<table>
<thead>
<tr>
<th></th>
<th>Opening comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Approval</td>
</tr>
<tr>
<td>2</td>
<td>Minutes for the August 21, 2018 meeting.</td>
</tr>
<tr>
<td></td>
<td>Old Business</td>
</tr>
<tr>
<td>3</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>New Business</td>
</tr>
<tr>
<td>4</td>
<td>Request of Tiago Azevedo, on behalf of Sungate Trust I, for variances to allow the construction of a basketball sport court with ten foot high fencing within the front yard located five feet from the south side lot line and 135 feet from the front lot line in lieu of the required ten foot side setback and 175 foot front setback. Located at 656 N Interlachen Ave Zoned R-1AAA</td>
</tr>
</tbody>
</table>
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: SEPTEMBER 18, 2018

SUBJ: AZEVEDO VARIANCE REQUEST, 656 N. INTERLACHEN AVENUE

The applicant is requesting variances to allow the construction of a basketball sport court with ten foot high fencing within the front yard setback, located five feet from the south side lot line and 135 feet from the front lot line whereas the required setback is ten feet from the side lot line and 175 feet from the front property line.

The proposed sport court has an area of 1715 square feet with dimensions of 33’3” by 51’6”. In addition a ten foot high screen fencing is proposed to be placed on the perimeter of the court.

This property on Interlachen Avenue is adjacent to other lakefront properties which all have large front yard setbacks. The required front setback was determined by averaging the existing front setbacks of the adjacent properties, two on the north side and two on the south side, as required by the Zoning Code.

Typically accessory structures similar to this sport court are placed in the rear yard area of home, however, the applicant felt that locating this court in a landscaped area on south side of the home is the best location versus placement on the lakefront side of the home where it may be in a much more visually seen from the lake. The intent is to provide a substantial landscape buffer around the court at the proposed location.

After meeting at the site with the applicant’s representatives and seeing extensive landscaping and proposed additional landscaping at the site chosen for this court, I can see that it will be well hid from view from the neighbor and from the street. Moving the court further back will cause the removal of several mature palm trees, an oak tree and might be too close to a large ground mounted electrical transformer. In addition, a landscape plan has been included with the application.

The applicant has provided a letter of non-objection from the abutting property owner on the south side of this site where the sport court is proposed.

PLEASE FEEL FREE TO GO BY THE SITE AND VIEW THE GENERAL LOCATION WHICH HAS BEEN USED AS AN OVERFLOW PARKING AREA ON THE SOUTH SIDE OF THE DRIVEWAY.
CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Applicant: Tiago Azevedo
1965 W Fairbanks av
Winter Park FL 32789
(City, State) (Zip)

(Phone – Home) 407 253 7988
(Phone – Work or Cell) j@sportcourtcfll.com
(Email Address)

Date Received 8/29/2018
Owner: Sungate Trust I
3300 University Blvd Ste 218
(Address)
(Winter Park, FL 32792)
(City, State) (Zip)

# Assigned #1
Date of Hearing 9/18/2018
(Phone – Home) (407) 310-5379
(Phone – Work or Cell) cayala@sungatecap.com
(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________, 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 655 N Interlachen Ave, Winter Park, Fl 32789

Legal description of
property TOWN OF WINTER PARK (OLD TOWN) MISC BOOK 3/220 & CHAPMAN AND

CHASE MISC BOOK 3/543 LOTS 493, 494, THAT PART OF 495 AND 496 LYING NELY OF

BEG 125 FT NORTH OF THE SW COR LOT 496, THE RUN SELY TO A PT 15.50 FT NELY C

Describe variance
request Small Sport Court with 10'H ball containment proposed on front yard of residence

City of Winter Park

with 5' setback from side neighbor

AUG 2 9 2017

CITY OF WINTER PARK

*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?
Land Size, back yard slope, limited buildable space on backyard

How long have you owned the property? 18 years
How long have you occupied the property? 5 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?
Kids play area

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.
Usage/enjoyment of large land

CITY OF WINTER PARK
AUG 29 2017
BUILDING DIVISION

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?
Possibly. Negotiable

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)

**Address:** 656 N Interlachen Ave, Winter Park, FL 32789  
**Lot width:** 353'-3"  
**Lot area:** 153,064  
**BUILDING DIVISION**  
**Submitted by:** Tiago Azevedo

