

# Board of Adjustments



**January 17, 2017 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 December 20, 2016 meeting. \_\_\_\_\_

## 3. Old Business

1. Request of David Sage and Diana Paladino for variances to allow the construction of room additions to be located 10 feet from the rear lot line and 8.4 feet from the west side lot lines in lieu of the required setbacks of 25 feet and 10 feet respectively, to allow an existing west side wall to remain with a setback 8.4 to 8.7 feet in lieu of 10 feet after demolition of more than 50% of the home. \_\_\_\_\_

Located at 2230 Coldstream Drive

Zoned R-1A

## 4. New Business

1. Request of Zachary and Alyson Yeager for a variance to allow the construction of a two story addition above the existing garage to be located 15.5 feet from the Bonnie Burn Circle lot line in lieu of the required setback of 20 feet to the first floor and 22.5 feet to the second floor and to allow extending the two story addition with a rear setback of 22.75 feet in lieu of the required first floor setback of 25 feet and required second floor setback of 35 feet. \_\_\_\_\_

Located at 1580 South Pennsylvania Avenue

Zoned R-1AA

2. Request of Jay Gaiser for a variance to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet in lieu of the required side setbacks of 11 feet to the first floor and 16 feet to the second floor. \_\_\_\_\_

Located at 1560 Glencoe Road

Zoned R-1AA

## 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."



**CITY OF WINTER PARK**

401 Park Avenue South

Winter Park, Florida

32789-4386

**TO: BOARD OF ADJUSTMENTS MEMBERS**

**FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS**

**DATE: DECEMBER 12, 2016, UPDATE JANUARY 11, 2017**

**SUBJ: PALADINO VARIANCE REQUEST, 2230 COLDSTREAM DRIVE**

**Staff information from December 20 meeting:**

The applicant is requesting variances to allow the construction of room additions to be located 10 feet from the rear lot line and 8.4 feet from the west side lot lines whereas the required setbacks are 25 feet and 10 feet respectively, to allow an existing west side wall to remain with a setback 8.4 to 8.7 feet in lieu of 10 feet after demolition of more than 50% of the home.

In order to save a large Live Oak tree with proposed additions and to proceed with major remodeling of the home, the applicants seek rear and side setback variances along with the ability to demolish a major portion of the home and retain the basic footprint of the existing home.

The addition at the rear request includes a 366 square foot master bath and bedroom addition. An art studio addition on the rear and west side of the home includes an extension of a nonconforming side wall for a distance of 12.75 feet. The location of this addition is also positioned in a manner that minimizes any potential damage to the large tree.

The overall remodel of the home includes major roof structural changes as well as interior remodeling resulting in demolishing more than 50% of the home. Each side walls have nonconforming side setbacks of 9.3 feet on the east side, and 8.4 feet on the west side, whereas the required setbacks are 10 feet.

With the proposed additions the resultant floor ratio is 27% and impervious coverage is 38% which are will under the allowed coverages of 38% and 50% respectively.

Our Urban Forestry Manager has met with the applicants, reviewed the condition of the tree and strongly favors taking all necessary actions to preserve this significant live oak tree in the rear yard, including the proposed placement of the additions.

We have received four letters of non-objection from adjacent and nearby neighbors.

**Update:**

The Board tabled this request to allow the applicant to either present more information or have the opportunity to appear before a full Board. In addition, information was shared during the meeting by staff concerning the actual amount of variance being requested that may impact the decision by some Board members.

Under the City's Tree Ordinance in Sec. 58-283. - Establishing duties and authority, the Building Department is empowered to grant a setback encroachment up to 10 feet into a required setback for tree protection and preservation:

- (b) *Building and code enforcement department.* The building and code enforcement department is delegated the following authority:

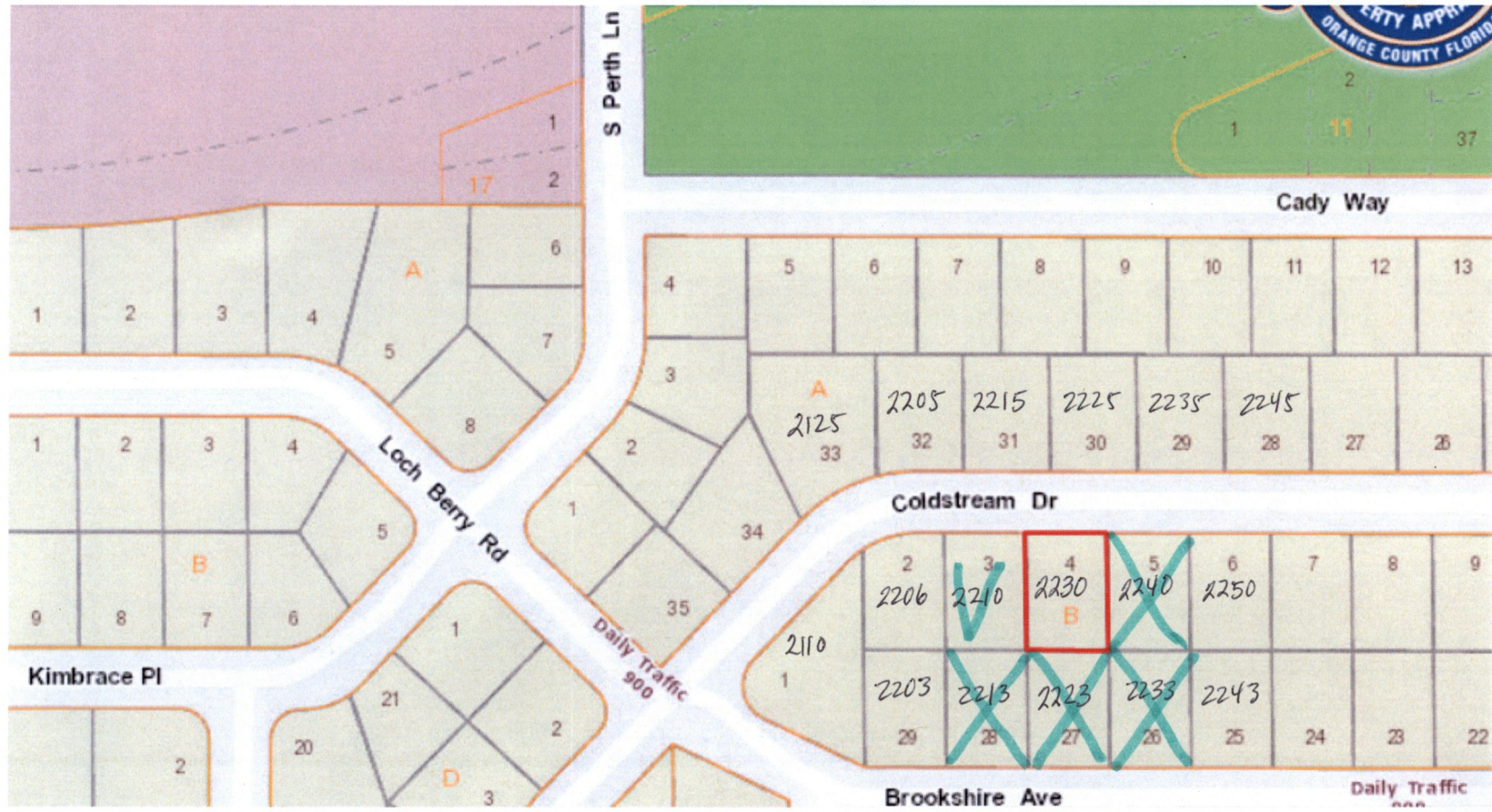
(7) To grant a building setback encroachment up to a maximum distance of ten feet into a required setback area in order to preserve a protected tree based on the need for the relocation of the proposed building or addition to accomplish tree preservation and as approved by the building and code enforcement official. The city shall require a letter of approval from the affected abutting property owner(s) as a condition of approving the setback encroachment. Criteria for granting a variance as listed in section 58-92 of this Code shall also be considered when reviewing the proposed setback encroachment.

**Board of Adjustment Staff Report  
January 11, 2017  
Page 2**

**Based on recommendation of our Urban Forestry Manager and having received letters of no objection from abutting property owners, our Department would grant the allowable 10 feet of encroachment into the rear setback. Therefore, the additional 5 feet of encroachment is subject to approval by the Board of Adjustment.**



## 2230 Coldstream Drive



/

**VARIANCE APPLICATION**  
**BUILDING and PERMITTING SERVICES DEPARTMENT**

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

Date Received \_\_\_\_\_  
# Assigned # 1  
Date of Hearing 12/30/16

*TABLED  
TO JAN 17, 2017*

**Applicant:** David and Diana Paladino

2230 Coldstream Drive

**(Address)**

Winter Park, Florida

32792

**(City, State)**

**(Zip)**

(321) 203- 2351

**(Phone – Home)**

(407) 421-8514 or (407) 399-0187

**(Phone – Work or Cell)**

dpaladino@juno.com

**(Email Address)**

**Owner:** David and Diana Paladino

same as applicant

**(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, Paragraph 7, Zoning R-1A.**

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

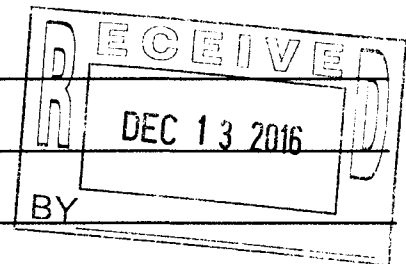
**Note: Submit E-Mail address to have application forwarded to you for word processing.**

**Street address of**

**property** 2230 Coldstream Drive, Winter Park, FL 32792

**Legal description of**

**property** Brookshire Heights V/127 LOT 4 BLK B



**Describe variance**

**request** Renovation will exceed 50% of value of structure. Owner is requesting a rear setback of 10' (ten feet) due to a historically significant oak tree in the rear center of the lot.

This would allow the addition to be built along the east side of the property without compromising the root system of the tree. (see site plan) Additionally, the owner is requesting to

add an extension to structure with an existing non-conforming setback along the west side of the property. (see site plan)

**\*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.**

**Variance Application**  
**Page 2 of 2**

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

A large historically significant oak tree is located in the rear center portion of the lot which limits the possibility of an addition.

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How long have you owned the property? approximately 2 years. 12/23/2014

How long have you occupied the property? approximately 2 years. 12/23/2014

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 add do the building so it can meet today's living standards. The existing building was constructed in 1958.

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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.

The property's allowable rear setback is 25', however, if we were to extend directly behind the existing building, the existing large Oak tree's root system would be compromised

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By building further away from the existing oak, but closer to the rear of the property setback, we are able to circumvent the large oak tree's root structure.

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In essence, the 25' rear setback doesn't allow for an addition without compromising the oak tree's root system..

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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?

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*David Paladino*

*Dianna Paladino*

**Signature of Applicant**

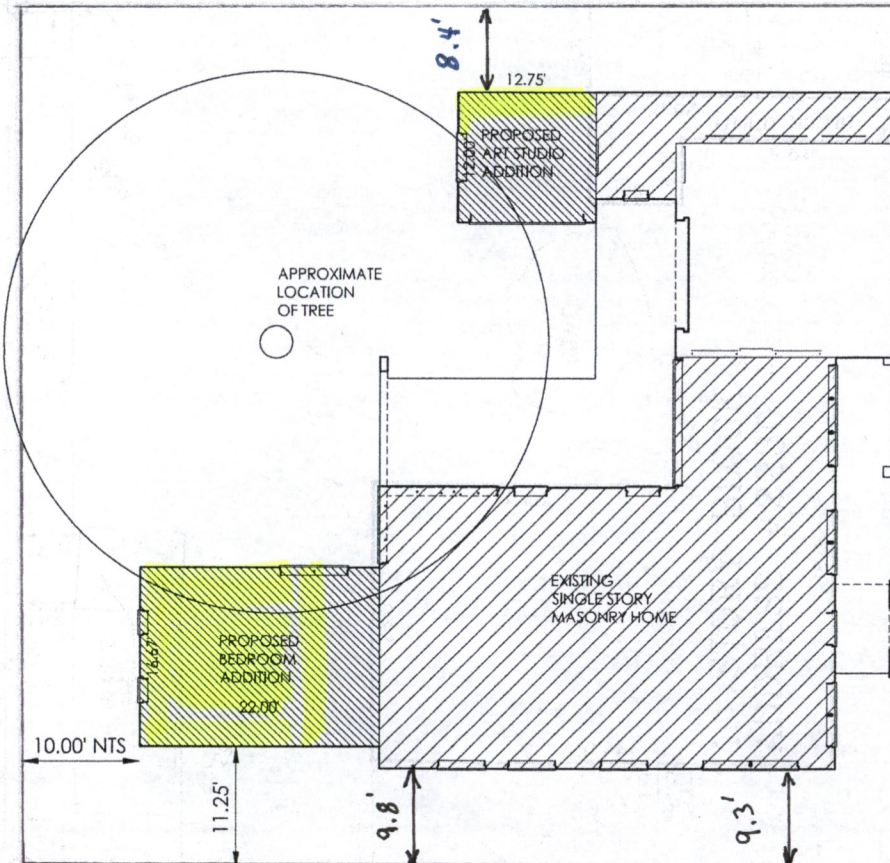
12/13/2016  
**Date**

*DAVID PALADINO*

*DIANNA PALADINO*

**Name of Applicant (PRINT)**





SITE CALCULATIONS	
TOTAL SITE AREA	9252
BUILDING PAD AREA	2918
PERVIOUS SITE AREA	5718
IMPERVIOUS AREA	3534
P. DECK AND DRIVE	616
ALLOWABLE IMPERV. %	60% (5551)
INCLUDING DRIVEWAY AND POOL	Yes
ACTUAL IMPERVIOUS	38.2 % (3534)

- NOTES:
- This is not an official survey
  - Plan image shown is to communicate the intent of the design only, and is not to scale
  - The rear setback request of 10' is in an effort to keep the new structure away from the tree's root system

DRAFT COPY

SITE LAYOUT  
ALL CITY ZONING REQUIREMENTS NEED TO BE VERIFIED

SCALE  
NTS

David and Diana Paladino  
Single Home Renovation

2230 Coldstream Drive  
Winter Park, FL 32792

Reference No.  
16-4786

SP01


REVISION 1: 00/00/0000

Job Information

FDS  
ENGINEERING  
ASSOCIATES  
11.22.2016

ARCHITECTURE | DESIGN | PLANNING

keessee  
associates  
ARCHITECTURE | DESIGN | PLANNING

  
Andrew Perry, P.S.M.  
Professional Surveyor & Mapper #6124  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL, OR THE ELECTRONIC SIGNATURE AND SEAL  
OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."



