1. Opening comments

2. Approval

Minutes for the July 17, 2018 meeting.

3. New Business

1. Request of Sheila Cichra, on behalf of Lk Virginia Condominium Association, for variances to allow the construction of boat slips extending 40 feet into Lake Virginia, in lieu of the 30 foot maximum permitted distance into the lake, and to allow an area of 1,030 square feet, in lieu of the maximum allowed area of 600 square feet.

   Located at 690 Osceola Avenue  
   Zoned R-3

2. Request of Rock Solid Property Solutions, LLC for variances to allow the re-construction of an existing home with side setbacks of 7.4’ on the east side and 7.6’ on the west side, in lieu of the required setback of 10 feet.

   Located at 1811 Bryan Avenue  
   Zoned R-1A

3. Request of Greg Engeman & Angela Whitford-Narine for variances to allow the construction of a swimming pool and enclosure located 9 feet and 7 feet respectively from the side lot line, in lieu of the required side setback of 13 feet.

   Located at 1664 Cypress Point Lane  
   Zoned R-1A
4. Request of Wil & Ashleigh Torres for a variance to allow the construction of a swimming pool and increasing the impervious coverage by 335 square feet to 58%, in lieu of the maximum permitted coverage of 50%.

Located at 1260 Alabama Drive Zoned R-1AA

5. Request of Brian & Jennifer Vander Pol for variances to allow the construction of a swimming pool, deck and enclosure located 6.5 feet, from the rear lot line and the pool deck and screen enclosure located 5 feet from the rear lot line, whereas the required setback is 10 feet to the pool and screen enclosure and 5 feet to the deck. The dome screen enclosure will have heights of 8’ to 10.5’ located 5 feet from rear lot.

Located at 2704 Summerfield Road Zoned R-1A

appeals & assistance

If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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. F.S. 286.0105

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office (407) 599-3277 at least 48 hours in advance of the meeting.
TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: AUGUST 21, 2018

SUBJ: ROCK SOLID PROPERTY SOLUTIONS VARIANCE REQUEST, 1811 BRYAN AVENUE

The applicant is requesting variances to allow an addition and partial re-construction of an existing home with side setbacks of 7.4’ on the east side and 7.6’ on the west side, whereas the required setback is 10 feet.

The existing one story home is proposed to be remodeled, including enlarging the one car garage to a two car garage, add a covered front entry, slightly increase the wall heights to 11 feet and add floor area on the rear of the home for 2 bedrooms, a family room and a new kitchen.

The request includes maintaining the same side wall setback locations that exist and adding a new hip roof structure. Side wall articulation is being addressed with addition of a chimney structure on the east side.

With these additions the allowable floor area and impervious coverage for this property is met with a gross floor area of 3,791 square feet and impervious area of 4,869 square feet.

Two letters expressing non-objection to this request have been received from the abutting property owners on each side of this project.
**VARIANCE APPLICATION**

**BUILDING AND PERMITTING SERVICES DEPARTMENT**

Applicant: ____________________________

(Address)

(City, State) (Zip)

(Phone – Home)

(Phone – Work or Cell)

(Email Address)

Owner: Rock Solid Property Solutions LLC

810 Royal Ave, Winter Park, FL 32789

(Address)

(City, State) (Zip)

(Phone – Home)

(Phone – Work or Cell)

(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-66, Subsection (4), Zoning R-14.*

State briefly (Clearly Printed or Word Processed) answers to all questions.

Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property: 1811 Bryan Ave, Winter Park, FL 32789

Legal description of property: ____________________________

Describe variance request: Set backs extending existing wall at 7.5 ft side set back is increasing the existing wall height by 2 ft with the 7.5 ft set back.

*This section may be left blank for completion by city staff*

Residential Fee-$200.00 / Commercial, Multi-Family Fee-$400.00 payable upon submission of application. (The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus $100.00.
What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

Dealing with an existing home with non conforming set backs.

How long have you owned the property? 8 months

How long have you occupied the property? —

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?

The ability to remodel the home without rebuilding or demolishing the entire structure.

Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.

We are trying to maintain the line of the existing structure.

Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

YES

Karen Flower  7/17/18  Karen Flower
Signature of Applicant  Date  Name of Applicant (PRINT)

Variance app 12/00 - Instructions, and setback sheet - attached.
### SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)

<table>
<thead>
<tr>
<th>Address: 1811 Bryan Av</th>
</tr>
</thead>
</table>

Submitted by: ____________  
Lot width: 80  
Lot area: 10,167

<table>
<thead>
<tr>
<th>IMPERVIOUS LOT COVERAGE</th>
<th>Maximum % Allowed</th>
<th>Existing Area</th>
<th>Additional Proposed Area</th>
<th>New Total Area</th>
<th>Maximum Allowed Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.</td>
<td>2 story - 50%</td>
<td>2090</td>
<td>2779</td>
<td>4869</td>
<td>6108</td>
</tr>
<tr>
<td></td>
<td>1 story - 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FLOOR AREA RATIO (F.A.R.)</th>
<th>Lots &lt; 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR</th>
<th>1694</th>
<th>2078</th>
<th>3772</th>
<th>4072</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area &amp; 5,200 sf Maximum area</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lots &gt; 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>8%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SCREEN POOL ENCLOSURE</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FRONT YARD LANDSCAPE COVERAGE</th>
<th>Minimum % Required</th>
<th>Existing Area</th>
<th>Landscape Area Reduced</th>
<th>New Total Area</th>
<th>Minimum Required Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious &amp; impervious).</td>
<td>50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Front Lot Area: |

---

### NOTES:

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (gj) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Unpaved roads or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilize up to 300 sf of the total 500 sf excludes gross floor area.
10. Any area not already used in the permitted floor area ratio (F.A.R.) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.

(Jan 16) PAGE 1
## SETBACKS (complete boxes A and B first)

<table>
<thead>
<tr>
<th>Minimum Allowable Dimensions</th>
<th>Existing 13</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.</td>
<td>32.99</td>
<td>32.99</td>
</tr>
<tr>
<td>SIDES 1,2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(see other side setback options on pg 4)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Floor See pages 3&amp;4 A</td>
<td>7.56</td>
<td>7.4 Left</td>
</tr>
<tr>
<td>2nd Floor B</td>
<td>7.56 Right</td>
<td>7.4 Right</td>
</tr>
<tr>
<td>REAR 3,4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Floor 25 ft.</td>
<td>56.26</td>
<td>35</td>
</tr>
<tr>
<td>2nd Floor 35 ft²</td>
<td>0</td>
<td>35</td>
</tr>
<tr>
<td>Lakefront see note 6</td>
<td></td>
<td>35</td>
</tr>
<tr>
<td>CORNER LOT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Floor Lot width ≤ 65 ft.</td>
<td>15 ft.</td>
<td>35</td>
</tr>
<tr>
<td>Lot width &gt; 65 ft²</td>
<td>20 ft.</td>
<td>35</td>
</tr>
<tr>
<td>2nd Floor Lot width ≤ 65 ft.</td>
<td>15 ft.</td>
<td>35</td>
</tr>
<tr>
<td>Lot width &gt; 65 ft²</td>
<td>22.5 ft.</td>
<td>35</td>
</tr>
<tr>
<td>BUILDING HEIGHT 8,9,10,11,12</td>
<td>30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 &amp; 12)</td>
<td>14</td>
</tr>
</tbody>
</table>

### Notes:
1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss line wall must meet the setbacks for the 2nd floor.
2. Accessory buildings’ maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 500 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75 ft. deep or less a first floor setback of 15 ft. and a second floor setback of 25 ft. is allowed. For lots which are 100 ft. deep or less a first floor setback of 15 ft. and a second floor setback of 30 ft. is allowed.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf, and storage shed up to 320 sf. - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft. max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setbacks established by the adjacent residences within 50 ft. of the lakefront, whichever is greater, measured from ordinary high water line.
7. Setback given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft. width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.
12. Properties or lots exceeding 50,000 sq. ft. in size with at least 100 ft. width at the building line are permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.
13. This column only applies to existing homes.

(Jan 2016) PAGE 2
### F.A.R. and Side Setbacks Calculator for Single Family Residence

*(fill out BLUE cell only)*

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (ft)</td>
<td>80</td>
</tr>
<tr>
<td>No. of Story</td>
<td>2</td>
</tr>
<tr>
<td>Lot Area (sq.ft.)</td>
<td>10167</td>
</tr>
<tr>
<td>Base F.A.R. (sq.ft.)</td>
<td>3863</td>
</tr>
<tr>
<td>Front Setback</td>
<td>34</td>
</tr>
<tr>
<td>1st Flr Side Setbacks (ft)</td>
<td>10</td>
</tr>
<tr>
<td>2nd Flr Side Setbacks (ft)</td>
<td>14</td>
</tr>
</tbody>
</table>

