

Board of Adjustments



April 17 2018 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 March 21, 2018 meeting. _____

3 New Business

1. Request of Rollins College for a variance to allow a 60 foot high back stop netting system at a baseball stadium, in lieu of the maximum permitted building height of 45 feet. _____

Located at 801 Orange Avenue Zoned PR

2. Request of Gordon Taub for a variance to allow the construction of a front porch with a two foot roof overhang to be located 34 feet from the front lot line, in lieu of the required front setback of 39 feet. _____

Located at 208 Brewer Drive Zoned R-1AA

3. Request of Bfc New England LLC for a variance to allow the construction of 4 foot high black vinyl coated chain link fencing within the 10 foot front setback along New England Avenue, Knowles Avenue, Moody Way and the west lot line in lieu of the required front setback of 10 feet along street frontages, and in lieu of the required location of chain link fencing being placed half way back on the lot. _____

Located at 158 East New England Avenue Zoned C-2

4. Request of Z Properties Group, Inc. to allow remodeling and addition of height to an existing two story building with the following variances:

- a. Extended building walls located zero feet from the west side lot line and 10.6 feet from the Denning Drive lot line in lieu of the required setbacks of 5 and 15 feet respectively.
- b. Provision of 4 parking spaces in lieu of 7 required parking spaces.
- c. Maintaining the existing 53% floor area ratio in lieu of 45%

a.

b.

c.

Located at 1104 Solana Avenue

Zoned I-1

5. Request of Z Properties Group, Inc. to allow the construction of 3 homes with the following variances:

- a. 621 Symonds Avenue: Construction of home with a 6' setback to the east side lot line and a 3' side setback to the west side lot line in lieu of the required setbacks of 7' to the first floor & 10' to the second floor.
- b. 631 Symonds Avenue: Construction of home with a 3.5' setback to the east side lot line and a 5.5' side setback to the west side lot line in lieu of the required setbacks of 7' to the first floor & 10' to the second floor.
- c. 645 Symonds Avenue: Construction of home with a one foot setback to the east side lot line in lieu of the required setbacks of 7' to the first floor & 10' to the second floor.

a.

b.

c.

Located at 621, 631 & 645 Symonds Ave. Zoned R-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."



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

www.cityofwinterpark.org

To: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: APRIL 17, 2018

SUBJ: ROLLINS COLLEGE REQUEST, 801 ORANGE AVENUE

The applicant is requesting a variance to allow a 60 foot high back stop netting system at Rollins' baseball stadium, whereas the maximum permitted building height is 45 feet.

After some discussion on allowable heights for this back stop netting system, it was decided that an accessory structure attached to a building in this zoning district should be limited to the allowable height of the building.

As outlined by Rollins' representative, there are some public safety and vehicle damage protection reasons that have created the need for a much taller foul ball screen than the current 36 foot high screen. In addition, examples of netting structures at other college baseball fields is provided by the applicant.

As pointed out in the application, the light poles are 67 feet tall, and were put in place several years ago prior to the establishment of the City's Lighting Ordinance which only addresses light pole heights in parking lots. However, the Ordinance does not specify an exact height limit for a sports stadium. The lights at Showalter field are over 100 feet in height.

The stadium is situated in a location bounded by four public streets, with home plate placed within 115 feet from the Orange Avenue right of way and 99 feet to the Aragon Avenue street right of way. In addition vehicle parking is permitted within a relatively short distance in a location which can currently be reached by foul balls.

The applicant has provided list of 28 incident dates since March 20, 2012 where businesses and vehicles have been damaged by foul balls along with information on costs incurred to the College. This seems to offer unique criteria for the Board to consider in granting the requested height variance.

A mitigating factor in considering the additional height is that the netting material proposed is not completely opaque but is partially transparent allowing light and vision through the screen as opposed to a solid structure.

Jonathan Taylor
jlt@gainc.com

**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

Date Received 3/13/2018
Assigned #1
Date of Hearing 4/17/2018

Applicant: Rollins College

Owner: Rollins College

1000 Holt Avenue

1000 Holt Avenue

(Address)

(Address)

Winter Park, FL 32789

Winter Park, FL 32789

(City, State) (Zip)

(City, State) (Zip)

(Phone – Home)

(Phone – Home)

407-646-2137

407-646-2137

(Phone – Work or Cell)

(Phone – Work or Cell)

sbitikofer@Rollins.edu

sbitikofer@Rollins.edu

(Email Address)

(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 58-81, Paragraph (e)-(4), Zoning (PR) .

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 801 Orange Avenue Winter Park, FL 32789

Legal description of
property Lots 1 through 24, Addition to Rexarden, according to the map or plat thereof as recorded in Plat Book K, Page 86, public records of

Orange County, FL. Less street per Deed Book 981, Page 451, public records of Orange County, FL.

Describe variance

request Rollins College is requesting the installation of 60-foot high netting system, which will extend from the eastern portion of the south

bullpen (nearest to third base), behind homeplate and continue to the southern portion of the east bullpen (nearest to first base). The intent of

the netting system is to assist in keeping foul balls within the stadium. See Attachment "A" for location of 60-foot high netting system.

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 existing property is used as a baseball facility by Rollins. Please note that the current baseball field lighting poles are approximately 67 feet high (see Attachment "B"). The proposed safety netting system will only be 60-foot high for the grandstand areas from dugout to dugout, before stepping down to 40-foot high and then 20-foot high in the outfield areas.

The support poles for the safety netting system will be less than the existing height of the baseball lighting poles.

How long have you owned the property? Since 1934

How long have you occupied the property? Since 1934

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?


Properties adjacent to Alford Stadium, which is on a Parks and Recreation (PR) district, have different zoning districts. The properties to the north, east and south are on Commercial (C-3) district and the property to the west is on a low density residential (R-2) district.

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 purpose of this request is to provide additional mechanisms adjacent to the field of play, to assist in keeping foul balls within the stadium. The current netting system, which is approximately 36 feet high is allowing foul balls to exit the stadium onto Orange Avenue and the existing parking lot adjacent to the first base line.

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?

The College would like to work with the City to install the 60-foot safety netting system.


Signature of Applicant

3-13-18
Date

Scott B. Hickey
Name of Applicant (PRINT)

801 Orange Ave



60-foot Safety Netting System #1 – Massachusetts Institute of Technology (MIT) Baseball Field

MIT installed the 60-foot safety netting system to provide a level of safety due to the field's close proximity to pedestrian walkways and vehicular traffic.



60-foot Safety Netting System #2 – Grand Canyon University Baseball Field

Here is a safety netting system from the spectator's point of view seated in the grandstand.



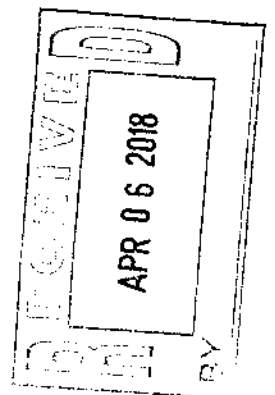
60-foot Safety Netting System #3 – University of La Verne Baseball Field

Here is a safety netting system from the pitcher's point of view at field level from the pitching mound.

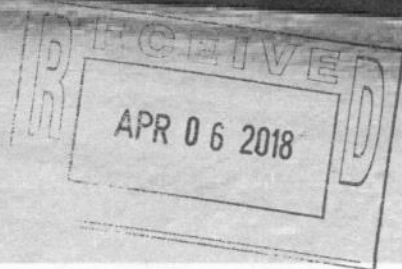


While there are no set criteria for establishing appropriate foul ball screens based on location of home plate in relation to home plate, netting systems are generally placed along the limits where the ballfield

area transitions to spectator's viewing areas (along backstop) and walkways and/or parking areas (along sidelines).