## Area of Addition





## 2230 Coldstream Drive

### Front View



### Back View





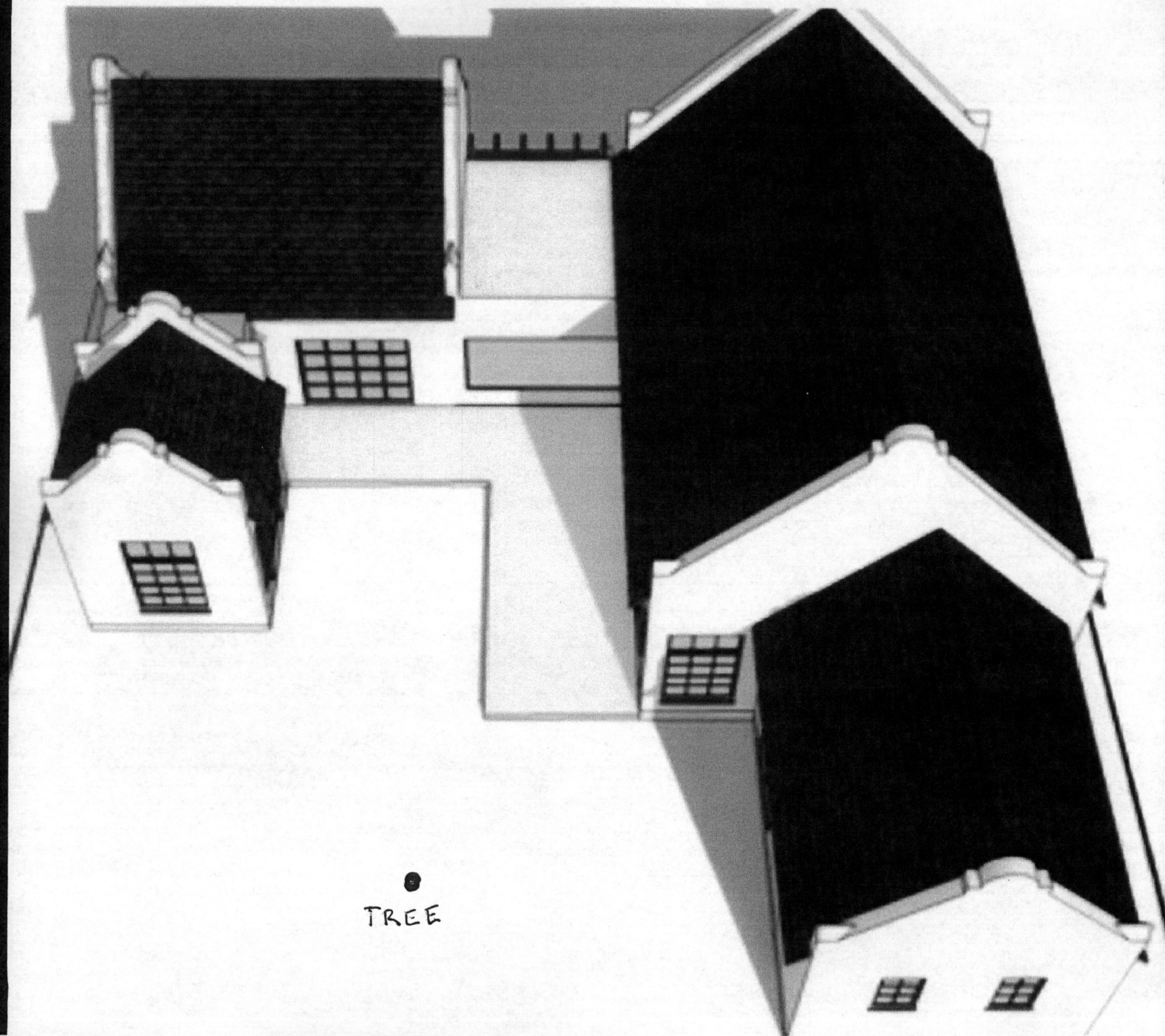
**Tree in Center of Backyard**



**Back Boundary**





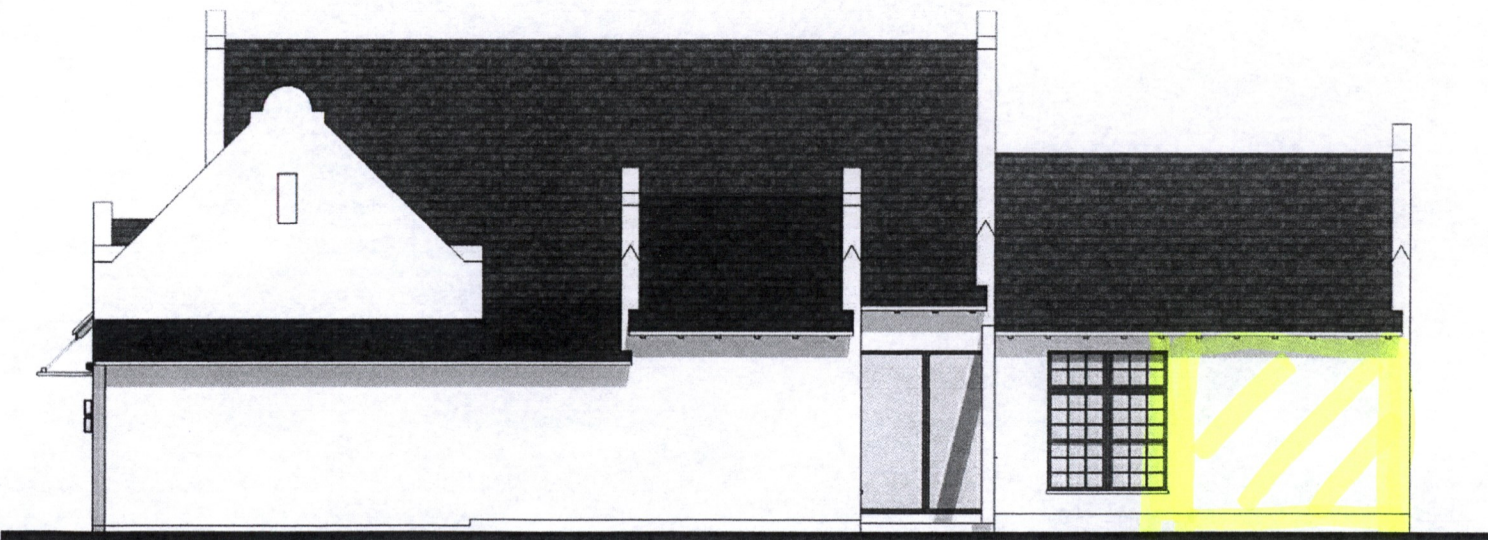


●  
TREE





FRONT ELEVATION

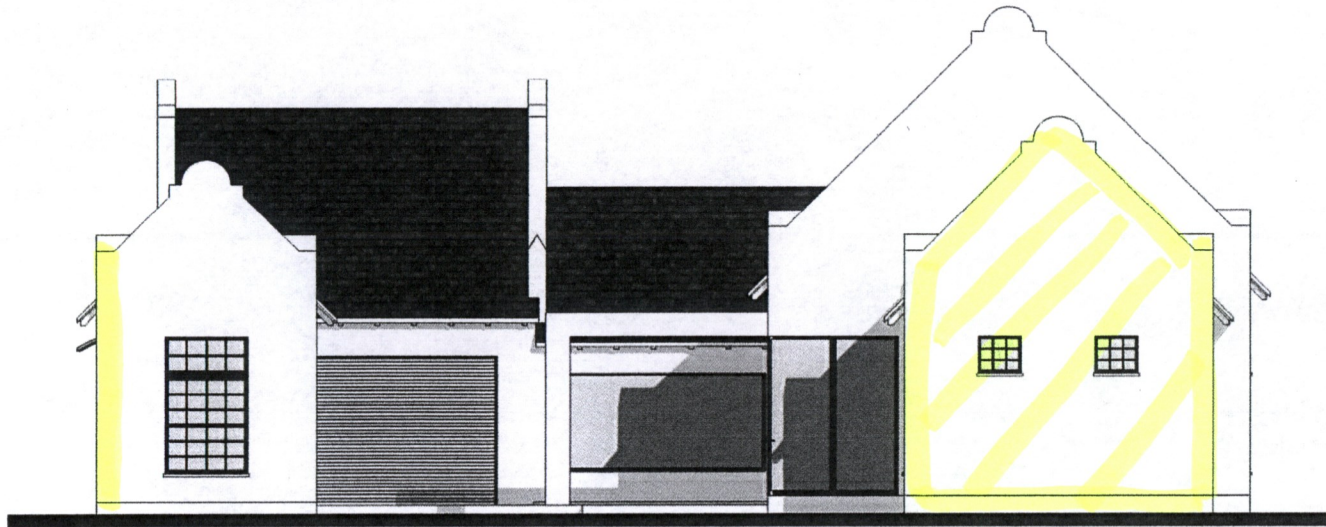


RIGHT ELEVATION

DRAFT COPY

<b>keessee</b> ASSOCIATES ARCHITECTURE   DESIGN   PLANNING 1405 South Orange Avenue, Ste. 100 Orlando, FL 32803 Phone: 407.255.1233 Fax: 407.255.1234		11/21/2016 11/22/2016
<b>FDS</b> ASSOCIATES ENGINEERS 1405 South Orange Avenue, Ste. 100 Orlando, FL 32803 Phone: 407.255.1233 Fax: 407.255.1234		11/21/2016 11/22/2016
REVISION 1: 00/00/0000 Job Information: David and Diana Paladino Single Home Renovation 2230 Coldstream Drive Winter Park, FL 32792 Reference No. 16-4786 Sheet 02.0		





REAR ELEVATION

DRAFT COPY

**keesee**  
associates  
ARCHITECTURE | DESIGN | PLANNING  
1600 North Orange Avenue, Suite 1500  
Orlando, FL 32809  
407.251.7777

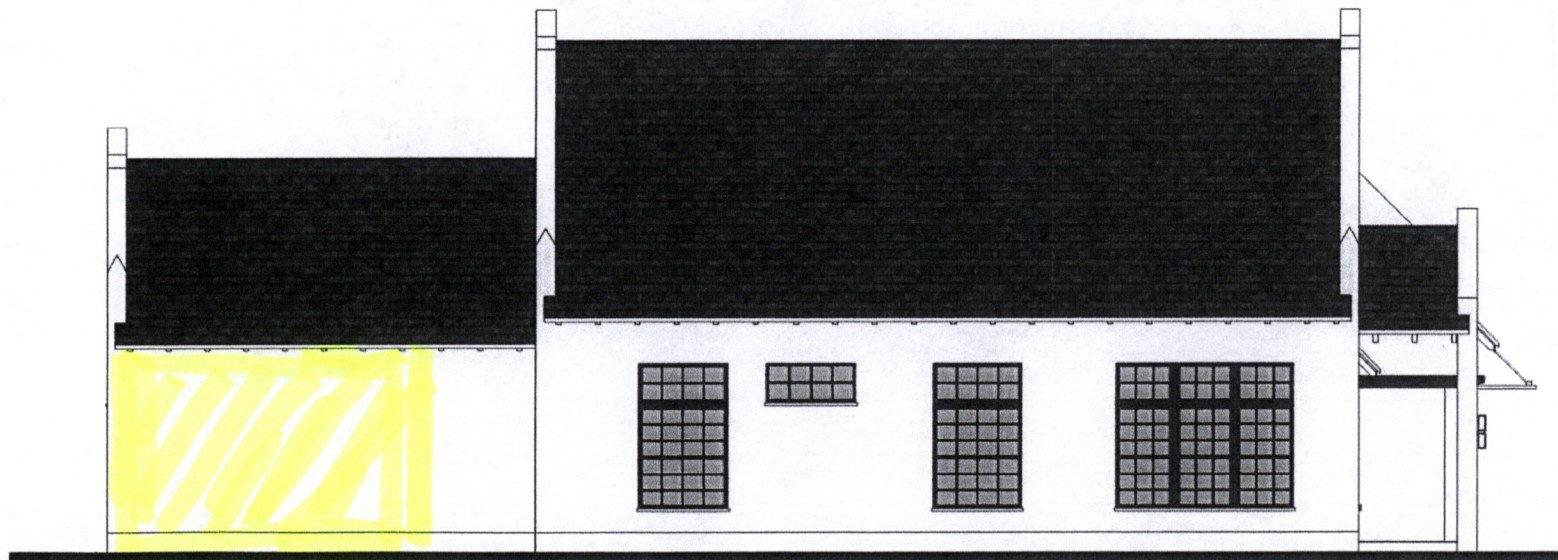
**FDS**  
ENGINEERING  
ASSOCIATES  
11111 11th Street, Suite 100  
Orlando, FL 32837  
407.251.7777

**Builder:**  
Keesee and Associates, Inc. reserves the right to modify or amend these plans at any time without notice. The responsibility of the contractor is to verify all dimensions and materials with the actual building site. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The contractor is also responsible for ensuring that the construction is completed within the specified time frame and budget.

REVISION 1: 00/00/0000

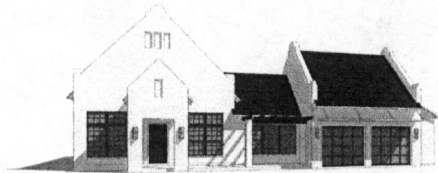
**David and Diana Paladino**  
Single Home Renovation  
2230 Coldstream Drive  
Winter Park, FL 32792  
11/22/2016

Reference No.  
16-4786  
02.1



LEFT ELEVATION

## An architectural rendering of a two-story building with a gambrel roof. The building features a central entrance with a small porch supported by columns. Large, multi-paned windows are visible on both floors. The roof has decorative finials at the peaks. The rendering is in a simple, illustrative style with black outlines and flat colors.



