



# City of Pensacola

## Zoning Board of Adjustments

### Agenda

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

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**December 18, 2024, 3:00 PM**

**Hagler-Mason Conference Room, 2nd Floor**

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The meeting can be watched via live stream at [cityofpensacola.com/video](https://cityofpensacola.com/video).

#### **CALL TO ORDER / QUORUM**

#### **APPROVAL OF MINUTES**

1. 24-1225 APPROVAL OF MINUTES: REGULAR MEETING DATED \_\_\_\_\_

*Recommendation:*

*Sponsors:*

*Attachments: None*

2. 24-1228 ZBA MEETING MINUTES NOVEMBER 20, 2024

*Recommendation:*

*Sponsors:*

*Attachments: Minutes 11.20.24*

#### **REQUESTS**

3. 24-1226 ZBA 2024-029  
1415 E HATTON STREET  
R-1AA

*Attachments: Variance Application Complete  
Complete Survey with Setbacks  
CHARLIE KRASNOSKY FINAL PLANS For Variance  
Example House*

#### **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**

**November 20, 2024**

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

**MEMBERS ABSENT:** Board Member Shelley, Board Member Sebold

**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:** Thomas Cornelison, Michael & Leticia Warner, Katherine Hendricks

**1) CALL TO ORDER/QUORUM PRESENT**

Chairperson White called the meeting to order at 3:02 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 October 16, 2024, minutes were approved without objection by the Board.**

### **3) ZBA 2024-027**

**695 Farmington Road**

**R-1AAA/R-1A**

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.

Chairperson While asked the applicant to state his name and address for the record.

Mr. Cornelison presented his requested to the board. He stated that he owned the house next to the property he is requesting the variance for and plans to build a new home on this property. He further stated that the lot is one of 2 or 3 lots left with a 30-foot front and rear setbacks. Mr. Cornelison continued to explain the house plans would be larger than the house he built on the adjacent lot.

Chairperson White asked the applicant if he wanted the board to hear the requests as one variance or hear them separately. Mr. Cornelison responded he needed them both considered as one request.

Chairperson White then asked the board if they had any questions for the applicant? Vice Chairperson Weeks stated since one the criteria is hardship and that he was having an issue with determining what the hardship would be. He further stated he could understand the lots next to his due to their odd shapes, but the applicant's lot is consistent with the R-1AAA district with the lot being 75 x 125.

Chairperson White asked the applicant if the neighbors had any issues with the request, Mr. Cornelison responded they were okay but that he did not get any written support.

Chairperson White also noted that the plans were one story and a half. The applicant clarified that there was a bonus room.

After further discussion from the board, Chairperson White calls for a motion.

**Board Member Jacquay made a motion to approve, seconded by Board Member Price. The motion to approve failed 4-3 with Chairperson White, Vice Chairperson Weeks and Chairperson Williams dissenting.**

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**ZBA 2024-028**

**2205 Summit Blvd**

**R-1AAAA**

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.

Applicant Ms. Hendricks states her name and address for the record and explains the reason for the request.

Ms. Hendricks stated that the current owners did not build the house, and the original builder did not leave much room for a covered porch. The current owners only have an open deck, and they would like to have this deck covered. Ms. Hendricks further explained that the owners wanted a larger covered porch but that she suggested minimizing the size in order to request the least amount of setback reduction.

Board Member Price clarified that the existing deck was uncovered, and the minimum request was being proposed, the applicant responded that was correct. Ms. Hendricks further stated that the proposed covered porch would be less in size than the existing deck already is.

Chairperson White asked if there was anyone in the audience, Mr. Warren stated his name and address for the record. They were in support of the request.

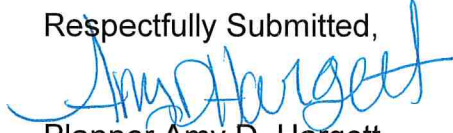
After further board discussion, Chairperson White calls for a motion.

**Board Member Dittmar made the motion to approve, Vice Chairperson Weeks seconded the motion, and it carried unanimously.**

**ADJOURNMENT –**

There being no further business, the meeting adjourned at 3:22 PM.

Respectfully Submitted,



Planner Amy D. Hargett  
Secretary to the Board



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-1226

Zoning Board of Adjustments

12/18/2024

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### **ACTION ITEM**

#### **SUBJECT:**

ZBA 2024-029  
1415 E Hatton Street  
R-1AA

#### **SUMMARY:**

Mr. Robert Krasnosky, homeowner, is requesting to reduce the front yard setback from 30 feet to 25 feet to accommodate a new single-family dwelling.