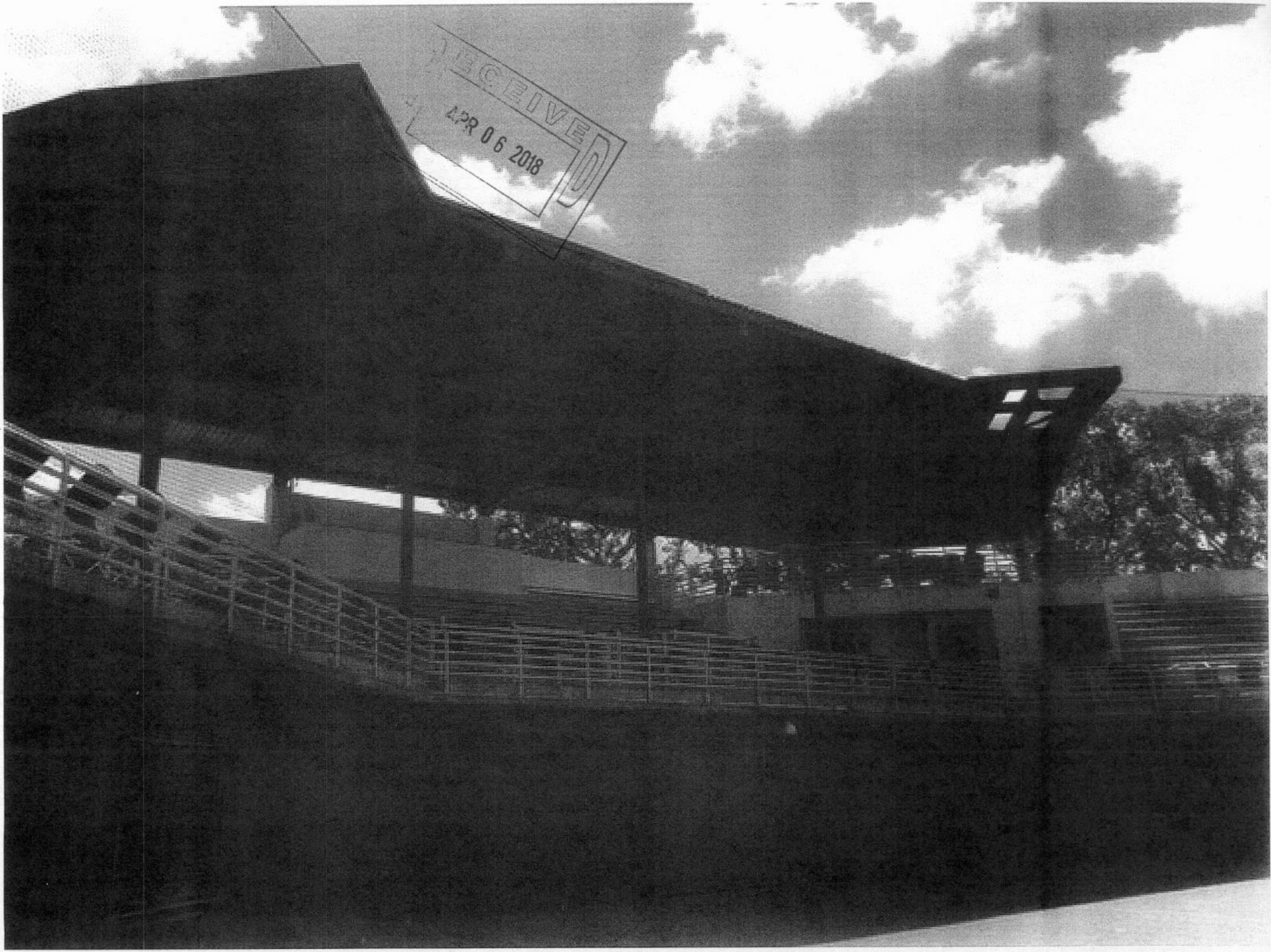
HAROLD ALFONSI STADIUM





RECEIVED
APR 05 2018



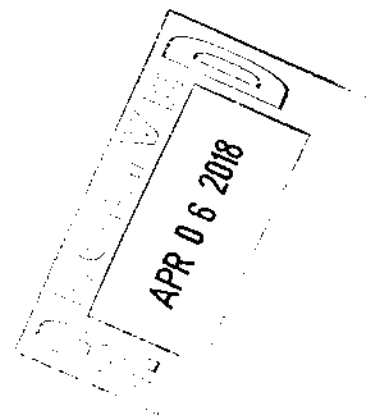


RECEIVED
APR 06 2018

RECEIVED
APR 06 2018
EV



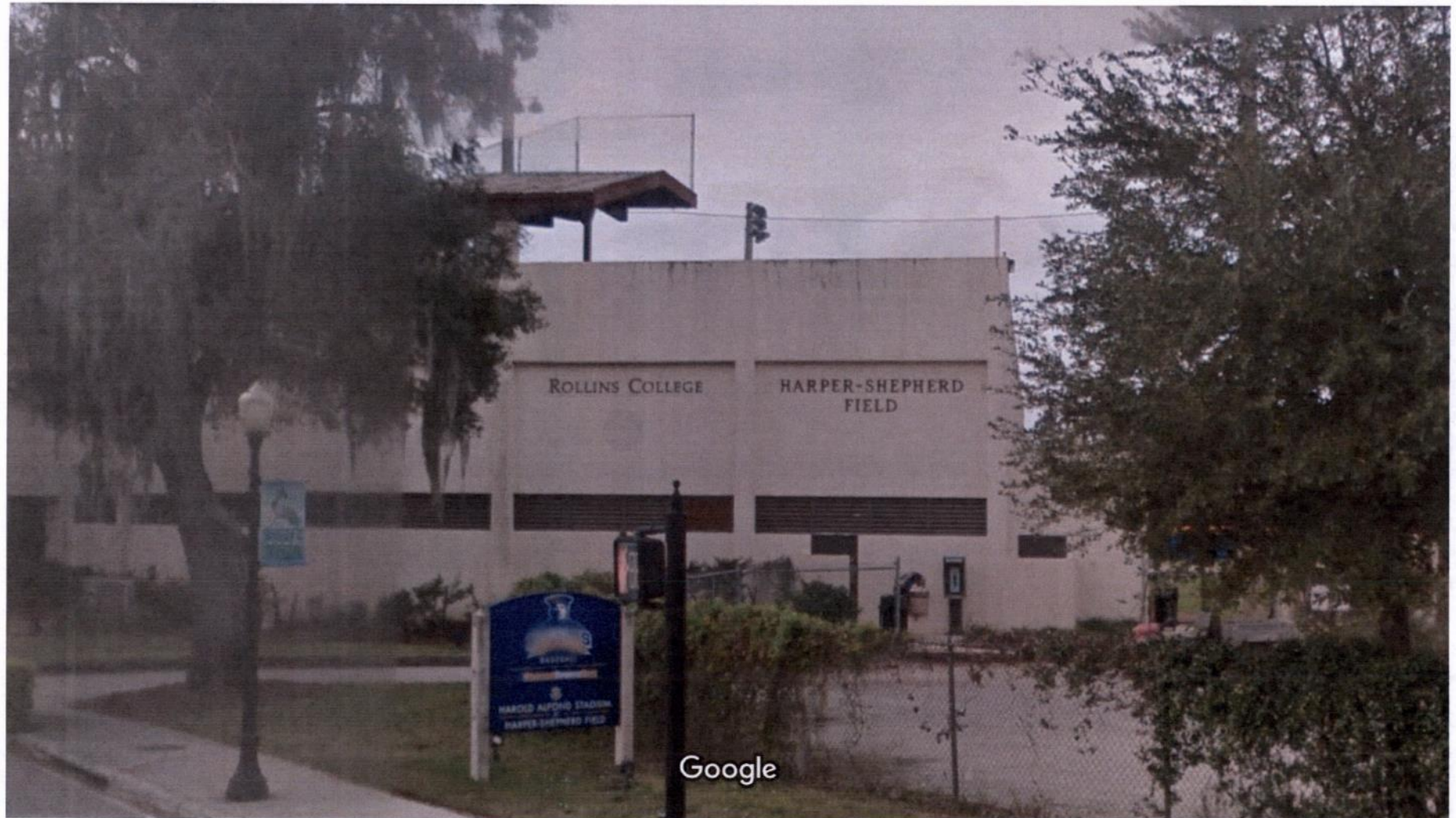
Date	Type of Damage	Amount
03/20/12	Baseball damaged Business - Glass	\$ 83.61
03/27/12	Baseball damaged Vehicle	\$ 300.00
05/04/12	Baseball damaged Business - Glass	\$ 615.00
07/16/12	Baseball damaged Vehicle	\$ 548.12
03/01/13	Baseball damaged Vehicle - Glass	\$ 330.25
03/26/13	Baseball damaged Vehicle	\$ 711.98
06/03/13	Baseball damaged Vehicle - Glass tint	\$ 90.00
06/21/13	Baseball damaged RV	\$ 2,254.98
06/14/14	Baseball damaged Vehicle	\$ 805.21
01/20/15	Baseball damaged Vehicle	\$ 823.49
03/17/15	Baseball damaged Vehicle	\$ 606.30
03/30/15	Baseball damaged Vehicle - Glass	\$ 308.33
04/01/15	Baseball damaged Vehicle - Glass	\$ 1,071.12
04/16/15	Baseball damaged Vehicle	\$ 981.80
04/29/15	Baseball damaged Vehicle - Glass	\$ 339.63
02/16/16	Baseball damaged Vehicle	\$ 200.00
03/07/16	Baseball damaged Vehicle - Glass	\$ 207.68
03/25/16	Baseball damaged RV	\$ 1,946.58
05/12/16	Baseball damaged Vehicle	\$ 588.90
10/29/16	Baseball damaged Vehicle	\$ 1,022.48
02/15/17	Baseball damaged Vehicle	\$ 800.59
04/06/17	Baseball damaged Vehicle - Glass	\$ 376.89
10/04/17	Baseball damaged Business - Glass Tint	\$ 75.00
10/05/17	Baseball damaged Business - Glass	\$ 175.00
10/30/17	Baseball damaged Business - Glass	\$ 650.00
01/29/18	Baseball damaged Vehicle - Glass	\$ 417.25
03/14/18	Baseball damaged Vehicle - Glass	\$ 310.91
		\$ 16,641.10





813 FL-527

801 ORANGE AVENUE - ROLLINS - ALFOND STADIUM



Waldo ©DreamWorks Distribution Limited. All rights reserved. Image capture: Jan 2017 © 2018 Google

Attachment "B"

ROLLINS - APPROX. HEIGHT OF EXISTING POLE

- PER SURVEY, OUTFIELD FENCE IS 7-FT HIGH
- VERTICAL SCALE OF PHOTO $\approx 1" = 20' FT$

0 10' 20'

TOTAL POLE
HEIGHT
 $\pm 67' FT$

60' FT



7' FT C.L.F. HEIGHT

ORDINANCE NO. 3098-17

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA,
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE"
ARTICLE III, "ZONING" SO AS TO ADOPT NEW ZONING
REGULATIONS AND DEVELOPMENT STANDARDS WITHIN THE
ZONING DISTRICTS OF THE CITY; PROVIDING FOR
CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on April 24, 2017 via Ordinance 3076-17; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on November 7, 2017, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on November 27, 2017 and on December 11, 2017 and advertised notice of such public hearings via quarter page advertisements in the Orlando Sentinel pursuant the requirements of Chapter 166, Florida Statutes and placed the proposed amendments on the City's website on October 31, 2107; and.

WHEREAS, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations, that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text.

NOW THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-81 Parks and recreation District, subsection (e) (4) in the "Zoning" Article of the Land Development Code to read as follows:

Sec. 58-81. Parks and Recreation (PR) District.

(e) *Development standards.*

(4) Building heights shall not exceed two story height limits and the maximum building height shall be ~~thirty (30)~~ forty-five (45) feet for flat roof buildings and ~~thirty-five (35)~~ feet for peaked roof

buildings. Parapet walls or mansard roofs functioning as parapet walls on flat roofed buildings may be added to the permitted building height but in no case shall extend more than five (5) feet above the height limits in this subsection. Mechanical penthouses, mechanical and air conditioning equipment, elevator/stair towers shall not extend more than ten (10) feet above the height limits in this subsection. Architectural appendages, embellishments and other architectural features may be permitted to exceed the roof heights specified in this section, on a limited basis, encompassing no more than thirty (30%) percent of the building roof length and area, up to eight (8) feet of additional height, upon approval of the City Commission, based on a finding that said features are compatible with adjacent properties.

SECTION 2. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 Off-Street Parking and Loading Regulations subsections (b) (21); (h); and (j); and adding new subsections (n) (o) and (p) in the "Zoning" Article of the Land Development Code to read as follows:

Sec. 58-86. Off-Street Parking and Loading Regulations.

(b) *Specific requirements for various uses and buildings.* Listed below are the minimum parking spaces required for various buildings and uses. When the computation results in a requirement for a fractional space, a fraction of one-half or less shall be disregarded. When the fraction exceeds one-half, one additional off-street parking space will be required. Parking spaces, other than handicapped spaces, shall be nine (9) feet wide by eighteen (18) feet deep. Variances to reduce the size of parking spaces are prohibited.

(21) *Residential dwellings.* Two spaces per dwelling unit for any residential project of two units or less. Two and one-half spaces per dwelling unit for any residential project of three units or more. The planning and zoning commission may recommend and the city commission may approve variances to these provisions where conditions warrant. The intent of the Code requirement for 2.5 spaces for multiple family projects is to provide visitor parking spaces for guests, service calls, deliveries, etc. For multiple family projects providing 2.5 parking spaces per unit, the provision of those visitor spaces may not be exclusively within enclosed garages or carports and there must be at least one visitor parking space for each two units that are open and accessible for guests, service calls, deliveries, etc. Multiple family projects may not sell or lease any of the code required visitor parking spaces to individual unit owners or residents. In cases where the City may grant or has granted a variance or exception enabling the total parking spaces for any multiple family project to be less than the code required 2.5 spaces per unit, then at least fifteen (15%) percent of the total number of parking spaces approved by the City must be made available as visitor parking. All such visitor parking spaces shall be clearly marked on the pavement or have signage provided, indicating their use for visitor parking. In cases where there is restricted access security or gates for resident parking, then such restricted access security or gates, etc. shall not prohibit access to the required number of visitor parking spaces. Parking necessary for on-site management or other on-site employees shall be provided in parking spaces in excess of the number required as visitor parking. The City's Code Enforcement Board may enforce these provisions when it is witnessed by city staff that on any four consecutive occasions within any two consecutive day period, the same resident vehicle or management employee vehicle is utilizing any designated visitor parking spaces.

h. *Mixed uses.* In the case of mixed uses, the total requirements for off-street parking and loading spaces shall be the sum of the requirements of the various uses computed separately as specified in the off-street parking regulations and off-street loading and unloading regulations of this article. The off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking and/or off-street loading space for any other use unless specifically



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Engineers and Planners
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ALTAIR DRIVE, SPRINGFIELD, IL 62714
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FL CA Lic. No. 6134

Boston Baltimore Orlando Connecticut
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ALFOND STADIUM AT HARPER SHEPHERD FIELD
RENOVATION OF BASEBALL FIELD
801 N. ORANGE AVENUE
WINTER PARK, FLORIDA 32789

ROLLINS COLLEGE

REVISIONS

NO.	DATE	DESCRIPTION

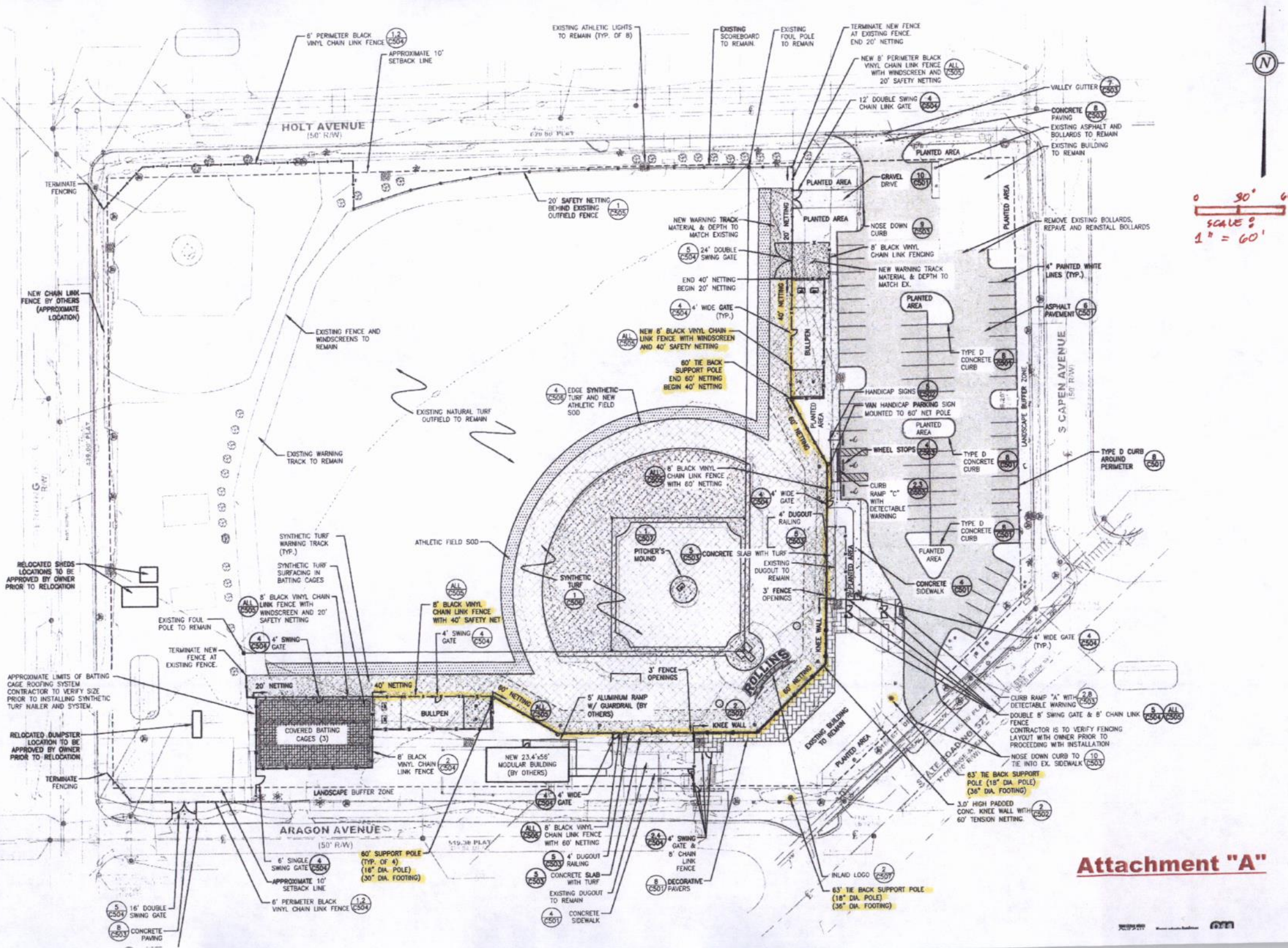
CADD FILE	630121_C11
DESIGNED BY	CEJ/JIT
DRAWN BY	JIT/HAM
CHECKED BY	PS/AMP
DATE	FEBRUARY 22
DRAWING SCALE	1"=30.0'

GRAPHIC SCALE
0 30 60

SHEET TITLE

MATERIALS
PLAN

DRAWING



Attachment "A"



ALFOND STADIUM AT HARPER SHEPHERD FIELD
RENOVATION OF BASEBALL FIELD
801 N. ORANGE AVENUE
WINTER PARK, FLORIDA 32789

OWNER
ROLLINS COLLEGE

REVISIONS

NO.	DATE	DESCRIPTION

CADD FILE: 630121_C11

DESIGNED BY: CED/JWT

DRAWN BY: JUT/HAM

CHECKED BY: PS/JMP

DATE: FEBRUARY 22

DRAWING SCALE: 1"=30.0'

GRAPHIC SCALE

0 30' 60'

SHEET TITLE

GRADING AND
DRAINAGE
PLAN

DRAWING

C10

STRUCT. ID	TYPE	IRW ELEV.	INVERT IN	INVERT OUT
CB #1	FOOT TYPE C INLET	92.42	87.50 (24") N	89.50 (12") SE
CB #2	FOOT TYPE C INLET	92.33	87.50 (24") NW	89.50 (12") SW
CB #3	FOOT TYPE C INLET	92.25	87.50 (24") NE	89.50 (12") SE
CB #4	FOOT TYPE C INLET	92.25	87.50 (24") N	89.50 (12") E
CB #5	FOOT TYPE C INLET	92.25	87.50 (24") NE	89.50 (12") W
CB #6	FOOT TYPE C INLET	92.25	87.50 (12") S	



Engineers and Planners

Gale Associates, Inc.

