



City of Pensacola

Zoning Board of Adjustments

Agenda

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

November 20, 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. 24-1121 APPROVAL OF MINUTES: REGULAR MEETING DATED _____

Recommendation:

Sponsors:

Attachments: None

2. 24-1127 ZBA MINUTES 10-16-2024

Recommendation:

Sponsors:

Attachments: ZBA Minutes 10.16.24

REQUESTS

3. 24-1122 ZBA 2024-027
695 FARMINGTON ROAD
R-1AAA/R-1A

*Attachments: Complete Signed
Zoning Map
Vacant Lot Aerial
2006 Memo of rezone plat
PB 18 PG 025 - GROVE (1)*

4. 24-1123 ZBA 2024-028
2205 SUMMIT BLVD
R-1AAAA

Attachments: Complete Package

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

October 16, 2024

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

MEMBERS ABSENT: Board Member Shelley

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: Rosemary Hefti, Carol Carpenter Gurski, Keith Harvey, Anna Schoor, Fred Gerkin, Will Genkin, Preston Parsley, Charles Butcher, Greg Bricking, Melissa Sabat

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 September 18, 2024, minutes were approved without objection by the Board.

3) ZBA 2024-024 1812 E Lee St R-1AAA

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.

Mr. McCreary stated his name and address for the record. He then explained he was requesting the variance to relieve congestion on the road and needed extra storage space. He also presented three different scenarios for placement. Mr. McCreary noted that if he pulled the garage further from the rear property line the existing Camella trees would need to be removed. He wanted to preserve the trees.

Board Member Price clarified the variance request was for height and setbacks. Mr. McCreary replied, no the variance was for the rear setback only.

Board Member Jacquay asked staff for clarification regarding height. Planner Hargett explained the code for a sliding-scale on height versus setbacks.

Vice Chairperson Weeks asked the applicant about moving the structure further west and rotate the garage. Mr. McCreary explained he felt they would not have as easy access to the garage.

Chairperson White asked if there were any questions for staff, Board Member Williams clarified if the structure were to be an ADU then the 5 feet from the rear property line as proposed would be compliant. Planner Hargett confirmed that this was correct.

Chairperson White asked if there was anyone in the audience, he then asked Mr. Butcher to address the Board.

Mr. Butcher stated his name and address to the Board and stated he was in support of the variance. Mr. Butcher also provided a letter of support.

Chairperson White then asked for a motion.

Board Member Jacquay made a motion to approve, seconded by Board Member Williams and it carried unanimously.

ZBA 2024-025

4101 Wynford Circle

R-2

Preston Parsley 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.

Fred Genkin stated his name for the record and also let the Board know they had a letter from the HOA with their approval if that helps.

Mr. Genkin and Mr. Parsley explained to the board that the neighborhood did have quite a few sunroom additions, and the sunrooms were similar to what the homeowner is requesting. Mr. Parsley noted to the board the same.

Chairperson White asked if there were any questions for the applicant. There were no questions. He then asked if there were any questions for staff, there were no further questions.

Chairperson White then reads the letter signed by the HOA.

Chairperson White then asked for a motion.

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

ZBA 2024-026

902 South I St

R-2B

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.

Mr. Bricking stated his name and address for the record.

Mr. Bricking explained the request to the Board in that the property owner wants to build a single story and be able to pull the house forward to maximize the entire lot.

Board Member Price asked about the potential for another variance if they were to construct a carport, Mr. Bricking replied they hoped there would not be a need to an additional variance.

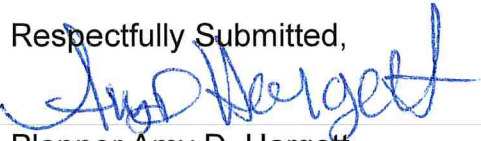
Chairperson White asked for a motion.

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

ADJOURNMENT –

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

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1122

Zoning Board of Adjustments

11/20/2024

ACTION ITEM

SUBJECT:

ZBA 2024-027
695 Farmington Road
R-1AAA/R-1A

SUMMARY:

Mr. Thomas M. Cornelison is requesting the following variances to accommodate the future construction of a new single-family dwelling.

1. Reduction of the front yard setback from 30 feet to 20.5 feet
2. Reduction of the rear yard setback from 30 feet to 27.5 feet

This property is located within the platted subdivision Grove which also falls in a split zoning of R-1A and R-1AAA. The original zoning was R-1AA and R-1AAA, however the developer was granted a rezoning for 28 of the 33 lots from R-1AA to R-1A in order to allow for reduced setback requirements for those lots. The remaining 5 lots are zoned R-1AAA. Mr. Cornelison's lot is one of the parcels within the R-1AAA zoning.

