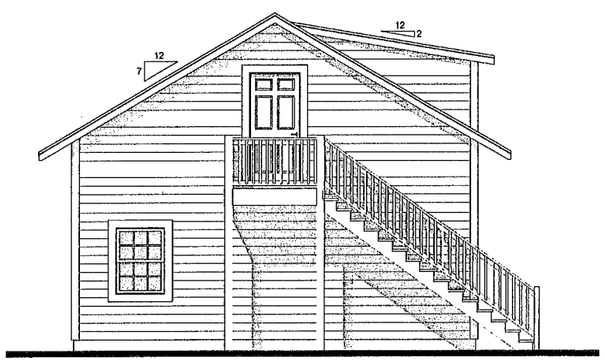
PROJECT NO.
WCB2425



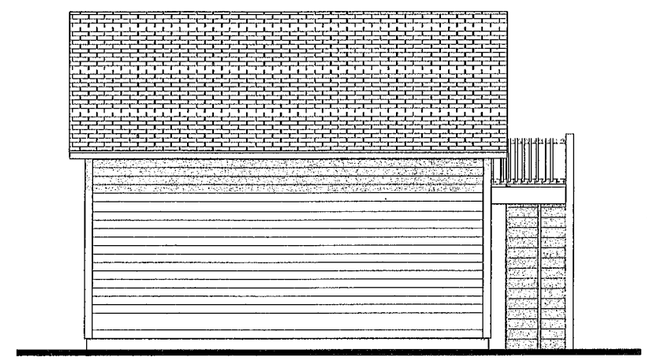
2 A2 **SIDE ELEVATION - EAST**
SCALE: 1/4" = 1'-0"



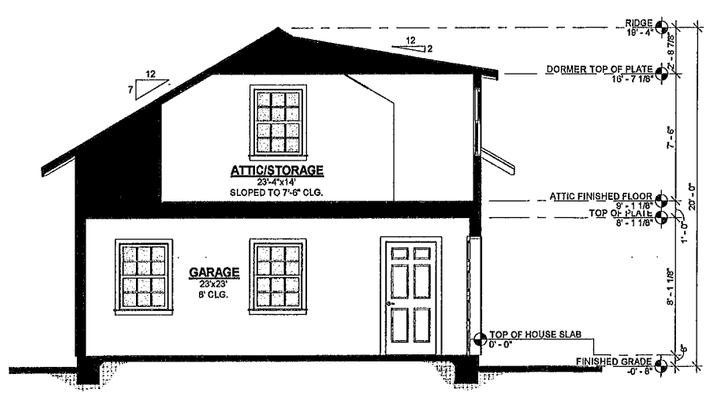
1 A2 **FRONT ELEVATION - SOUTH**
SCALE: 1/4" = 1'-0"



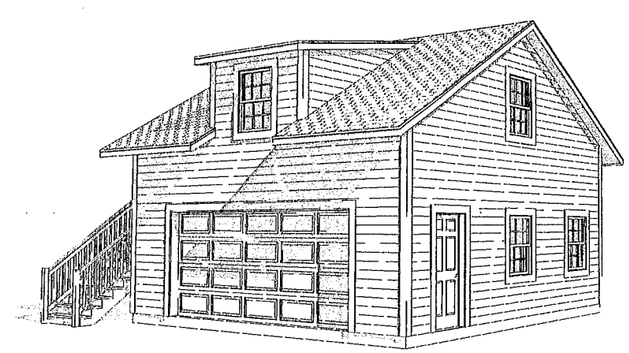
4 A2 **SIDE ELEVATION - WEST**
SCALE: 1/4" = 1'-0"



3 A2 **REAR ELEVATION - NORTH**
SCALE: 1/4" = 1'-0"



5 A2 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



FRONT PERSPECTIVE

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Chris Bruner
Voice/Fax: (850) 429-0912
Cellular: (850) 206-4132
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Revision Schedule

No.	Date	Description

PROJECT TITLE:
McCreary Garage
1812 E. Lee Street
Pensacola, Florida 32503

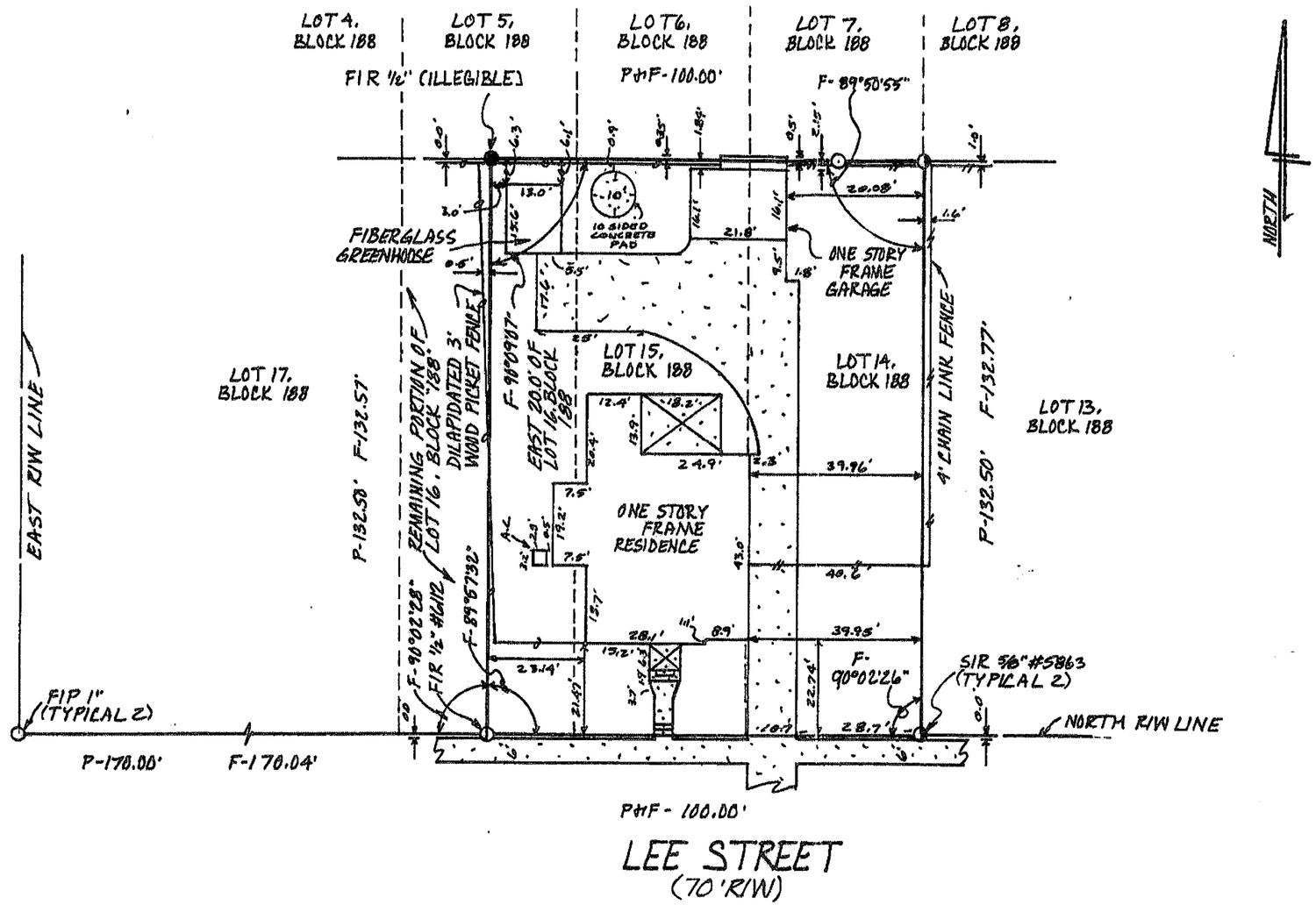
SHEET TITLE:
ELEVATIONS AND BUILDING SECTION

SHEET NUMBER:
A2

DATE:
09/05/24

PROJECT NO.
WCB2425

MAP SHOWING SURVEY OF



Requested By: ALICE BAKER Drawing No: 01-0869

NOTES:
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

NO UNDERGROUND STRUCTURES, UTILITIES OF FOUNDATION WERE LOCATED OR DETERMINED BY THIS SURVEYOR.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
- THIS SURVEY MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE.
- NO RIGHT OF WAY OR EASEMENT OF RECORD WERE FURNISHED TO THIS FIRM, EXCEPT AS SHOWN.
- ALL DISTANCES, BEARINGS OR ANGLES ARE AS FIELD MEASURED, DEED OR PLATTED MEASUREMENTS ARE NOTED.
- THE CERTIFICATIONS AS PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON THE FIELD & DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME OF THIS SURVEY.
- OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR.
- DO NOT USE HOUSE TIES TO RECONSTRUCT DEED LINES.