160 N Westmonte Drive | Altamonte Springs, FL 32714

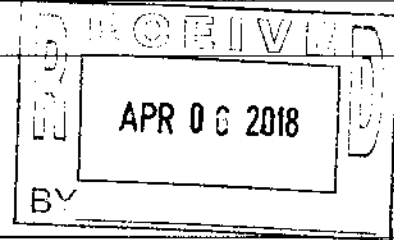
P 407.599.7031 F 407.599.7077 www.galeassociates.com

APPLICATION # 18-676

ATTN: GEORGE WIGGIN

Transmittal

To: Building and Permitting Services	Date: 4/06/18	Job No. 630121
City of Winter Park – Code Enforcement Division	Re: Rollins College	
401 S. Park Avenue	Renovation of Baseball Field	
Winter Park, FL 32789	Variance Application – Request for Additional Information	



Item	Copies	Date	No.	Description
1	1			E-mail request for additional information
2	8			Distance to Public R-O-W from Home Plate
3	8			Examples of 60-foot Safety Netting System and photos of netting material
4	8			Stadium photos from inside and outside
5	8			Damage claims report

Remarks:

Attached please find copies of the request for additional information for the Rollins College Renovation of Baseball Field concerning the variance application for the safety netting system.

Thank you

cc:

Signed:

Jonathan Taylor, P.E.

If enclosures are not as noted, please notify us at once.

G:\630121\02 Design\submissions\City of Winter Park\2018-04-06\2018-04-06 Rollins College Transmittal#1.docx



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*
APRIL 17, 2018

SUBJ: TAUB REQUEST, 208 BREWER AVENUE

The applicant is requesting a variance to allow the construction of a front porch with a two foot roof overhang to be located 34 feet from the front lot line, whereas the required front setback is 39 feet. The home current is located 44.8 feet from the front lot line which is the required front setback.

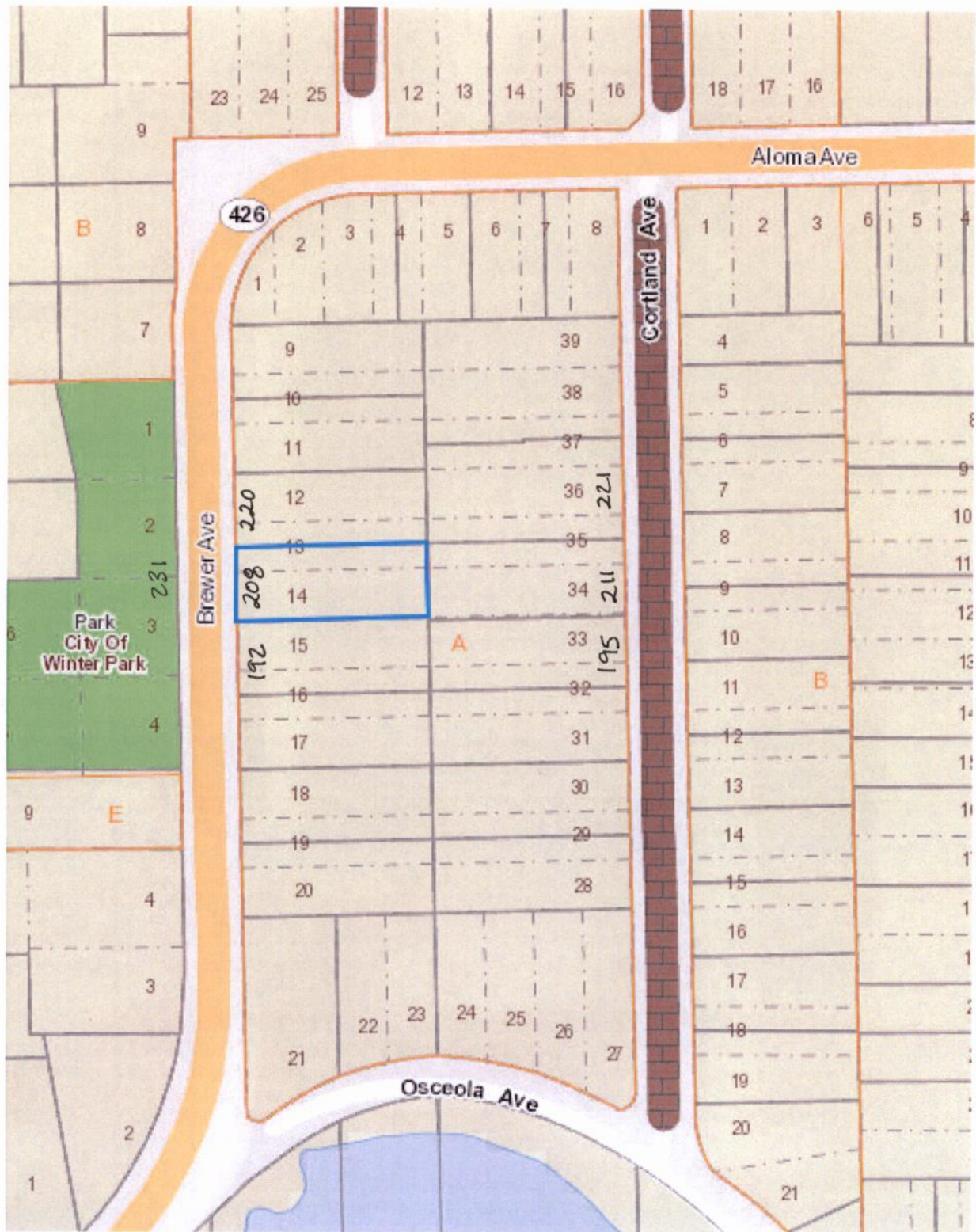
The Zoning Code allows an open porch to encroach 5 feet into the required front setback, however, the applicant desires to construct a porch which extends an additional 5 feet in order to have a larger activity area for a child.

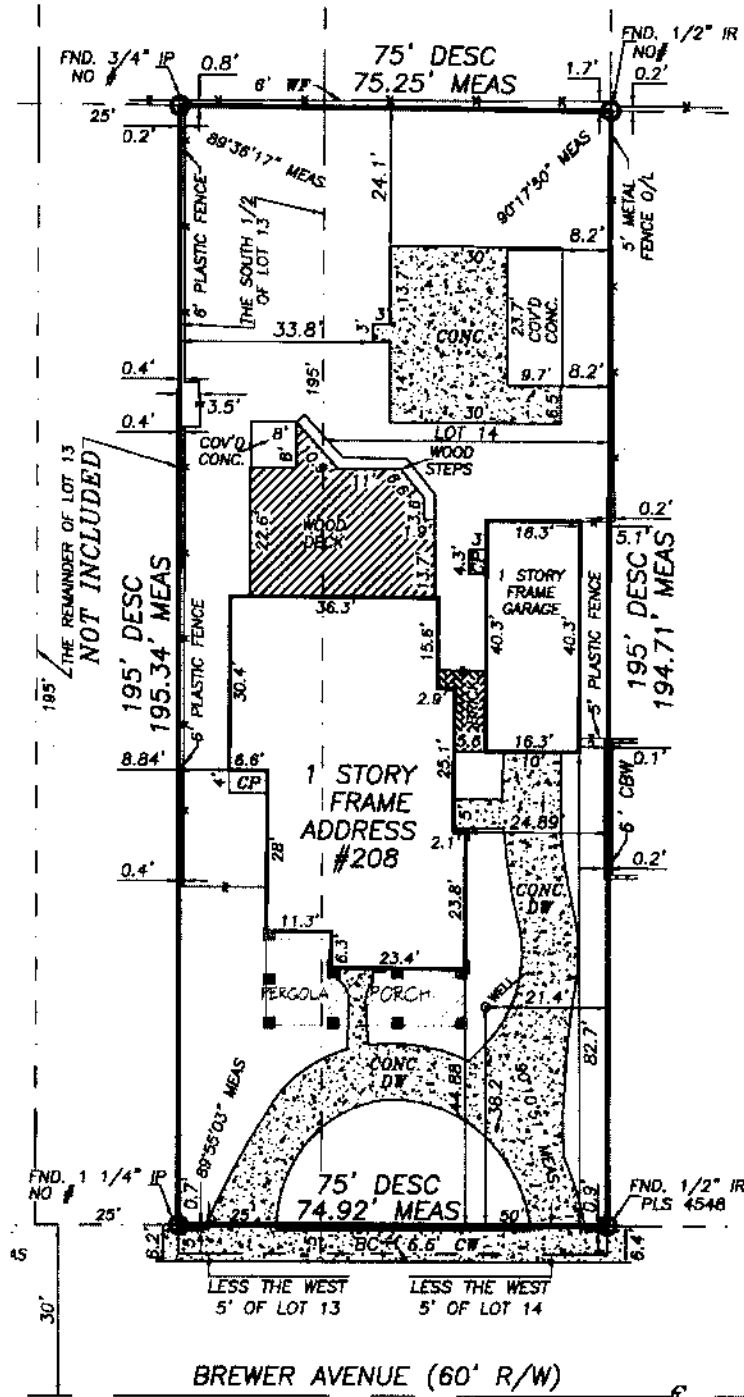
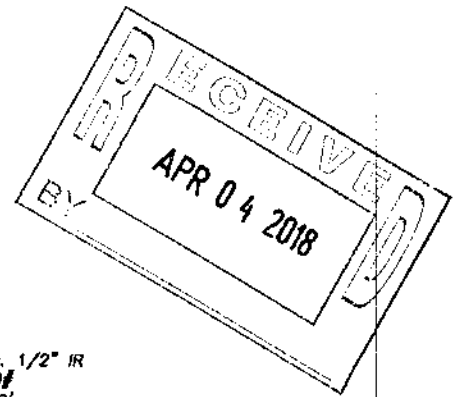
The construction of the porch will be wood frame construction with partial stone columns and will match the architecture of the home with scalloped roofing shingles placed on the gable end of the front porch.

This section of Aloma Avenue, called Brewer Avenue, Brewer Hill or the Brewer curve is a heavily traveled roadway which connects to Osceola Avenue.

Three nearby residents have expressed in writing that they support the variance for the porch due to the architectural enhancement that it will add to the home.

208 Brewer Dr





CONTRACT NO. 40283 DESIGN, L.C. 2018

DATE
3/10/18

SCALE

GORDON TAUB
BREWER ADDITION

DRAWING & DESIGN SERVICES BY
ROL MORRIS
DESIGNS, LLC

410 POLY CT
WINTER SPRING
FLORIDA 32709
407 271 3055

E-MAIL: rnmorrisdesigns@gmail.com

LOT 14 AND THE SOUTH 1/2 OF LOT 13, BLOCK A (LESS THE WEST 5 FEET), CORTLAND PARK,
AS RECORDED IN PLAT BOOK J, PAGE 73, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN

BOUNDARY SURVEY CERTIFIED TO: GORDAN TAUB.

FIELD DATE: OCT. 18, 2010

SCALE: 1"=30' DRAWN BY: A. R.

BEARING STRUCTURE BASED ON: THE EAST RIGHT
OF WAY LINE OF BREWER AVENUE.

THIS BUILDING/LOT IS IN FLOOD ZONE X, BASED ON FLOOD INSURANCE RATE MAP, NO.120188 0255 F, CITY OF WINTER PARK, FLORIDA

LEGEND

BC - BACK OF CURB	IR - IRON ROD
CALC - CALCULATED	LR - ARC LENGTH
E - CENTERLINE	LB - LICENSE BUSINESS
GA - CENTRAL ANGLE	MEAS - MEASURED
GLF - CHAIN LINK FENCE	MS - METAL SHEK
CONC - CONCRETE	M&D - NUMBER
CBW - CONCRETE BLOCK WALL	OH - OVERHEAD ELECTRICAL
CM - CONCRETE MONUMENT	OL - ON LINE
CP - CONCRETE PILE	POB - POINT OF BEGINNING
CW - CONCRETE WALKWAY	POC - POINT OF COMMENCEMENT
COVD - COVERED	POF - POINT OF INFLECTION
DESC - DESCRIPTION	PP - POWER POLE
DW - DRIVEWAY	P&M - PLAT & MEASURED
DE - DRAINAGE EASEMENT	R - RADIUS
ESMT - EASEMENT	R/W - RIGHT OF WAY
E/P - EDGE OF PAVEMENT	TYPE - TYPE
FFE - FINISHED FLOOR ELEVATION	UTL - UTILITY EASEMENT
FND - FOUND	UB - UTILITY BOX
IP - IRON PIPE	WF - WOOD FENCE
	W - GUY WIRE ANCHOR

REVISIONS:
RESURVEYED 3-12-18

M.A.P.
Land Surveying, Inc.



E-Mail  FAX
Maplandsurvey@cfl.rr.com

4515 Curry Ford Rd.
Suite C
Orlando Fl. 32812
PH. 407 896 4557
FAX 407 896 4874

LB #7084

Digitally signed by
Andrew Perry
DN: cn=Andrew Perry,
o=ou,
email=andperry@
state.or.us
Date: 2008.03.13
12:26:44 -0400'

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."

PD
\$200

**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

Date Received 3/23/2018
Assigned #2
Date of Hearing APRIL 17, 2018

Applicant: Gordon Taub

Owner: Gordon Taub

208 Brewer Ave
(Address)
208 Brewer Ave, Winter Park, FL 32789
(City, State) (Zip)
NA
(Phone – Home)
407-579-0400
(Phone – Work or Cell)
gtaub@ucf.edu
(Email Address)

208 Brewer Ave
(Address)
Winter Park, FL 32789
(City, State) (Zip)
NA
(Phone – Home)
407-579-0400
(Phone – Work or Cell)
gtaub@ucf.edu
(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 58-71, Paragraph (f), Zoning R-1AA

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 208 Brewer Ave, Winter Park, FL 32789

Legal description of
property Lot 14 and the south 1/2 of Lot 13, Block A (less the west 5 feet), Cortland Park as recorded in Plat Book J, Page 73. Public

Records of Orange County FL

Describe variance

request My home is approved for a 5 foot porch with a 8 foot roof overhang. I am requesting a variance to build a 10 foot porch with a 12

foot roof.

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?

My home is located on Brewer Ave. Brewer is a very busy road with virtually non-stop traffic. The special condition is the risk and fear that my granddaughter will be hit by vehicle. I am now spending time with my new granddaughter and when out front I am always afraid she will "get away from me" and be hit by a vehicle. I am requesting a variance to build and provide a safe area in the front of my home.

How long have you owned the property? 7.5 Years

How long have you occupied the property? 7.5 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?

None

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.

About three years ago a neighbor's dog ran into the street and was killed. The risk has always been here.

What is different now is- I am spending time with a toddler who can easily run away from me and get hit by a vehicle. One cannot avoid the front of his home. My granddaughter is dropped off and picked-up.

She also likes to wait in front for her mom to pick her up. I am afraid she will run away from me and get hit by a car. I am requesting to build a usable and safe area in the front area of my home.