The parcel's lot coverage of 9000 SF (75x 120) is compliant with the R-1AAA zoning district requirements.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Signed
2. Zoning Map
3. Vacant Lot Aerial
4. 2006 Memo of rezone plat
5. PB 18 PG 025 - GROVE (1)

- ZBA**
2024-027
- ☒ Zoning Board of Adjustment
☐ Architectural Review Board
☐ Planning Board
☐ Gateway Review Board

NOV MEETING
2024-027
ZBA

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 T. 12-3.1 Zoning R1A1A1

(To be Completed by Applicant)

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

Property Address: 695 FARMINGTON RD, PENSACOLA, FL 32504
Current use of property: VACANT LAND

1. Describe the requested variance(s): THE FRONT SET BACK LINE WILL BE CHANGED FROM 30' TO 20.50'. THE REAR SET BACK LINE WILL BE CHANGED FROM 30' TO 27.50'.

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:

MY LOT IS ONE OF 3 LOTS IN THE BROOK SUBDIVISION, ARE OF THAT HAVE A FRONT

REAR SETBACK OF 30'. ALL OF THE OTHERS ARE AT 20' FRONT + REAR.
(SEE THE ATTACHED SHEET)

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:

MY HOUSE PLAN WILL NOT FIT ON MY LOT WITHOUT THE SETBACKS BEING CHANGED

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

EVERYONE ELSE ALREADY HAS THE SMALLER SETBACKS

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

Application Date: 10/7/24
Applicant: THOMAS M. CORNELISON

Applicant's Address: 705 FARMINGTON RD PENSACOLA, FL 32504

Email: WESTGATECONST@GMAIL.COM Phone: 251-379-2357

Applicant's Signature: Thomas M. Cornelison

Property Owner: THOMAS M. CORNELISON

Property Owner's Address: 705 FARMINGTON RD, PENSACOLA, FL 32504

Email: WESTGATECONST@GMAIL.COM Phone: 251-379-2357

Property Owner's Signature: Thomas M. Cornelison

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

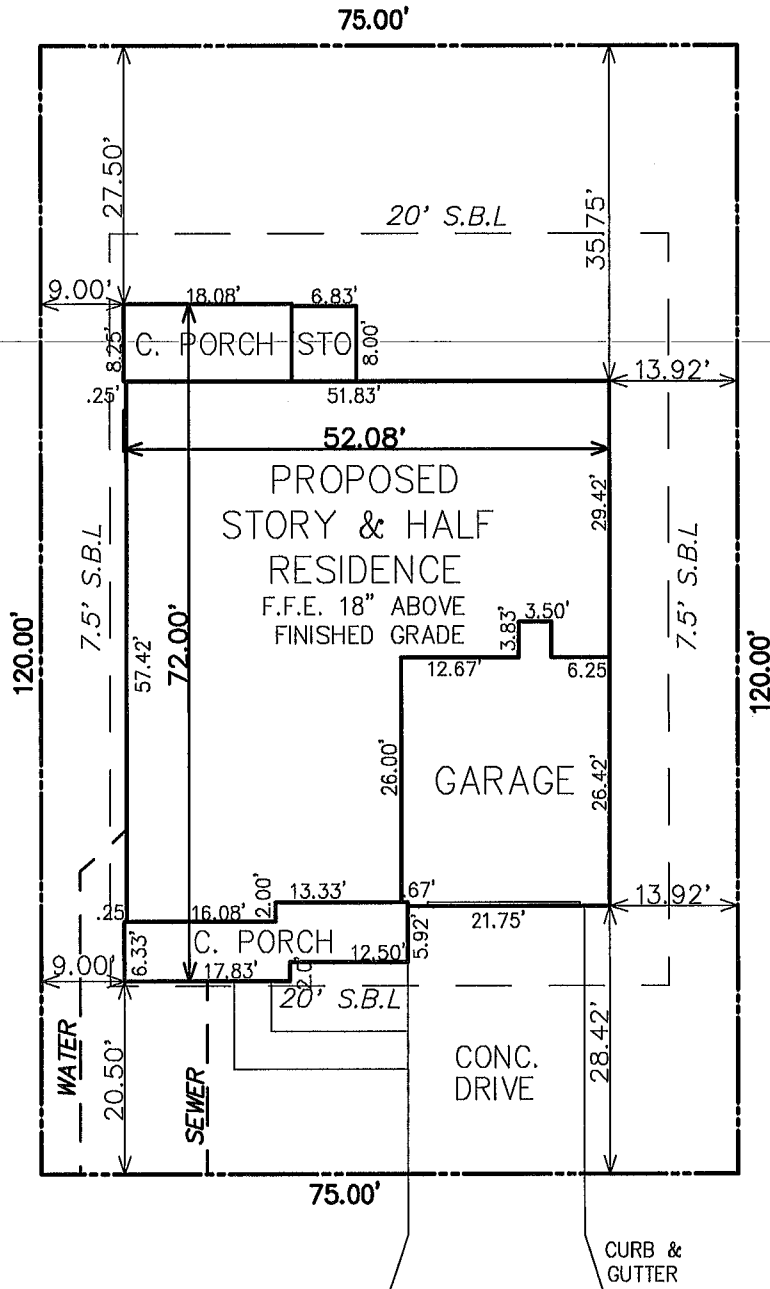
(850) 435-1670

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

(#12 CONT)