FIP=FOUND IRON PIPE	Δ=CENTRAL ANGLE	° = DEGREE
FIR=FOUND IRON ROD	R=RADIUS	' = MINUTE
SIR=SET IRON ROD 5/8"	L=ARC LENGTH	" = SECOND
FCM=FOUND CONCRETE MONUMENT	CD=CHORD DISTANCE	T/B=TOP OF BANK
SCM=SET CONCRETE MONUMENT	CB=CHORD BEARING	COMP=COMPLETED
D=DEED	BLK=BLOCK	CONC=CONCRETE
P=PLAT	EL=ELEVATION	BSL=BUILDING SETBACK LINE
F=FIELD	FFL=FINISH FLOOR	PRC=POINT OF REVERSE CURVATURE
CONC=CONCRETE	NTS=NOT TO SCALE	
POC=POINT OF COMMENCEMENT	AC=AIR CONDITIONING	
POB=POINT OF BEGINNING	R/W=RIGHT OF WAY	
PI=POINT OF INTERSECTION	C/L=CENTERLINE	
PT=POINT OF TANGENCY	PCP=PERMANENT CONTROL POINT	
PC=POINT OF CURVE	PRM=PERMANENT REFERENCE MONUMENT	

FLOOD STATEMENT:
ZONE: "X" ELEVATION: N/A
PANEL NUMBER: 1200820387 F AS DATED: 2-23-2005

NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP

Scale 1"=30'	Field Date	Field Book	Page
Boundary	1-25-01	14	57
Site Plan			
Foundation			
Final			

ADDRESS 1812 E. LEE STREET

REVISIONS

SECTION 8 TOWNSHIP 2-S RANGE 29-W COUNTY ESC.
NORTH PER TAX MAP.
BASIS OF BEARING ANGLES PER FIELD MONUMENTATION

PREPARED BY
L.E. SHONTZ
Professional Surveyor and Mapper
1208 N. 12th Ave.
Pensacola Florida 32503
Office (850) 470-0532
Fax (850) 438-0015

I hereby certify that the survey shown hereon meets the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes
Signature date: 1-26-01

L.E. Shontz
PSM # 5863

DESCRIPTION:
LOTS 14 ,15 AND THE EAST 20.00 FEET OF LOT 16, BLOCK 188, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

CERTIFY TO:
LAWYERS TITLE AGENCY OF NORTH FLORIDA, INC.
LAWYERS TITLE INSURANCE CORPORATION
ANTHONY E. BRASHEARS
PEOPLES FIRST COMMUNITY BANK

Acknowledgement of Borrowers Receipt and Acceptance:

1812 E Lee St

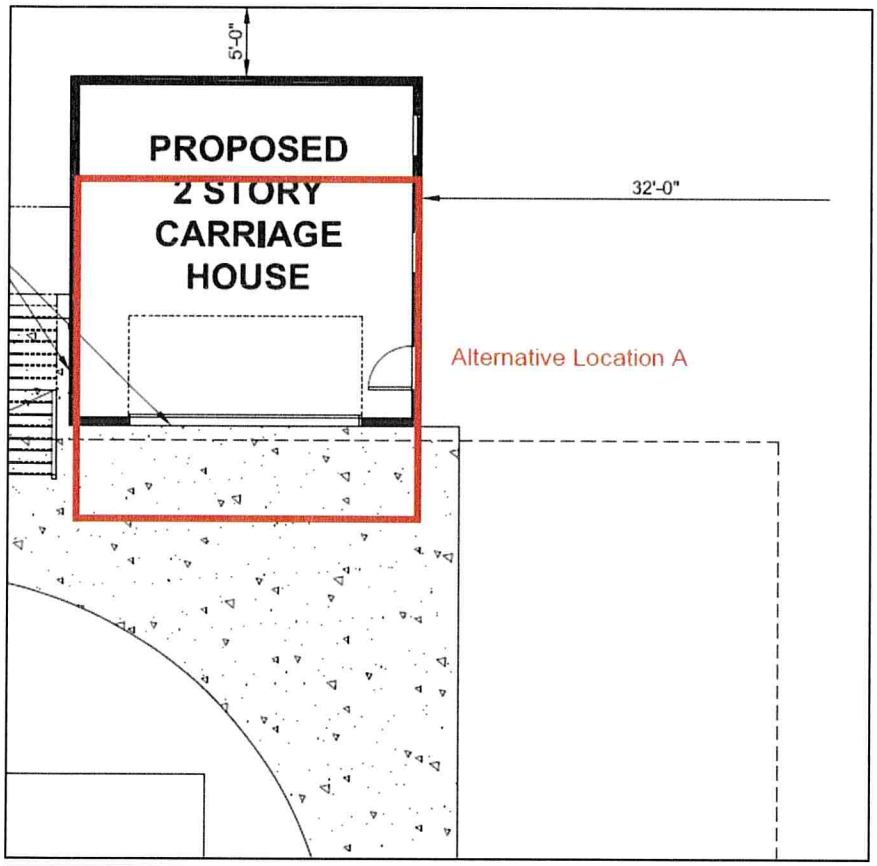
Location on Structure Discussion

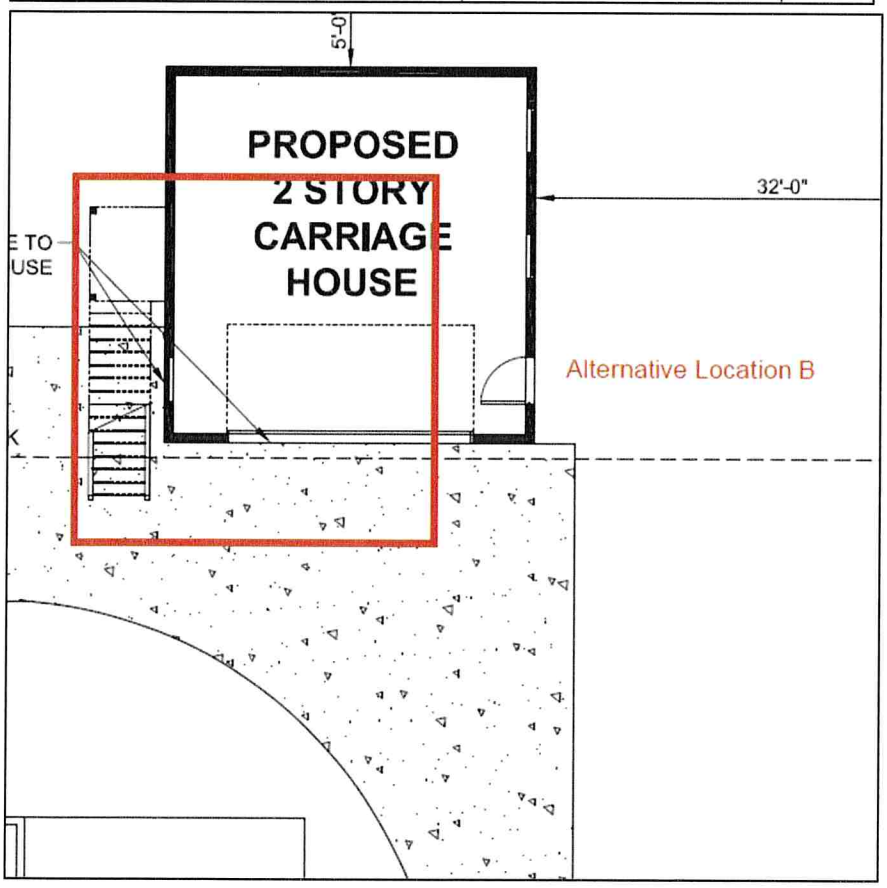
The proposed location allows vehicles to use the garage doors without reconstruction of the back porch of the house. This location also prevents the removal of historic camellia bushes.