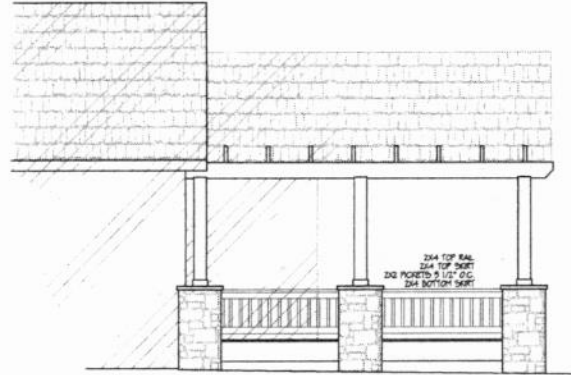
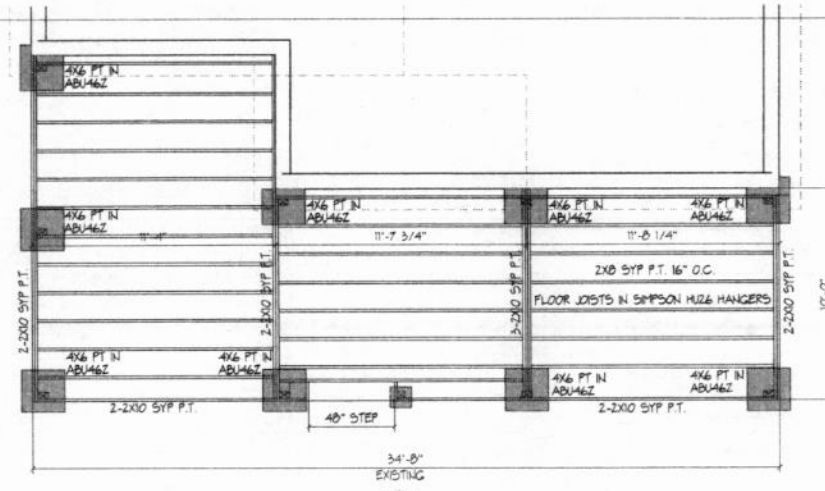
Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

Yes, I will accept a limited variance and comply with all requests from the Building & Permitting Department

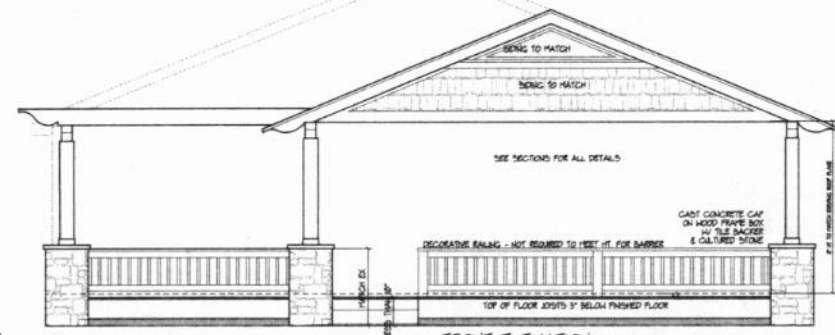

Signature of Applicant

3/23/2018
Date

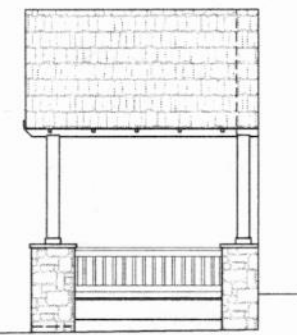
Gordon Taub, Ph.D.
Name of Applicant (PRINT)



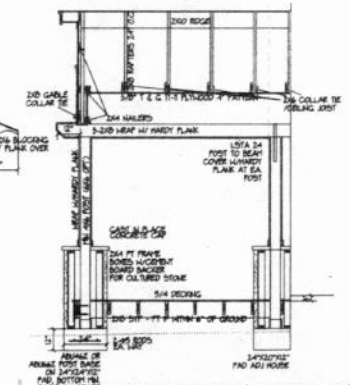
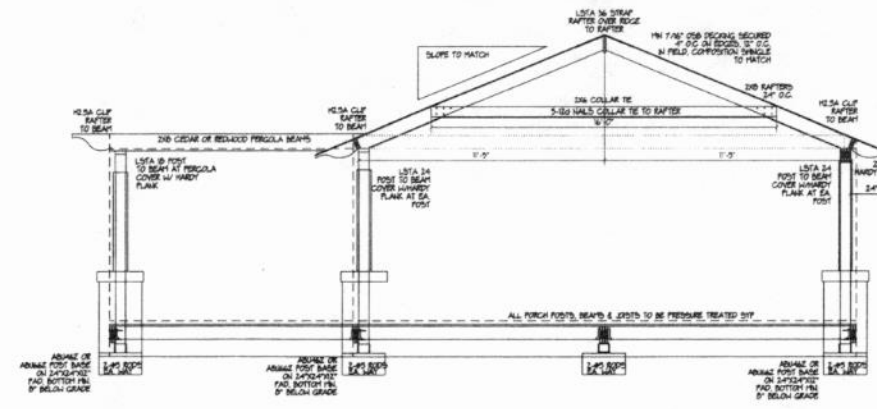
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



440 PONT CT.
WINTER SPRINGS
FLORIDA 32708
407-671-5025

DRIVING & DESIGN SERVICES BY
**RON MORRIS
DESIGNS, LLC**
EMAIL: ronmorrisedesigns@gmail.com

MODEL
**GORDON TAUB
BREWER ADDITION**

SCALE
3/8"=1'-0"
DATE
3/8/2018
SHEET

COPYRIGHT RON MORRIS DESIGNS, LLC. 2018

Mr. Kris Stenger
Assistant Director Building & Permitting Services
Building & Permitting Department
City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

March 13, 2018

Re: Variance Application for 208 Brewer Ave

Dear Mr. Stenger,

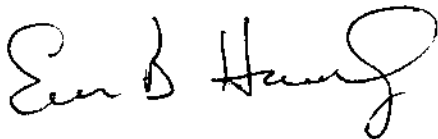
We are the owners of the home located at 220 Brewer Ave, the home next door and to the north of 208 Brewer Ave.

Please accept this letter as evidence of our strong support for Gordon Taub's Variance Application and request to build a porch in front of his home. It is our belief that this addition to Mr. Taub's home will result in the beautification of both his home and our neighborhood.

It is also important to note that both our home, located to the north of Mr. Taub's property and the home located to the south of his property (a rental home) extend approximately 10 feet beyond what is now the front of Mr. Taub's home. Therefore, it is our opinion that once constructed his new porch will be consistent with the elevation of both of his neighbor's homes.

Please feel free to contact us at 407-619-3711 if we may be for further assistance.

Sincerely,



Eric Hawley



Wayne Johnson

Mr. George Wiggins
Director Building & Permitting Services
Building & Permitting Department
City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

March 17, 2018

Re: Variance Application for 208 Brewer Ave

Dear Mr. Wiggins,

My family and I own our home at 178 Brewer Ave since 2004. Our home is located two doors south of Gordon Taub's home. I am providing this letter to indicate our support of Gordon's application to build a porch in the front of his home. We believe it will enhance the appearance of his house and our neighborhood.

Please feel free to contact me if you would like any additional information.

Sincerely,



Allen Rejoris





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: APRIL 17, 2018

SUBJ: BFC NEW ENGLAND, LLC REQUEST, 158 E. NEW ENGLAND AVE.

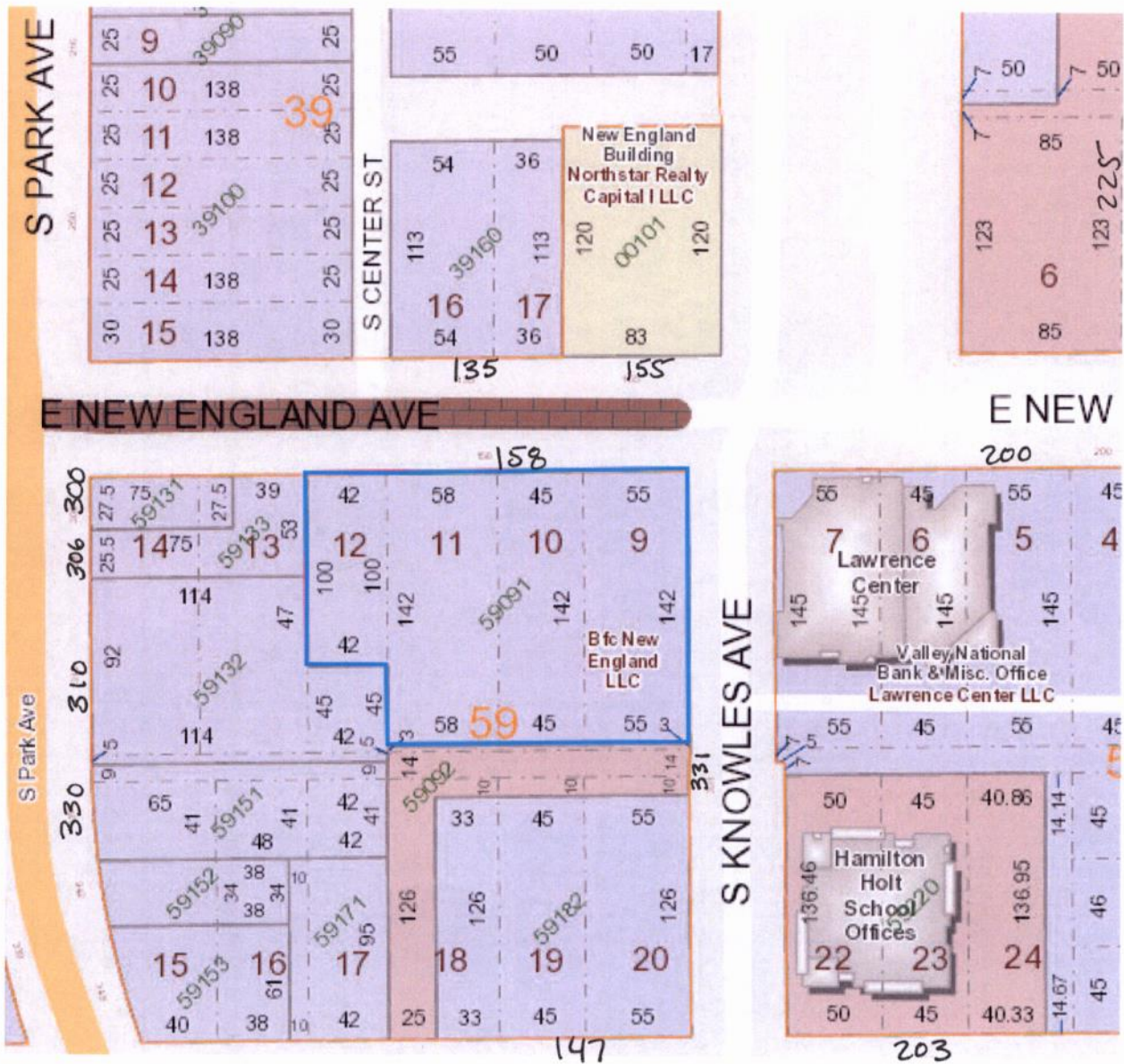
The applicant is requesting a variance to allow the construction of 4 foot high black vinyl coated chain link fencing within the required 10 foot front setback along New England Avenue, Knowles Avenue, Moody Way and the west lot line whereas the required front setback is 10 feet for fencing higher than 3 feet along street frontages, and chain link fencing is required to be placed half way back on the lot on non-residential properties.

In order to prevent entry onto this commercial parking lot the applicant seeks permission to temporarily construct fencing around the site at locations closer to the property lines and with a fencing type not permitted by the Zoning Code at these locations. I understand that a potential future development on this site will proceed unless the property is sold to a new owner within an undetermined time period which may be two years.

The City Public Works Department is also seeking permission from the property owner, to move back some of the street curbing further into the site at the southwest corner of this site in order to allow easier access to a waste compactor by Waste Pro from Moody Way. This location for moving the curbing is depicted on the site plan along with the proposed fencing. The curbing relocation requires permission from the owner since it is on private property, and the City is hoping that some accommodation may be considered by the Board in helping the applicant achieve an effective method to secure the property from entry.

At this point in time, we have not received any letters regarding this request.

158 East New England Ave



**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

Date Received 3/29/2018
Assigned #3
Date of Hearing April 17, 2018

Applicant: BFC New England, LLC
c/o Daniel Buhs, as V.P.
221 S. Krawles Ave.
(Address) Winter Park, FL 32789
(City, State) (Zip)
407-622-1700
(Phone - Home)
407-637-9162
(Phone - Work or Cell)
Daniel@BattagliaGroup.com
(Email Address)

Owner: Jane
(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 _____, 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 158 E. New England Ave.
Legal description of property - See Attached - "Exhibit A"

Describe variance request Variance to certain setbacks, height, and
materials requirements for a perimeter fence intended
for temporary security of the vacant lot.

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 City has asked us to grant access to a large slice of property at the SW corner so that access to the transporter via Moody Way is more workable. We are seeking the ability to construct a 4' black fence on the perimeter of the site for security.

How long have you owned the property? 13+ yrs.

How long have you occupied the property? " "

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

Difficulty of preventing trespassers; if using only 3' fence on property line and/or setting back frontage 10'.

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.

A 10' setback would create a large open area along street frontage, creating appearance that it is public property and allowing access to property which is private. Trespass has been an ongoing issue, and a true perimeter fence would adequately secure the 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?

That is what we are requesting, Yes.