THE 3 LOTS THAT ARE 30' SETBACKS ARE
705 FARMINGTON RD
695 FARMINGTON RD
685 FARMINGTON RD

I OWN 705 FARMINGTON RD. I PLAN
TO BUILD A NEW HOUSE AT 695 FARMINGTON
RD. A NEW HOUSE IS BEING BUILT
AT 685 FARMINGTON RD. THE
SETBACK HAVE BEEN CHANGED TO
20' FRONT + REAR AT 685 FARMINGTON RD.



FARMINGTON ROAD

(50' R/W)



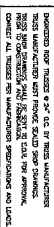
PLOT PLAN

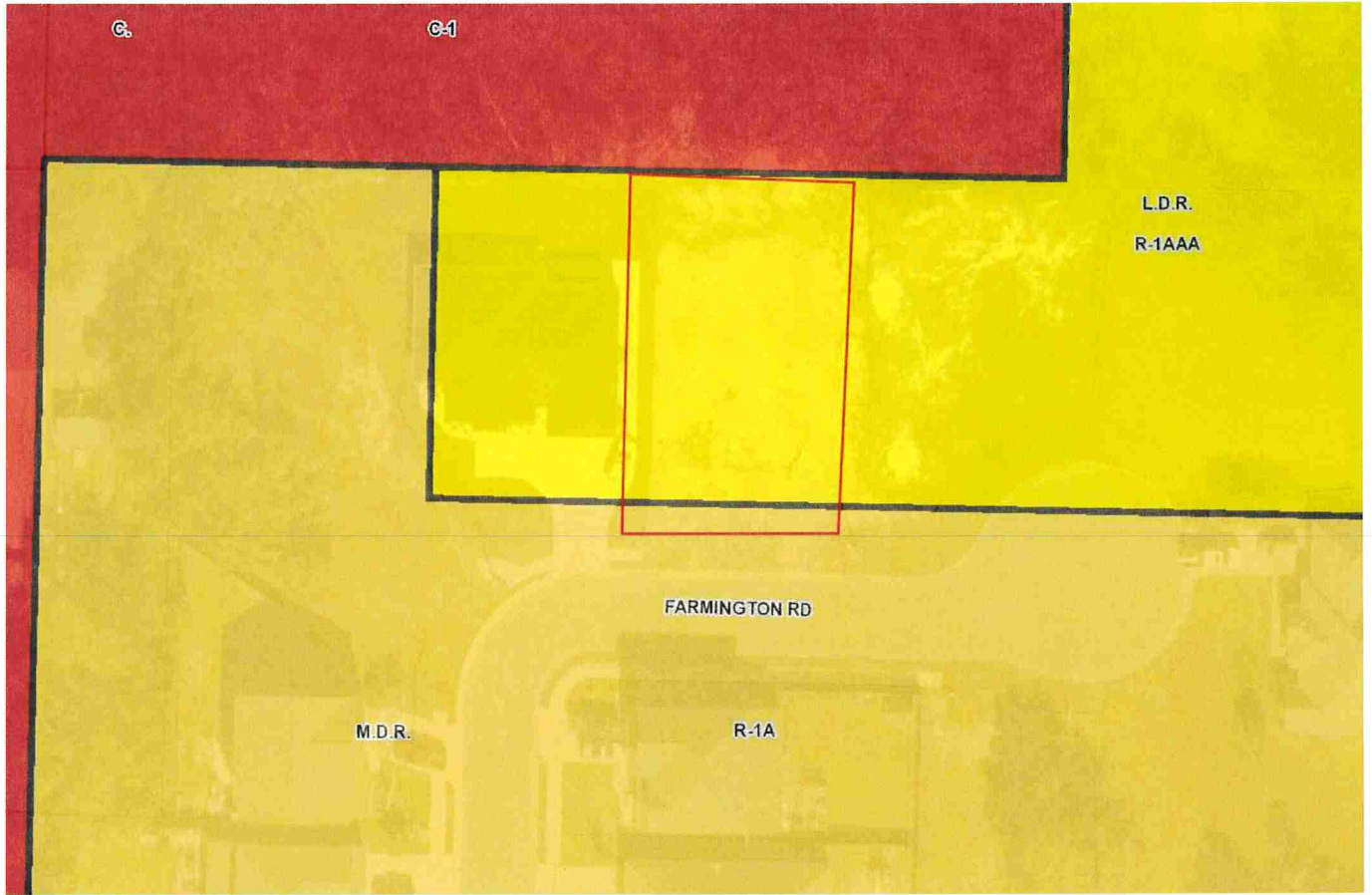
LOCATION:
695 FARMINGTON RD, PENSACOLA, FL 32504