Project Designer: David Pillsbury, FAIBD | CPBD | CGP  
Engineer of Record: FDS Engineering Associates  
Building Contractor:  
Site Consulting:

[illegible]

<p>These plans are not valid for permitting purposes, unless they bear the signature and NCBCDC seal of one of the following:</p> <p>Michael T. Keesee, CPBD, FAIBD</p> <p>David A. Pilbury, CPBD, FAIBD</p>	
--	--

**FDS**

**ENGINEERING**

**ASSOCIATES**

11119 19th St. N., Suite 100  
 Minneapolis, MN 55412  
 Tel: 612-339-8800 Fax: 612-339-8801  
 www.fdsinc.com

**Keesee**

**associates**

ARCHITECTURE | DESIGN | PLANNING

345 South Crystal Avenue, Suite 100  
 Minneapolis, MN 55412  
 Tel: 612-339-8800 Fax: 612-339-8801  
 www.keesee.com

685 West Chicago Avenue, Suite 100  
 Minneapolis, MN 55412  
 Tel: 612-339-8800 Fax: 612-339-8801  
 www.keesee.com

**REVISION 1: 00/00/0000**

**Job Information:**

**David and Diana Paladino**

**Single Home Renovation**

**2230 Coldstream Drive**

**Winter Park, FL 32792**

**11/23/2016**

**Historical**

16-4786

**CS**





**Keese**  
associates  
ARCHITECTURE | DESIGN | PLANNING  
garrett@keese.com  
441.500.0311

2008 North Orlando Avenue, Ste. 100  
Maitland, Florida 32751

South Orange Branch 27703  
Aurora, Florida 32823

**FDS**  
ENGINEERING  
ASSOCIATES

500 N. Mainland Ave., Suite 301  
Miami Beach, FL 33139  
Tel: 305.673.1171 Fax: 305.673.1504  
E-mail: info@fdesa.com Web: www.fdesa.com

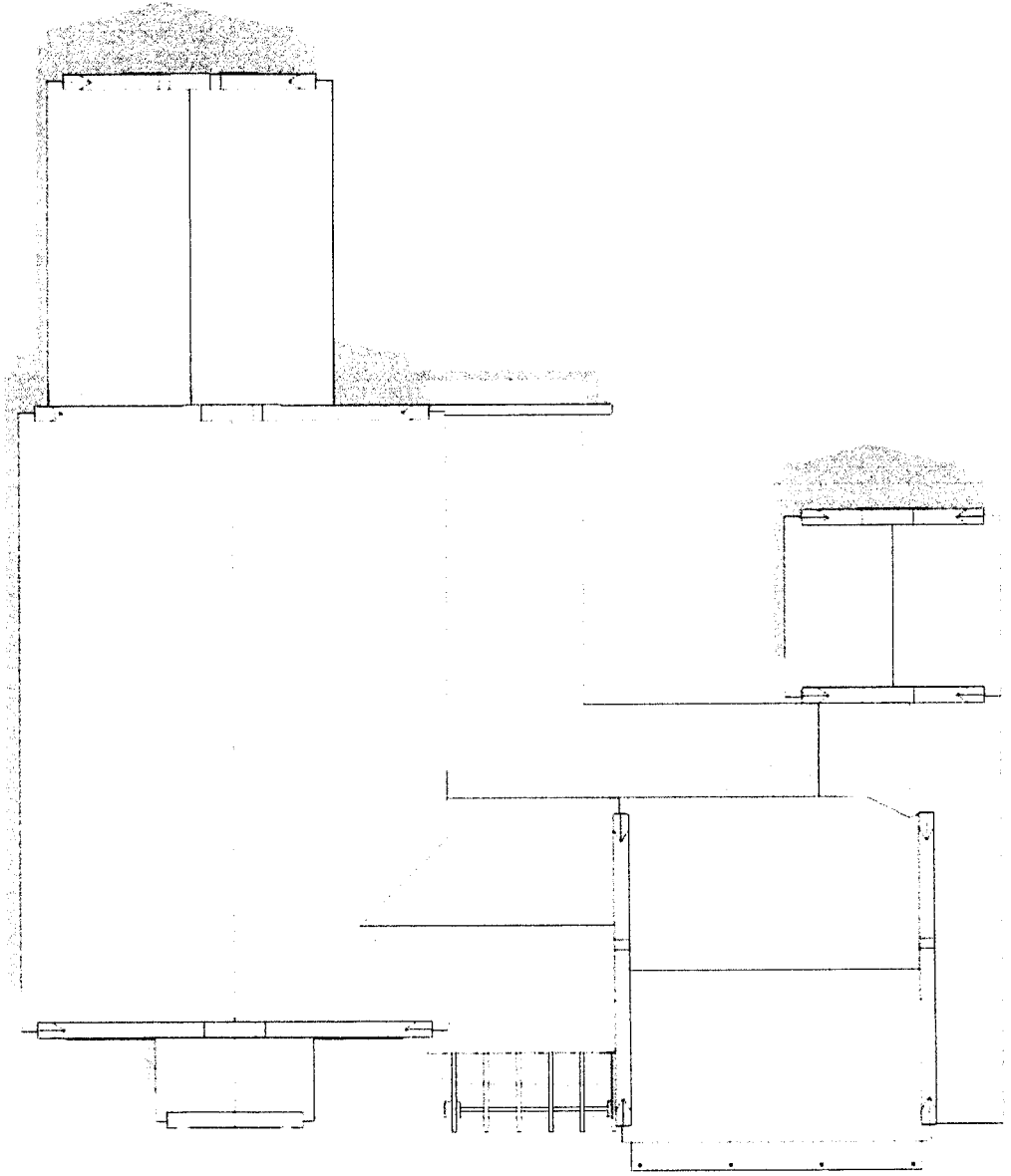
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REVISION 1: 00/00/0000

David and Diana Paladino	Single Home Renovation	2230 Coldstream Drive Winter Park, FL 32792	44,100 / 200,000
Ref #	010	010	010

	9113	

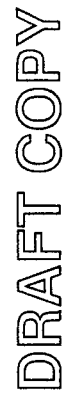
PRELIMINARY FLOOR PLAN  
THIS IS THE FIRST DESIGN SUBMISSION AND MAY CHANGE PER THE DESIGN AGREEMENT



DRAFT COPY

ROOF PLAN  
REFER TO STRUCTURAL FOR CONNECTION INFORMATION

<b>keesee</b> ASSOCIATES ARCHITECTURE   DESIGN   PLANNING 1000 West Orange Avenue, Suite 100 Winter Park, FL 32789 Phone: 407.277.7222 Fax: 407.277.7222		11/22/2018 11/22/2018
<b>FDS</b> ASSOCIATES ARCHITECTS 1000 West Orange Avenue, Suite 100 Winter Park, FL 32789 Phone: 407.277.7222 Fax: 407.277.7222		11/22/2018 11/22/2018
To the best of our knowledge and belief, the information contained herein is true and correct as of the date of preparation. We do not warrant the accuracy or completeness of the information. We are not responsible for any errors or omissions. We are not responsible for any consequences arising from the use of the information. We are not responsible for any damages, including consequential damages, arising from the use of the information.		
<b>VI Builder:</b> Keesee and Associates, Inc. is not responsible for any construction built from this plan. It is the responsibility of the contractor or builder to verify the dimensions and to provide the necessary permits and approvals. We are not responsible for any construction built from this plan. It is the responsibility of the contractor or builder to verify the dimensions and to provide the necessary permits and approvals.		
David and Diana Paladino Single Home Renovation 2230 Coldstream Drive Winter Park, FL 32792 11/22/2018		
16-4786 01.2		11/22/2018


$$1/4'' = 1'$$









## SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: David and Diana Paladino

Lot width<sup>2</sup>: 80'

Submitted by: \_\_\_\_\_

Lot area<sup>3</sup>: 9,252 sq

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%				
	1 story - 60%	2760	774	3534	5551
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	1880 1907	481 519	2361 2486	3516
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR				
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>10</sup>				

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	2852	616	2236	1426

### NOTES:

- Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
- 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.
- Submerged lands or land across the street shall not be included.
- Percentage based on the lot area.
- 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.
- Area forming a room behind 2nd floor walls shall be included in the gross floor area.
- See page 3 on how to achieve maximum F.A.R.
- Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
- 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 excludable gross floor area.
- Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
- These columns only apply to existing homes.

### SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Existing <sup>13</sup>	Proposed
<b>FRONT</b>	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			34'	34'
<b>SIDES<sup>1,2</sup></b> (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	n/a	9.3' Left
	2nd Floor		B	n/a	8.4' Right
<b>REAR<sup>1,3,4</sup></b>	1st Floor	25 ft.		25'	10'
	2nd Floor	35 ft <sup>5</sup>			10'
	Lakefront	see note 6			10'
<b>CORNER LOT</b>	1st Floor	Lot width ≤ 65 ft.	15 ft.	n/a	10'
		Lot width > 65 ft <sup>7</sup>	20 ft.		10'
	2nd Floor	Lot width ≤ 65 ft.	15 ft.		10'
		Lot width > 65 ft <sup>7</sup>	22.5 ft.		10'
<b>BUILDING HEIGHT<sup>8,9,10,11,12</sup></b>	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)				10'

**Notes:**

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall 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 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 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft 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 establish 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 100ft 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.



CITY OF WINTER PARK BOARD OF ADJUSTMENTS

# PUBLIC HEARING ZONING VARIANCE

The applicant, DAVID SAGE & DIANA PALADINO, has requested the  
Board of Adjustments to consider application for a Variance FROM SECTION 58-66 "R-1A

AND R-1A DISTRICTS" SUBSECTION (E), TO ALLOW THE CONSTRUCTION OF ROOM ADDITIONS  
TO BE LOCATED 10 FT FROM THE REAR LOT LINE & 8.4 FT FROM THE WEST SIDE LOT

LINE, IN LIEU OF THE REQUIRED SETBACKS OF 25' & 10' RESPECTIVELY,  
TO ALLOW AN EXISTING WEST SIDE WALL TO REMAIN WITH A SETBACK 8.4'

TO 8.7', IN LIEU OF 10', AFTER DEMOLITION OF MORE THAN 50% OF THE HOME,

on the property described below: PARCEL ID# 09-22-30-0940-02-040

AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Further described as: 2230 COLDSTREAM DRIVE ZONED: R-1A

PUBLIC HEARING TO BE HELD IN CITY COMMISSION CHAMBER  
DATE: DECEMBER 20, 2016 TIME: 5:00 P.M.



Winter Park, November 20, 2016

To:  
The City of Winter Park  
Board of Adjustments  
Ref. Variance Request – 2230 Coldstream Drive

To whom it may concern,

We, Kelly & Chanelle Chambers, have reviewed the Plans on the Renovation/Addition to be constructed on 2230 Coldstream Drive, Winter Park, Fl.

We understand that in order to keep the existing Oak Tree and not interfere with its root system, the addition will extend into the rear setback, and as a neighbor, we have no objections to the request to minimize the Setback to 10' (ten feet) in lieu of the 25' (twenty-five feet).

Sincerely

Chanelle Chambers

Print Name: Chanelle Chambers

Address: 2213 Brooks Ave  
Winter Park, Florida 32792

Winter Park, November \_\_\_\_, 2016

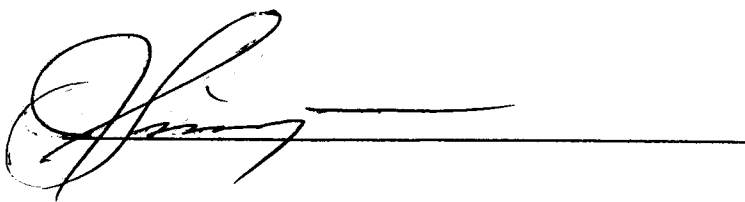
To:  
The City of Winter Park  
Board of Adjustments  
Ref. Variance Request – 2230 Coldstream Drive

To whom it may concern,

We, Jeffery & Michelle Simpson, have reviewed the  
Plans on the Renovation/Addition to be constructed on 2230 Coldstream Drive, Winter Park, FL.

We understand that in order to keep the existing Oak Tree and not interfere with its root system, the  
addition will extend into the rear setback, and as a neighbor, we have no objections to the request to  
minimize the Setback to 10' (ten feet) in lieu of the 25' (twenty-five feet).

Sincerely



Print Name: Jeffery Simpson

Address: 2233 Brookshire Ave

Winter Park, FL 32787

Winter Park, November 24, 2016

To:  
The City of Winter Park  
Board of Adjustments  
Ref. Variance Request – 2230 Coldstream Drive

To whom it may concern,

We, CAROLINE & PHILIPPE GUERCI, have reviewed the  
Plans on the Renovation/Addition to be constructed on 2230 Coldstream Drive, Winter Park, Fl.

We understand that in order to keep the existing Oak Tree and not interfere with its root system, the  
addition will extend into the rear setback, and as a neighbor, we have no objections to the request to  
minimize the Setback to 10' (ten feet) in lieu of the 25' (twenty-five feet).

Sincerely



Print Name: CAROLINE LAGUE

Address: 2240 COLDSTREAM DR.

W.P. FL 32792

Winter Park, November 30<sup>th</sup>, 2016

To:  
The City of Winter Park  
Board of Adjustments  
Ref. Variance Request – 2230 Coldstream Drive

To whom it may concern,

We, Erica Diltz, have reviewed the  
Plans on the Renovation/Addition to be constructed on 2230 Coldstream Drive, Winter Park, Fl.

We understand that in order to keep the existing Oak Tree and not interfere with its root system, the  
addition will extend into the rear setback, and as a neighbor, we have no objections to the request to  
minimize the Setback to 10' (ten feet) in lieu of the 25' (twenty-five feet).

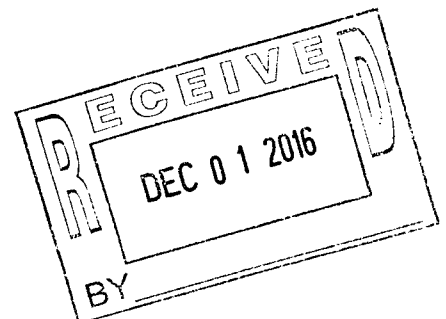
Sincerely

Erica Diltz

Print Name: Erica Diltz

Address: 2223 Brookshire Ave.

Winter Garden, Fl 32792



## NOTICE TO ALL APPLICANTS FOR VARIANCES

To all variance applicants at: 2230 COLDSTREAM DR

The City Zoning Code requires that your property be posted 15 days prior to the Board of Adjustment variance hearing. The posting should be visible from the street on each street frontage and must **REMAIN POSTED** until the variance hearing is held. On any day prior to and including the day of the variance hearing, if the subject property is inspected by City staff and **NO** Public Notice Variance posting notice is present, then the subject variance must either be withdrawn or tabled by the Board to the following month's hearing.

Our posters are recycled for future hearings.

**Please check one:**

- ☐ I will return the poster within a week after the Board Meeting.
- ☒ I will remove the poster directly before the hearing and return it at the Meeting.
- ☐ I will leave the poster up; and understand a city inspector will retrieve the poster the following day.



Signature

David Paladino

Print Name

01 DEC 2016

Date





## BOARD OF ADJUSTMENTS

December 21, 2016

David Sage and Diana Paladino  
2230 Coldstream Drive  
Winter Park, FL 32792

Dear Mr. Sage and Ms. Paladino,

Your request for variances to allow the construction of room additions to be located 10 feet from the rear lot line and 8.4 feet from the west side lot lines, in lieu of the required setbacks of 25 feet and 10 feet respectively, to allow an existing west side wall to remain with a setback 8.4 to 8.7 feet, in lieu of 10 feet after demolition of more than 50% of the home, was tabled by the Board of Adjustments on December 20, 2016 until January 17, 2017.