Signature of Applicant

3/29/18
Date

Daniel H. Butts AS V.P.
Name of Applicant (PRINT)
BFC New England, LLC

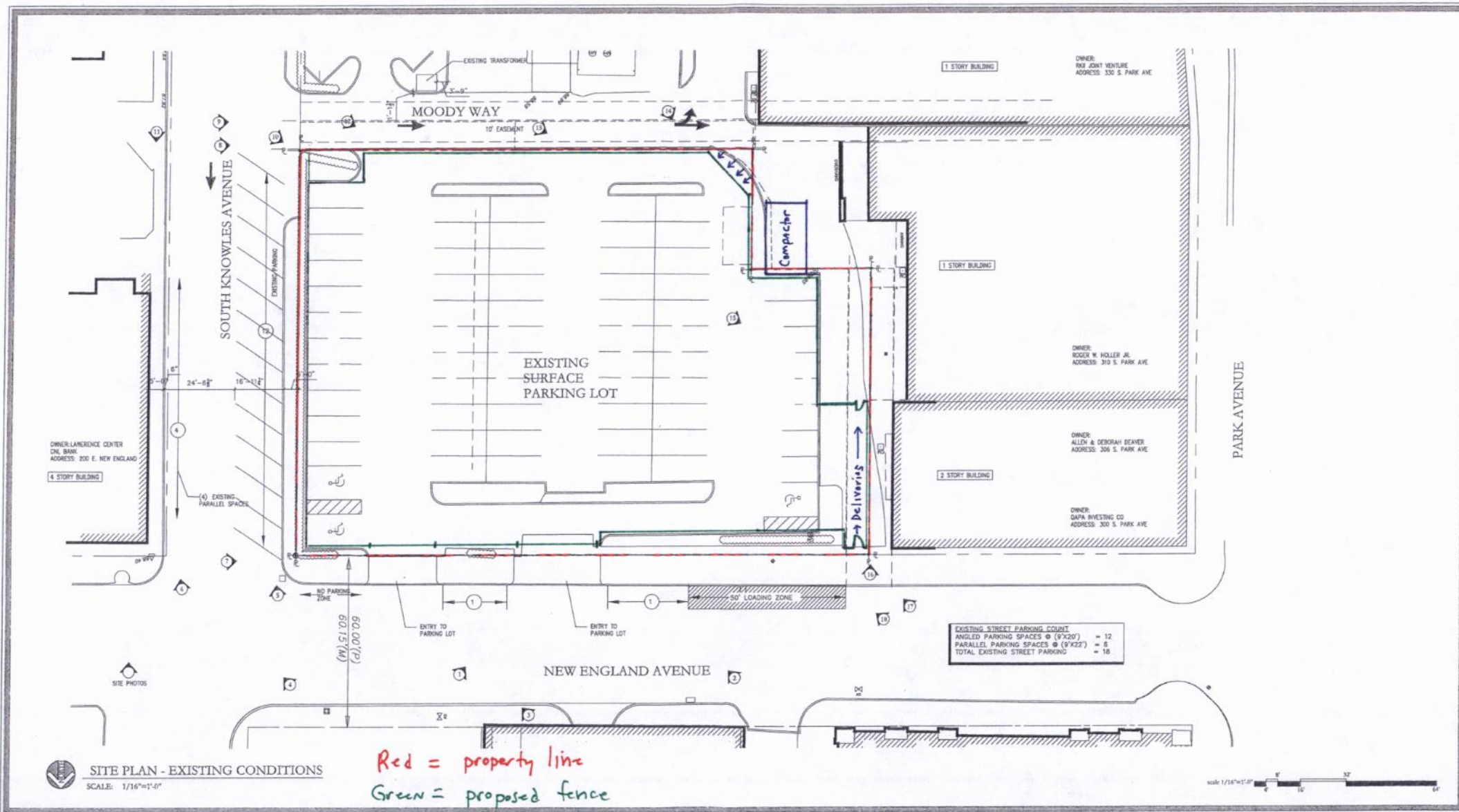
EXHIBIT "A"

Legal Description

A PORTION OF LOTS 9, 10, 11 AND 12, BLOCK 59, REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGES 67 TO 72, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 9; RUN THENCE SOUTH 00°05'10" WEST ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 142.00 FEET; THENCE WEST ALONG A LINE 3.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 9, 10 AND 11, A DISTANCE OF 158.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11; THENCE NORTH 00°05'10" EAST, ALONG SAID WEST LINE, A DISTANCE OF 42.00 FEET; THENCE WEST, A DISTANCE OF 42.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°05'10" EAST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 9, 10, 11 AND 12, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.





Battaglia Group
New England Avenue Parcel
Winter Park, Florida

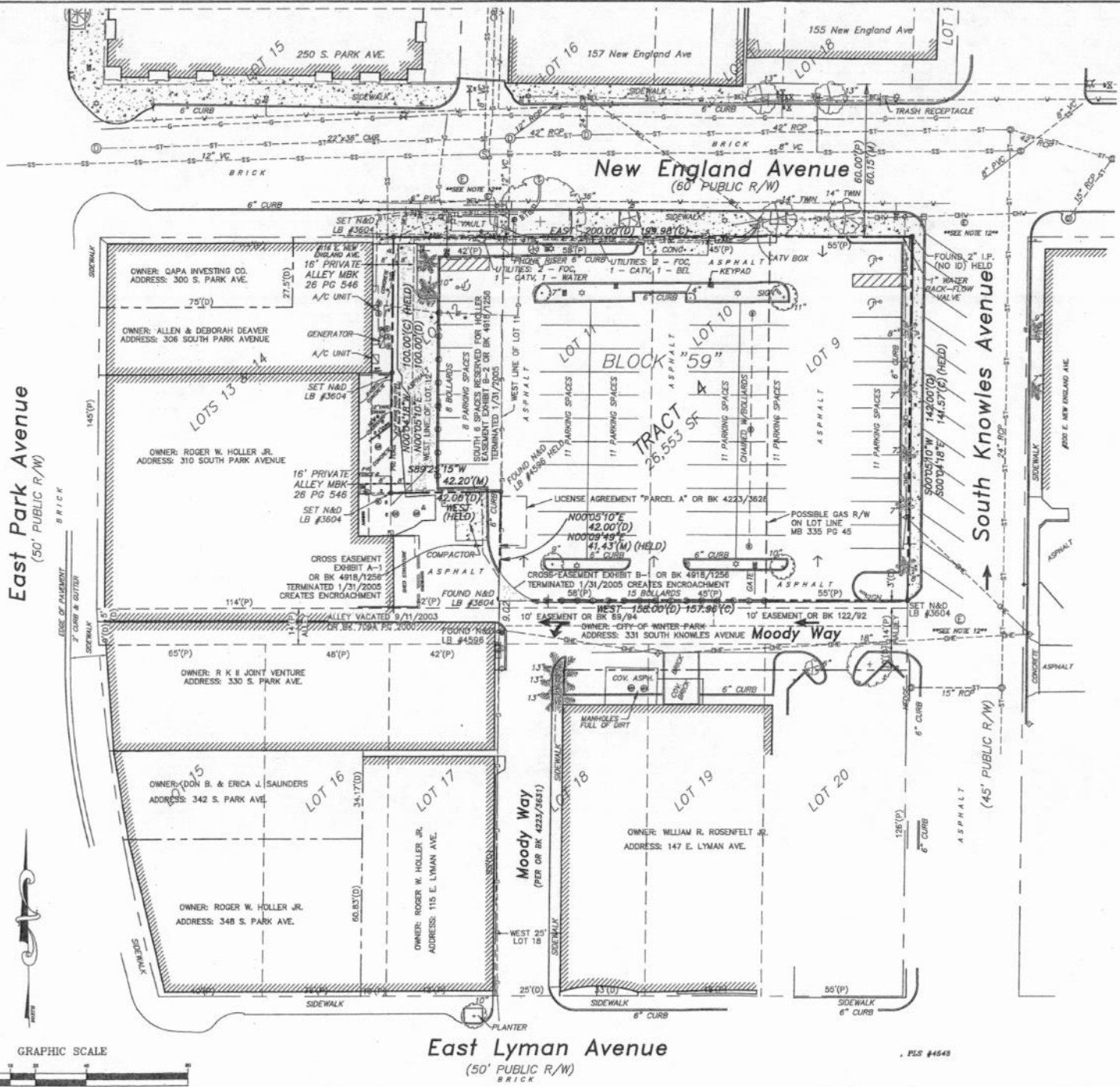
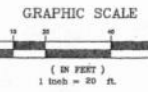
158 East New England Ave.
Existing Site Plan
Conceptual Submission Drawings March 20, 2016

Page 5



THIS DOCUMENT CONTAINS
CONFIDENTIAL INFORMATION
REGARDING EXISTING AND
PROPOSED DEVELOPMENT OF ANY
OF THE BATTAGLIA GROUP'S
PROPERTY. IT IS TO BE USED
ONLY FOR THE PROJECT
SPECIFICALLY IDENTIFIED
HEREIN. ANY DISCLOSURE OR
REPRODUCTION OF ANY
PART OF THIS DOCUMENT
WITHOUT THE WRITTEN
CONSENT OF BATTAGLIA GROUP
IS STRICTLY PROHIBITED.

East Park Avenue
(50' PUBLIC R/W)



LEGAL DESCRIPTION:

TRACT 4:
A portion of Lots 9, 10, 11 and 12, Block 59, REVISED MAP OF THE TOWN OF WINTER PARK, according to the plat thereof as recorded in Plat Book A, Pages 67 to 72, Inclusive, Public Records of Orange County, Florida, being more particularly described as follows:
Begin at the Northeast corner of said Lot 9; run thence South 00°05'10" West along the East line of said Lot 9, a distance of 142.00 feet; thence West along a line 3.00 feet North of and parallel to the South line of said Lots 9, 10 and 11, a distance of 158.00 feet to a point on the West line of said Lot 11; thence North 00°05'10" East, along said West line, a distance of 42.00 feet; thence West, a distance of 42.00 feet to a point on the West line of said Lot 12; thence North 00°05'10" East, along the West line of said Lot 12, a distance of 100.00 feet to the Northwest corner of said Lot 12; thence East along the North line of said Lots 9, 10, 11 and 12, a distance of 200.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- 1) This BOUNDARY & TOPOGRAPHIC SURVEY was prepared for the exclusive use of Bottigaglia Group. Uses by others requires the approval of the Surveyor of Record. (See Note # 6).
- 2) The limits of this survey are as described in the metes and bounds description supplied in the referenced Title Policy and in relationship to the plat of REVISED MAP OF THE TOWN OF WINTER PARK, according to Plat Book A, pages 67-72.
- 3) Underground utilities not evidenced on the surface were not located by this survey.
- 4) Date this Survey was performed August 25, 2004 through August 31, 2004. Updated May 15, 2007 through May 25, 2007. Update alley improvements October 28, 2009.
- 5) Sunshine One was called on 05/08/07 to notify utilities that may be affected on this site. The following utilities were reported as being notified to mark their facility on site: TELCOVE, Bighthouse Networks, City Of Winter Park, Level 3 Communications, MCI, Peoples Gas Orlando, Progress Telecom, Bellsouth-AT&T, AT&T Local Network Services, Embury, Level 3 Comm., MCI, and AT&T Local Network, reported as clear. The surveyor relied on mapping provided by the city of Winter Park and supplemented by maps by others to show the underground utilities based on aboveground features. The Surveyor did not excavate to determine the exact location of these utilities which should be verified prior to construction.
- 6) This survey was completed under the direction of Linda J. Griffin, P.L.S., 4543, GA Consultants L.B. 3604, 618 E. South St., Orlando, FL 32801, (407)-423-8398.
- 7) Small features may be shown hereon at an exaggerated scale for clarity.
- 8) The bearings and the North Arrow are relative to the North right of way line of New England Avenue being N80° 00' 00" E according to the legal description calls in the Title Commitment. This bearing may not be a true North Azimuth.
- 9) Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted.
- 10) Monuments were found at points where indicated.
- 11) The electronic file is a part of this submission to the client.
- 12) Underground Electric, evidenced by above ground features, probably exists in New England & S. Knowles Ave. No markings or utility information was available to be able to show this line on this survey.
- 13) Tree diameters shown hereon are based on measurements taken at approximately 4 feet above the ground, tree types are common names of species and were not determined by a Landscape Architect.

Legend of Symbols & Abbreviations

UP	★	LIGHT POLE	A/C	⊠	AIR CONDITIONER
CB	□	CATCH BASIN	W/P	⊠	WATER PUMP
CATV	⊠	CABLE TELEVISION RESE	ETHN	⊠	ELECTRICAL TRANSFORMER
ESB	⊠	ELECTRIC SERVICE BOX	SE	⊠	SEWER
EM	⊠	ELECTRIC METER	GM	⊠	GAS METER
HCAP	⊠	HANDICAP SIGN (ON PAVEMENT)	GM	⊠	GAS METER
ND	⊠	NAIL & DISC	GM	⊠	GAS METER
IP	⊠	IRON PIPE	GM	⊠	GAS METER
SDN	⊠	SIGN	GM	⊠	GAS METER
TM	⊠	TELEPHONE MANHOLE	GM	⊠	GAS METER
SMH	⊠	SAFETY MANHOLE	GM	⊠	GAS METER
ETHN	⊠	STORM DRAINAGE MANHOLE	GM	⊠	GAS METER
GMH	⊠	GAS MANHOLE	GM	⊠	GAS METER
CD	⊠	CLEAN OUT	GM	⊠	GAS METER
CD	⊠	CALCULATED DIMENSION	GM	⊠	GAS METER
CD	⊠	DEED DIMENSION	GM	⊠	GAS METER
CD	⊠	MEASURED DIMENSION	GM	⊠	GAS METER
CD	⊠	PLAT DIMENSION	GM	⊠	GAS METER
OR BK	⊠	OFFICIAL RECORDS BOOK	GM	⊠	GAS METER
MRK	⊠	MISCELLANEOUS BOOK	GM	⊠	GAS METER
PG	⊠	PAGE	GM	⊠	GAS METER
GUY	⊠	GUY WIRE	GM	⊠	GAS METER
PRSR	⊠	PHONE RISER	GM	⊠	GAS METER
TRF	⊠	TRAFFIC FLOW DIRECTION	GM	⊠	GAS METER
CONC	⊠	CONCRETE	GM	⊠	GAS METER
CO	⊠	CLEAN OUT	GM	⊠	GAS METER
WM	⊠	WATER METER	GM	⊠	GAS METER
WPP	⊠	WOOD POWER POLE	GM	⊠	GAS METER
WV	⊠	WATER VALVE	GM	⊠	GAS METER
BOLL	⊠	BOLLARD	GM	⊠	GAS METER
TRPL	⊠	TRUNK LINE	GM	⊠	GAS METER
TRN	⊠	TRUNK LINE	GM	⊠	GAS METER
TRN	⊠	TRUNK LINE	GM	⊠	GAS METER

BOUNDARY SURVEY

**PORTION OF BLOCK 59 TOWN OF WINTER PARK
SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA**

gai consultants
618 East South Street
Orlando, Florida 32801
407-423-8398
LB 3604

SHEET: 1 of 2
PROJECT NUMBER:
AS40455.01
FILE NAME: TRACT 4.BND

SEE SHEET 2 OF 2 FOR IMPROVEMENTS DETAIL



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

www.cityofwinterpark.org

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: APRIL 17, 2018

SUBJ: Z PROPERTIES GROUP, 1104 SOLANA AVENUE

The applicant is requesting variances to allow remodeling an existing two story building and the addition of wall height as listed below:

- a. Extending existing building walls by 7 feet in height located zero feet from the west side lot line and 10.6 feet from the Denning Drive lot line whereas the required setbacks are 5 and 15 feet respectively.
- b. Provision of 4 parking spaces in lieu of 7 required parking spaces.
- c. Maintaining the existing 53% floor area ratio in lieu of 45%

The owner has purchased this property for purpose of converting the current use of the building from two residential dwelling units to an office building. Currently one dwelling unit exists on each floor of the building.