Since the property is located in zoning district R-1AA, the proposed single-family development is eligible for a front yard averaging permit. However, the results of a front yard averaging permit for the 1400 BLK of E. Hatton only provided a possible reduction of 9 inches, reducing the front yard setback from 30 feet to 29 feet and 3 inches.

Supporting documentation has been provided for your review.

#### **ATTACHMENTS:**

1. Variance Application Complete
2. Complete Survey with Setbacks
3. CHARLIE KRASNOSKY FINAL PLANS For Variance
4. Example House



- ☒ **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.*

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#### (To be Completed by Staff)

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

Section(s)/ Tables(s) SEC 12-3-4 / Table 12-3.2 Zoning R-1AA

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#### (To be Completed by Applicant)

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

Property Address: 1415 E. Hatton Street, Pensacola FL

Current use of property: Vacant

1. Describe the requested variance(s): The requested variance is to make the front yard setback 25'  
instead of 30'.

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:

I am requesting this variance because I received a very unfavorable front yard average of only 9" less

then the required 30'. I am seeking the 5' variance which is very consistent with the 1300 and 1500 blocks front yard average setback. I do not feel that this would be setting a precedent as this is the last vacant lot in the 1400 block.

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

The variance is requested to make the front and rear porches more practical in size. The front porch would go from 6' deep to 7' deep, and the rear porch would go from 8' deep to 12' deep. This would be accomplished without a variance if I enjoyed a front yard average consistent with other property owners in the district.

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

As previously mentioned, the 1300 block and the 1500 block both have front yard averaging of 24'11" and 25'1" respectively. I did request a front yard average for the 1400 block and it only allowed for 29'3". The front yard average with this variance will still result in a front yard average for the 1400 block of 28.8'. The only thing encroaching on the 30' setback will be a covered and open porch. Some jurisdictions allow this without needing a variance.

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

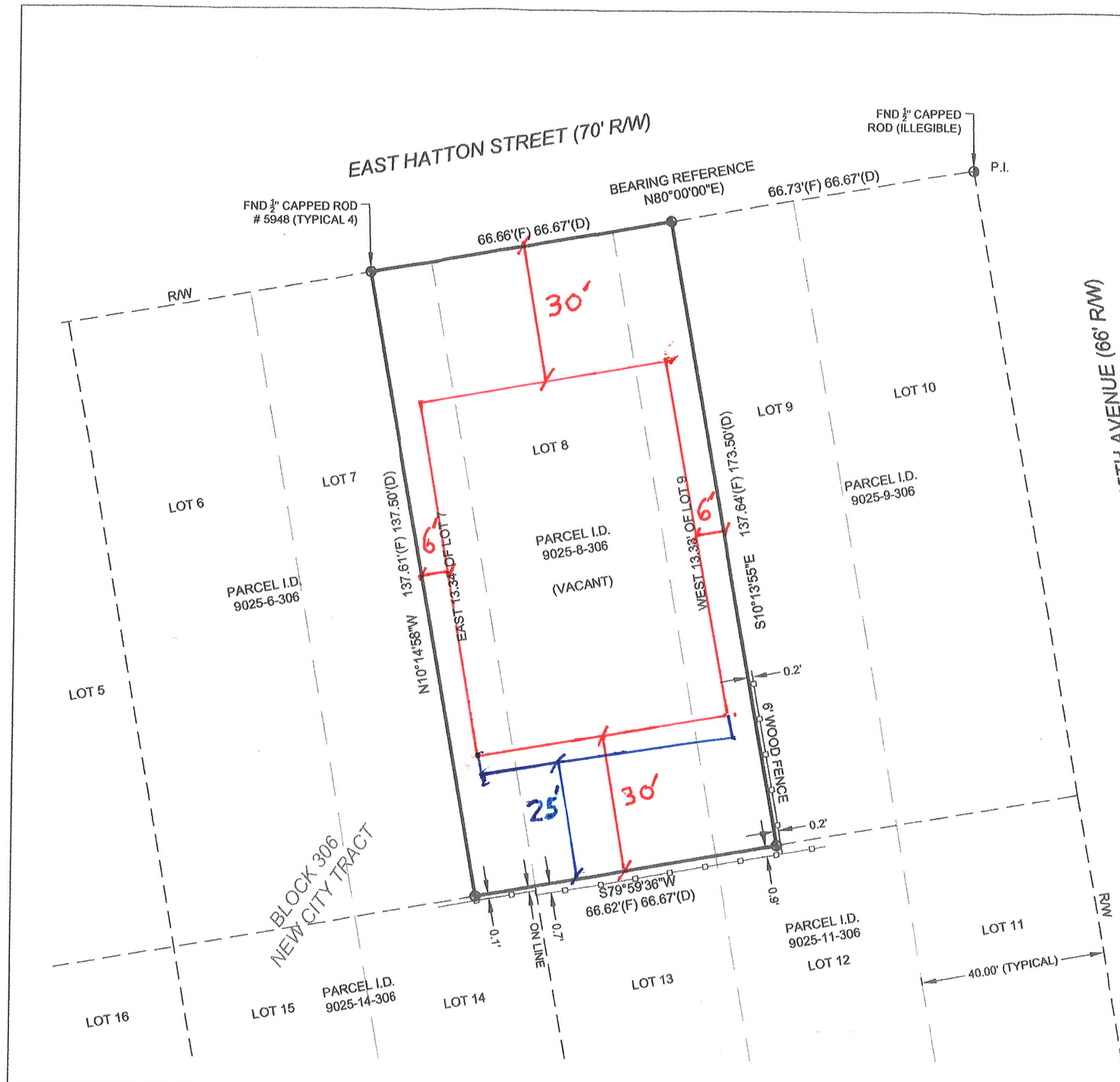
The purpose of the request is based on the fact that I do not want a new house with an attached suburban looking garage in the front, especially in East Hill. The architecture of this house is a perfect fit for East Hill and blends in well with the much older cottage style homes in the surrounding areas.

