

# Board of Adjustments



**July 19, 2016 at 5 p.m.**

Commission Chambers • City Hall Second Floor  
401 South Park Avenue • Winter Park, Florida

## 1 Opening comments

## 2 Approval

Minutes for the June 21, 2016, meeting. \_\_\_\_\_

## 3 New Business

1. Request of WPT Outparcel, L.L.C. for variances to allow an existing commercial building with non-conforming side setbacks to remain at 3.4 feet on the west side and zero feet on the east side of existing building in lieu of the required setback of 5 feet, and to allow a nonconforming floor area ratio of 47% to remain in lieu of 45%. \_\_\_\_\_

Located at 1408 Gay Road

Zoned C-3

2. Request of Frank & Jana Ricci for variances to allow the construction of a garage and rear additions located 27 feet from the front lot line and 7 feet from the side lot line, in lieu of the required setbacks of 32 feet and 10 feet respectively and without the provision of side wall articulation. \_\_\_\_\_

Located at 502 Darcey Avenue

Zoned R-1A

3. Request of Prato Restaurant/Windfall Properties, LLP for a variance to allow the construction of a partially enclosed storage structure located .5 feet from the rear lot line, in lieu of the required setback of 10 feet. \_\_\_\_\_

Located at 124/126 N. Park Avenue

Zoned C-2

## appeals & assistance

---

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she 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." (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."