DATE:
10/6/2024

SCALE:
1"=20'

RCS
Residential CAD Services, LLC
4000 HWY 90, SUITE G
Pace, FL 32571
850.293.7406
INFO@RCSHOMEPLANS.COM







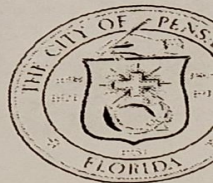
June 19, 2006

Revision to Final Subdivision Plat - Grove

That City Council conduct a quasi judicial hearing on June 22, 2006 to consider revisions to the final subdivision plat for the Grove subdivision.

Steve Geci is requesting approval of a revision to the previously approved final subdivision plat for the "Grove" subdivision to reflect revised building setbacks. The subdivision is located east of Davis Highway and north of Langley Avenue off Farmington Road and is located within the R-1AA and R-1AAA zoning districts. City Council approved the final plat of the subdivision, which consists of 33 lots, on January 26, 2006. Following approval and recording of the subdivision plat, the developers determined that the required building setbacks combined with the size of the lots will not provide adequate size building sites to accommodate the size of homes planned for this community. The developer has submitted a request to rezone 28 (Lots 1-16, and Lots 21-33) of the subdivisions 33 lots from R-1AA to R-1A in order to allow for reduced setback requirements for those lots. The remaining five (5) lots are zoned R-1AAA and would remain under their current zoning designation. The revised final plat reflects the revised setbacks and is consistent with the City's subdivision requirements. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

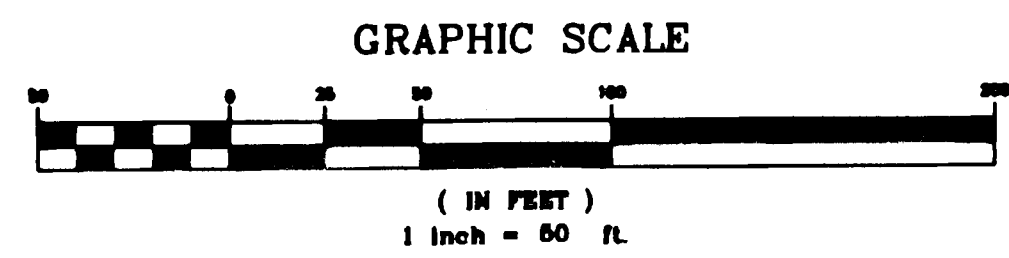
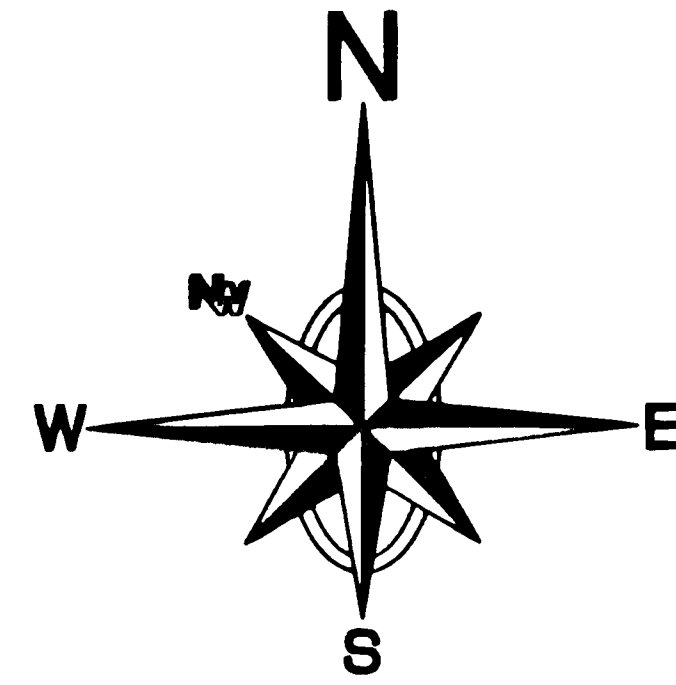
City of
Pensacola



C-10	50.59'	50.00'	57°58'39"	27.70
C-11	42.64'	50.00'	48°51'33"	22.71
C-12	50.47'	50.00'	57°49'45"	27.62
		50.00'	40°22'36"	18.38

GROVE

A REPLAT OF A PORTION OF LOT 25, FERRY PASS HEIGHTS OF A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA JANUARY, 2006



BUILDING SETBACK REQUIREMENTS:
FRONT YARD 30 FEET
REAR YARD 30 FEET
SIDE YARD 7.5 FEET

SURVEYOR'S NOTES:

- (1) P.O.B. DENOTES POINT OF BEGINNING
- (2) P.C. DENOTES POINT OF CURVATURE
- (3) P.T. DENOTES POINT OF TANGENCY
- (4) P.I. DENOTES POINT OF INTERSECTION
- (5) R.P. DENOTES RADIUS POINT
- (6) P.R.C. DENOTES POINT OF REVERSED CURVE
- (7) B.S.L. DENOTES BUILDING SETBACK LINE
- (8) R/W DENOTES RIGHT OF WAY
- (9) P.M. DENOTES PERMANENT REFERENCE MONUMENT (PRM) NUMBERED 7277 (PLACED)
- (10) P.C.P. DENOTES PERMANENT CONTROL POINT (PCP) NUMBERED 7277 (PLACED)
- (11) THE SIGN (°) MEANS DEGREES, THE SIGN (') MEANS MINUTES, THE SIGN (") MEANS SECONDS
- (12) MEASUREMENTS MADE IN ACCORDANCE TO UNITED STATES STANDARDS
- (13) SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD
- (14) THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY
- (15) BEARINGS ARE BASED UPON THE WESTERLY LINE OF LOT 12 THROUGH 14, CORDOVA WEST UNIT NO. 1 AS SOUTH 25°43'30" WEST
- (16) FIRE HYDRANTS TO BE INSTALLED ACCORDING TO CITY CODE BY THE DEVELOPER
- (17) UTILITY EASEMENTS AS SHOWN HEREON ARE TO INCLUDE CABLE TELEVISION IN ACCORDANCE WITH PLAT ACT CHAPTER 177.091(28)
- (18) ALL LOT CORNERS HAVE BEEN PLACED
- (19) + HATCH AS SHOWN ON PARCEL "A" RETENTION POND = SIGN EASEMENT

NOTE:

SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED WITHIN RIGHT OF WAY.

NOTE:

N.R. DENOTES NON-RADIAL LINE.

FLOOD STATEMENT:

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", OUTSIDE 500 YEAR FLOOD PLAIN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, REFERENCE COMMUNITY PANEL NUMBER 120336 0300 F. EFFECTIVE FEBRUARY 23, 2005. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION.

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C-1	134.40'	135.43'	56°51'35"	73.32'	128.96'	S33°50'34"E
C-2	17.37'	12.00'	82°53'54"	10.60'	15.89'	N48°52'43"W
C-3	14.03'	58.31'	13°46'39"	7.05'	13.99'	S83°17'58"E
C-4	40.10'	58.31'	39°23'49"	20.88'	39.31'	S56°42'34"E
C-5	37.38'	58.31'	36°43'34"	19.36'	36.74'	S18°38'52"E
C-6	3.30'	58.50'	3°13'57"	1.65'	3.30'	S01°19'53"W
C-7	47.73'	58.50'	46°44'37"	25.28'	46.41'	S26°19'11"W
C-8	40.82'	58.50'	39°58'59"	21.28'	40.00'	S69°40'59"W
C-9	18.16'	15.00'	69°23'02"	17.03'	17.03'	N54°58'57"E
C-10	65.80'	50.00'	75°24'15"	38.65'	61.16'	S57°59'34"W
C-11	50.59'	50.00'	57°58'39"	27.70'	48.46'	N55°18'59"W
C-12	42.64'	50.00'	48°51'33"	22.71'	41.36'	N01°53'53"W
C-13	50.47'	50.00'	57°49'45"	27.62'	40.35'	N51°26'46"E
C-14	35.24'	50.00'	40°22'36"	18.38'	34.51'	S79°27'03"E
C-15	2.71'	5.00'	31°03'47"	1.39'	2.68'	N74°47'39"W
C-16	13.35'	8.50'	89°57'33"	8.49'	12.02'	S44°41'41"W
C-17	12.91'	8.31'	88°59'16"	8.17'	11.63'	S44°46'38"E
C-18	44.83'	62.00'	41°30'06"	23.45'	43.86'	N69°37'47"W
C-19	44.91'	62.00'	41°30'06"	23.45'	43.86'	N68°09'52"W
C-20	17.80'	85.43'	11°56'14"	8.93'	17.77'	S13°11'28"E
C-21	67.27'	85.43'	45°06'46"	35.49'	65.54'	S41°42'58"E
C-22	109.59'	110.43'	56°51'35"	59.79'	105.15'	S35°50'34"E
C-23	53.55'	37.00'	82°55'22"	32.69'	48.99'	N48°52'27"W
C-24	52.21'	33.31'	89°48'04"	33.20'	47.03'	S45°11'07"E
C-25	52.60'	33.50'	89°57'33"	33.48'	47.36'	S44°41'41"W
C-26	69.65'	135.43'	29°30'26"	35.67'	68.98'	S49°31'08"E