Application Date: 11/26/2024

|                             |                                       |                      |
|-----------------------------|---------------------------------------|----------------------|
| Applicant:                  | Robert C. Krasnosky (Charlie)         |                      |
| Applicant's Address:        | 317 E. Gadsden St, Pensacola FL 32501 |                      |
| Email:                      | Charlie@kh-a.com                      | Phone: 850-380-8077  |
| Applicant's Signature:      | <u>Robert C. Krasnosky</u>            |                      |
| Property Owner:             | Self                                  |                      |
| Property Owner's Address:   | Same as above                         |                      |
| Email:                      | Same as above                         | Phone: Same as above |
| Property Owner's Signature: | Same as above.                        |                      |

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**



**LEGAL DESCRIPTION:** (PER CLIENT)

EAST 13.34 FT OF LOT 7 AND LOT 8 AND WEST 13.33 FT OF LOT 9 BLOCK 306, (NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906).

**NOTES:**

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 3-05-2018.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N80°00'00\"E ON THE SOUTH R/W LINE OF EAST HATTON STREET.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

**LEGEND:**

- (F) FIELD MEASUREMENT  
(D) DEED MEASUREMENT  
R/W RIGHT-OF-WAY  
FND FOUND BOUNDARY CORNER  
PI POINT OF INTERSECTION

**CERTIFICATIONS:**

RYAN BARCHETT  
PEN AIR FEDERAL CREDIT UNION  
WESTCOR LAND TITLE INSURANCE COMPANY  
SURETY LAND TITLE OF FLORIDA LLC

**SURVEYORS CERTIFICATE**

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 1878



**360 SURVEYING SERVICES**  
1801 CREIGHTON RD.  
PENSACOLA, FL 32504  
850.857.4400

NOT VALID  
WITHOUT A  
RAISED  
SEAL

3/13/18

BOUNDARY SURVEY  
WITH IMPROVEMENTS

**ADDRESS:**

1417 EAST HATTON STREET

PENSACOLA, FLORIDA 32503

**PROJECT NUMBER:** 1803001

**DATE:** 3-05-2018

**FIELD BOOK:** 95 **PAGE:** 29

**DRAWN BY:** PJK

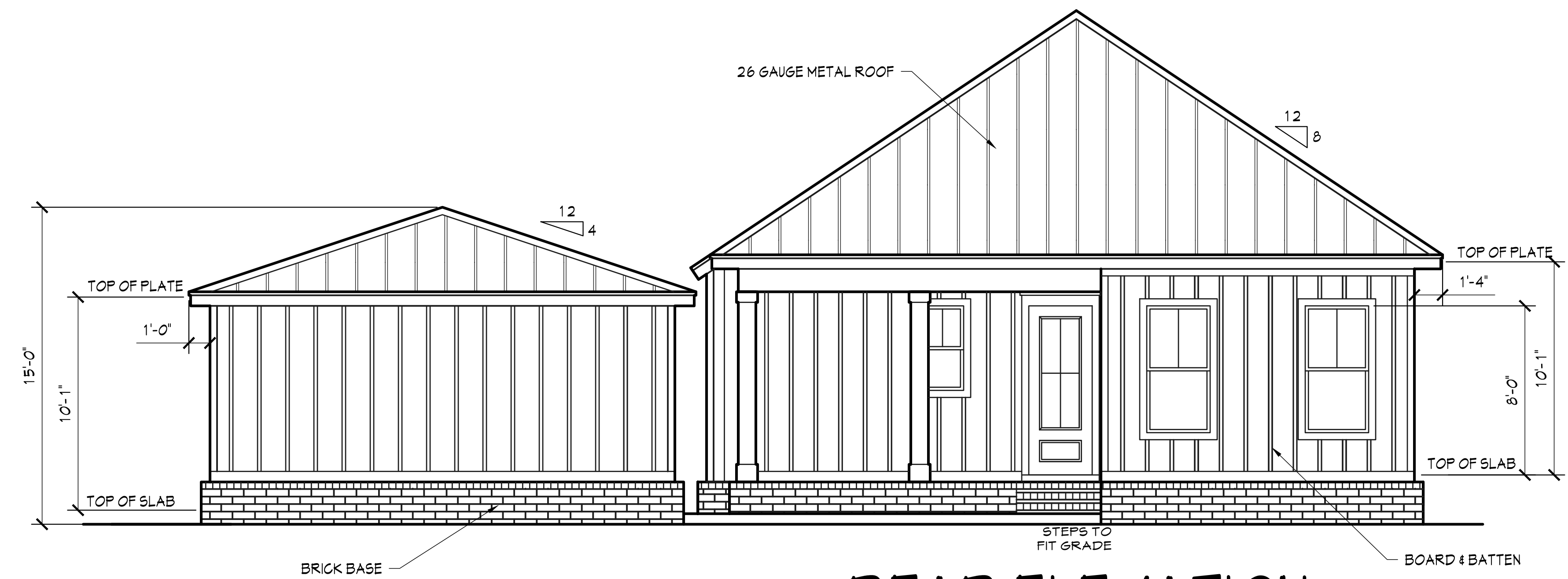
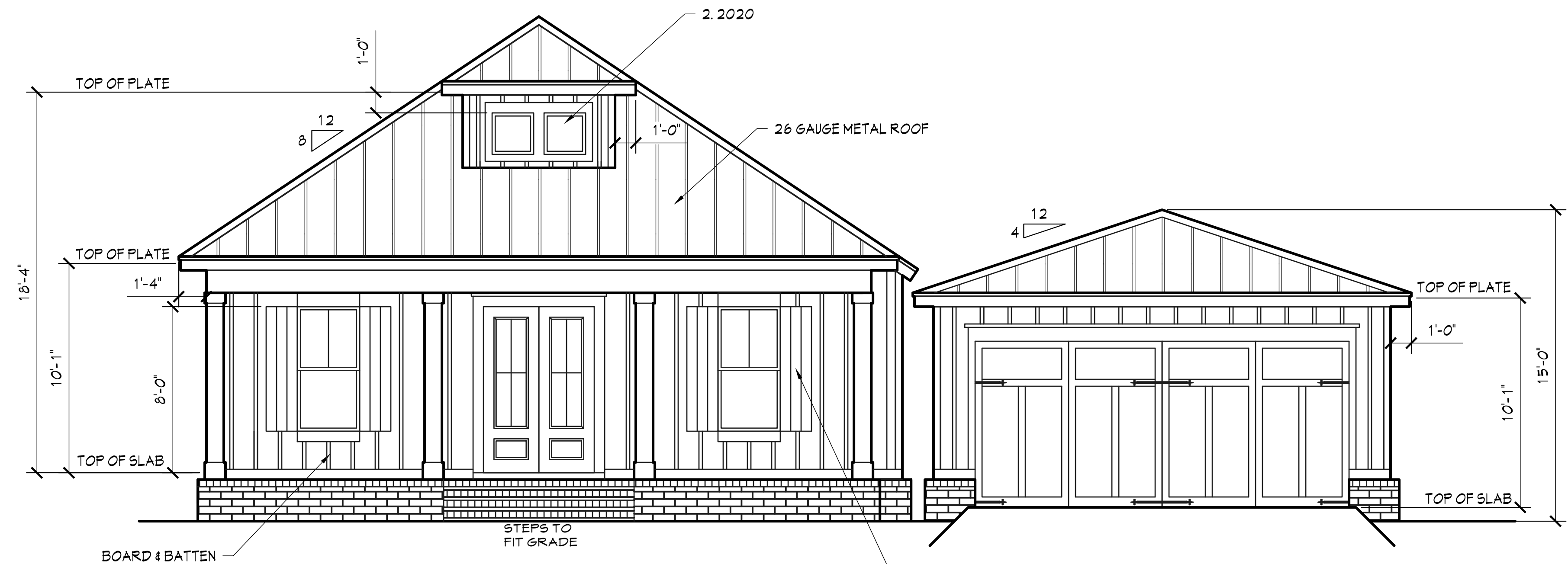
**APPROVED BY:** ROB L. WORKING