The building is situated on the corner of Denning and Solana Avenues on a triangular lot next to the Solana Avenue warehouse building where various warehouse or light industrial type uses occupy the various entry bays of this building.

With respect to the requested variance, the applicant has provided some good visual plans but has not provided details on the amount of demolition. Verbally, it was communicated that the roof of the building will be removed, the second floor will be gutted and the wall heights will be increased. The plans provided show that the proposed building height will be 26 feet which is permitted within this zoning district. The existing building is 19 feet in height. However, the west and east side walls are located within the required side setbacks which require variances to extend nonconforming walls within the setback.

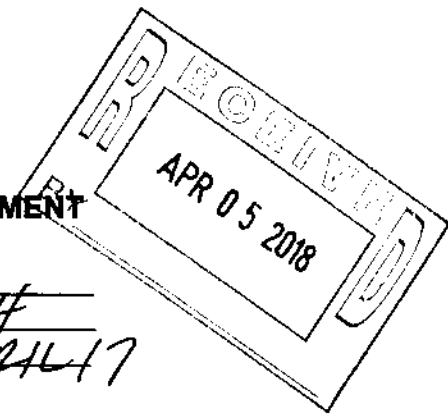
With respect to the 3 space parking variance, no alternatives have been offered by the applicant. The current use as two dwelling units only requires 4 parking

spaces. Converting the existing floor space to office use requires more parking than a residential use at the ratio of one space for each 250 square feet of gross floor area.

With respect to maintaining the 53% floor area ratio which exists today, the proposed remodeling and use change does not seem to markedly impact the size and scale of the building. This requires a variance, however, due to the extent of demolition and remodeling which will take place on this building.

At this point in time, we have not received any letters regarding this request.

**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

Date Received _____
Assigned #4
Date of Hearing APRIL 17

Applicant: Z Properties Group, Inc.

Owner: Z Properties Group, Inc.

271 N. Pennsylvania Avenue, Suite 1
(Address)
Winter Park, Florida 32789
(City, State) (Zip)

407.949.8639
(Phone – Home)
chanel@zpropertiesinc.com
(Phone – Work or Cell)
(Email Address)

271 N. Pennsylvania Avenue, Suite 1
(Address)
Winter Park, Florida 32789
(City, State) (Zip)

407.949.8639
(Phone – Home)
chanel@zpropertiesinc.com
(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 _____, Paragraph _____, Zoning I-1.**

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 1104 Solana Avenue, Winter Park, Florida 32789
Legal description of
property See attached OCPA printout

Describe variance
request We are requesting to extend building walls on the west side and Denning drive side. Provision of 4 parking spaces

in lieu of 7 spaces. Maintain the existing 58% floor area ratio in lieu of 45%.

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?

This property is a pie shaped lot and we are trying to maintain a landscape
buffer between the road and the building.

How long have you owned the property? 2 months

How long have you occupied the property? N/A

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?

This is a very small pie shaped piece of property with an
existing building.

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

We are trying to maintain a large landscape buffer so we can
maintain the aesthetic of the building but in doing so we
need a parking variance.

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?

N/A

Signature of Applicant

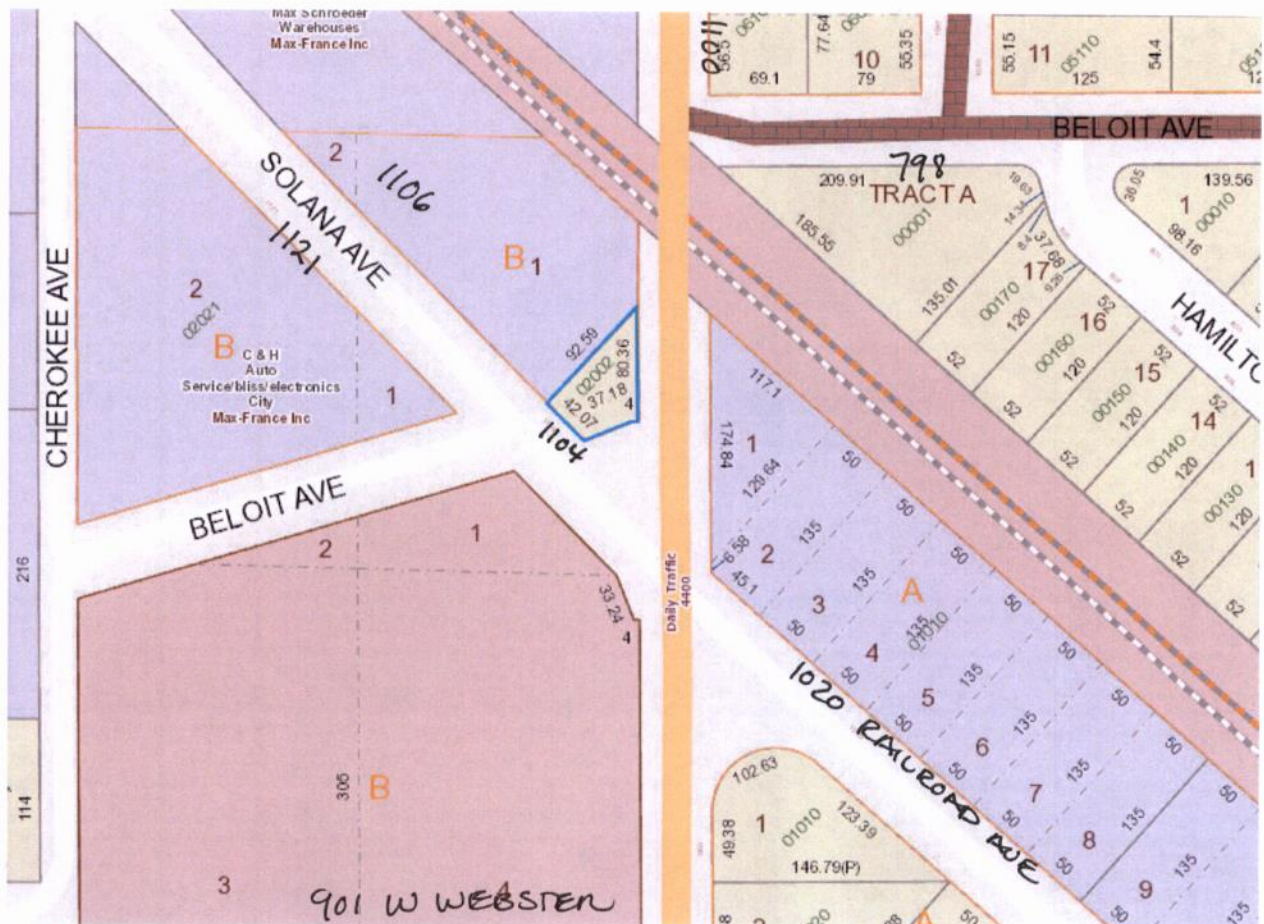
4/5/18

Date

Zane Williams

Name of Applicant (PRINT)

1104 Solana Ave



Legal Description:

A portion of Lot 1, Block B, HOLDEN BROTHERS ADDITION TO WINTER PARK, according to the Plat thereof as recorded in Plat Book A, Page 61, of the Public Records of Orange County, Florida, described as follows:

Begin at a point 25 feet West and 261.75 feet South of the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 29 East, said point being on the West right of way line of Maitland Avenue, run thence South along said right of way line, 134.90 feet to the North right of way line of Solana Avenue, run thence North 43 degrees 20 minutes 43 seconds West along said North right of way line, 98.19 feet, North 46 degrees 42 minutes 40 seconds East, 92.59 to the POINT OF BEGINNING.

LESS that portion deeded to the City of Winter Park, Florida, in Book 2152, Page 732, described as follows:

From the Southeast corner of the Northeast 1/4 of Section 1, Township 22 South, Range 29 East, run North along the East line of said section 1047.6 feet; thence West 25 feet for the Point of Beginning, said Point of Beginning being at the intersection of the West right of way line of Solana Avenue; run thence North along said West right of way line for a distance 54.54 feet; thence West 4.0 feet; thence South 68 degrees 17 minutes 30 seconds West 37.18 feet to a point on the Northeastly right of way line of Solana Avenue; thence South 43 degrees 22 minutes 30 seconds East along said right of way line 56.12 feet to the POINT OF BEGINNING.

AND From the Southeast corner of the Northeast 1/4 of Section 1, Township 22 South, Range 29 East run North along the East line of said Section 1 for a distance of 1091.6 feet; thence West 25 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being on the West right of way line of Maitland Avenue at a point 44 feet North of its intersection with the Northeastly right of way line of Solana Avenue; run thence South 82 degrees 42 minutes West 37.38 feet to a point on the Northeastly right of way line of Solana Ave. 54 feet North 43 degrees 22 minutes 20 seconds West of its intersection with the West right of way line of Maitland Avenue; thence North 43 degrees 22 minutes 20 seconds West along said Northeastly right of way line 2.12 feet; thence North 68 degrees 17 minutes 30 seconds East 37.17 feet; thence East 4.00 feet to the West right of way line of Maitland Avenue; thence South 10.54 feet to the POINT OF BEGINNING.

Flood Description:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in City of Winter Park, community number 120188, dated 09/25/2009.

CERTIFIED TO:

MURPHY DEVELOPMENT INC
Z PROPERTIES



1104 SOLANA AVENUE, WINTER PARK, FLORIDA 32789

L1
N 90°00'00" W 4.00'(D)
N 90°00'00" W 4.00'(M)

L2
S 68°17'30" W 37.18'(D)
S 68°17'30" W 37.18'(M)

L3
S 00°00'00" W 10.54'(D)

L4
N 43°22'20" W 2.12'(D)

Boundary Note:

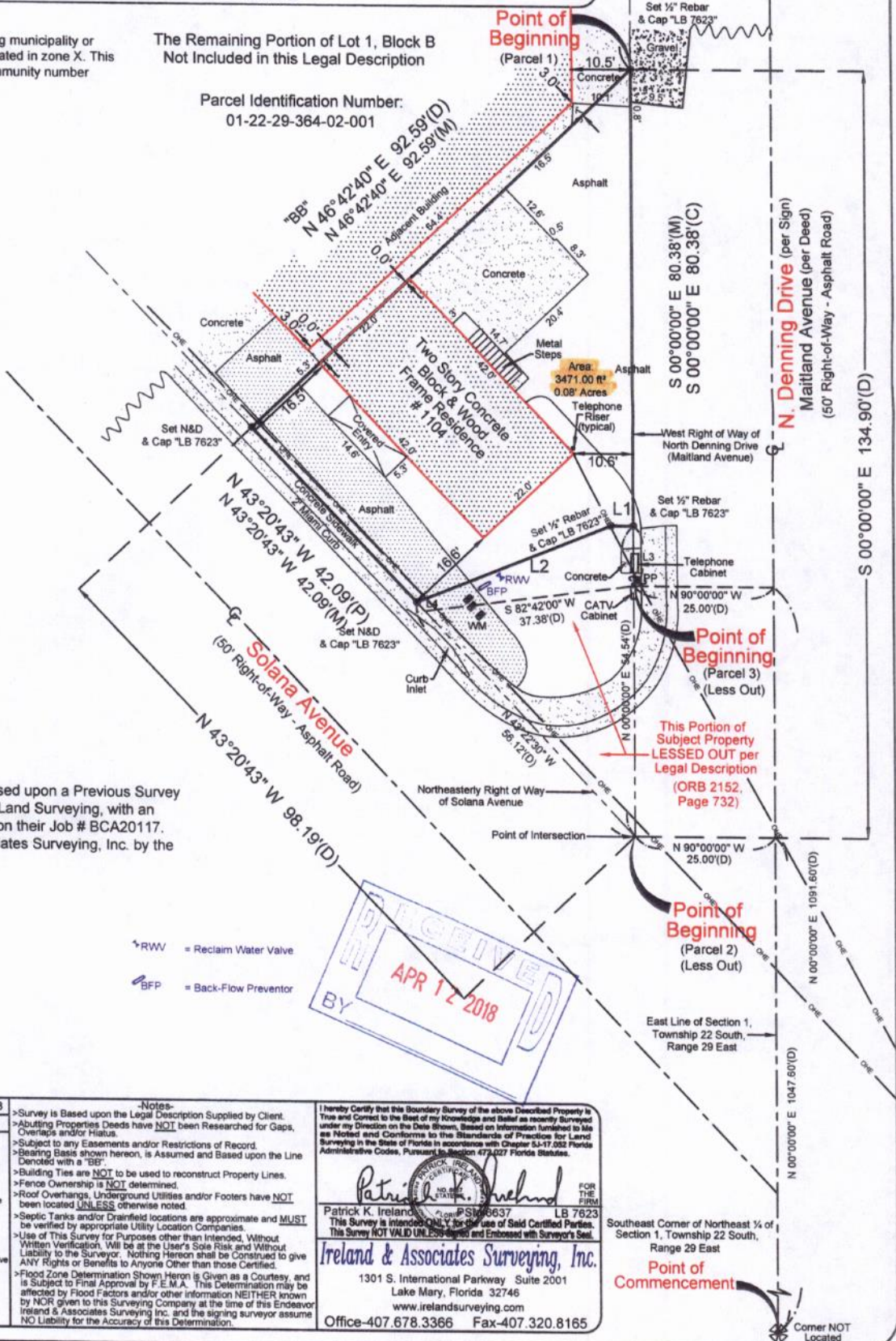
Boundary Information shown hereon is based upon a Previous Survey performed by: Bradley Cox & Associated Land Surveying, with an effective date of 08-11-17 and delineated on their Job # BCA20117. Said Survey was given to Ireland & Associates Surveying, Inc. by the Client.