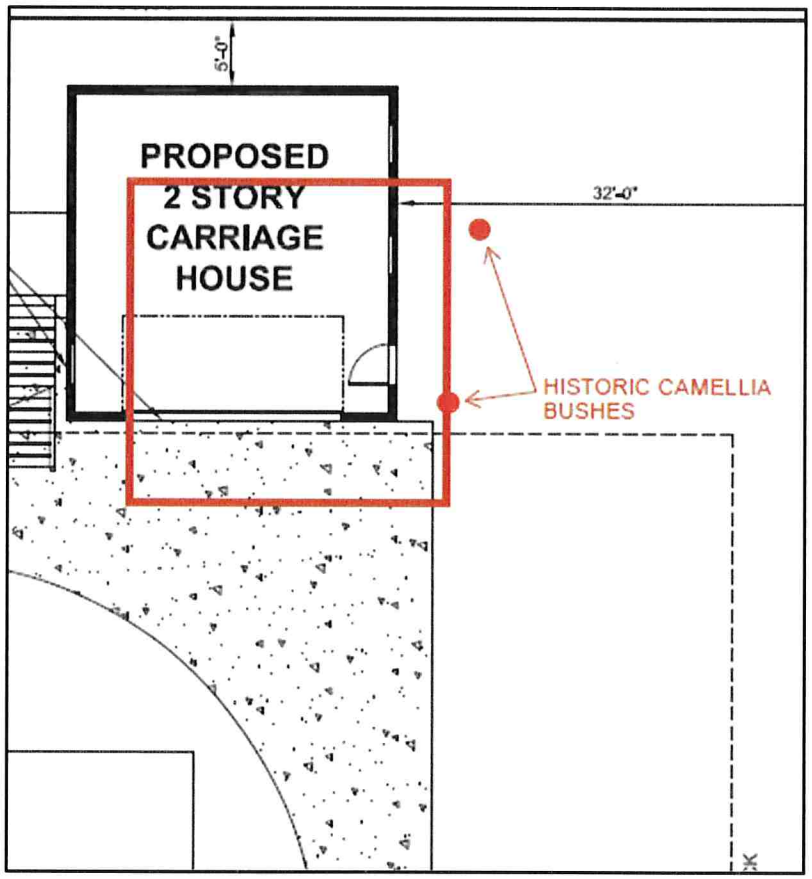
Alternative location A: Moving the structure location to the south would require rebuilding the back deck area to allow adequate space for vehicles to maneuver into the new structure.

Alternative location B: Moving the structure to the west would not allow adequate space for vehicles to use the structure as a garage.

Alternative location C: Moving the structure to the East would require the removal of existing camellia bushes.


5'-0"
PROPOSED
2 STORY
CARRIAGE
HOUSE
32'-0"
Alternative Location A


5'-0"
PROPOSED
2 STORY
CARRIAGE
HOUSE
32'-0"
Alternative Location B



Historic Camella Bushes.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1002 | Zoning Board of Adjustments | 10/16/2024

ACTION ITEM

SUBJECT:

ZBA 2024-025
4101 Wynford Circle
R-2/Wexford Chase

SUMMARY:

Preston Parlsey of Titan Sunrooms, on behalf of the owner is seeking a variance to reduce the rear yard setback from 20 FT to 8 FT to accommodate a new sunroom addition as presented on the site plan.

The Wexford Chase plat map has setbacks noted for the subdivision and those setbacks would need to comply.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. VarianceForm_Signed
2. Drawings
3. 4101 Wynford
4. 4103 Wynford
5. 4109 Wynford

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

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) _____ **Zoning** _____

(To be Completed by Applicant)

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

Property Address: 4101 Wynford Circle Pensacola, FL 32504

Current use of property: SFR

1. Describe the requested variance(s): We are requesting a variance to allow the construction of a sunroom that extends 12 feet beyond the property's rear building setback line. This addition will encroach into the required rear yard space as specified by local zoning regulations.

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:
This property presents unique conditions, including non-standard lot depth and landscaping features

(rounded corner lot & housing of the subdivision sign), which limit the available space for outdoor improvements. These conditions are specific to the lot's original layout and are not a result of the homeowner's actions. The limited rear yard depth makes any construction impossible without variance.

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:

Other properties in the direct vicinity have sunrooms or outdoor living spaces that enhance their use and enjoyment of their homes. The homeowner wishes to construct a sunroom to enjoy natural sunlight and views of the outdoors without exposure to excessive heat. Granting this variance will allow the homeowner to enjoy the same outdoor benefits that others in the neighborhood experience.

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 proposed sunroom will be designed to blend with the existing architectural style of the home and the neighborhood. It will not obstruct neighbors' views or interfere with their enjoyment of their properties. The sunroom will be entirely enclosed, which helps the homeowner enjoy sunlight and fresh air without causing noise or disruption to the surrounding area. The project will meet all safety and building codes, ensuring that it is not detrimental to the general welfare of others.

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

The homeowners are seeking to improve the overall livability of their home and size of their living space by creating a room that allows them to enjoy the outdoors in comfort. The sunroom will enhance their ability to use the space year-round without affecting the privacy or rights of surrounding neighbors.

Application Date: 09/25/2024

Applicant: Titan Sunrooms - Fred Genkin, Contractor / Preston Parsley, Permit Technician

Applicant's Address: 8188 Armstrong Road Milton, FL 32583

Email: permitting@titansunrooms.com Phone: (850) 733-7445 x306

Applicant's Signature: _____

Property Owner: Rosemary Kruse-Hefti

Property Owner's Address: 4101 Wynford Circle Pensacola, FL 32504

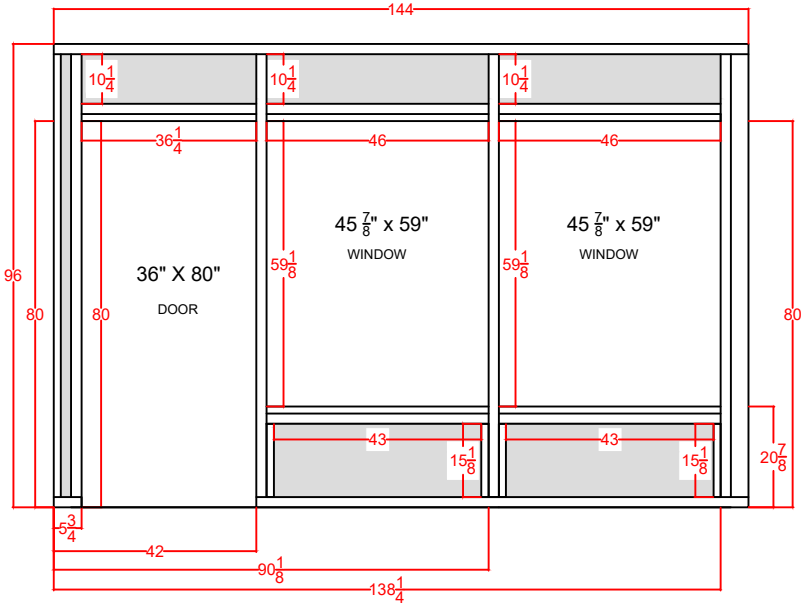
Email: rkhefti@gmail.com Phone: (850) 712-2738