### F.A.R. and Side Setback Adjustments

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precentage Increase</td>
<td>5.0%</td>
</tr>
<tr>
<td>Max. F.A.R. (sq.ft.)</td>
<td>4372</td>
</tr>
<tr>
<td>New 1st Flr Side Setbacks (ft)</td>
<td>12</td>
</tr>
<tr>
<td>New 2nd Flr Side Setbacks (ft)</td>
<td>16</td>
</tr>
</tbody>
</table>

- Lot width measured at bidg line across lot at front wall of home or at the front setback.
- Max 2 story
- Submerged lands or land across the street shall not be included.
- All setbacks shall be verified by a registered surveyor.
- For lots 60 ft or less in width, side setback may be 7.5 ft minimum.
- 5% maximum increase.
- For lots 50 ft or less in width, side setbacks may be 7.5 ft minimum for 5% increase.
- For lots 60 ft or less in width, side setback may be 12.5 ft minimum for 5% increase.
July 17th 2018

I, Traci Smith, owner of 1821 Bryan Ave, Winter Park, FL 32789, have no issue with the set back as is at 1811 Bryan Ave, Winter Park, FL 32789. I give my permission for the variance.

Sincerely,

[Signature]

Traci Smith
July 12, 2018

I Larry Oleck owner of 1791 Bryan Ave., Winter Park, FL 32789 have no issue with the set back as is at 1811 Bryan Ave., Winter Park, FL 32789. I give my permission for the variance.

Thank you,

Larry Oleck
PROPOSED RESIDENCE FOR:
MALAK CORPORATION
SINGLE FAMILY RESIDENCE
1811 BRYAN AVENUE
Platted As: Hollywood Avenue
PARCEL ID #: 05-22-30-4890-00-120
LEGAL DESCRIPTION:
LAKEVIEW TERRACE R/109 LOT 12 & E 30 FT OF LOT 11

TABLE OF CONTENTS:
1 DEMO
2 FOUNDATION PLAN
3 FLOOR PLAN
4 ELECTRICAL PLAN
5 ROOF PLAN
6 ELEVATIONS
D1 DETAILS
D2 DETAILS
D3 DETAILS
D4 DETAILS

SCOPE OF WORK:
-PROPOSED ADDITION AND RENOVATION
4,061 S.F. UNDER ROOF
-EXTERIOR CONCRETE BLOCK WITH
COMPOSED
ROOF AND FIBERGLASS SHINGLE
-THE CONTRACTOR SHALL VERIFY ON FIELD
THE
MEASUREMENTS PRIOR TO
CONSTRUCTION.
* CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIAL SELECTIONS PRIOR TO CONSTR.
* THE SAFE ALLOWABLE SOIL BEARING CAPACITY FOR PURPOSE OF DESIGN IS ASSUMED TO BE 2000 PSI.

Note:
All Soil or Waste pipe or building drains under a footing or through a foundation wall shall have a pipe TWO (2) sizes greater than the pipe passing through.

FOUNDATION NOTES:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING, STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

FRAMING NOTES:
ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: AUGUST 21, 2018

SUBJ: VANDER POL VARIANCE REQUEST, 2704 SUMMERFIELD ROAD

The applicant is requesting variances to allow the construction of a swimming pool located 6.5 feet, from the rear lot line and the pool deck and screen enclosure located 5 feet from the rear lot line, whereas the required setback is 10 feet to the pool and screen enclosure and 5 feet to the deck. The proposed dome screen enclosure will have heights of 8’ to 10.5’ at the 5 feet rear setback.

The owner has modified his original request from a swimming pool with a width of 14 feet to a pool with a width of slightly over 10 feet in order to maximize the rear setback to a distance of 5 feet. Initially the request came in with a rear setback of zero feet.

This request includes a dome shaped screen enclosure which would span across the rear of the property with a height of 8 feet on each end and a height of 10.5 feet at the mid point. The Zoning Code requires that screen enclosures have a height across the rear no higher than the rear setback with the closest allowable rear setback of 7.5 feet. For example, an enclosure can only utilize the 7.5 foot rear setback if the height of the screen is limited to 7.5 feet at the rear and then the enclosure can dome upward toward the home.

The home on this property is located toward the rear with a rear setback of 21.9 feet which limits the size and location of a swimming pool.

The applicant has provided letter of non-objection from the owner of the Winter Pines Golf Club which abuts the rear of the applicant’s property.
8/9/2018

Jon McMillin
Proprietor / Property Owner
Winter Pines Golf Club
950 S. Ranger Blvd.
Winter Park, FL 32792
407 919 8617
http://www.winterpinesqc.com/

RE: Variance Application – Construction of Pool & Screen Enclosure at residence located at 2704 Summerfield Road, Winter Park FL 32792.