The subject property described as Parcel ID # 09-22-30-0940-02-040 as recorded in the Public Records of Orange County, Florida.

Located at 2230 Coldstream Drive      Zoned R-1A

Your request will be heard at the January 17, 2017 Board of Adjustment hearing. Updated and/or additional information is due two weeks before the hearing date.

If I can be of further assistance please feel free to contact me.

Respectfully,

George J. Wiggins, CBO  
Director of Building/Legislative Affairs  
407-599-3426

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386



DAVID SAGE/DIANA PALADINO

## NOTICE TO ALL APPLICANTS FOR VARIANCES

To all variance applicants at: 2230 COLDSTREAM

The City Zoning Code requires that your property be posted 15 days prior to the Board of Adjustment variance hearing. The posting should be visible from the street on each street frontage and must **REMAIN POSTED** until the variance hearing is held. On any day prior to and including the day of the variance hearing, if the subject property is inspected by City staff and **NO** Public Notice Variance posting notice is present, then the subject variance must either be withdrawn or tabled by the Board to the following month's hearing.

Our posters are recycled for future hearings.

### Please check one:

- ☐ I will return the poster within a week after the Board Meeting.
- ☒ I will remove the poster directly before the hearing and return it at the Meeting.
- ☐ I will leave the poster up; and understand a city inspector will retrieve the poster the following day.

  
Signature

DAVID PALADINO  
Print Name

12-28-16  
Date



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

**TO: BOARD OF ADJUSTMENTS MEMBERS**

**FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS**

**DATE: JANUARY 11, 2017**

**SUBJ: YEAGER VARIANCE REQUEST, 1580 S. PENNSYLVANIA AVENUE**

The applicants are requesting variances to allow the construction of a two story addition above the existing garage to be located 15.5 feet from the Bonnie Burn Circle lot line whereas the required setback is 20 feet to the first floor and 22.5 feet to the second floor and locate the two story addition 22.75 feet from the rear lot line whereas the required first floor setback is 25 feet and required second floor setback is 35 feet.

The existing one story two bedroom one bath home is located on a corner lot with one street side curving along Bonnie Burn Circle. The property narrows toward the rear of the lot in the area where the proposed first and second floor additions are to be located. The first floor includes a 9 foot garage addition to accommodate a shop area and the second floor includes two bedrooms, a play room and a bathroom. The total area of the addition is 1,251 square feet, which falls under the allowable gross floor area of 3,976 square feet, and under the allowable impervious coverage.

With regard to the proposed location of the addition, the applicants point out that a large tree prevents adding the addition at the front of the home, and that due to the curve of this corner lot adding sufficient needed area on the first floor alone is not sufficient for their needs. A photo is provided with this report.

Architecturally, in order to break up the two story wall of the addition, the designer is providing an overhang with a shingle roof as a type of articulation.

One alternate option, without adding a second floor, might be to convert the existing garage and breezeway area into new bedrooms, and then add a detached garage at the rear adjacent to the existing garage with a 5' rear setback, that would also require a variance.

At this point, no letters have been received concerning this request, however, I understand that the applicants may be providing letters from neighbors at the Board meeting.

PD \$200  
12/24

**VARIANCE APPLICATION**  
**BUILDING and PERMITTING SERVICES DEPARTMENT**

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

Date Received 12/21/2016  
# Assigned 3  
Date of Hearing JAN 17

Applicant: Zachary and Alyson Yeager

Owner: Same as applicant

1580 South Pennsylvania Ave

(Address)

Winter Park, FL

32789

(City, State)

(Zip)

954-873-9591

(Phone – Home)

407-670-9366

(Phone – Work or Cell)

z.yeager@gmail.com

(Email Address)

(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, Paragraph (f), Zoning R-1AA.

58-71

(h)

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 1580 South Pennsylvania Ave, Winter Park, FL 32789

Legal description of

property \_\_\_\_\_

Lot 4 of Block C, Banks Colonial Estates

Describe variance

request \_\_\_\_\_

First and second story setback for home renovation at the southeast and northeast corners of the home

\*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.

**Variance Application**  
**Page 2 of 2**

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

The corner lot with curved streets creates a curved setback, which creates an unusual property site. The large oak tree, pivotal to the character of the property prevents the possibility of adding second story above the northwest corner of the home. The lot is an odd shape, creating little opportunity for full use of land.

How long have you owned the property? 2 years

How long have you occupied the property? 2 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?

Straight streets create straight setbacks. The ability to add second story to the front of the home, with the absence of the large oak tree that extends over the home.

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.

While keeping as much of the character and architecture that makes Winter

Park special, we would like to expand our home to fit our soon expanding family

while updating the space inside to a newer layout and finishings. In order to keep

the second story off of Pennsylvania Ave, and preserve the large oak tree in the front

of the house, we would like to approach the "rear" as the second "side" of this odd corner lot.

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?

No

  
Signature of Applicant

12/21/16  
Date

ZACHARY YEAGER  
Name of Applicant (PRINT)





1555 Bonnie Burn Cir

PHOTO SHOWS LARGE PROTECTED TREE IN FRONT YARD



Image capture: May 2014 © 2017 Google

Winter Park, Florida  
Street View - May 2014



## 1580 S Pennsylvania Ave





# SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 1580 Pennsylvania Ave.

Lot width<sup>2</sup>: 93'-0" front

Submitted by: Yagan family & Lamar Design

Lot area<sup>3</sup>: 10,464 sq. ft.

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%	4025.81	225	4250.89	5232
	1 story - 60%	—	—	—	—
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	2407.39	1251.32	3658.71	3974.32
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area	—	—	—	—
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	—	—	—	—
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>10</sup>	—	—	—	—

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	—	—	—	—

## 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 (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 excludable 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)

	Minimum Allowable Dimensions			Existing <sup>13</sup>		Proposed	
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			—		—	
SIDES <sup>1,2</sup> (see other side setback options on pg 4)	1st Floor		See pages 3&4	A 12'	12'	16.4'	12' CORNER
	2nd Floor			B 16'	—	—	23'-7" CORNER
REAR <sup>1,3,4</sup>	1st Floor		25 ft.		31'-9"		22'-9"
	2nd Floor		35 ft <sup>5</sup>		—		22'-9"
	Lakefront		see note 6		—		—
CORNER LOT	1st Floor	Lot width ≤ 65 ft.		15 ft.		—	
		Lot width > 65 ft <sup>7</sup>		20 ft.		16.4'	
	2nd Floor	Lot width ≤ 65 ft.		15 ft.		—	
		Lot width > 65 ft <sup>7</sup>		22.5 ft.		—	
BUILDING HEIGHT <sup>8,9,10,11,12</sup>	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)			15'-3' 1/2"		22'-9' 1/4"	

### Notes:

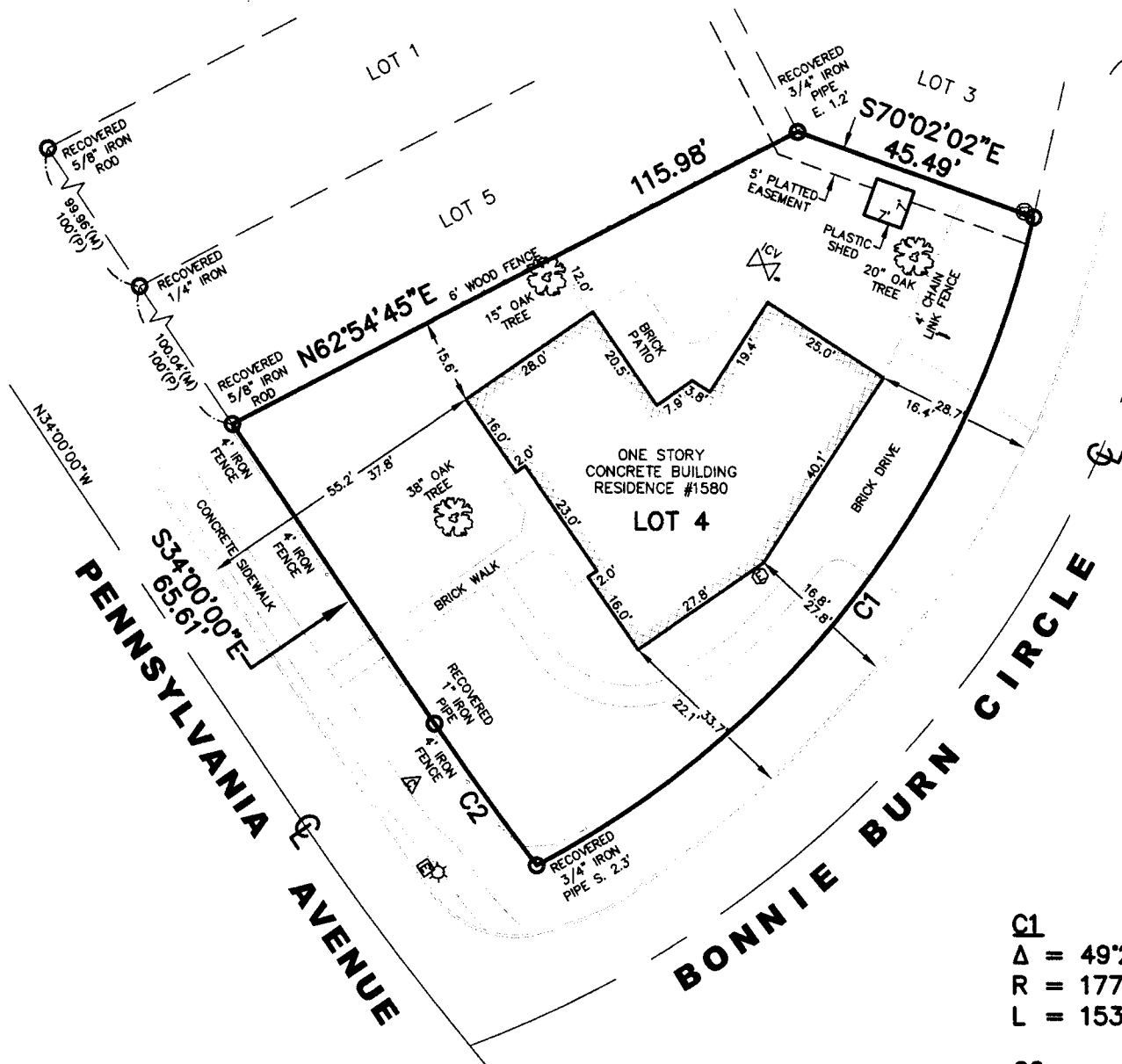
- Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
- Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool 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.
- 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 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
- 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.
- 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.
- Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
- 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.
- 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.
- 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.
- Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
- 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.
- Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft 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.
- This column only applies to existing homes.

# BOUNDARY SURVEY

DESCRIPTION: LOT 4 OF BLOCK C, BANKS COLONIAL ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK V, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SCALE 1"=30'

N



C1

$\Delta = 49^{\circ}25'21''$

R = 177.58'

L = 153.18'

C2

$\Delta = 03^{\circ}20'12''$

R = 545.11'

L = 31.74'

## NOTES:

- BEARINGS BASED ON THE CENTERLINE OF PENNSYLVANIA AVENUE AS BEING N34°00'00"W.
- NO UNDERGROUND UTILITIES WERE LOCATED.

## LEGEND

- CABLE RISER
- CLEAN OUT
- ELECTRICAL BOX
- ELECTRIC METER
- LIGHT POLE
- IRRIGATION CONTROL VALVE

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

SHANNON SURVEYING, INC.

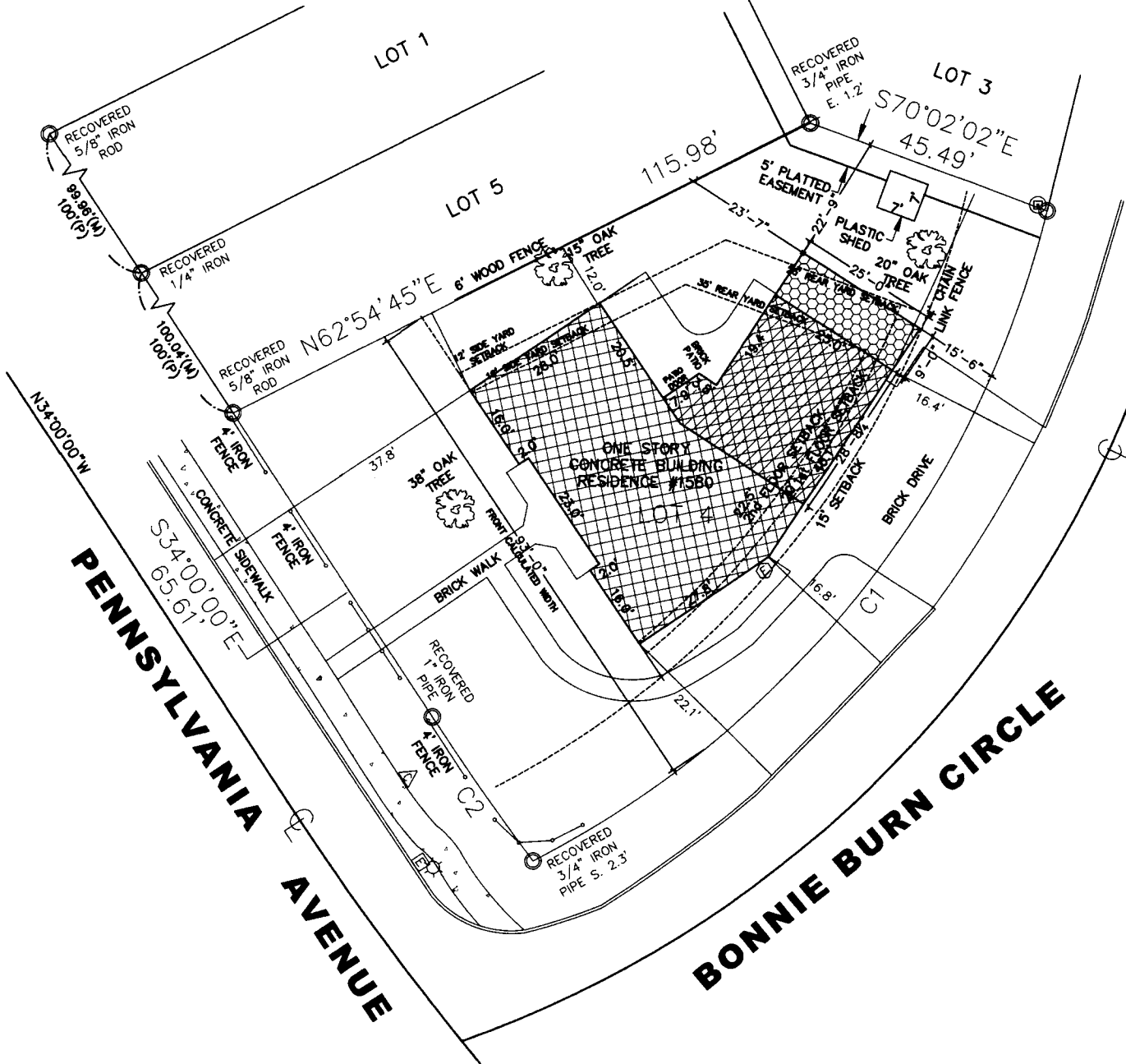
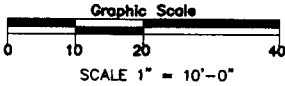
499 NORTH S.R. 434 - SUITE 2155  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 10/23/2013