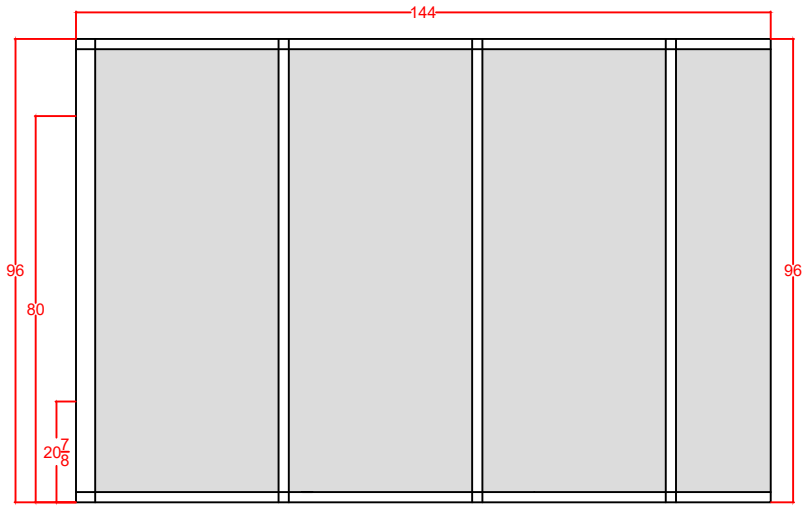
Property Owner's Signature: Rosemary Kruse-Hefti (Sep 24, 2024 07:59 CDT)

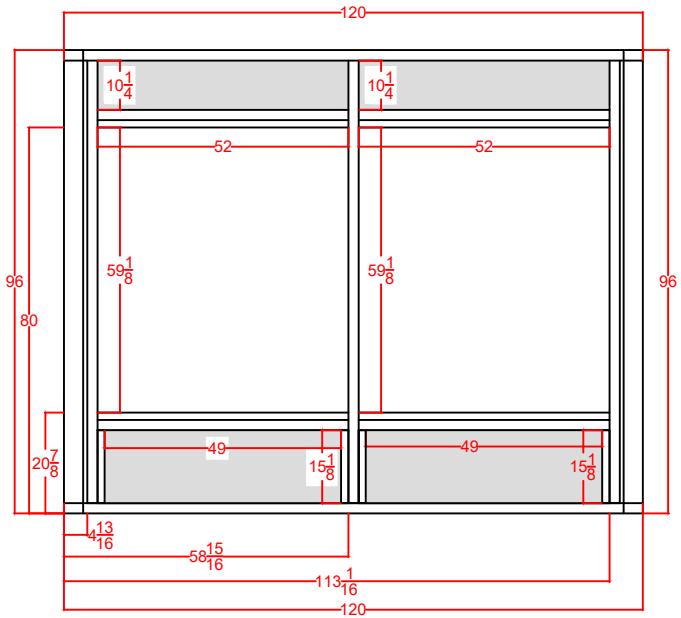
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time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

VARIANCE 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 form 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.







TITAN SUNROOMS

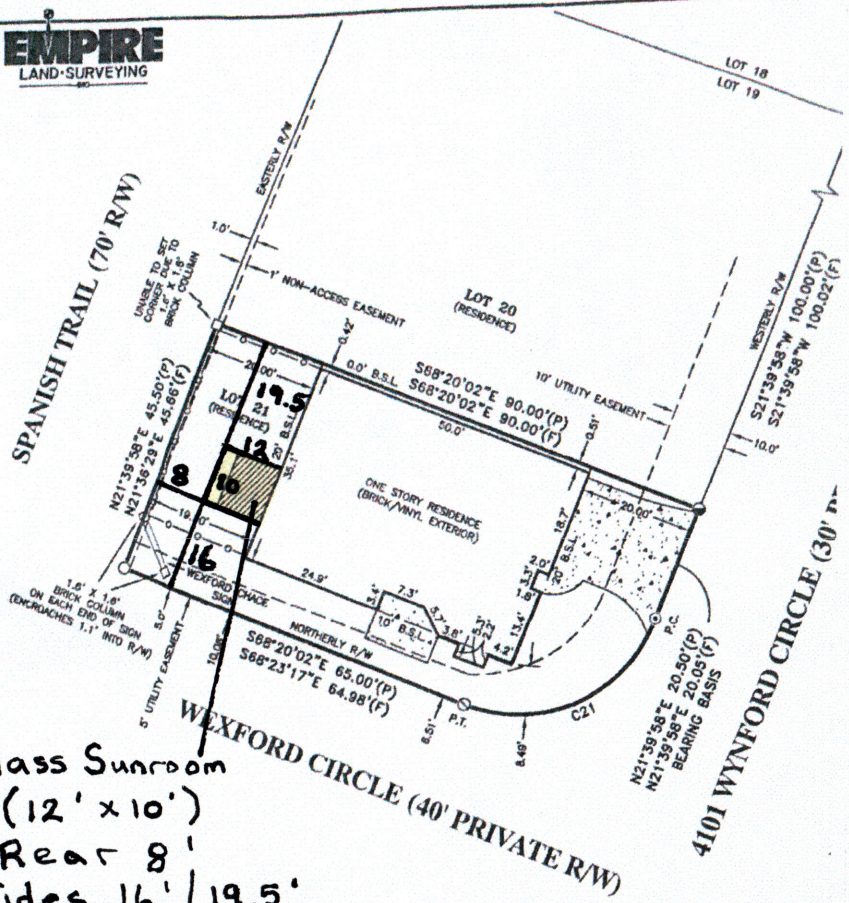
Color Beam System

Title	Kruse- Hefti
Job Name	Kruse- Hefti
Date	9/12/24
☐ Draft ☐ Revisions	☒ Publish
Scale	N/A
Drawn	BY: JOE SPN

ADVANCED SUNROOM TECHNOLOGY
TITAN SUNROOMS

Estimated For Reference Only

EMPIRE
LAND·SURVEYING



Glass Sunroom
(12' x 10')
Rear 8'
Sides 16' | 19.5'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C21(P)	25.00'	39.27'	35.36'	S66°39'58"W	90°00'00"
C21(F)	25.00'	39.79'	35.72'	S66°00'34"W	91°12'08"

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745---FAX: 850-477-3705
LICENSED BUSINESS #6993 STATE OF FLORIDA

C:\EMPIRE SURVEY DRAWINGS\21\084-16.dwg, 4/22/2016 11:12:42 AM

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS: SIGN, BRICK COLUMNS, CONCRETE

BOUNDARY SURVEY
4101 WYNFORD CIRCLE
A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA

North PER PLAT

Feet 0 5 10 20 40

Scale: 1" = 20'

LEGEND

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORD BOOK
B.S.L.	BUILDING SETBACK LINE
L.B.	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LICENSED SURVEYOR
●	FOUND 1/2" IRON ROD
⊘	FOUND 1/2" CAPPED IRON ROD – P.L.S. #3774
◒	FOUND 1/2" CAPPED IRON ROD – #475
○	FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
⊙	SET PK NAIL & DISK – ELSI L.B. #6993
—o—o—	6' WOOD FENCE
	CONCRETE
	WOOD DECK