Graphic Scale
0 10' 20' 40'
Scale: 1"=20'

The Remaining Portion of Lot 1, Block B
Not Included in this Legal Description

Parcel Identification Number:
01-22-29-364-02-001



Field Date: 01-06-18	Date Completed: 01-18-18
Drawn By: SP	File Number: IS-43499
Legend:	
BFP - Backflow Preventer	PC - Point of Curvature
CB - Calculated	Pp - Page
CM - Centerline	PI - Point of Intersection
D - Concrete Block	P.O.B. - Point of Beginning
DE - Concrete Monument	P.O.L. - Point on Line
DE - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
F.F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Fnd. - Iron Pipe	R&C - Radial
IP - Length (Arc)	R&C - Rebar & Cap
L - Measured	Rec - Recovered
N&D - Nail & Disk	RWW - Reclaimed Water Valve
N.R. - Non-Radial	Set - Set 1/2\"/>
ORB - Official Records Book	Typ - Typical
P - Plat	UE - Utility Easement
P.B. - Plat Book	WM - Water Meter
W - Wood Fence	Δ - Delta (Central Angle)
	—O— - Chain Link Fence

Notes:
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatals.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5A-17.002 Florida Administrative Codes, Pursuant to Section 473.227 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, FLS 6637, LB 7623
This Survey is intended only for the use of said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

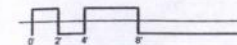
Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Southeast Corner of Northeast 1/4 of Section 1, Township 22 South, Range 29 East

Point of Commencement

Corner NOT Located

RECEIVED
APR 04 2018
BY



Z Properties

1104 Solana
Ave

ELEVATIONS & SECTIONS

Project Number	1834
Date	3/30/2018
Drawn By	WV
Checked By	WV

2

Scale	1/4" = 1'-0"
-------	--------------

3/31/2018 2:03:30 AM



WTD
Architecture + Design
455 Buckhaven Loop
Deer, Florida 34761
407-719-8562
www.btdoutlook.com

APR 04 2018

[illegible]

Z Properties

1104 Solana
Ave

RENDERING	
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Project Number	1834
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Date	3/30/2018
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Drawn By **WW**

Checked By	WW
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4

11

7		
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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: APRIL 17, 2018

SUBJ: Z PROPERTIES GROUP, 621, 631 & 645 SYMONDS AVENUE

The applicant is requesting to allow the construction of 3 single family homes with the following variances:

- a. 621 Symonds Avenue: Construction of home with a 6' setback to the east side lot line and a 3' side setback to the west side lot line in lieu of the required setbacks of 7' to the first floor & 10' to the second floor.
- b. 631 Symonds Avenue: Construction of home with a 3.5' setback to the east side lot line and a 5.5' side setback to the west side lot line in lieu of the required setbacks of 7' to the first floor & 10' to the second floor.
- c. 645 Symonds Avenue: Construction of home with a one foot setback to the east side lot line in lieu of the required setbacks of 7' to the first floor & 10' to the second floor.

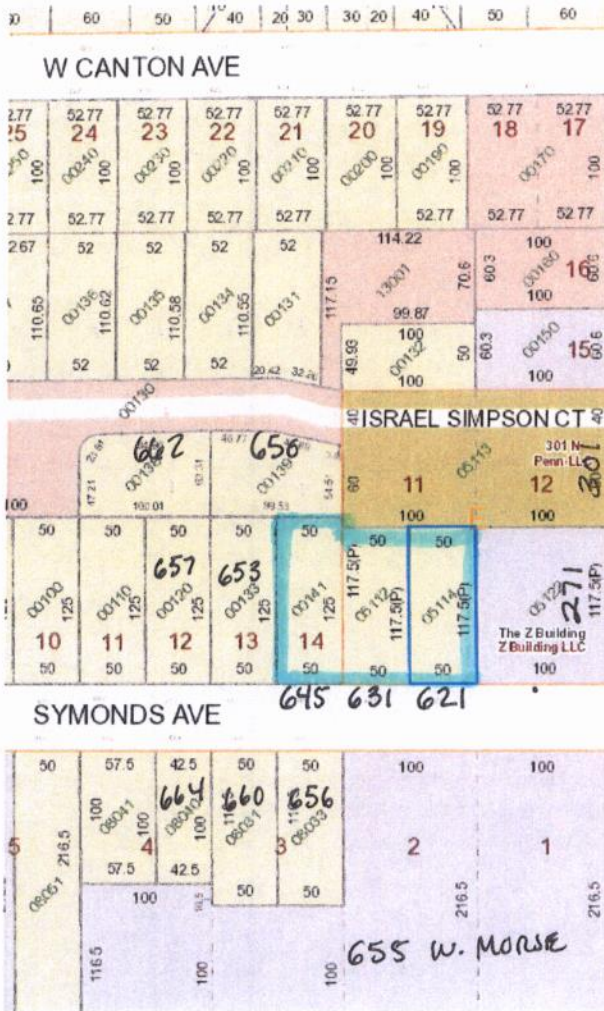
The applicant has purchased three 50 foot wide lots located on property with the zoning designation: "Low density residential (R-2) district. The setback for single family homes on R-2 zoned lots are commensurate with the narrow lot width and allow 7' first floor setbacks and 10' second floor setbacks. The applicant desires to create a townhome appearance with the first & second floors at the same side setback. This creates substantial encroachment into the setback at the second floor level.

The allowable impervious coverage, building coverage and floor area ratio is more generous for a dwelling than a duplex with allowances of 65%, 40% and 55% respectively, and the proposed homes meet these zoning criteria.

Since these are new homes on vacant lots, then I see no hardship unique to these properties that merit granting any variances and have discussed this with the applicant.

At this point in time, we have not received any letters regarding this request.

621, 631, 645 Symonds Ave



 NOT IN SCOPE


SIGNATURE
LANDSCAPE CONTRACTORS

216 S Park Ave #2,
Wistar Park, FL 32789

PHONE
(407) 622-0011

EMAIL
contact@signaturelandscapecontractors.com

ONLINE
www.signaturelandscapecontractors.com

**WINTER PARK
VILLAS**

SYMONDS AVE
Winter Park, FL 32789

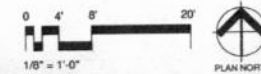
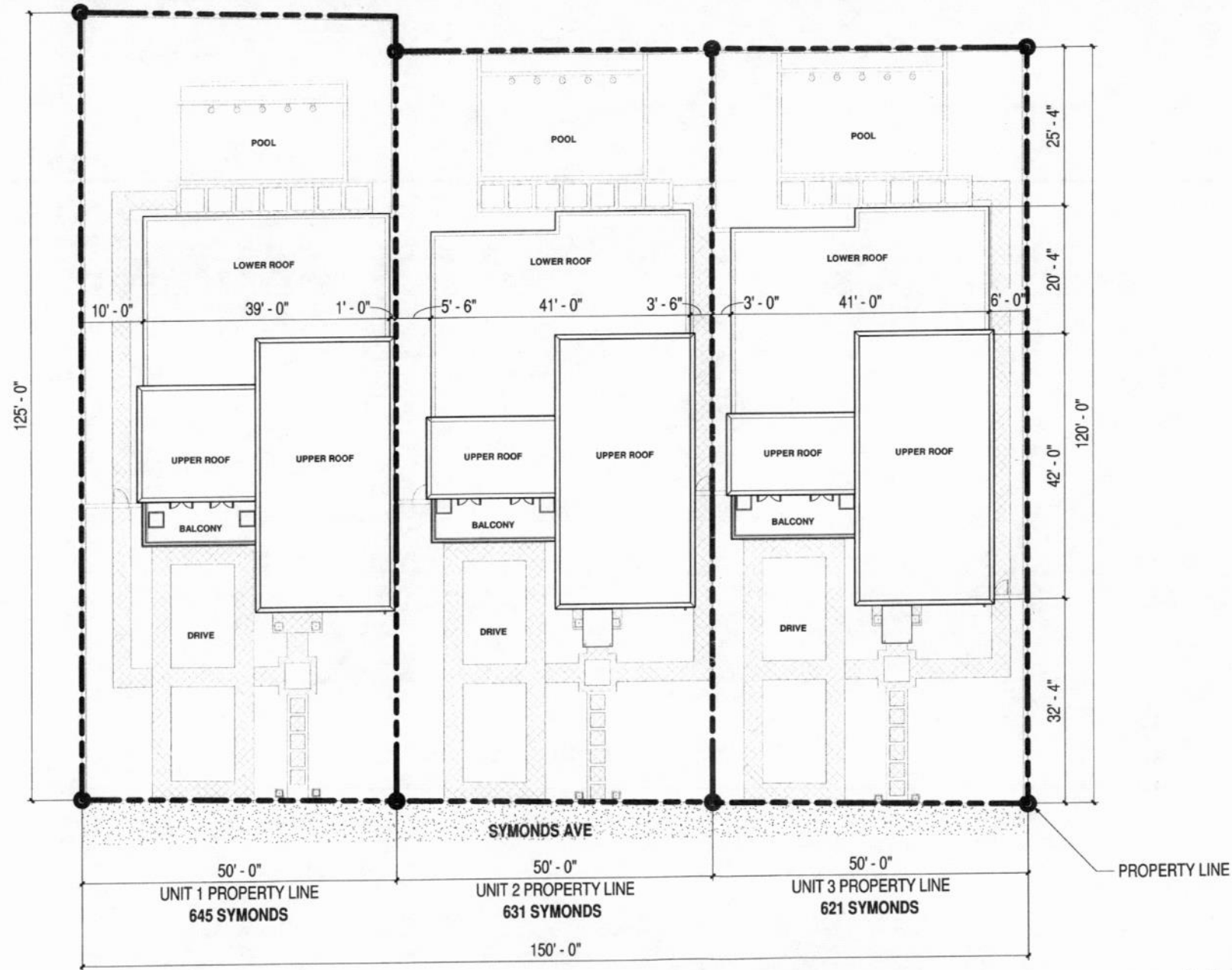


**Know what's below.
Call before you dig.**

[illegible]

SITE PLAN

Client Name	
Date	04 11 2018
Drawn by	WV
Checked by	AS, ZW
1	
Scale	1/8" = 1'-0"




SIGNATURE
LANDSCAPE CONTRACTORS
216 S Park Ave #2,
Winter Park, FL 32789
PHONE
(407) 622-0511
EMAIL
contact@signaturelandscapescontractors.com
ONLINE
www.signaturelandscapescontractors.com

WINTER PARK
VILLAS

SYMONDS AVE
Winter Park, FL 32789

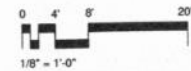


**Know what's below.
Call before you dig.**

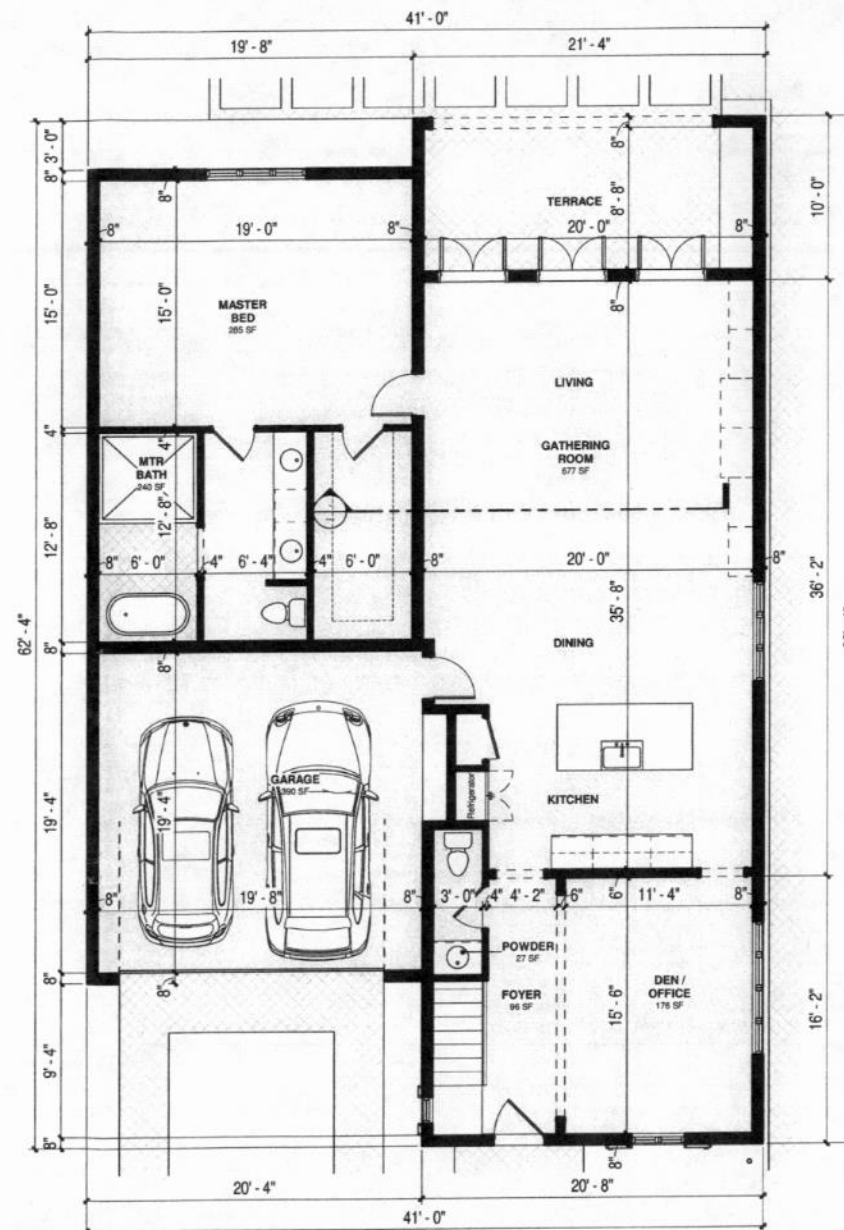
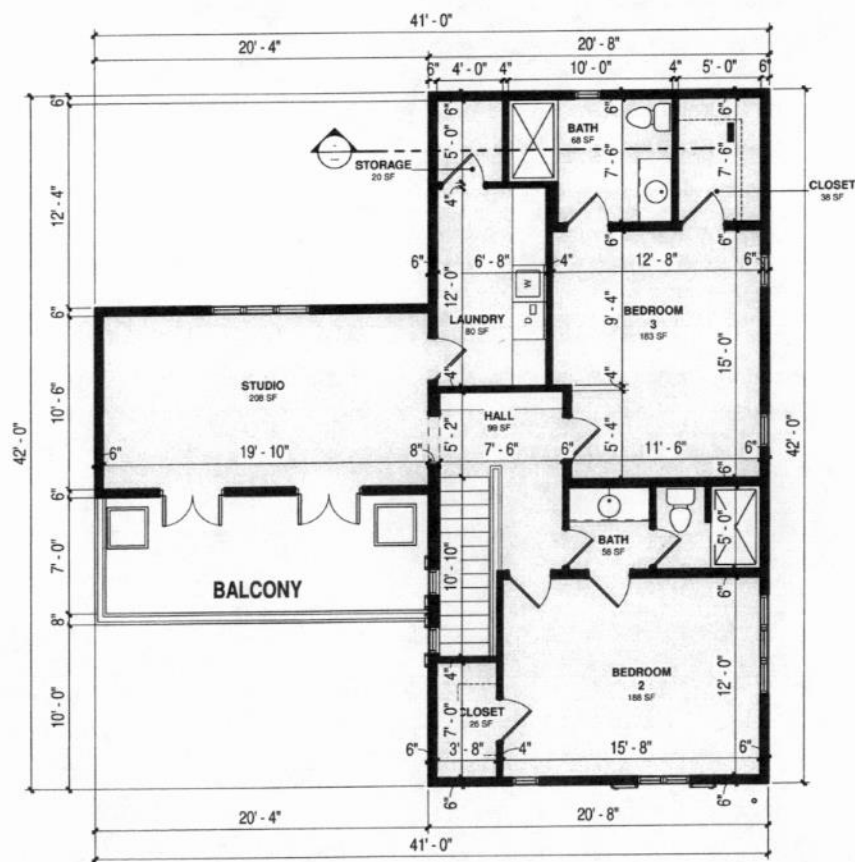
[illegible]

LEVEL 2 PLAN

Client Name	
Date	04 11 2018
Drawn by	WV
Checked by	AS, ZW
3	
Scale	1/8" = 1'-0"



PLAN NORTH



 NOT IN SCOPE


SIGNATURE
LANDSCAPE CONTRACTORS
216 S Park Ave #2,
Winter Park, FL 32789
PHONE
(407) 622-0011
EMAIL
contactus@signaturelandscapecontractors.com
ONLINE
www.signaturelandscapecontractors.com

WINTER PARK
VILLAS
SYMONDS AVE
Winter Park, FL 32789

SYMONDS AVE
Winter Park, FL 32789

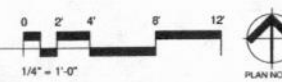


Know what's **below**.
Call before you dig.