LEGAL DESCRIPTION (O. R. Book 3374 Page 758):
Begin at the Southeast corner of Lot 3, Block 1, Ferry Pass Heights Subdivision as recorded in Plat Book 1 at Page 60 of the public records of Escambia County, Florida; thence go North 00°17'05" West along the Easterly line of Lots 3, 4, and 5 of the aforesaid Plat a distance of 330.10 feet to the Southeast corner of Lot 8 of the aforesaid Plat; thence go North 89°40'58" East along a projection of the Southerly line of Lot 8 a distance of 35.00 feet; thence go North 00°22'57" West a distance of 220.14 feet to a projection of the Northerly line of Lot 7, Block 1 of the aforesaid Plat; thence go North 89°40'28" East along the said projected North line of Lot 7 a distance of 451.48 feet; thence go South 07°09'51" West a distance of 240.90 feet; thence go South 89°50'29" East a distance of 220.00 feet; thence go South 70°50'04" East a distance of 89.97 feet to a point on the Northerly line of Section 30, Township 1 South, Range 30 West, Escambia County, Florida; thence go South 25°43'30" West along the aforesaid line a distance of 308.61 feet; thence go South 89°39'20" West a distance of 653.73 feet to the Point of Beginning. The above described parcel of land is situated in Section 30, Township 1 South, Range 30 West, Escambia County, Florida and contains 7.84 acres.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK _____, PAGE(S) _____

PLAT BOOK 18, PAGE 25

DEDICATION:
KNOWN ALL MEN BY THESE PRESENTS THAT POWER PROPERTIES AND DEVELOPMENT, LLC, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS GROVE HEREBY DEDICATES TO THE PUBLIC ALL UTILITY EASEMENTS, PARCEL "A" (RETENTION POND), STREETS AND ROADS AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 21ST DAY OF JANUARY, 2006.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES: *John A. Jackson*
WITNESS - SIGN
WITNESSES: *Phillip Pannunzio*
WITNESS - SIGN

STATE OF FLORIDA, COUNTY OF ESCAMBIA:
BEFORE ME, THE SUBSCRIBER PERSONALLY APPEARED JOHN JACKSON KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AFTER AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH. THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JANUARY, 2006.

Brittany Vaughn

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 11/23/09
MY COMMISSION NUMBER 00493823

STATE OF FLORIDA, COUNTY OF ESCAMBIA:
BEFORE ME, THE SUBSCRIBER PERSONALLY APPEARED JOHN JACKSON KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AFTER AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH. THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JANUARY, 2006.

Brittany Vaughn

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 11/23/09
MY COMMISSION NUMBER 00493823

CERTIFICATE OF COUNTY CLERK:
I, ERNIE LEE MAGAHA, CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177, SECTION 177.011 - 177.151 FLORIDA STATUTES, AND THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, SIGNED THIS 21ST DAY OF JANUARY, 2006.

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF COURTS

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177, SECTION 177.011 - 177.151 FLORIDA STATUTES, AND THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, SIGNED THIS 21ST DAY OF JANUARY, 2006.

Fred R. Thompson
FRED R. THOMPSON
PROFESSIONAL LAND SURVEYOR NO. 3027
NORTHWEST FLORIDA LAND SURVEYING, INC. LB #7277
5800 NORTH "W" STREET
PENSACOLA, FL 32505

CITY COUNCIL APPROVAL:
I, ERICKA BURNETT, CLERK OF THE CITY OF PENSACOLA, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE 24TH DAY OF JANUARY, 2006 AND WAS APPROVED BY SAID COUNCIL.

Ericka Burnett
ERICKA BURNETT, CITY CLERK, PENSACOLA, FLORIDA

CITY SURVEYOR STATEMENT:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

David L. Hill
DAVID L. HILL, P.S.M., CITY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER CITY OF PENSACOLA



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1123

Zoning Board of Adjustments

11/20/2024

ACTION ITEM

SUBJECT:

ZBA 2024-028
2205 Summit Blvd
R-1AAAA

SUMMARY:

Ms. Michelle Hendricks with Dreamcatcher Designs on behalf of the homeowner is requesting to reduce the rear yard setback from 30 feet to 24 feet to accommodate a new covered porch addition.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Complete Package



ZBA 2024-028

- ☒ 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 B1B2B3

(To be Completed by Applicant)

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

Property Address: 2205 Summit Blvd Pensacola, FL 32503

Current use of property: Residence

1. Describe the requested variance(s): 6' variance on 30'
rear setback for covered Porch Addition.

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

The house was built by others

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

without a cov'd porch or Room for a porch addition.

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~~ Other homes were designed with a Rear Porch or room to add one.

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

We're not trying to do too large of an addition to keep from adversely affecting any neighbors.