LEGAL DESCRIPTION: (O.R. BOOK 6886, PAGE 1875)

Lot 21, Wexford Chace, a subdivision of a portion of Section 16, Township 1 South, Range 29 West, City of Pensacola, according to plat thereof recorded in Plat Book 13, at Page 97, of the public records of Escambia County, Florida.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECIPT AND ACCEPTANCE OF THIS SURVEY:

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

THE JOE & TERESA BARHAM LIVING TRUST DATED OCTOBER 20, 2015
SHELL, FLEMING, DAVIS & MENGE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5768, STATE OF FLORIDA

APRIL 22, 2016 LELAND M. EMPIE, P.S.M.
DATE

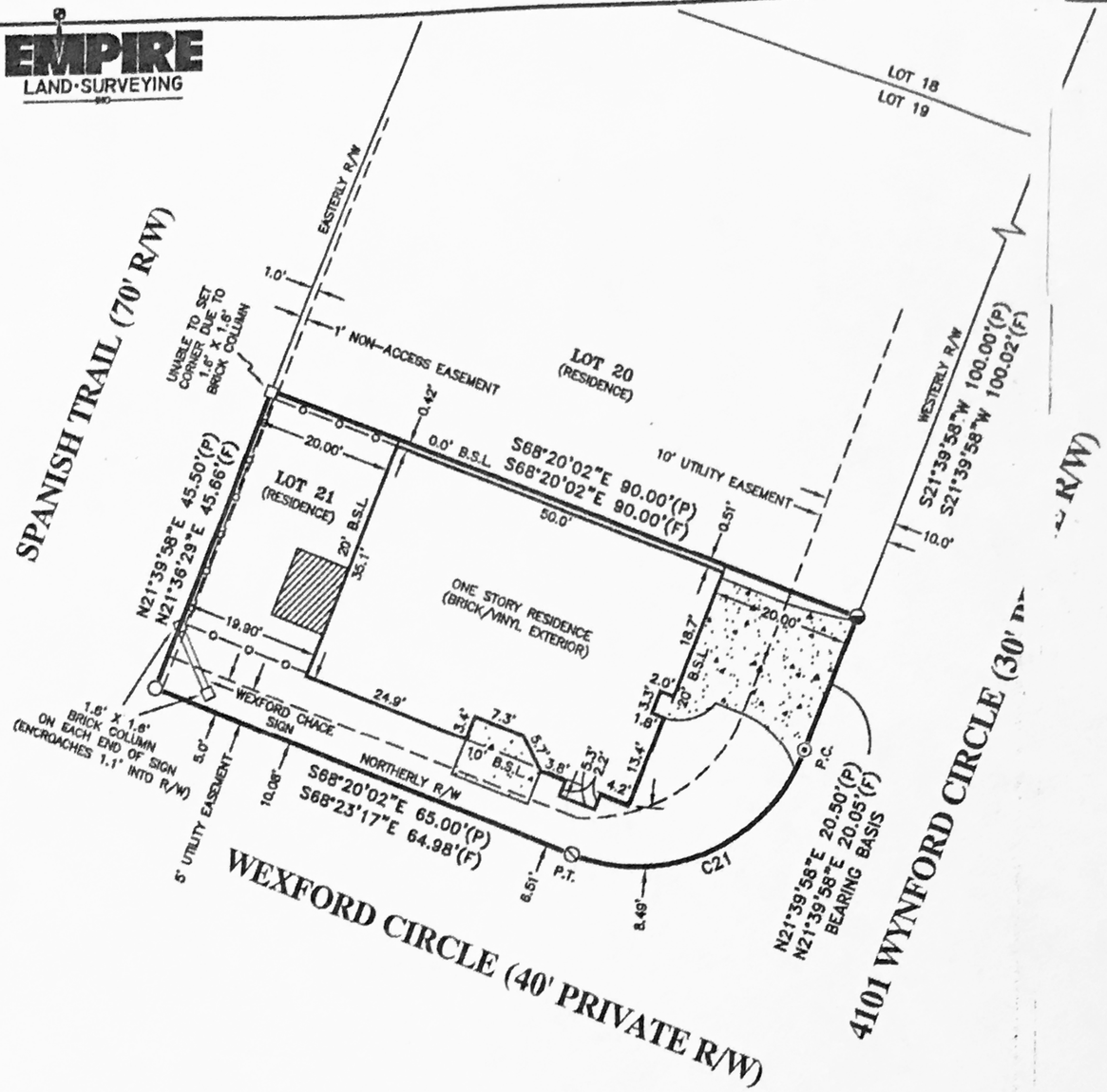
TITLE SURVEY | BOUNDARY WITH IMPROVEMENTS | BASIS OF BEARINGS: S68°20'02"E, WESTERLY R/W (PER PLAT) | CLIENT: BARHAM LIVING TRUST | SOURCE OF INFORMATION: FIELD CHECKS, DEED OF RECORD, PLAT BOOK 13, PAGE 97

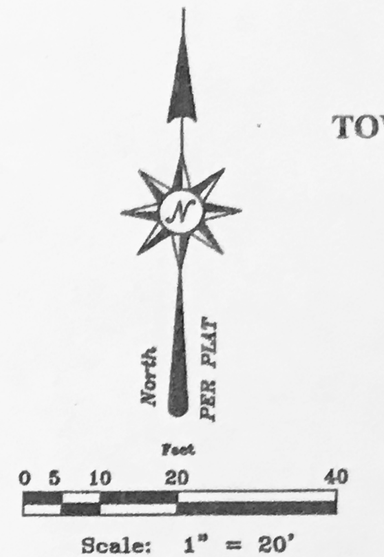
GENERAL NOTES:
1. Fence locations as shown are not to scale.
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted. Field = (D); Recognition = (D2); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States feet.
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were abstracted by this firm for records, easements, or rights-of-ways. The parcel shown hereon may be subject to easements, restrictions that may be found in the Public Records of said County.

SCALE:	1" = 20'
FIELD DATE:	4/20/16
ORDER NO:	084-16
FIELD BOOK:	173/51

BOUNDARY SURVEY
4101 WYNFORD CIRCLE
A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA

EMPIRE LAND·SURVEYING





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LEGEND

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
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B.S.L.	BUILDING SETBACK LINE
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_____ _____

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THE JOE & TERESA BARHAM LIVING TRUST DATED OCTOBER 20, 2015
SHELL, FLEMING, DAVIS & MENGE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CLIENT: BARHAM LIVING TRUST

SOURCE OF INFORMATION: FIELD EVIDENCE; DEEDS OF RECORD; PLAT RECORDED IN PLAT BOOK 13, PAGE 97; PRIOR SURVEYS/DRAWINGS

BASIS OF BEARING: S21°39'58"W TESTERLY R/W (PER PLAT)

TYPE SURVEY: BOUNDARY WITH IMPROVEMENTS

GENERAL NOTES:
1. Fence locations as shown are not to scale.
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted. Deed = (D); Description = (DS); Actual Field Measurement = (F); Plat = (P)
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted. The survey shown meet the standards required in the appropriate land area.
5. All measurements were made in accordance with United States standards. Plats and deeds shown hereon were not abstracted by this firm for ownership, easements, or rights-of-ways. The parcel shown hereon may be subject to restrictions that may be found in the Public Records of said County.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5766, STATE OF FLORIDA

APRIL 22, 2016
DATE

LELAND M. EMPIE, P.S.M.