SCALE: 1"=30'

SHEET 1 OF 1

PROPOSED RESIDENCE FOR CHARLIE KRASNOSKY



| REVISIONS | BY |
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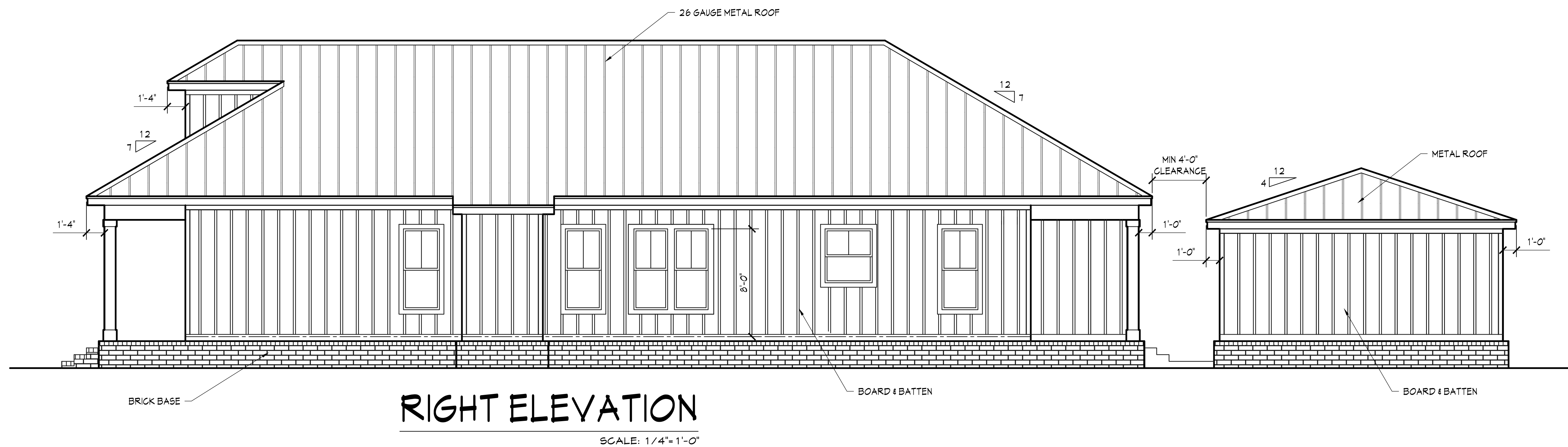
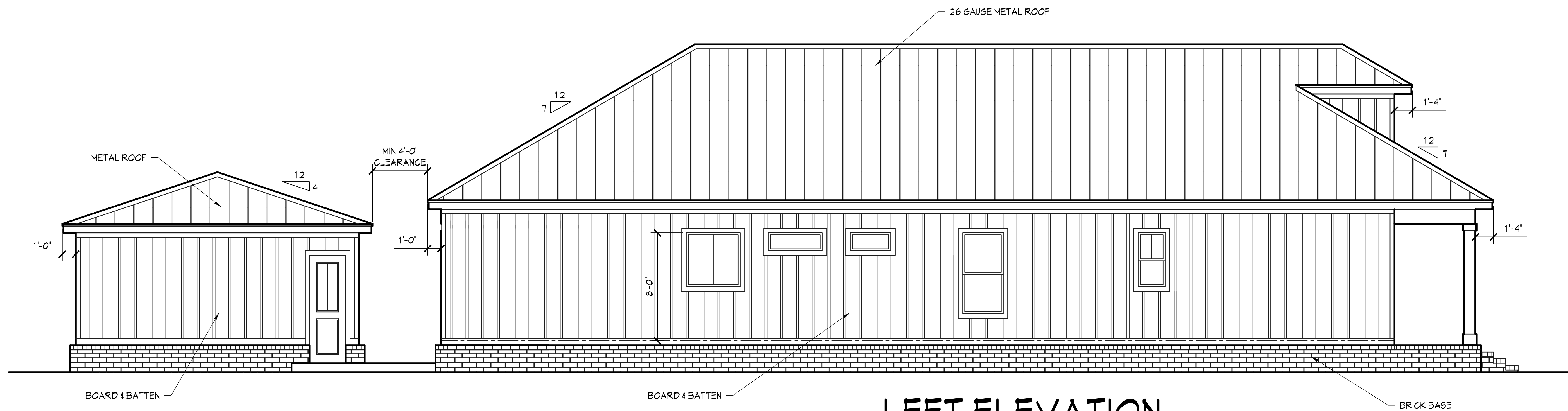
| CUSTOMER INFORMATION  |                    | BUILDER/CONTRACTOR(S) NOTE:                                                                                                                                                                                                                                                           |                                                                                                                                                                                             |
|-----------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME:                 | KRASNOSKY          | THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT PERMISSION FROM BRODEUR HOME DESIGNS | BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL, CITY/REGIONAL BUILDING CODES. |
| ADDRESS:              | EAST HATTON STREET |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                             |
| BUILDER / CONTRACTOR: |                    |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                             |