<table>
<thead>
<tr>
<th>Category</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>IMPERVIOUS LOT COVERAGE</td>
<td>2 story - 50%</td>
<td>41,690.45</td>
<td>1,712.38</td>
<td>43,402.83</td>
<td>38%</td>
</tr>
<tr>
<td></td>
<td>1 story - 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lots &lt; 11,600 sf:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Lots 11,600 sf to 13,600 sf</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Use 4,500 sf Base area &amp; 5,200 sf Maximum area</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Lots &gt; 13,600 sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA RATIO (F.A.R.)</td>
<td>8%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</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>FRONT YARD LANDSCAPE COVERAGE</td>
<td>50%</td>
<td>65,090</td>
<td>1,712.38</td>
<td>63,377.62</td>
<td>81% landscape</td>
</tr>
<tr>
<td>Front Lot Area</td>
<td>78,586 sq.ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### NOTES:

1. Windson & Waterbridge may use these standards, except lot types A, B, & C in Windson. 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 (pie) 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. Submerged lands 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 utilized up to 300 sf of the total 500 sf exclusable gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.
## SETBACKS (complete boxes A and B first)

<table>
<thead>
<tr>
<th></th>
<th>Minimum Allowable Dimensions</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FRONT</strong></td>
<td>Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SIDES</strong></td>
<td>1st Floor</td>
<td>See pages 3 &amp; 4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2nd Floor</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td><strong>REAR</strong></td>
<td>1st Floor</td>
<td>25 ft.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2nd Floor</td>
<td>35 ft²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lakefront</td>
<td>see note 6</td>
<td></td>
</tr>
<tr>
<td><strong>CORNER LOT</strong></td>
<td>1st Floor</td>
<td>Lot width ≤ 65 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td></td>
<td>Lot width &gt; 65 ft⁷</td>
<td></td>
<td>20 ft.</td>
</tr>
<tr>
<td></td>
<td>2nd Floor</td>
<td>Lot width ≤ 65 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td></td>
<td>Lot width &gt; 65 ft⁷</td>
<td></td>
<td>22.5 ft.</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 &amp; 12)</td>
<td></td>
<td></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 knee 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 600 sf, pool cabanas 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 10 ft and a second floor setback of 25 ft is allowed. For lots which are 105 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 bldg 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 setback established by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
7. Setbacks 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. of 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 may be 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.
32'x50' Multi Game Court - Built Per Approved Design - Design and Permitting - Sod Excavation and Grading (Any Necessary Fill Dirt At Additional Cost) - Concrete Slab Subbase - PowerGame Sport Surface (Colors: Green and Kiwi) - 60" Collegiate Slam Basketball System w/ 48" OH, Includes Pole and Backboard Pads - Single Pole Net Adjustable System w/Net - 10'x20' Rebounder System - 10'H Ball Containment Net Around Perimeter - Painted Game Lines For Basketball and QuickStart Tennis

Project Breakdown

Description

Excavation up to 1,500 sq. ft.
Dumpster
Sub Base: Concrete 3000psi w/fibermesh
Vapor Barrier per sq ft
2D CAD Design and Residential Building Permits
Concrete pump up to 250 ft
60" Collegiate Adj Slam System 48' OH - Pole and backboard pads included
Basketball system installation
1/2 Court High school Basketball Court Lines
Painted QuickStart Tennis Court Lines
10x20 Rebounder System
Rebounder installation
Single pole complete net adj. system with net
Single pole adjustable net Installation
Black Nylon Mesh 10ft high. Includes gate.
Power Game Sport Surface
Surface installation
BOUNDARY SURVEY

DESCRIPTION

LOT 4.2 and that part of LOT 4.A and 4.B and 490 feet north of a street line shown as parallel to the street line for a length of 180 feet to the south line shown as parallel to the street line for a distance of 180 feet to the lot line shown as parallel to the street line for a distance of 180 feet.

SURVEYOR'S NOTES

1. Apparatus set forth the coordinates as measured from the authorized point to the points on the plan and from the points on the plan to the face of the building and from the face of the building to the authorized point are 1.000 feet on each side of the proposed setback line. The survey was made on January 1, 2023.

2. The survey was made on January 1, 2023, to the face of the building and from the face of the building to the authorized point are 1.000 feet on each side of the proposed setback line. The survey was made on January 1, 2023.

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