FIELD BY: JS SCALE: 1"=30'

FILE NUMBER: PBV-PG81-LOT4-BLKC

DESCRIPTION: LOT 4 OF BLOCK C, BANKS COLONIAL ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK V, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



**LOT AREA**  
10,464 SF

**FRONT LOT WIDTH = 97'-4"**  
**REAR LOT WIDTH = 45'-6"**

**EXISTING SF = 2407.39 SF**  
**PROPOSED SF = 3658.71 SF**

**IMPERVIOUS AREA**  
.50 X 10,464 SF  
5232 SF ALLOWED

2632.89 SF PROPOSED HOUSE & GARAGE  
1260 SF BRICK WALK, FRONT PORCH, DRIVE  
309 SF REAR PATIO  
49 SF SHED

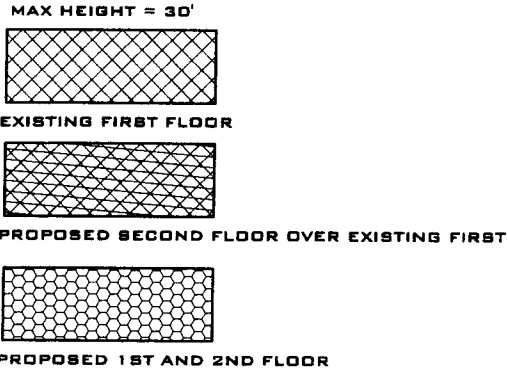
**TOTAL IMPERVIOUS = 4250.89 SF**  
**REMAINING IMPERVIOUS = 982 SF**

**FAR AREA**  
.38 BASE X 10,464 SF  
3976.32 SF ALLOWED

**EXISTING FAR AREA = 2407.39 SF**  
**PROPOSED FAR AREA = 3658.71 SF**  
**REMAINING FAR = 317.61 SF**

**SETBACKS- CORNER LOT STREET SIDE**  
LOT WIDTH OVER 65 FT =  
FIRST FLOOR STREET SIDE 20'  
SECOND FLOOR STREET SIDE 22.5'

FRONT SETBACK = N/A NO PROPOSED ADDITION TO FRONT  
SIDE SETBACK INTERIOR SIDE = 93' X .25 (1/2) = 11.625 (12') 1ST FLOOR  
SIDE SETBACK INTERIOR SIDE = 93' X .35 (1/2) = 16.275 (16') 2ND FLOOR  
REAR YARD SETBACK = 25' FIRST FLOOR  
REAR YARD SETBACK = 35' SECOND FLOOR



SHANNON SURVEYING  
499 NORTH SR 434 SUITE 2155  
ALTAMONTE SPRINGS, FL 32714  
407-774-8372  
LB#6898  
DATE OF SURVEY 10/23/2013  
FIELD BY JS  
SCALE 1"=10'

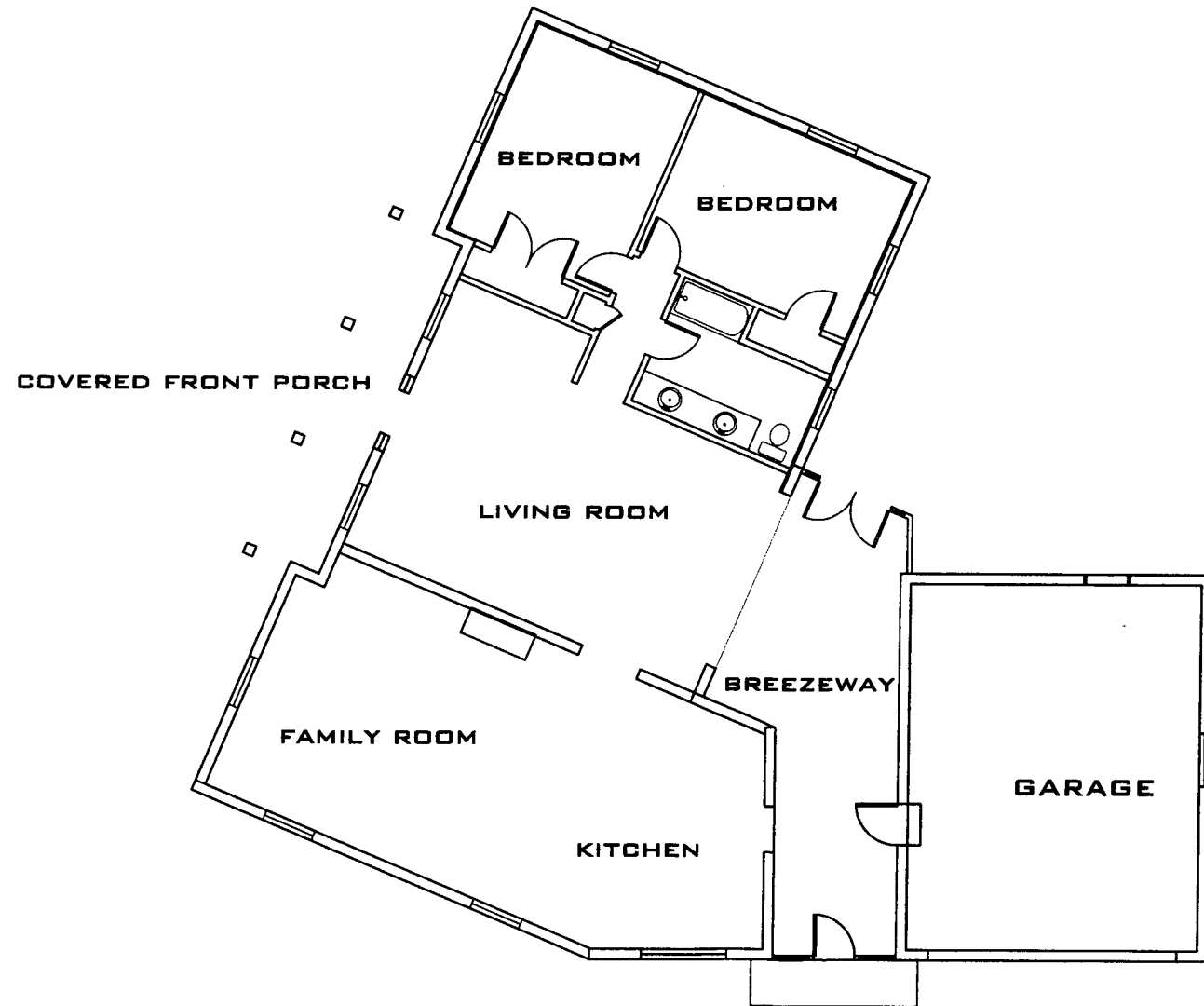
- LEGEND
- △ CABLE RISER
  - ⊙ CLEAN OUT
  - ELECTRICAL BOX
  - ⊕ ELECTRIC METER
  - ☆ LIGHT POLE
  - ⊗ IRRIGATION CONTROL VALVE

NOTES:  
- BEARINGS BASED ON THE CENTERLINE OF PENNSYLVANIA AVENUE AS BEING N34°00'00"W.  
- NO UNDERGROUND UTILITIES WERE LOCATED.

C1  
Δ = 49°25'21"  
R = 177.58'  
L = 153.18'

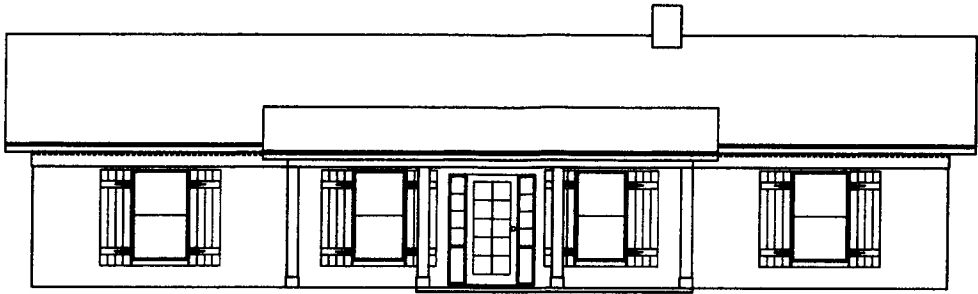
C2  
Δ = 03°20'12"  
R = 545.11'  
L = 31.74'

ISSUED FOR	
DATE	
DAYS & CLEATON ENGINEERING 1208 Palmetto Avenue Winter Park, FL 32789 407-444-3382 FAX 407-444-3845	
LAMAR DESIGN INCORPORATED 1208 Palmetto Avenue Winter Park, FL 32789 407-444-3382 FAX 407-444-3845	
YEAGER RESIDENCE 1580 PENNSYLVANIA AVENUE WINTER PARK, FL 32789	
PROPOSED SITE PLAN	
DRAWN	1" = 10'
DATE	10/23/13
SHEET SCALE	
1" = 10'-0"	
PROJECT NO.	
130910	
SHEET NO.	
SP	

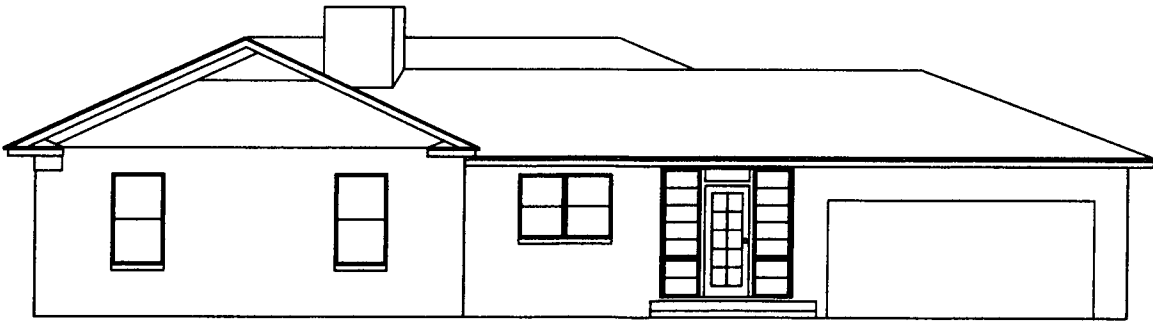


## EXISTING FIRST FLOOR PLAN

DRAWN	BY	DATE	SHEET NO.	PROJECT NO.	SHEET NO.	A-1
1/4" = 1'-0"			160914			
EXISTING FLOOR PLAN						
YEAGER RESIDENCE						
1580 PENNSYLVANIA AVENUE						
WINTER PARK, FL 32789						
LAMAR DESIGN INCORPORATED			DAVIS & CLEATON ENGINEERING			
Thomas R. Lamar & Son, Inc.			ONE EAST CLAYTON, P.O.			
250 W. WINDY ROAD, SUITE 100			WINTER PARK, FLORIDA 32779			
407-845-5282			407-838-2363			
FAX 407-844-2864						
ISSUED FOR						