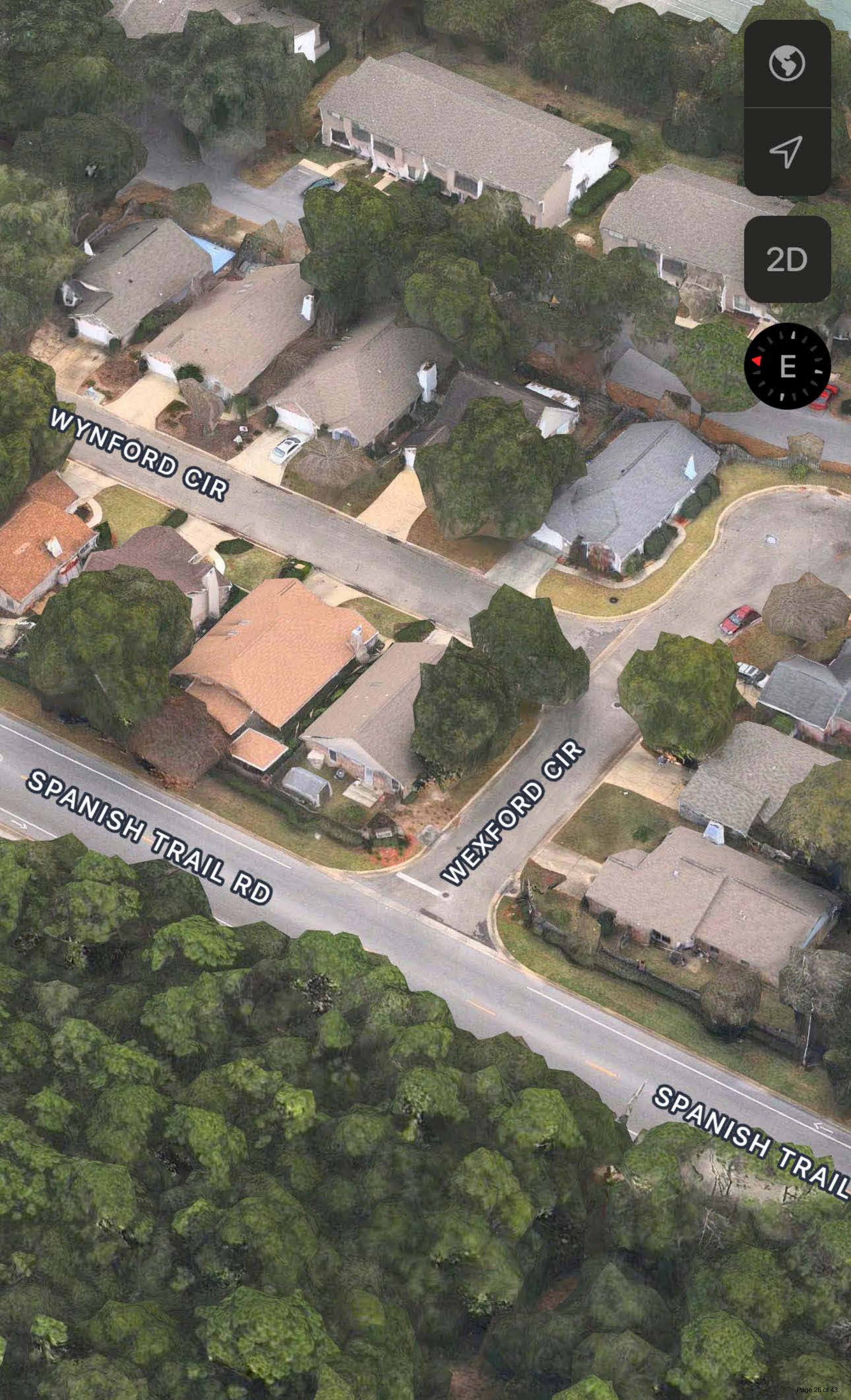
SCALE: 1" = 20'
FIELD DATE: 4/20/16
ORDER NO: 084-16
FIELD BOOK: 173/51

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
6720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745---FAX: 850-477-3705
LICENSED BUSINESS #6993 STATE OF FLORIDA