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

See the attached letter

Application Date: Oct 15, 2024

Applicant:

Gordon Harris

Applicant's Address:

2205 Summit BLVD Pensacola FL 32503

Email:

gordyhar@gmail.com Phone: 210-363-0721

Applicant's Signature:

Gordon Harris

Property Owner:

Gordon & Meliza Harris

Property Owner's Address:

Same as above

Email:

gordyhar@gmail.com Phone: 210-363-0721

Property Owner's Signature:

Meliza Harris Meliza Harris

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.

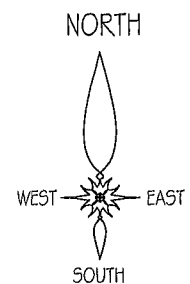
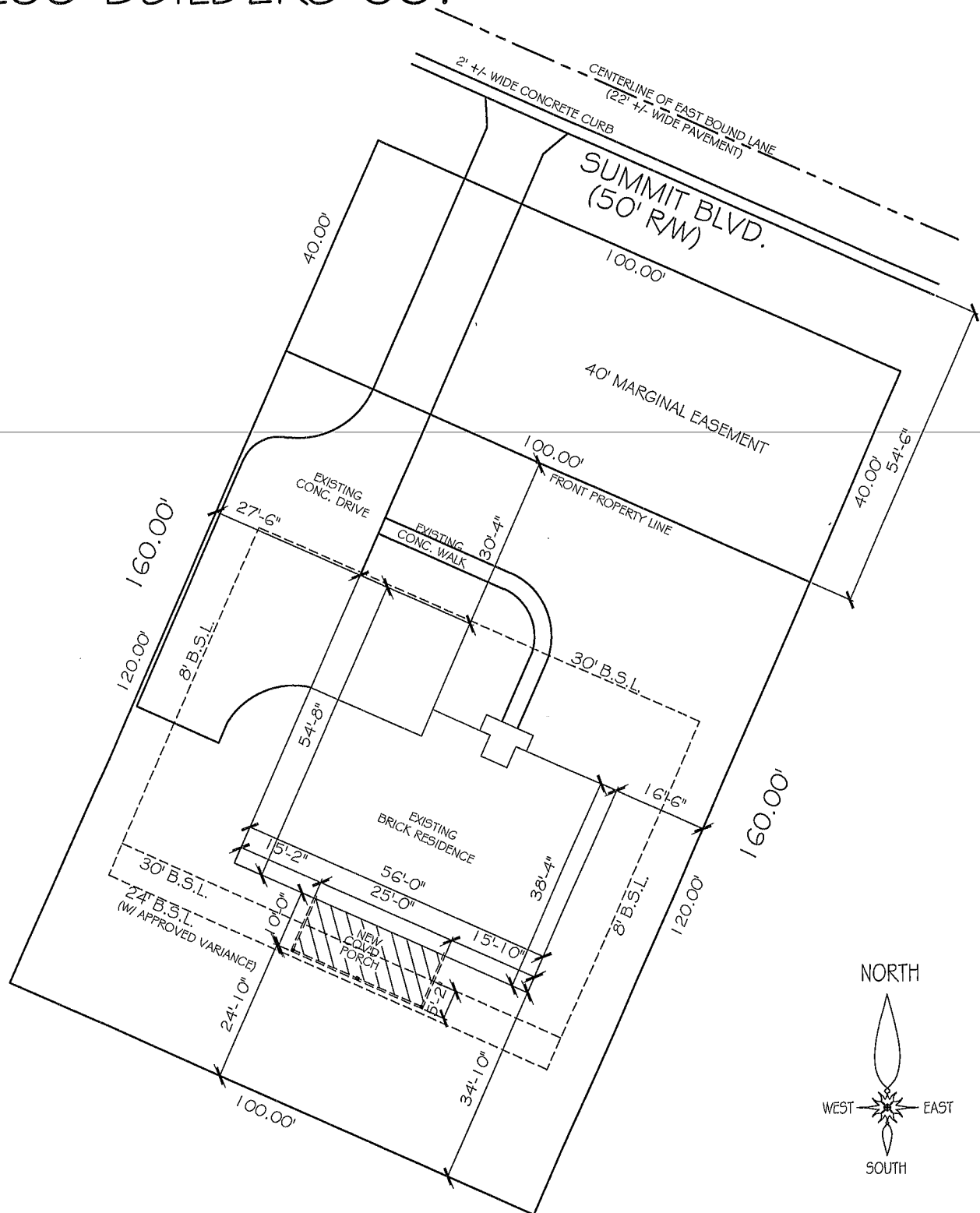
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222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

BILCO BUILDERS CO.



A PROPOSED PORCH ADDITION TO
THE HARRIS RESIDENCE

2205 SUMMIT BLVD.
PENSACOLA, FL



DREAMCATCHER DESIGNS, INC.