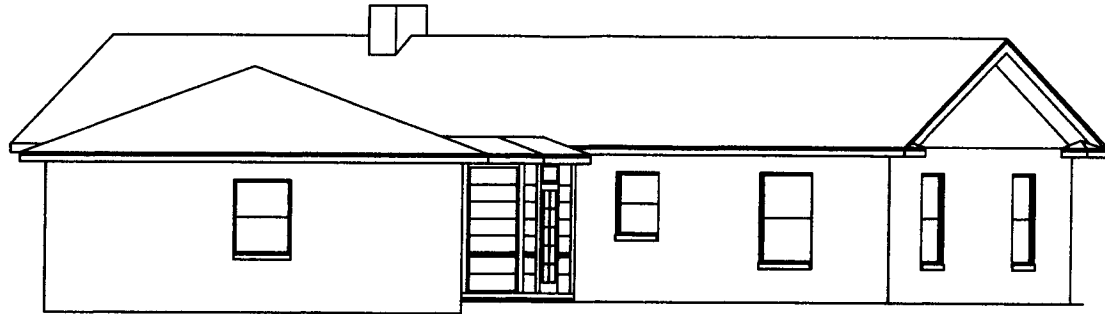
EXISTING WEST ELEVATION



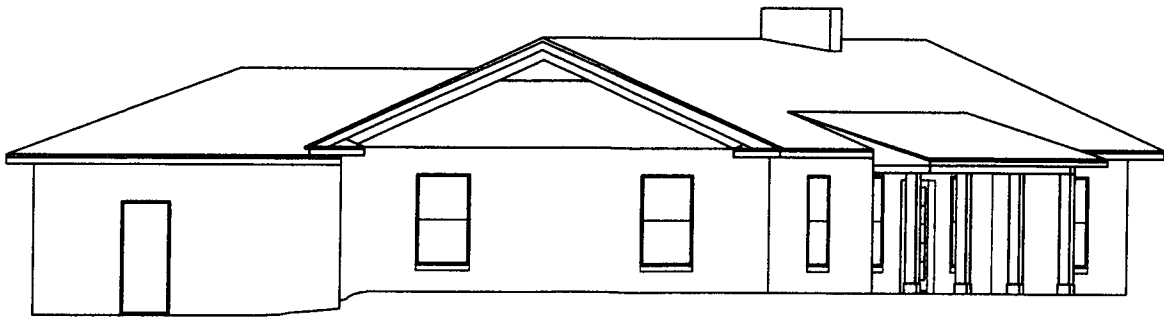
EXISTING SOUTH ELEVATION

DRAWN: [ ] DATE: 10/10/10 CHECKED: [ ] SHEET SCALE: 1/4" = 1'-0" PROJECT NO.: 160914 SHEET NO.:		EXISTING ELEVATIONS		YEAGER RESIDENCE 1580 PENNSYLVANIA AVENUE WINTER PARK, FL 32789		LAMAR DESIGN INCORPORATED Thomas E. Lamar & Mary 1288 Palmetto Avenue Winter Park, FL 32789 407-946-8883 FAX 407-944-2884		DAVIS & CLEATON ENGINEERING FRANK CLEATON, P.E. (FLA. LICENSE # 368610) 2501 W. US HIGHWAY 90 SUITE 1000 LONGWOOD, FLORIDA 32779 407-509-2583		DATE: [ ] ISSUED FOR: [ ]	
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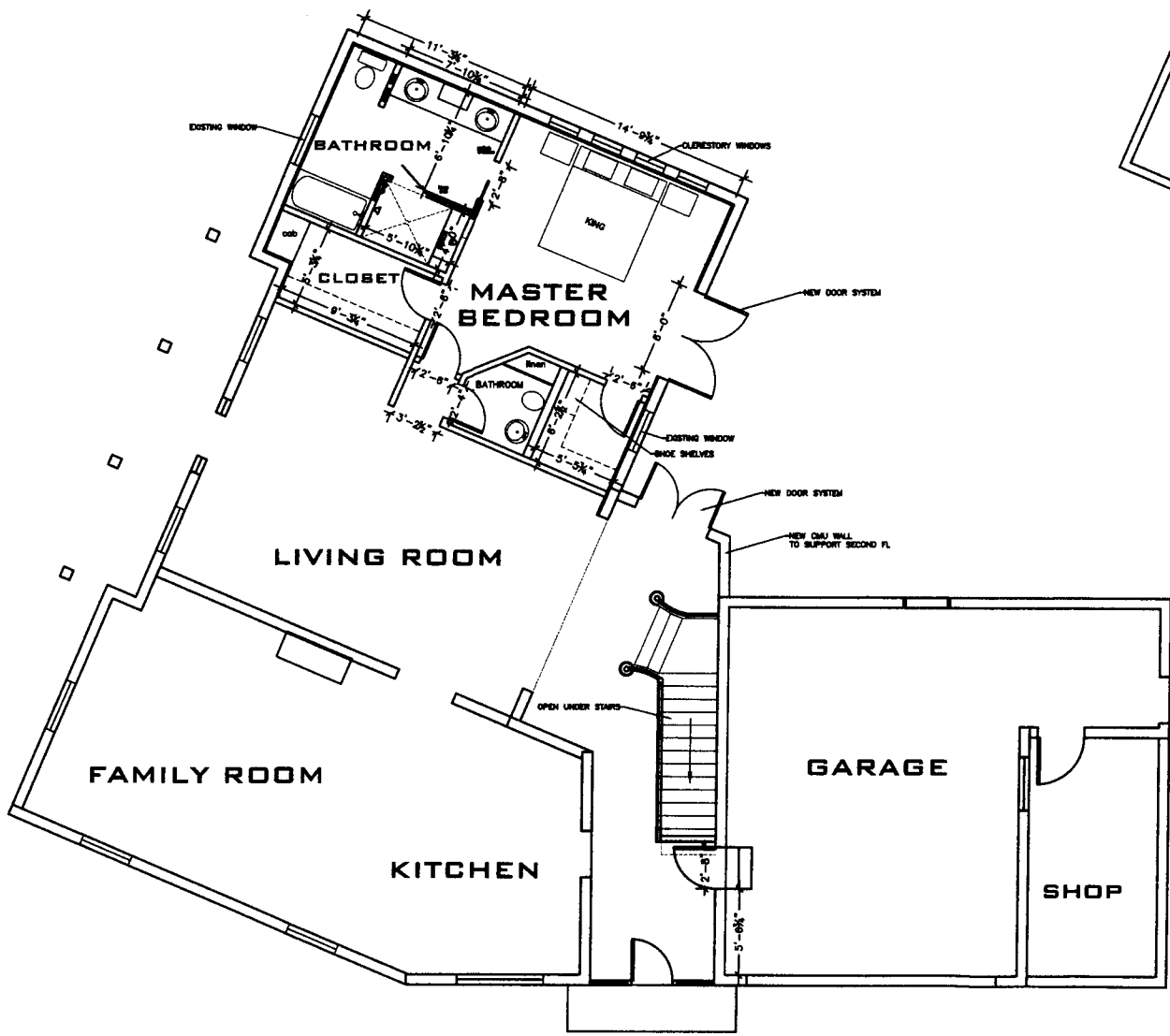


EXISTING EAST ELEVATION

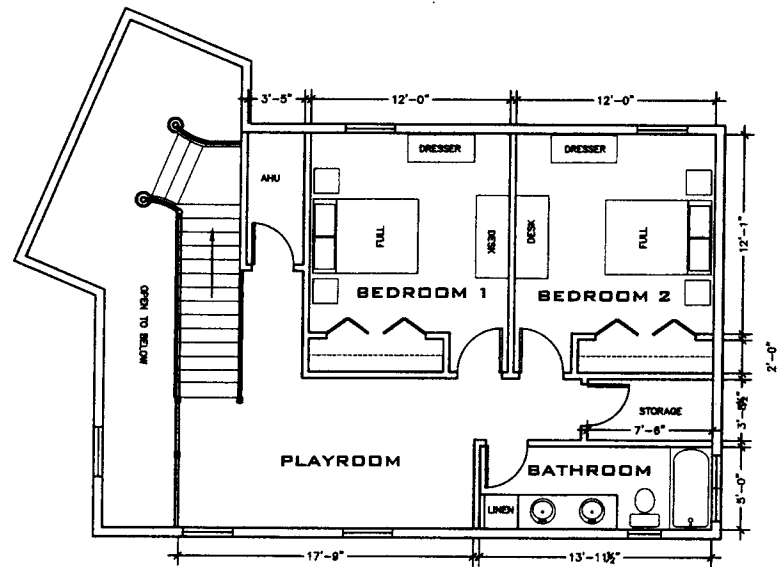


EXISTING WEST ELEVATION

DRAWN BY		19 DEC 18
DATE		
SHEET SCALE		1/4" = 1'-0"
PROJECT NO.		160914
SHEET NO.		A-3
YEAGER RESIDENCE		
1580 PENNSYLVANIA AVENUE		
WINTER PARK, FL 32789		
EXISTING ELEVATIONS		
Lamar Design Incorporated		
1580 Pennsylvania Avenue		
Winter Park, FL 32789		
407-448-2883		
Fax: 407-441-2884		
Davis & Cleaton Engineering		
1580 Pennsylvania Avenue		
Winter Park, FL 32789		
407-448-2883		
Fax: 407-441-2884		
DATE		
ISSUED FOR		

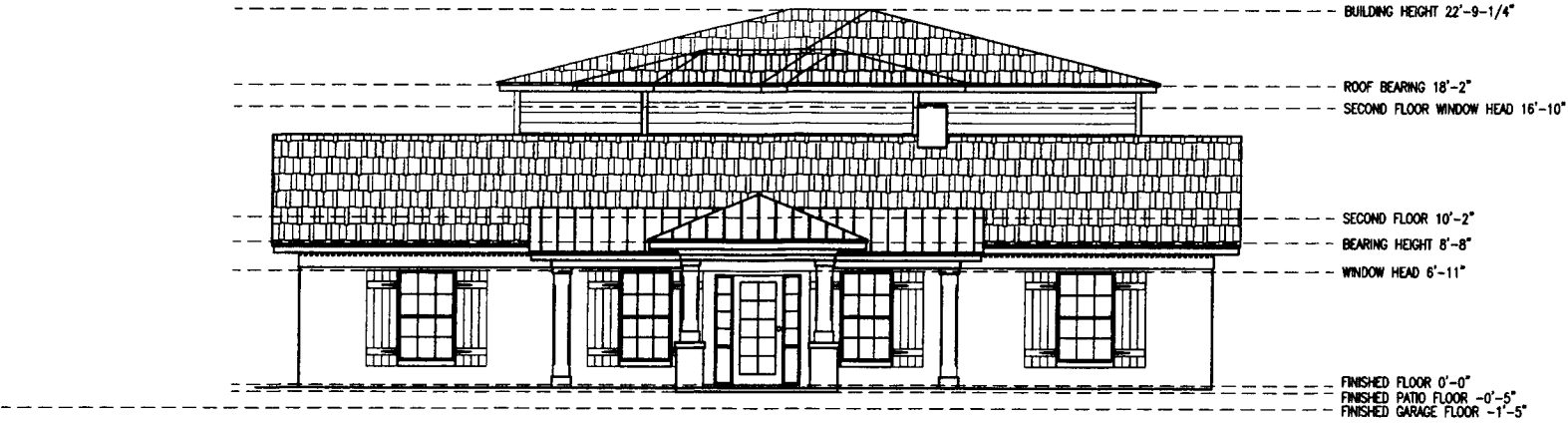


PROPOSED FIRST FLOOR PLAN

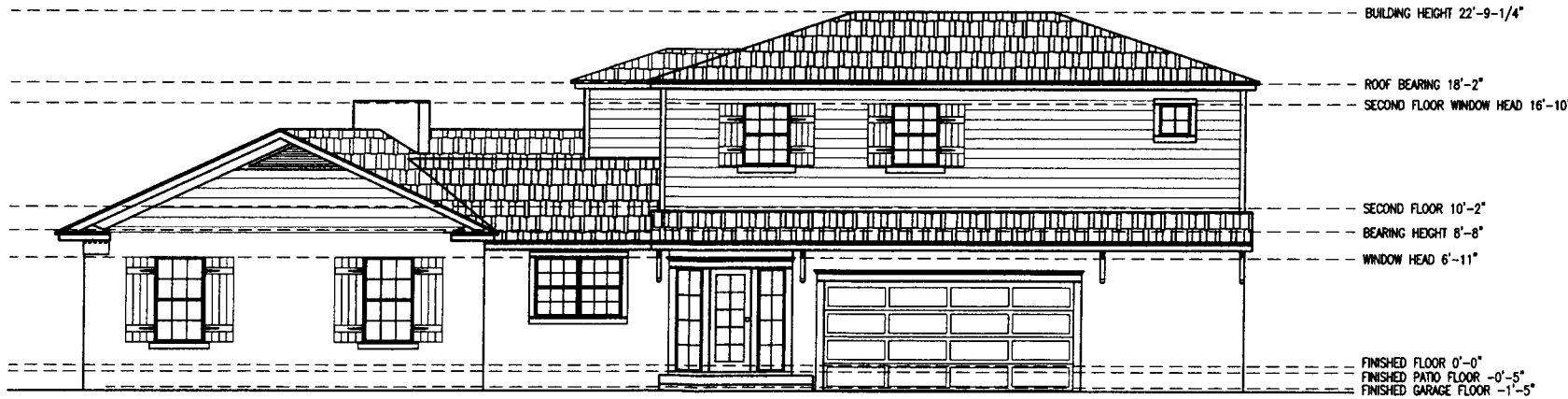


PROPOSED SECOND FLOOR PLAN  
WITH SECOND FLOOR ROOF

DRAWN DATE BY SHEET SCALE PROJECT NO. 131008 SHEET NO.	YEAGER RESIDENCE 1580 PENNSYLVANIA AVENUE WINTER PARK, FL 32789	LAMAR DESIGN INCORPORATED 1328 Palmetto Avenue Winter Park, FL 32789 407-945-5353 FAX 407-944-2844	DAVIS & CLETON ENGINEERING 300 W. US HWY 1 LAKE LOUISE, FLORIDA 32750 407-939-2353	ISSUED FOR DATE
			PROPOSED FIRST AND SECOND FLOOR PLANS	A-4



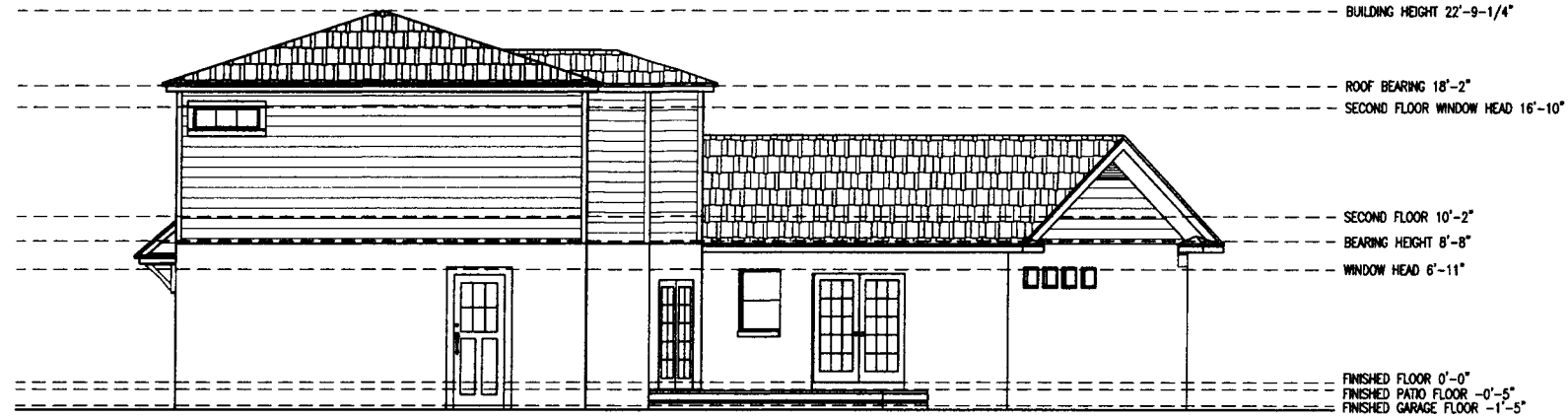
PROPOSED WEST ELEVATION



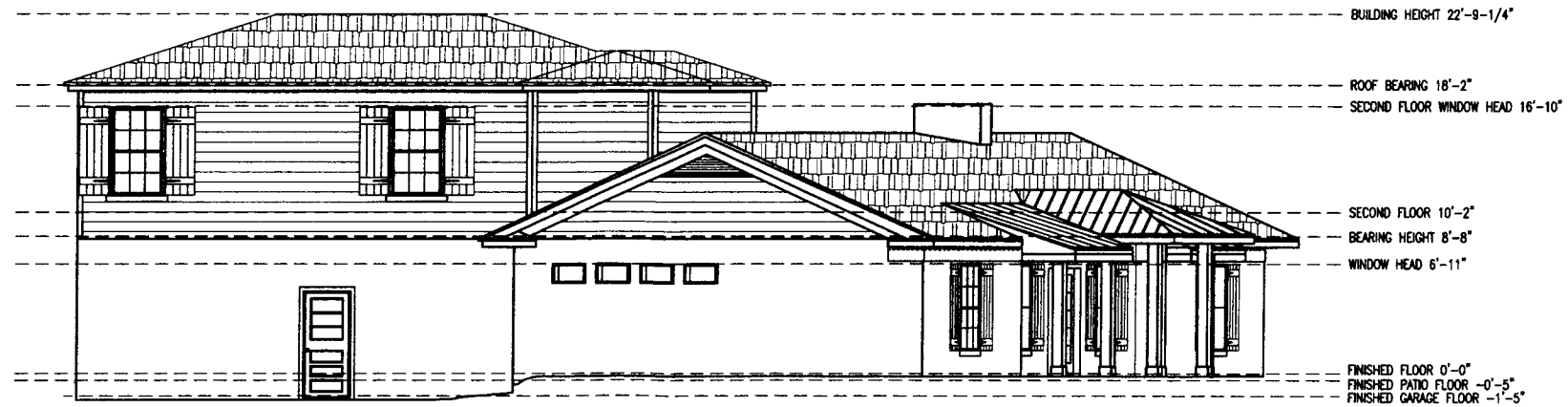
PROPOSED SOUTH ELEVATION

ISSUED FOR	
DATE	
DAVIS & CLEATON ENGINEERING PAUL CLEATON, P.E. (FLA. LICENSE #28317) 250 W. 10TH AVE. SUITE 1000 LOVINGWOOD, FLORIDA 32778 407-438-3353	
LAMAR DESIGN INCORPORATED Thomas R. Lamar & Mary 1328 Pennsylvania Avenue Winter Park, FL 32789 407-466-8832 FAX 407-444-3884	
YEAGER RESIDENCE 1580 PENNSYLVANIA AVENUE WINTER PARK, FL 32789	
PROPOSED ELEVATIONS	
DRAWN	82/AS
DATE	19 DEC 18
CHECKED	11/25
SHEET SCALE	
1/4" = 1'-0"	
PROJECT NO.	
131008	
SHEET NO.	
A-5	