C:\KEN'S SURVEY DRAWINGS(2)\084-16.dwg, 4/22/2016 11:12:42 AM

REVISIONS	FIELD BOOK	DATE

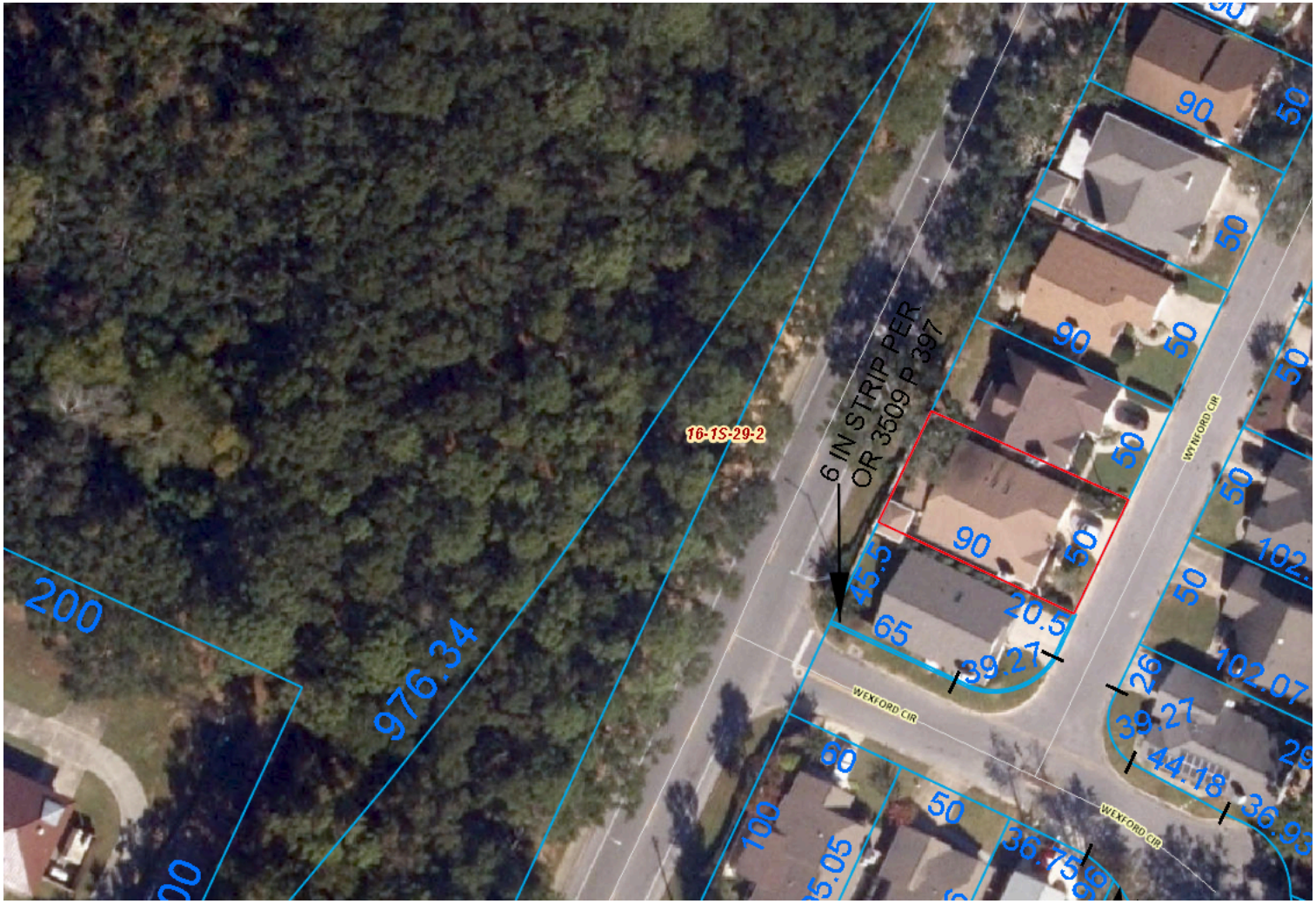
POSSIBLE ENCROACHMENTS: SIGN, BRICK COLUMNS, CONCRETE


2D
E
WYNFORD CIR
SPANISH TRAIL RD
WEXFORD CIR
SPANISH TRAIL

Goodman

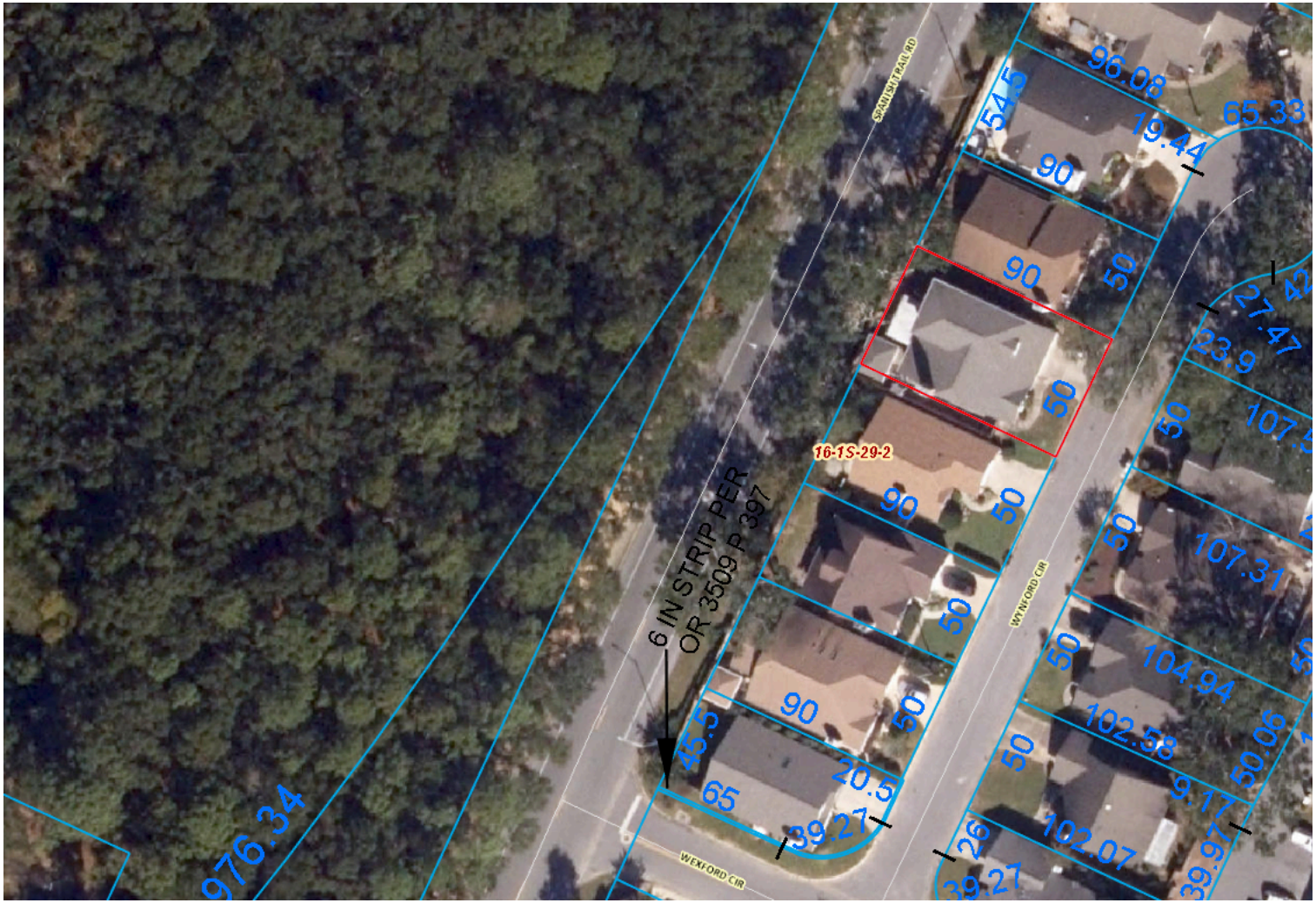
STOP
Wexford
Chace

Account: 012648890
Refno: 161S290700000020
OName1: HODNETTE FRANK BROOKS JR HODNETTE FRANCES Z
MailingAddr: 3966 MENENDEZ DR+PENSACOLA, FL 32503
Situs: 4103 WYNFORD CIR
LastSale: 7/28/2023
LastSalePr: 208000
DORCd: SINGLE FAMILY RESID
acreage: 0.1067
BldCnt: 1
TotHeatArea: 1554
SecMapId: 16-1S-29-2
ComplexType: S
ComplexDscr: WEXFORD CHACE PB 13 P 97
Zoned: R-2
MLSNbr:
TaxAuth: PENSACOLA CITY LIMITS
PicCnt: 0
Schools: CORDOVA PARK|WORKMAN|WASHINGTON



SPEED LIMIT
35

Account: 012648884
Refno: 161S290700000017
OName1: GRAY RONALD L SR LIFE EST
MailingAddr: 4109 WYNFORD CIR+PENSACOLA, FL 32504
Situs: 4109 WYNFORD CIR
LastSale: 1/11/2023
LastSalePr: 100
DORCd: SINGLE FAMILY RESID
acreage: 0.1118
BldCnt: 1
TotHeatArea: 2372
SecMapId: 16-1S-29-2
ComplexType: S
ComplexDscr: WEXFORD CHACE PB 13 P 97
Zoned: R-2
MLSNbr:
TaxAuth: PENSACOLA CITY LIMITS
PicCnt: 0
Schools: CORDOVA PARK|WORKMAN|WASHINGTON



WARNING!

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1003 | Zoning Board of Adjustments | 10/16/2024

ACTION ITEM

SUBJECT:

ZBA 2024-026
902 South I Street
R-2B

SUMMARY:

Mr. Greg Bricking of Prime Coastal Construction LLC, applicant is seeking a variance to decrease the front yard setback from 20FT to 15FT to accommodate a new single-family residence as presented on the site plan.

It should be noted that the R-2B zoning district, for single-family development shall comply with the minimum standards within the R-1A zoning district.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Application Packet

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

ZBA 2024-0246

☒ *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) 12-3-5(2)(b) **Zoning** R-2B R1A setbacks

(To be Completed by Applicant)

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

Property Address: 902 South I St. Pensacola

Current use of property: Vacant Lot

1. Describe the requested variance(s): Owner requesting 15' setback on Front vs. 20'

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:

Request is based on getting the desired home plan on

the property and for more parking in rear of Home

3. **Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:**

To obtain the desired house on the property and for more/proper parking in rear

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

It looks like houses on cross street of Sonia St. have similar Front set backs.