**BRODEUR**  
HOME DESIGNS

PH.# (850) 977-6612 EMAIL: jessie@brodeurhomedesigns.com

|             |          |
|-------------|----------|
| DRAWN BY:   | JB       |
| CHECKED BY: | JB       |
| DATE:       |          |
| SCALE:      | AS SHOWN |
| JOB NO.     |          |
| SHEET       |          |
| A1          |          |

PROPOSED RESIDENCE FOR CHARLIE KRASNOSKY



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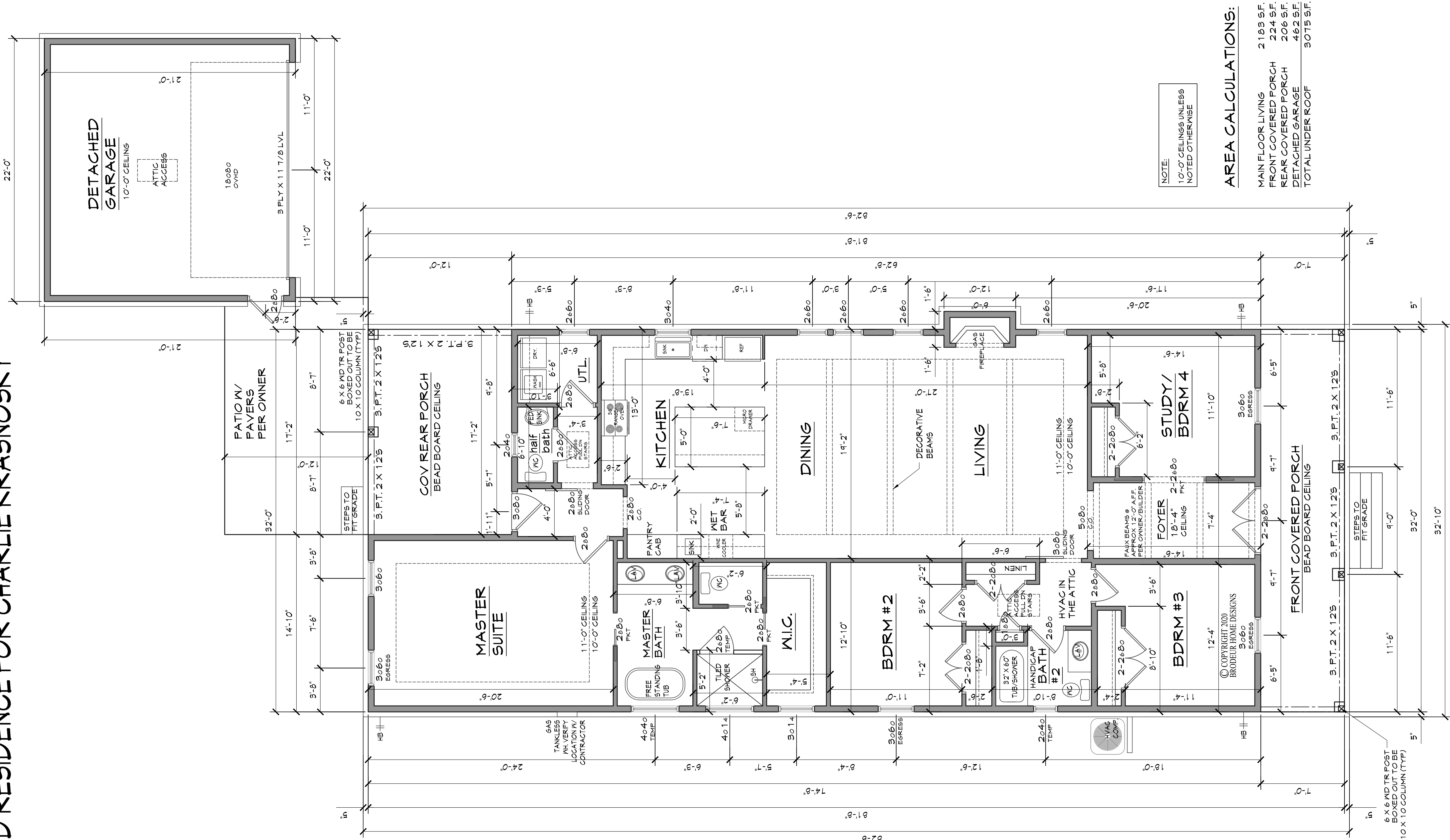
| CUSTOMER INFORMATION |                    | BUILDER/CONTRACTOR(S) NOTE:                                                                                                                                                                                                                                                             |                                                                                      |
|----------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| NAME:                | KRASNOSKY          | THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT PERMISSION FROM BRODEUR HOME DESIGNS. | BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES. |
| ADDRESS:             | EAST HATTON STREET |                                                                                                                                                                                                                                                                                         |                                                                                      |
| BUILDER /            | CONTRACTOR:        |                                                                                                                                                                                                                                                                                         |                                                                                      |

**BRODEUR**  
HOME DESIGNS

PH# (850) 977-6612 EMAIL: jessie@brodeurhomedesigns.com

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PROPOSED RESIDENCE FOR CHARLIE KRASNOSKY



NOTE:  
10'-0" CEILINGS UNLESS  
NOTED OTHERWISE

AREA CALCULATIONS:

|                     |           |
|---------------------|-----------|
| MAIN FLOOR LIVING   | 2183 S.F. |
| FRONT COVERED PORCH | 224 S.F.  |
| REAR COVERED PORCH  | 206 S.F.  |
| DETACHED GARAGE     | 482 S.F.  |
| TOTAL UNDER ROOF    | 3075 S.F. |

MAIN FLOOR PLAN

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

PLANS FOR REVIEW PENDING VARIANCE

**BRODEUR**  
HOME DESIGNS  
PH# (850) 371-6612 EMAIL: jesse@brodeurhomedesigns.com

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|-------------|----------|
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| CHECKED BY: | JLB      |
| DATE:       |          |
| SCALE:      | AS SHOWN |
| JOB NO.     |          |