Phone/Fax: (850) 968-0053

Job#: RHP-052-HARRIS-SUMMIT

Page: Site Plan Addition

Date: 11-05-24

Scale: 1"=25'-0"

A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS

SUMMIT BOULEVARD 50' R/W

S 66°18'00" E

40' MARGINAL ACCESS

PIEDMONT ROAD 80' R/W

- LEGEND**
- R/W Right of way
 - 1/2" Capped iron rod set 19073
 - 1/2" Capped iron rod found 19441
 - 1/2" iron rod found
 - 3/4" iron pipe found
 - 5' x 4" Concrete monument found (no 9)
 - Chain link fence
 - Hood fence
 - Irrigation control valve

SURVEYOR'S NOTES

1. Subject to setbacks, measurements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. The drawing only reflects setback lines which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Fences and foundations below natural grade not located.

STREET ADDRESS: 2205 Sumner Boulevard

LEGAL DESCRIPTION

Lot 2, Block 95, Cordova Park Unit #14, a subdivision in a portion of Section 17, Township 1 South, Range 24 West, Escambia County, Florida as recorded in Plat Book 5 at page 84 of the public records of said County.

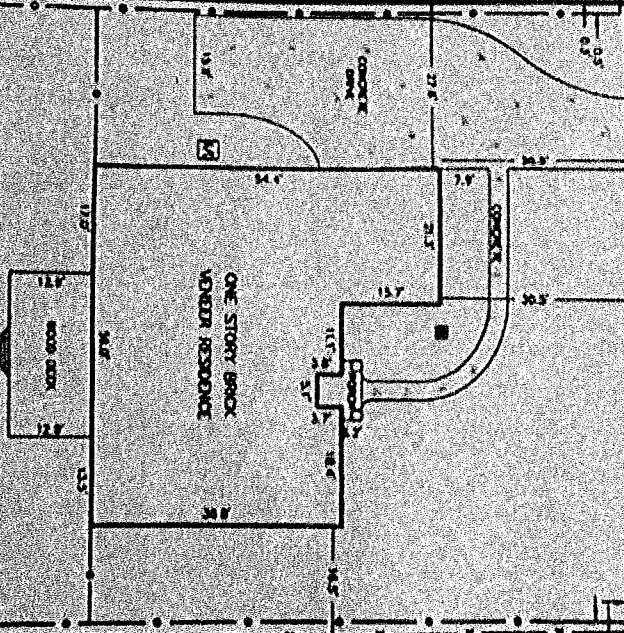
CERTIFIED TO MEET MINIMUM TECHNICAL STANDARDS TO:
Steel, Fleming Davis & Lange, P.A.
Piedmont National Title Insurance Company
Home Mortgage of America, Inc. 1540X ATMA
Helene McNeil

LOT 2, BLOCK 95

PLAT N 66°18'00" E 100.00'
DEED N 66°15'15" W

LOT 14, BLOCK 95

120.05' EXIST
120.00' PLAT
N 28°42'00" E



S 28°42'00" W 120.00' PLAT
120.15' EXIST

LOT 3, BLOCK 95

RECORDED PLAT - CORDOVA PARK #14 (P.D. 5, P. 84)

Source of Information SURVEYS BY THIS FIRM

Measurements made in accordance with United States Standards

SHEET	NOTED
1	1
OF	1
DATE OF SURVEY	DATE OF PLAT
DATE OF REVISION	DATE OF REVISION
SCALE	SCALE
FILED	FILED
REVISION	REVISION
DATE	DATE
BY	BY
CHANGES	CHANGES
DRAWN BY	DRAWN BY

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
3700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-8888
Fax (850) 434-6481
Email: pgsurvey@bellsouth.net

Bearing Reference: NORTH BASED ON SOUTHERLY R/W SUMMIT BOULEVARD
AS S 66°18'00" E
Ordered By: AMY NETHERBRITCH
Elevation Reference:
I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, SJ-17.051 and SJ-17.052, pursuant to Section 472.027 Florida Statutes.
David D. Glaze
David D. Glaze
PSM #5605
Walter J. Glaze
PSM #6190

We have dedicated our lives to military service to our great nation. Between us we have served a combined 45 years in the military, facing challenges that most could never imagine. My time in the Navy has left me with a bad back and a knee that constantly aches. My wife Meliza, a former Afghanistan combat nurse, has had multiple surgeries. She now lives with multiple stents. Walking, once effortless, has become an ordeal for her. Now that we are both disabled veterans we want nothing more than to live out our remaining years in peace, away from the noise and chaos we have long been accustomed to. We dreamed of a quiet, close-knit community, where the pace is slow, and the people are kind. I think we found it here in Pensacola.

Donald Harey USN Ret.

*Bill, don't know
if this can help
but I thought
I'd send it.*