Dear Mr. McMillin (Proprietor):

The purpose of this letter is to request a waiver of a [potential or actual] conflict of interest in connection with Brian & Jennifer Vander Pol’s (Homeowners) in the matter described below.

Homeowners formally request that the City of Winter Park grant variances from Section 58-71 “General Provisions for residential zoning districts (j) to allow construction of a swimming pool, deck and screen enclosure located five (5) linear feet from the rear lot line in lieu of the required setback of 10 feet. The dome screen enclosure will have heights of eight (8) feet, to ten and a half (10.5) feet located five (5) feet from the rear lot line.

Property described as Parcel ID # 09-22-30-3055-03-020 as recorded in the Public Records of Orange County, Florida. Located at 2704 Summerfield Rd. Zoned: R-1A

We seek your assent to such a waiver subject to the following consideration:

Proprietor agrees not to object to a decision by the City of Winter Park to grant a relief of variance as stated above. The public hearing of which will take place August 21st, 2018 at 5:00pm at the Commission Chambers, 401 Park Avenue South, Winter Park FL.

Received & agreed to:

[Signature]

Proprietor

[Signature]

Witness
Building & Permitting Department
401 South Park Avenue
Winter Park, FL 32789
Ph: 407-599-3237

Date Received 7/30/2018
# Assigned #

Applicant: Brian & Jennifer Vander Pol
2704 Summerfield Road
(Address)
Winter Park FL 32792
(City, State) (Zip)
407 716 9603
(Phone – Home)
407 234 9890
(Phone – Work or Cell)
vandit329@gmail.com
(Email Address)

Owner: 11,000 Sq Feet

2704 Summerfield Road
(Address)
Winter Park FL 32792
(City, State) (Zip)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section_______, Paragraph_______, Zoning_______.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-mail address to have application forwarded to you for word processing.

Street address of property: 2704 Summerfield Road Winter Park FL 32792

Legal description of property: Single Family Home

Describe variance request: Grant relief of setback requirements to accommodate installation of a standard-sized 14' x 34.5' Swimming Pool with a standard domed screen enclosure.

*This section may be left blank for completion by city staff*
Residential Fee-$200.00 /Commercial, Multi-Family Fee-$400.00 payable upon submission of application.(The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus $100.00.
What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

Originally built in 1968, our home has a narrow back yard characteristic of other properties on the same side of Summerfield Road. The dimensions of the back yard; @ roughly 21' x 66 do not easily accommodate a standard size swimming pool.

How long have you owned the property? Since 2009 (9 years)
How long have you occupied the property? 9 years

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?
A pool that is adequately scaled to the size of the home. In other words, if the pool is build to standard code, the result will be less usable, thus limiting the value of both the pool and ultimately the home/property.

Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.
If the pool is built to standard code, the result will be less visually pleasing, less usable, and our considerable investment will add less value to the property.

Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?
Always open to negotiating, as long as the result considers the above mentioned hardships

brian.vanderpol@ubc.com
Signature of Applicant

7/22/2018
Date

Brian A Vander Pol
Name of Applicant (PRINT)

Variance app 12/00 - Instructions, and setback sheet - attached.
BOUNDARY SURVEY

DESCRIPTION: LOT 2, BLOCK C, GOLFSIDE SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOT PLATTED

PARCEL: 09-22-30-3054-00-010

NOTES:
- Bearings based on the South Right of Way
- Line of SUMMERFIELD ROAD as being S87°53'41"E.
- No underground utilities were located.
- (M) Measured
- (P) Platted

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 11-17-2016
FIELD BY: BM-ML SCALE: 1" = 30'
FILE NUMBER: PB1-PG81-BLKC-LOT2

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND Mapper
DOME

Home GSF 3068
43% 4750 sf

1445 s.f.

Lot area 11,046 x 89 = 883
TYPICAL DOME ROOF - FRONT WALL ELEVATION
SCALE: N.T.S.

EXISTING STRUCTURE
ALUMINUM BEAM

SIZE MEMBERS PER APPROPRIATE TABLES

K-BRACING (OPTIONAL)
GIRT (TYP.)

SCREEN (TYP.)
FRONT WALL ALUMINUM COLUMNS (TYP.)
(TABLES 1.3, 1.4 & 1.5)
1" x 2" (TYP.)