**PROPOSED EAST ELEVATION**



**PROPOSED NORTH ELEVATION**

ISSUED FOR	
DATE	
<b>DAVIS &amp; CLEATON</b> <b>ENGINEERING</b> FRANK CLEATON, P.E. C.F.A. LICENSE #0001070 280 W. 10th St. WINTER PARK, FL 32789 PHONE 407-444-2882 FAX 407-444-2884	
<b>LAMAR DESIGN</b> <b>INCORPORATED</b> Thomas E. Lamar & Marybeth 1580 Pennsylvania Avenue Winter Park, FL 32789 PHONE 407-444-2882 FAX 407-444-2884	
<b>YEAGER RESIDENCE</b> 1580 PENNSYLVANIA AVENUE WINTER PARK, FL 32789	
<b>PROPOSED ELEVATIONS</b>	
DRAWN	8/2/08
DATE	19 DEC 18
CHG	11/2/08
SHEET SCALE	
1/4" = 1'-0"	
PROJECT NO.	
131008	
SHEET NO.	
A-6	

ZACHARY & ALYSON YEAGER

## NOTICE TO ALL APPLICANTS FOR VARIANCES

To all variance applicants at: 1580 S. PENNSYLVANIA AVE

The City Zoning Code requires that your property be posted 15 days prior to the Board of Adjustment variance hearing. The posting should be visible from the street on each street frontage and must **REMAIN POSTED** until the variance hearing is held. On any day prior to and including the day of the variance hearing, if the subject property is inspected by City staff and **NO** Public Notice Variance posting notice is present, then the subject variance must either be withdrawn or tabled by the Board to the following month's hearing.

Our posters are recycled for future hearings.

### Please check one:

- ☐ I will return the poster within a week after the Board Meeting.
- ☐ I will remove the poster directly before the hearing and return it at the Meeting.
- ☐ I will leave the poster up; and understand a city inspector will retrieve the poster the following day.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

INSPECTION  
POSTED



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

**TO: BOARD OF ADJUSTMENTS MEMBERS**

**FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS**

**DATE:** *GW*  
JANUARY 12, 2017

**SUBJ: GAISER VARIANCE REQUEST, 1560 GLENCOE RD**

The applicant is requesting a variance to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet whereas the required side setbacks are 11 feet to the first floor and 16 feet to the second floor.

An existing second floor master bedroom is proposed to be enlarged by adding new enclosed floor space on the second floor in line with the existing nonconforming side setback of 10.5 feet. In addition, 4.5 feet of additional open balcony is added beyond the master bedroom. This will result in squaring off the northeast corner of the home. My understanding is that the first floor area will remain open.

The home underwent major remodeling 2 years ago, however, the basic two story structure had been built many years ago under previous required setbacks which allows the current nonconforming 10.5 foot side setback to remain.

This proposed addition does not exceed the allowable 50% impervious coverage or the allowable 33% floor area ratio for this property.

At this point, no letters have been received concerning this request.



PP  
\$200-

**VARIANCE APPLICATION**  
**BUILDING and PERMITTING SERVICES DEPARTMENT**

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

Date Received 12/22/2016  
# Assigned #2  
Date of Hearing JAN 17

Applicant: Jay Gaiser

1560 Glencoe Rd

(Address)

Winter Park FL 32789

(City, State)

321-695-4020

(Zip)

(Phone – Home)

321-695-4020

(Phone – Work or Cell)

jmgrollins@hotmail.com

(Email Address)

Owner: Jay Gaider

1560 Glencoe Rd

(Address)

Winter Park FL 32789

(City, State)

321-695-4020

(Zip)

(Phone – Home)

321-695-4020

(Phone – Work or Cell)

jmgrollins@hotmail.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 58-66, Paragraph (F), Zoning R-141.

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 1560 Glencoe Rd Winter Park FL 32789

Legal description of

property VIRGINIA HEIGHTS G/107 LOT 8 BLK N

Describe variance  
request \_\_\_\_\_

Requesting approval to extend the master bedroom/master balcony 7.2 feet.

This would make it flush with the existing rear of the building.

\*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.

**Variance Application**  
**Page 2 of 2**

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

The house was built in 1973 and does not comply with today's 2nd story side set backs

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How long have you owned the property? 2.5 years

How long have you occupied the property? 2 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?

The ability to extend our master to be flush with the rear of the building.

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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.

The house was built in 1973 and does not comply with today's 2nd story side set backs.

---

The entire left side of the property which is 33.4 ft does not comply.

---

We would like to extend the master 7.2 feet so that it is flush with the rear of the building

---

This would allow for more shaded area near our pool for our kids to escape the FL sun.

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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?

**No, we are only looking for an extension of 7.2 feet**

---

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Name of Applicant (PRINT)**

# NOTES:

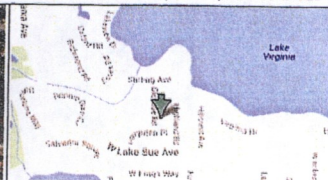
1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTIES ARE SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC IF SHOWN IS +/-.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. MAP PANEL NO. 12095C 0255 F DATED 09-25-09.
7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.



Boundary  
And  
Mapping  
Associates, Inc.

LAND  
SURVEYORS  
LB 4565

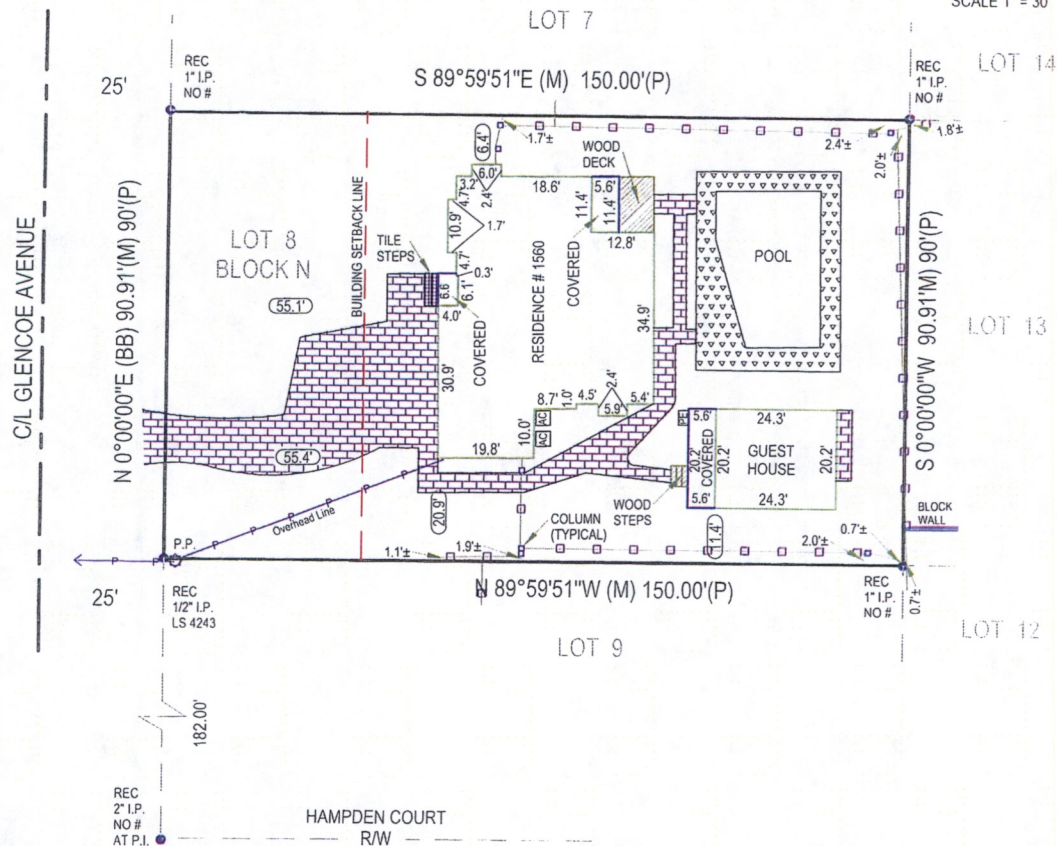
109 WEST ORANGE STREET  
ALTAMONTE SPRINGS, FL.  
32714  
PH. (407) 696-1155



Property Address: 1560 GLENCOE ROAD



SCALE 1" = 30'



DESCRIPTION: LOT 8, BLOCK N, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGES 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ORDERED BY:

CERTIFIED TO:  
JAY M. AND SUZANNE GAISER  
FBC MORTGAGE, LLC  
FIRST SERVICE TITLE OF FLORIDA, LLC  
STEWART TITLE GUARANTY COMPANY



First Service Title of Florida  
1755 W Broadway St Oviedo, FL 32765  
Phone: (407) 359-1404

JOB NO.: 14-793

DATE:  
FIELD: 06-09-14

SIGNED: 06-10-14

DRAWN BY: RWJ

P.C.: SM

CHECKED BY: RWJ

## LEGEND

REC. - RECOVERED  
I.P. - IRON PIPE  
I.C. - ILLEGIBLE CAP #  
C.M. - CONCRETE MONUMENT  
RB - REBAR  
RAD. - RADIAL  
N.R. - NOT RADIAL  
N&D - NAIL & DISC  
(P) - PER PLAT  
(M) - AS MEASURED  
(D) - PER DESCRIPTION  
O.L. - ON LINE  
P.C. - POINT OF CURVATURE  
P.T. - POINT OF TANGENCY  
R/W - RIGHT-OF-WAY

CONCRETE  
PAVERS / BRICK  
P.R.C. - POINT OF REVERSE CURVE  
R.P. - RADIUS POINT  
R. - RADIUS  
L. - LENGTH OF ARC  
S.E. - SIDEWALK EASEMENT  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
L.E. - LANDSCAPE EASEMENT  
P.E. - POOL EQUIPMENT  
P.P. - POWER POLE  
X - CHAIN LINK / WIRE FENCE  
W - WOODEN FENCE  
V - VINYL FENCE  
A - ALUMINUM FENCE

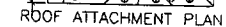
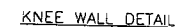
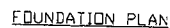
This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida Statutes.

RODNEY W. JACKSON, PSM 6281

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.







- FOUNDATION NOTES

- ### FOUNDATION NOTES
1. CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI & 28 DAYS
  2. REINFORCE FOOTINGS AND WALLS WITH #5 REBAR AS INDICATED. ALL REBAR SHALL BE TIEWED, END CHIPS & 1/2" GRAB, 48" ASTM DESIGNATION AND SHALL BE CLEAN AND FREE FROM RUST AND SCALE
  3. SPLICES MUST OVERLAP AT LEAST 25'
  4. ASSUMED 2000 PSF SOIL DENSITY
  5. 'NO WOOD GRADE STAKES PERMITTED'
  6. CONTRACTOR SHALL CALL FOR SLAB INSPECTION BEFORE POURING HONG SLAB



LEGAL DESCRIPTION

LOTS 8, BLOCK "N", VIRGINIA HEIGHTS, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK "C", PAGE 107,  
OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

REVISIONS	
1	
2	
3	
4	
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6	
7	
8	
9	
0	

KEN EHLERS P.E.  
ENGR. REG. NO. 11243

KENNETH H. EHLERS, P.E.  
CONSULTING ENGINEER

PROPOSED ADDITION  
Mr. & Mrs. JAY GAISER  
1560 GLENCOE ROAD  
WINTER PARK, FLORIDA

(continued)

**Nestor Ayala Drafting**

1001 ARMADA COURT  
OCFEE, FLORIDA 34761

OFFICE # (407) 656-5053  
CELL # (321) 438-7338

## THE SIGN

344WN: AL 3

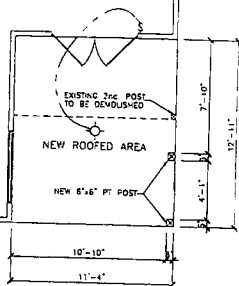
REVISED: K.E.