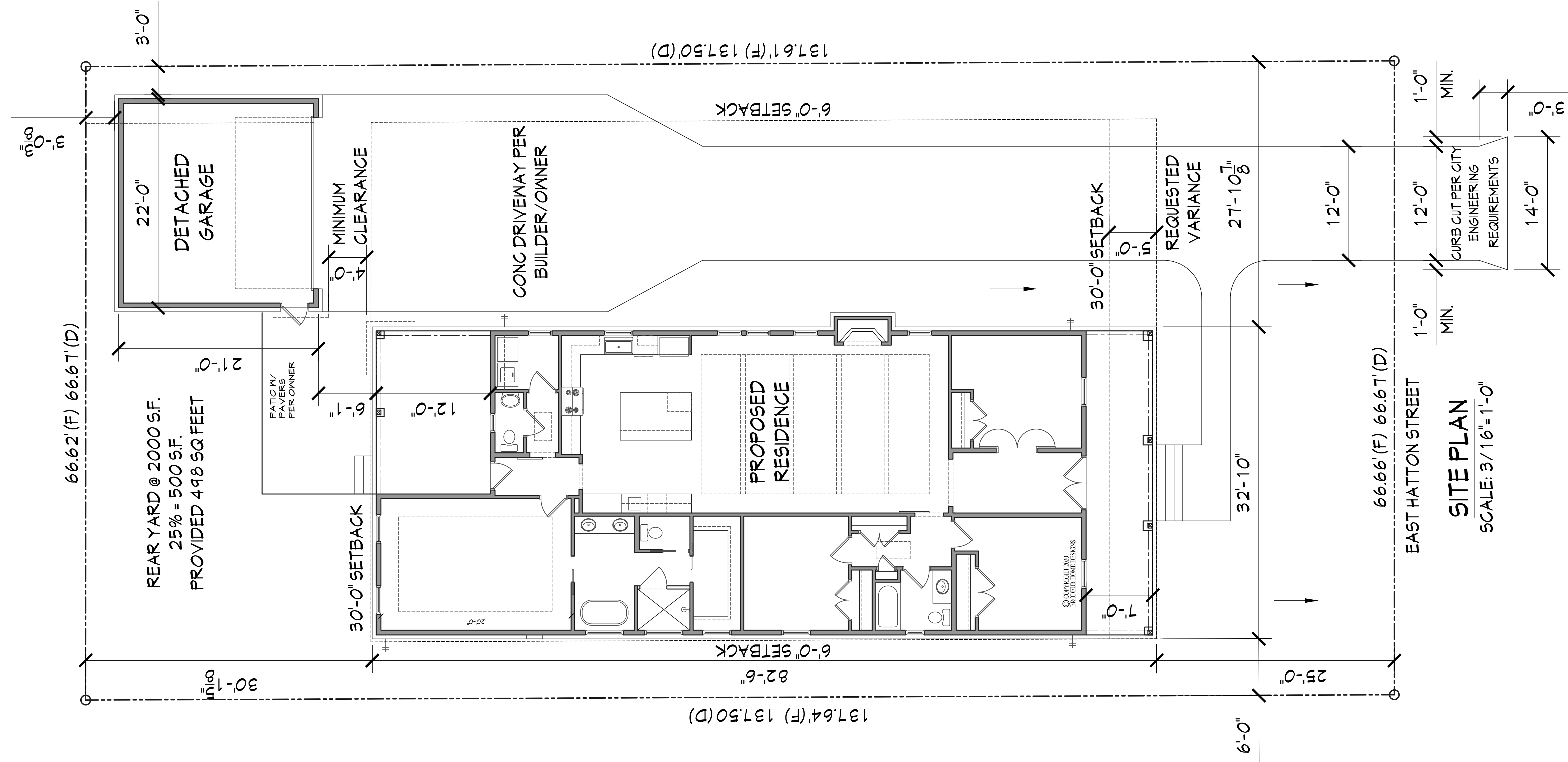
SHEET  
**A3**

|                       |                    |
|-----------------------|--------------------|
| CUSTOMER INFORMATION  |                    |
| NAME:                 | CHARLIE KRASNOSKY  |
| ADDRESS:              | EAST HATTON STREET |
| BUILDER / CONTRACTOR: |                    |

|                                                                                                                                                                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS. |  |
| BUILDER / CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY / REGIONAL BUILDING CODES                                                                                                                                                                                                                |  |

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| REVISIONS | BY |
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PROPOSED RESIDENCE FOR CHARLIE KRASNOSKY



# SITE PLAN

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

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| JB          |
| CHECKED BY: |
| JB          |
| DATE:       |
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| AS SHOWN    |
| JOB NO.     |
| SHEET       |

# SITE

|                       |                    |
|-----------------------|--------------------|
| CUSTOMER INFORMATION  |                    |
| NAME:                 | CHARLIE KRASNOSKY  |
| ADDRESS:              | EAST HATTON STREET |
| PHONE NUMBER:         |                    |
| BUILDER / CONTRACTOR: |                    |

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Example of House Style and Look