ALTERNATE CABLE
1" x 2" (TYP.)
GRADE

CABLE CONNECTION

RISER WALL WHERE REQUIRED

PURLINS (TYP.)
DIAGONAL ROOF BRACING

CABLE BRACING

SIDE WALL FRAMING

TYPICAL DOME ROOF - ISOMETRIC
SCALE: N.T.S.

CONNECTION DETAILS AND NOTES ARE FOUND IN THE SUBSEQUENT PAGES.
## CITY OF WINTER PARK - COVERAGE WORKSHEET

### SWIMMING POOLS, SPAS AND DECKS

Sec. 58-71(j). General Provisions for Residential Zoning Districts

**Address:** 2704 Swimmerfield Dr  
Lot area: **11000**

<table>
<thead>
<tr>
<th>IMPERVIOUS LOT COVERAGE</th>
<th>Maximum % Allowed</th>
<th>Existing Area</th>
<th>Additional Proposed Area</th>
<th>New Total Area</th>
<th>Maximum Allowed Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 story home: 50%</td>
<td>3083.18</td>
<td>1392.6</td>
<td>4475.78</td>
<td>6450</td>
</tr>
<tr>
<td></td>
<td>1 story home: 60%</td>
<td>3083.18</td>
<td>1392.6</td>
<td>4475.78</td>
<td>6450</td>
</tr>
</tbody>
</table>

### SWIMMING POOL/SPA

<table>
<thead>
<tr>
<th>MINIMUM ALLOWABLE SETBACK</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interior Side</strong></td>
<td></td>
</tr>
<tr>
<td>Lot width ≤ 60 ft</td>
<td>7.5 ft</td>
</tr>
<tr>
<td>Lot width &gt; 60 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td></td>
</tr>
<tr>
<td>All lots</td>
<td>10 ft</td>
</tr>
<tr>
<td><strong>Street Side</strong></td>
<td></td>
</tr>
<tr>
<td>Lot width ≤ 65 ft</td>
<td>15 ft</td>
</tr>
<tr>
<td>Lot width &gt; 65 ft to 75 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Lot width &gt; 75 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td><strong>Lakefront</strong></td>
<td></td>
</tr>
<tr>
<td>same as the main building</td>
<td></td>
</tr>
</tbody>
</table>

### DECK

| **Interior Side**          |          |
| 50% of the swimming pool/spa setback |          |
| **Rear**                   |          |
| 0'                          |          |
| **Street Side**            |          |
| 0'                          |          |
| **Lakefront**              |          |
| 50 ft from ordinary high water elev. |          |

**Note:**

1. Submerged lands or land across streets shall not be included.
2. Setback measured from the property line to the water's edge.
3. See LCD Section 58-71(n) for walls and fences regulations.
4. Call Planning Department @ 407-599-3290 for retaining wall height regulations.
5. Streamfront or canalfront may be 20 ft from the bulkhead if approved by the Planning and Zoning Commission.
Sign Off

There is no concrete/tree/shrub/fence removal in this job. No sprinkler cut/cap.

Sales Designer
X: Robert Bihlmayer

Customer Approval
I have reviewed and I give my approval to proceed with the construction of this

Customer Information
Name: Brian & Jennifer Vander Pol
Address: 2756 Summerfield
City: Winter Park Zip: 32789

Finish Pool Depth Profile

Color Selections
Interior Color: Nassau Reserve
Tile Selection: MAS F1297
Tile GROUT Color: 90 Warm Gray
Colored GROUT Will fade 6 is Note Covered under warranty
Step Tile: MAS F1297
Step Tile Pattern: Straight Pattern
Deck Type / Pattern: Tropitone 3 Piece Random
Deck Color: White / Penta
Coping Type: Travertine
Coping Color: Silver / Travertine
Coping GROUT Color: 90 Warm Gray
Colored GROUT Color: N/A
Screen Type: Dome
Screen Height: 4' Screen Color: Bronze
Fence Type: N/A
Fence Color: N/A
Notes:

Floor Head Colors:

Deck Drain Color:
White: Tan: Grey: X

Sheer Descant Color:
Colors are for Sheer Descants Only Not used in 400 Materials.
Clear will be used in Substrate any color not available.
White: Grey: Tan: Clear: X

Water Bowl Type:
Stone / Cultured Stone:
Granite Spillway Color:
Deco Tile:
Notes:

Umbrella Color:
Bases: Dark Chocolate Navy Blue: X
Top: Royal Blue: Green: Mild:

Hardscape Colors:
White: Black:
Top: Light: Grey:

Customer Signature of Approval Date