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

Application Date: 9/23/24

Applicant: Greg Bricking - Prime Coastal Construction LLC

Applicant's Address: 1890 Fowlis Dr. Pensacola, FL. 32503

Email: Primecoastal2017@gmail.com Phone: 850-291-0148

Applicant's Signature:

Property Owner: Melissa Sabat

Property Owner's Address: 1643 N. Reuss St. Pensacola, FL. 32501

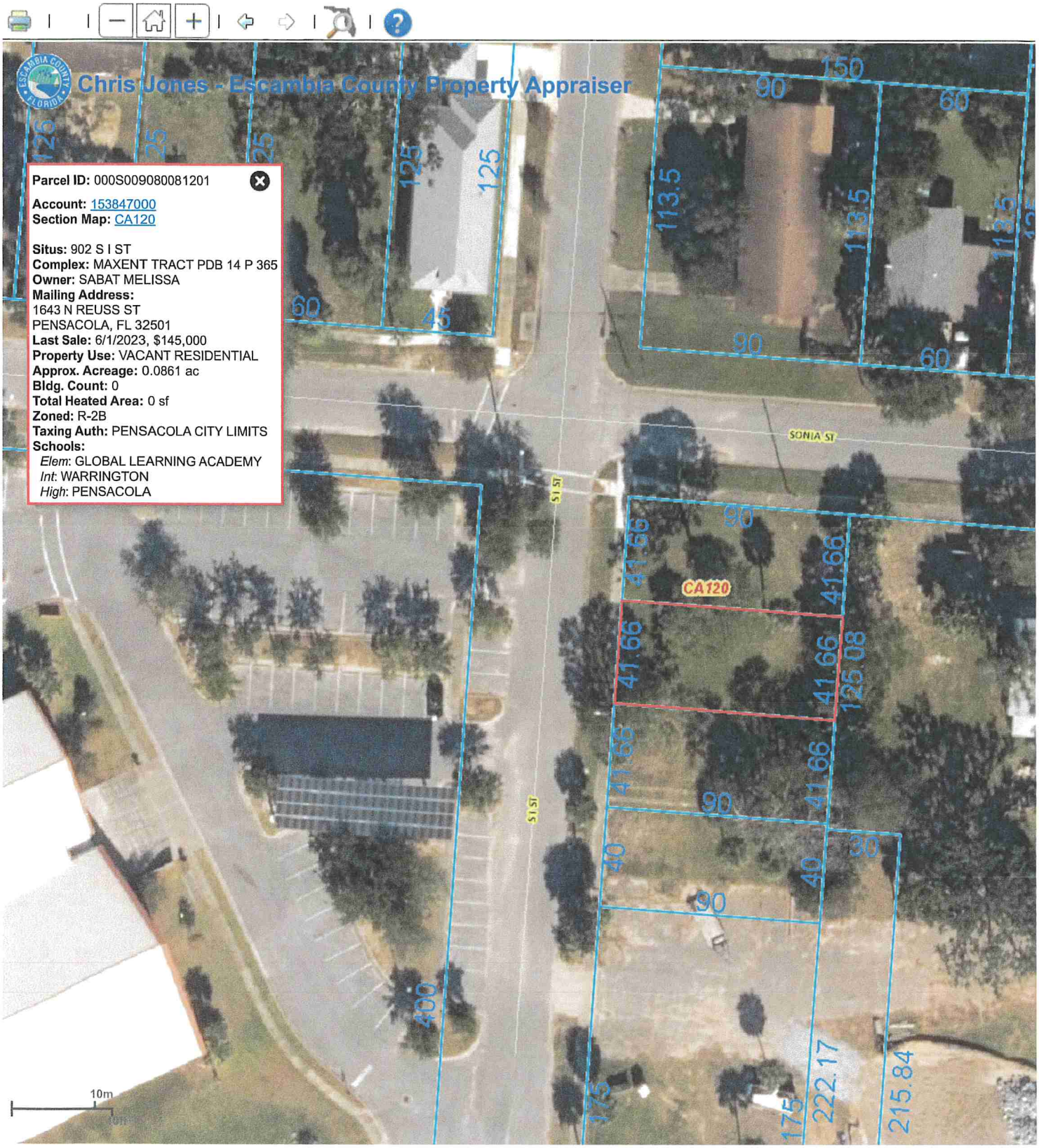
Email: melissa.sabat@gmail.com Phone: 850-889-6055

Property Owner's Signature: Melissa Sabat

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.

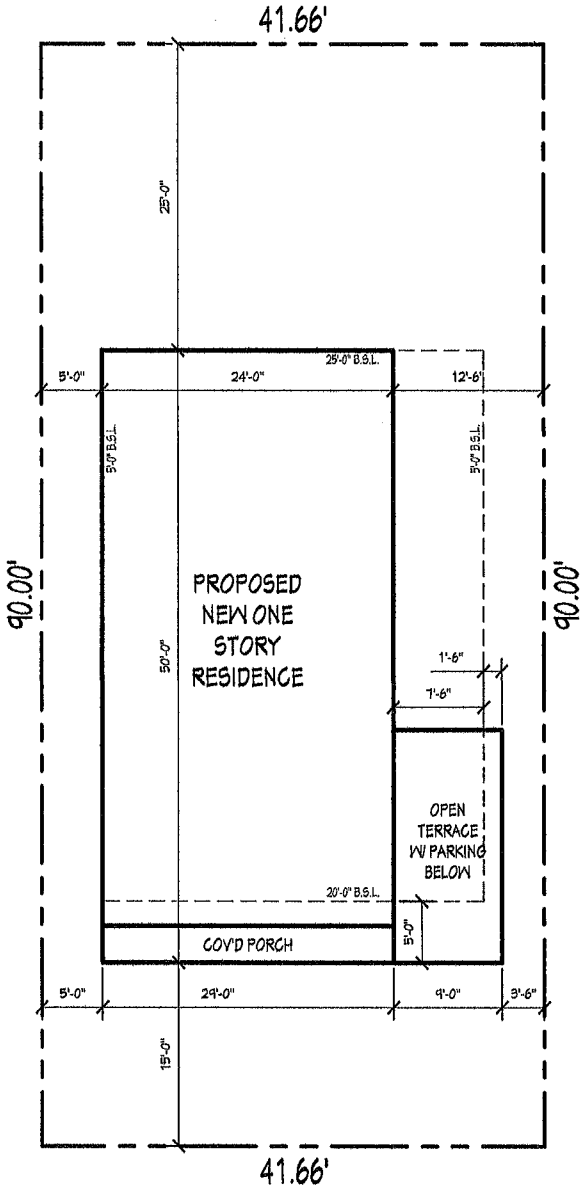
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

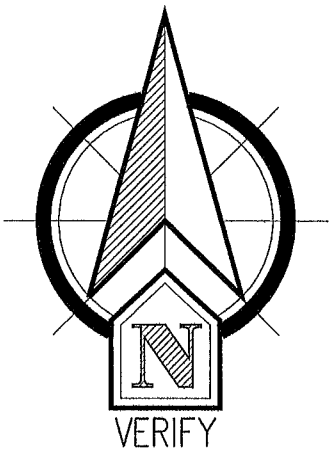
JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days form the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. 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.


Chris Jones - Escambia County Property Appraiser
Parcel ID: 000S009080081201
Account: 153847000
Section Map: CA120
Situs: 902 S I ST
Complex: MAXENT TRACT PDB 14 P 365
Owner: SABAT MELISSA
Mailing Address:
1643 N REUSS ST
PENSACOLA, FL 32501
Last Sale: 6/1/2023, $145,000
Property Use: VACANT RESIDENTIAL
Approx. Acreage: 0.0861 ac
Bldg. Count: 0
Total Heated Area: 0 sf
Zoned: R-2B
Taxing Auth: PENSACOLA CITY LIMITS
Schools:
Elem: GLOBAL LEARNING ACADEMY
Int: WARRINGTON
High: PENSACOLA
SONIA ST
S I ST
CA120
10m

PRLEIMINARY REVIEW ONLY

THE SABAT PROJECT





NOTES:

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 DIVERTED 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).

902 S "I" STREET
PENSACOLA FL 32502

SITE PLAN

SCALE: 1"=10'-0"

HOUSE PLANS UNLIMITED
4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL (850) 712-2040 (850) 477-8077 HOMEPLANSUNLIMITED@GMAIL.COM

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SHEET NO.
P1