SCALE  $1/4" = 1' = 0$

DATE: 08-08-16

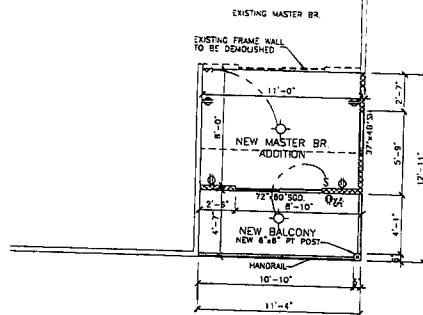
**S=2.21**

EXISTING 1st HOUSE

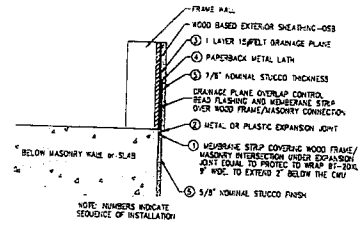


1st FLOOR/ELECTRICAL PLAN

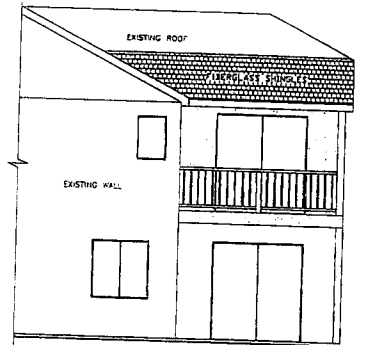
EXISTING 2nd HOUSE



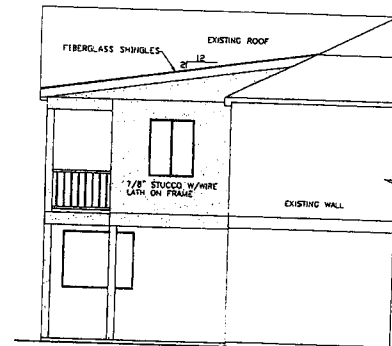
2nd FLOOR/ELECTRICAL PLAN



STUCCO FLASHING DETAIL



PARTIAL REAR ELEVATION



PARTIAL LEFT ELEVATION

AREA TABULATION:

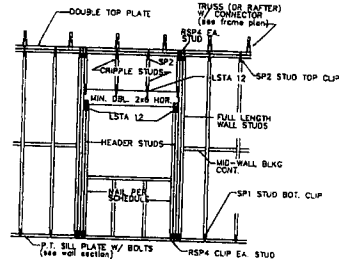
1st FL. OPEN	148.50 FT
2nd FL. LIVING	84.50 FT
2nd FL. BALCONY	82.50 FT
TOTAL UNDER ROOF	215.50 FT

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO THE START OF WORK.
- PROVIDE ADEQUATE BRACING AND SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL BRACING AND SHORING.
- EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU OR EQUIVALENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL EXTERIOR WALLS, INCLUDING FOUNDATIONS AND FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL EXTERIOR WALLS, INCLUDING FOUNDATIONS AND FOOTINGS.
- WEATHER PROTECTION: ALL FRAMED CONSTRUCTION EXPOSED TO THE WEATHER SHALL BE PROTECTED WITH A WEATHER RESISTANT BARRIER (WRB) AND A FLASHING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL WEATHER PROTECTION SYSTEMS.
- ROOF VENTILATION: ROOF VENTS TO BE PLACED AT A MIN. OF 3' ABOVE VENTILATED ROOF. ALL VENTS AT EAVES TO BE VENTILATED FOR EVERY 300 SF OF ATTIC SPACE. SEE S.D. FOR ROOF VENTING.

IMPORTANT NOTES

EVERY CALCULATION TO BE PERFORMED BY AN ARCHITECTURAL ENGINEER OR A PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL STRUCTURAL MEMBERS, INCLUDING FOUNDATIONS AND FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL STRUCTURAL MEMBERS, INCLUDING FOUNDATIONS AND FOOTINGS.



FRAME OPENING DETAILS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	8" CMU	100	LF	1.50
2	4" X 8" STUDS	100	LF	1.50
3	2" X 4" STUDS	100	LF	1.50
4	1" X 4" STUDS	100	LF	1.50
5	1/2" X 4" STUDS	100	LF	1.50
6	1/4" X 4" STUDS	100	LF	1.50
7	1/8" X 4" STUDS	100	LF	1.50
8	1/4" X 4" STUDS	100	LF	1.50
9	1/8" X 4" STUDS	100	LF	1.50
10	1/4" X 4" STUDS	100	LF	1.50
11	1/8" X 4" STUDS	100	LF	1.50
12	1/4" X 4" STUDS	100	LF	1.50
13	1/8" X 4" STUDS	100	LF	1.50
14	1/4" X 4" STUDS	100	LF	1.50
15	1/8" X 4" STUDS	100	LF	1.50
16	1/4" X 4" STUDS	100	LF	1.50
17	1/8" X 4" STUDS	100	LF	1.50
18	1/4" X 4" STUDS	100	LF	1.50
19	1/8" X 4" STUDS	100	LF	1.50
20	1/4" X 4" STUDS	100	LF	1.50
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41	1/8" X 4" STUDS	100	LF	1.50
42	1/4" X 4" STUDS	100	LF	1.50
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57	1/8" X 4" STUDS	100	LF	1.50
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68	1/4" X 4" STUDS	100	LF	1.50
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73	1/8" X 4" STUDS	100	LF	1.50
74	1/4" X 4" STUDS	100	LF	1.50
75	1/8" X 4" STUDS	100	LF	1.50
76	1/4" X 4" STUDS	100	LF	1.50
77	1/8" X 4" STUDS	100	LF	1.50
78	1/4" X 4" STUDS	100	LF	1.50
79	1/8" X 4" STUDS	100	LF	1.50
80	1/4" X 4" STUDS	100	LF	1.50
81	1/8" X 4" STUDS	100	LF	1.50
82	1/4" X 4" STUDS	100	LF	1.50
83	1/8" X 4" STUDS	100	LF	1.50
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85	1/8" X 4" STUDS	100	LF	1.50
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88	1/4" X 4" STUDS	100	LF	1.50
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90	1/4" X 4" STUDS	100	LF	1.50
91	1/8" X 4" STUDS	100	LF	1.50
92	1/4" X 4" STUDS	100	LF	1.50
93	1/8" X 4" STUDS	100	LF	1.50
94	1/4" X 4" STUDS	100	LF	1.50
95	1/8" X 4" STUDS	100	LF	1.50
96	1/4" X 4" STUDS	100	LF	1.50
97	1/8" X 4" STUDS	100	LF	1.50
98	1/4" X 4" STUDS	100	LF	1.50
99	1/8" X 4" STUDS	100	LF	1.50
100	1/4" X 4" STUDS	100	LF	1.50

ITEM NO	DESCRIPTION	QUANTITY	UNIT	PRICE
1	8" CMU	100	LF	1.50
2	4" X 8" STUDS	100	LF	1.50
3	2" X 4" STUDS	100	LF	1.50
4	1" X 4" STUDS	100	LF	1.50
5	1/2" X 4" STUDS	100	LF	1.50
6	1/4" X 4" STUDS	100	LF	1.50
7	1/8" X 4" STUDS	100	LF	1.50
8	1/4" X 4" STUDS	100	LF	1.50
9	1/8" X 4" STUDS	100	LF	1.50
10	1/4" X 4" STUDS	100	LF	1.50
11	1/8" X 4" STUDS	100	LF	1.50
12	1/4" X 4" STUDS	100	LF	1.50
13	1/8" X 4" STUDS	100	LF	1.50
14	1/4" X 4" STUDS	100	LF	1.50
15	1/8" X 4" STUDS	100	LF	1.50
16	1/4" X 4" STUDS	100	LF	1.50
17	1/8" X 4" STUDS	100	LF	1.50
18	1/4" X 4" STUDS	100	LF	1.50
19	1/8" X 4" STUDS	100	LF	1.50
20	1/4" X 4" STUDS	100	LF	1.50
21	1/8" X 4" STUDS	100	LF	1.50
22	1/4" X 4" STUDS	100	LF	1.50
23	1/8" X 4" STUDS	100	LF	1.50
24	1/4" X 4" STUDS	100	LF	1.50
25	1/8" X 4" STUDS	100	LF	1.50
26	1/4" X 4" STUDS	100	LF	1.50
27	1/8" X 4" STUDS	100	LF	1.50
28	1/4" X 4" STUDS	100	LF	1.50
29	1/8" X 4" STUDS	100	LF	1.50
30	1/4" X 4" STUDS	100	LF	1.50
31	1/8" X 4" STUDS	100	LF	1.50
32	1/4" X 4" STUDS	100	LF	1.50
33	1/8" X 4" STUDS	100	LF	1.50
34	1/4" X 4" STUDS	100	LF	1.50
35	1/8" X 4" STUDS	100	LF	1.50
36	1/4" X 4" STUDS	100	LF	1.50
37	1/8" X 4" STUDS	100	LF	1.50
38	1/4" X 4" STUDS	100	LF	1.50
39	1/8" X 4" STUDS	100	LF	1.50
40	1/4" X 4" STUDS	100	LF	1.50
41	1/8" X 4" STUDS	100	LF	1.50
42	1/4" X 4" STUDS	100	LF	1.50
43	1/8" X 4" STUDS	100	LF	1.50
44	1/4" X 4" STUDS	100	LF	1.50
45	1/8" X 4" STUDS	100	LF	1.50
46	1/4" X 4" STUDS	100	LF	1.50
47	1/8" X 4" STUDS	100	LF	1.50
48	1/4" X 4" STUDS	100	LF	1.50
49	1/8" X 4" STUDS	100	LF	1.50
50	1/4" X 4" STUDS	100	LF	1.50
51	1/8" X 4" STUDS	100	LF	1.50
52	1/4" X 4" STUDS	100	LF	1.50
53	1/8" X 4" STUDS	100	LF	1.50
54	1/4" X 4" STUDS	100	LF	1.50
55	1/8" X 4" STUDS	100	LF	1.50
56	1/4" X 4" STUDS	100	LF	1.50
57	1/8" X 4" STUDS	100	LF	1.50
58	1/4" X 4" STUDS	100	LF	1.50
59	1/8" X 4" STUDS	100	LF	1.50
60	1/4" X 4" STUDS	100	LF	1.50
61	1/8" X 4" STUDS	100	LF	1.50
62	1/4" X 4" STUDS	100	LF	1.50
63	1/8" X 4" STUDS	100	LF	1.50
64	1/4" X 4" STUDS	100	LF	1.50
65	1/8" X 4" STUDS	100	LF	1.50
66	1/4" X 4" STUDS	100	LF	1.50
67	1/8" X 4" STUDS	100	LF	1.50
68	1/4" X 4" STUDS	100	LF	1.50
69	1/8" X 4" STUDS	100	LF	1.50
70	1/4" X 4" STUDS	100	LF	1.50
71	1/8" X 4" STUDS	100	LF	1.50
72	1/4" X 4" STUDS	100	LF	1.50
73	1/8" X 4" STUDS	100	LF	1.50
74	1/4" X 4" STUDS	100	LF	1.50
75	1/8" X 4" STUDS	100	LF	1.50
76	1/4" X 4" STUDS	100	LF	1.50
77	1/8" X 4" STUDS	100	LF	1.50
78	1/4" X 4" STUDS	100	LF	1.50
79	1/8" X 4" STUDS	100	LF	1.50
80	1/4" X 4" STUDS	100	LF	1.50
81	1/8" X 4" STUDS	100	LF	1.50
82	1/4" X 4" STUDS	100	LF	1.50
83	1/8" X 4" STUDS	100	LF	1.50
84	1/4" X 4" STUDS	100	LF	1.50
85	1/8" X 4" STUDS	100	LF	1.50
86	1/4" X 4" STUDS	100	LF	1.50
87	1/8" X 4" STUDS	100	LF	1.50
88	1/4" X 4" STUDS	100	LF	1.50
89	1/8" X 4" STUDS	100	LF	1.50
90	1/4" X 4" STUDS	100	LF	1.50
91	1/8" X 4" STUDS	100	LF	1.50
92	1/4" X 4" STUDS	100	LF	1.50
93	1/8" X 4" STUDS	100	LF	1.50
94	1/4" X 4" STUDS	100	LF	1.50
95	1/8" X 4" STUDS	100	LF	1.50
96	1/4" X 4" STUDS	100	LF	1.50
97	1/8" X 4" STUDS	100	LF	1.50
98	1/4" X 4" STUDS	100	LF	1.50
99	1/8" X 4" STUDS	100	LF	1.50
100	1/4" X 4" STUDS	100	LF	1.50



## SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 1560 Glencoe Rd Winter Park FL 32789

Submitted by: Jay Gaiser

Lot width<sup>2</sup>: 91'

Lot area<sup>3</sup>: 13,634

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	<b>2 story - 50%</b>	6712	98	6810	6817
	<b>1 story - 60%</b>				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. <b>EXCLUDE</b> - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	<b>Lots &lt; 11,600 sf:</b> Use <b>38%</b> Base FAR or w/ increased side setbacks: <b>43%</b> Max FAR				
	<b>Lots 11,600 sf to 13,600 sf</b> Use <b>4,500 sf</b> Base area & <b>5,200 sf</b> Maximum area				
	<b>Lots &gt; 13,600 sf</b> Use <b>33%</b> Base FAR or w/ increased side setbacks: <b>38%</b> Max FAR	4347 (4565- 238 for porches)	98 94 ? (98 sq ft of master-remaining is porch)	4445	4499
<b>SCREEN POOL ENCLOSURE</b>	<b>8%</b> <sup>10</sup>				

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	<b>50%</b>				

### 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 (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 excludable 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)

SETBACKS (complete boxes A and B first)									
FRONT		Minimum Allowable Dimensions			Existing <sup>13</sup>		Proposed		
		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.							
SIDES <sup>1,2</sup> (see other side setback options on pg 4)		1st Floor		See pages 3&4	11		10.5	10.5	
		2nd Floor			14		10.5	10.5	
REAR <sup>1,3,4</sup>		1st Floor		25 ft.					
		2nd Floor		35 ft <sup>5</sup>					
		Lakefront		see note 6					
CORNER LOT		1st Floor	Lot width ≤ 65 ft.		15 ft.				
			Lot width > 65 ft <sup>7</sup>		20 ft.				
		2nd Floor	Lot width ≤ 65 ft.		15 ft.				
			Lot width > 65 ft <sup>7</sup>		22.5 ft.				
BUILDING HEIGHT <sup>8,9,10,11,12</sup>		30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)							
Notes:									
1. Any building wall that exceeds 12 ft. in height must be set back at least 10 ft. from the lot line.									

**Notes:**

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall 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 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 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft 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 establish 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 100ft 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.

1560 Glencoe Rd.





JAY GAISER

## NOTICE TO ALL APPLICANTS FOR VARIANCES

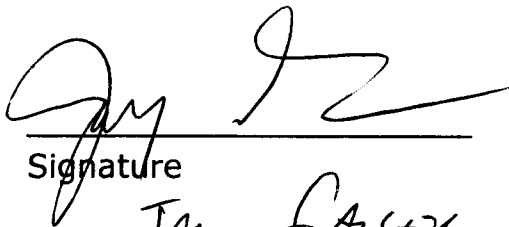
To all variance applicants at: 1560 GLENDOE RD

The City Zoning Code requires that your property be posted 15 days prior to the Board of Adjustment variance hearing. The posting should be visible from the street on each street frontage and must **REMAIN POSTED** until the variance hearing is held. On any day prior to and including the day of the variance hearing, if the subject property is inspected by City staff and **NO** Public Notice Variance posting notice is present, then the subject variance must either be withdrawn or tabled by the Board to the following month's hearing.

Our posters are recycled for future hearings.

### Please check one:

- ☐ I will return the poster within a week after the Board Meeting.
- ☒ I will remove the poster directly before the hearing and return it at the Meeting.
- ☐ I will leave the poster up; and understand a city inspector will retrieve the poster the following day.



Signature

JAY GAISER

Print Name

12/28/16

Date