[illegible]

ENLARGED PLANS

Client Name	
Date	04 11 2018
Drawn by	WV
Checked by	AS, ZW
4	
Scale	1/4" = 1'-0"



W CANTON AVE

ISRAEL SIMPSON CT

SYMONDS AVE

655 W. MORSE



**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

Date Received _____
Assigned _____
Date of Hearing _____

Applicant: A2 Holdings WP, LLC
271 N. Pennsylvania Ave, #1
(Address)
Winter Park, FL 32789
(City, State) (Zip)

(Phone - Home)
407 949 8639

(Phone - Work or Cell)
chanel@zpropertiesinc.com
(Email Address)

Owner: A2 Holdings WP, LLC
271 N. Pennsylvania Ave, #1
(Address)
Winter Park, FL 32789
(City, State) (Zip)

(Phone - Home)
407 949 8639

(Phone - Work or Cell)
chanel@zpropertiesinc.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 621 Symonds Ave, Winter Park, FL 32789 (Unit 3)
Legal description of property see attached OCPA printout

Describe variance request A 6' setback on east and 3' setback on west in lieu of required setbacks.

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 lot is narrow and hard to conform.
We had the opportunity to build four attached structures
but decided to build three detached structures. We
wanted the single family residence character instead of the duplex.

How long have you owned the property? 8 months

How long have you occupied the property? N/A

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?

Living in a single family detached structure is more
desirable than sharing a party wall with your
neighbor.

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 size & narrowness of each 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?

yes


Signature of Applicant

3-30-18
Date

Zane Williams
Name of Applicant (PRINT)

Setbacks R-2
(Lots 65' or less in width)

	EXISTING	PROPOSED
<u>FRONT SETBACKS</u>		
To first floor wall – 25'	_____	30!0"
To second floor wall – 30'	_____	30!0"
<u>SIDE SETBACKS</u> (Principal/cottage, dwelling or duplex)		
	Left Side Right Side	3!0"/3!0" 6!0"/6!0"
To first floor wall (note 3) – 7'	_____	_____
Driveway side first floor wall (note 4) – 11'	_____	_____
To second floor wall – 10'	_____	_____
<u>Rear setbacks</u>		
One Story Building - 10'	_____	25!0"
Two Story Building - 25' (note 6)	_____	40!0"
<u>Corner Lot Setbacks**</u>		
Lot width 65' or less – 14'	_____	_____

Open Front Porch & Entryway allowance: An additional projection of up to 7' into the required front setback is permitted on any R-2 property.
All setbacks given are minimum allowed

*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.

**Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

Notes:

1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55%. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50% with the principal dwelling having a larger gross floor area than the cottage dwelling.
2. Only open porches in the front and screened or open porches in the rear and side of the principal and cottage dwelling may be excluded from the floor area ratio up to a total area of 700 square feet.
3. The 7-foot side setback shall only be permitted on one side of the lot, and a 5-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8 feet and limiting the building wall length to 22 feet.
4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be 10 feet.
5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional 5 feet from the lot line at the second floor wall and continue at the additional 5 foot setback for at least 10 feet along the side of the building before returning to the 10 foot side setback. Alternate methods to accomplish this relief from having long two story boxlike buildings along the side lot line may be approved by staff.
6. For lots that have rear lot lines adjoining non-residential zoning, the second floor setback may be 10 feet.

SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS

Setback/Coverage Calculations

(Lots 65' or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 621 Symonds Lot Width: 50'-0"

Submitted by: _____ Lot Area: 5850

Principal Dwelling _____ Cottage Dwelling _____ Single Family Residence X Duplex _____

	Existing Area	+	Proposed Area	=	Total Area	Permitted Area
Minimum Living Area (sq.ft.)						
Principal Dwelling	1,000					
Cottage Dwelling	500					
Single Family	1,000					
Duplex	1,000					
Impervious Lot Coverage						
(include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc)						
Principal Dwelling - 65%						
Cottage Dwelling - 65%						
Single Family - 65%						
Duplex - 60%					<u>3803</u>	<u>3803</u>
Maximum Building Coverage						
Principal/Cottage dwelling 35%						
Single Family - 40%					<u>2340</u>	<u>2340</u>
Duplex - 35%						
Floor Area Ratio (FAR)*						
For 2-Story Buildings only						
(include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure)						
Principal Dwelling - 30%						
Cottage Dwelling - 20%						
Single Family - 55%						
Duplex - 50%					<u>3218</u>	<u>3218</u>
(Note 1)						
Excludable Area of Porches (sq.ft.) from FAR						
Principal Dwelling	400					
Cottage Dwelling	300					
Single Family	700					
Duplex	600				<u>700</u>	<u>700</u>
(Note 2)						

Building Height Maximum Permitted: 30'
Maximum Building Stories - 2

Proposed Height: 26'-0" (above existing grade)

Two parking spaces per unit required behind front setback line, except only 1 space for a cottage dwelling.

Stormwater retention required per the Land Development Code.

*Applies to two-story building only; FAR is the total gross building area divided by the total lot area. Common driveways are permitted between two adjoining lots.


[Searches](#)
[Sales Search](#)
[Results](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify...](#)
621 Symonds Ave < 06-22-30-1168-05-114 >

Name(s)

Az Holdings Wp LLC

Property Name

N/A. Click information icon to contribute.

Mailing Address On File

271 N Pennsylvania Ave Ste 1
Winter Park, FL 32789-3792

Incorrect Mailing Address?

Physical Street Address

621 Symonds Ave

Postal City and Zipcode

Winter Park, FL 32789

Property Use

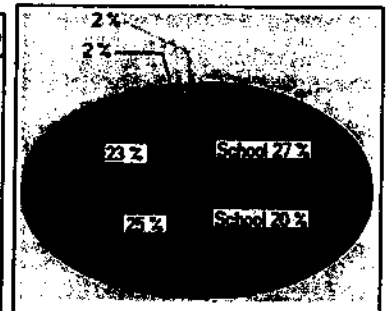
0001 - Vacant Residential

Municipality

Winter Park

View 2017 Property Record Card
[Property Features](#)
[Values, Exemptions and Taxes](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)
Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2017 <input checked="" type="checkbox"/> MKT	\$84,750	+	\$0	+	\$0 = \$84,750 (21%)
2016 <input checked="" type="checkbox"/> MKT	\$70,000	+	\$0	+	\$0 = \$70,000 (13%)
2015 <input checked="" type="checkbox"/> MKT	\$62,000	+	\$0	+	\$0 = \$62,000 (-11%)
2014 <input checked="" type="checkbox"/> MKT	\$70,000	+	\$0	+	\$0 = \$70,000
Tax Year Benefits					Tax Savings
2017 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>					\$72
2016 <input checked="" type="checkbox"/>					\$0
2015 <input checked="" type="checkbox"/>					\$0
2014 <input checked="" type="checkbox"/>					\$0

2017 Tax Breakdown

2017 Taxable Value and Certified Taxes

TAX YEAR | 2017 • 2016 • 2015 • 2014

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$84,750	\$0	\$84,750	4.2220 (-7.47%)	\$367.81 27 %
Public Schools: By Local Board	\$84,750	\$0	\$84,750	3.2460 (0.00%)	\$275.27 20 %
Orange County (General)	\$77,000	\$0	\$77,000	4.4347 (0.00%)	\$341.47 25 %
City Of Winter Park	\$77,000	\$0	\$77,000	4.0923 (0.00%)	\$315.11 23 %
City Of Winter Park Debt Service 2011	\$77,000	\$0	\$77,000	0.1597 (-8.88%)	\$12.30 1 %
City Of Winter Park Debt Service 2017	\$77,000	\$0	\$77,000	0.3536	\$27.23 2 %
St Johns Water Management District	\$77,000	\$0	\$77,000	0.2724 (-5.58%)	\$20.97 2 %
			16.7827		\$1,350.16

2017 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

2017 Gross Tax Total: \$1,350.16
2017 Tax Savings Tax Savings

Your property taxes without exemptions would be: \$1,422.33
 Your ad-valorem property tax with exemptions is: - \$1,350.16
 Providing You A Savings Of: = \$72.17

WINTER PARK VILLAS

PROJECT LOCATION:
645 SYMONDS AVE
WINTER PARK, FL

SIGNATURE
LANDSCAPE CONTRACTORS
214
Winter Park, FL 32789
(407) 922-8011
FAX:
INFO:
E-MAIL:
© 2014 SIGNATURE LANDSCAPE CONTRACTORS

DESIGNED BY: SIGNATURE LANDSCAPE CONTRACTORS
DRAWN BY: SIGNATURE LANDSCAPE CONTRACTORS
DATE: 04/24/14
PROJECT: WINTER PARK VILLAS
SHEET: 1 OF 1

811
Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
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SYMONDS AVE
RENDERING 4

SHEET 1 OF 1
SCALE: 1" = 10'-0"

NOTES:
1. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
2. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
3. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
4. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
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27. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
28. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
29. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.
30. ALL PLANTING TO BE DONE BY THE LANDSCAPE CONTRACTOR.



**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

Date Received _____
Assigned _____
Date of Hearing _____

Applicant: AZ Holdings WP LLC
271 N. Pennsylvania Ave, #1
(Address)
Winter Park, FL 32789
(City, State) (Zip)

(Phone - Home) _____
407 949 8639
(Phone - Work or Cell) _____
Chanel@zpropertiesinc.com
(Email Address)

Owner: AZ Holdings WP, LLC.
271 N. Pennsylvania Ave, #1
(Address)
Winter Park, FL 32789
(City, State) (Zip)

(Phone - Home) _____
407 949 8639
(Phone - Work or Cell) _____
Chanel@zpropertiesinc.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 631 Symonds Ave, Winter Park, FL 32789 (Unit 2)
Legal description of property see attached ACPA printout

Describe variance request 3'6" setback variance on east side in lieu of required.
A 5'6" setback on the west in lieu of required setback.

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?

The lot is narrow and hard to conform. We had the opportunity to build four attached structures but decided to build three detached structures. We wanted the single family residence character instead of the duplex.

How long have you owned the property? 8 months

How long have you occupied the property? N/A

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?

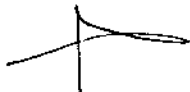
Living in a single family detached structure is more desirable than sharing a party wall with your neighbor.

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 size & narrowness of each 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?

yes



Signature of Applicant

3-30-18
Date

Zane Williams
Name of Applicant (PRINT)

Setback/Coverage Calculations

(Lots 65' or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 631 Symonds Lot Width: 50'-0"

Submitted by: _____ Lot Area: _____

Principal Dwelling _____ Cottage Dwelling _____ Single Family Residence X Duplex 5850

	Existing Area	+	Proposed Area	=	Total Area	Permitted Area
Minimum Living Area (sq.ft.)						
Principal Dwelling	1,000					
Cottage Dwelling	500					
Single Family	1,000					
Duplex	1,000					

Impervious Lot Coverage

{include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc}

Principal Dwelling - 65%

Cottage Dwelling - 65%

Single Family - 65%

Duplex - 60%

_____ 3803 3803

Maximum Building Coverage

Principal/Cottage dwelling 35%

Single Family - 40%

Duplex - 35%

_____ 2340 2340

Floor Area Ratio (FAR)*

For 2-Story Buildings only

{include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure}

Principal Dwelling - 30%

Cottage Dwelling - 20%

Single Family - 55%

Duplex - 50%

_____ 3218 3218

(Note 1)

Excludable Area of Porches (sq.ft.) from FAR

Principal Dwelling 400

Cottage Dwelling 300

Single Family 700

Duplex 600

_____ 700 700

(Note 2)

Building Height Maximum Permitted: 30'

Maximum Building Stories - 2

Proposed Height: 26'-0" (above existing grade)

Two parking spaces per unit required behind front setback line, except only 1 space for a cottage dwelling.

Stormwater retention required per the Land Development Code.

*Applies to two-story building only; FAR is the total gross building area divided by the total lot area. Common driveways are permitted between two adjoining lots.

Setbacks R-2
(Lots 65' or less in width)

	EXISTING	PROPOSED
<u>FRONT SETBACKS</u>		
To first floor wall – 25'	_____	30'0"
To second floor wall – 30'	_____	30'0"
<u>SIDE SETBACKS</u> (Principal/cottage, dwelling or duplex)		
To first floor wall (note 3) – 7'	Left side Right side	5'6"/5'6" 3'6"/3'6"
Driveway side first floor wall (note 4) – 11'	_____	_____
To second floor wall – 10'	_____	_____
<u>Rear setbacks</u>		
One Story Building - 10'	_____	25'0"
Two Story Building - 25' (note 6)	_____	40'0"
<u>Corner Lot Setbacks**</u>		
Lot width 65' or less – 14'	_____	_____

Open Front Porch & Entryway allowance: An additional projection of up to 7' into the required front setback is permitted on any R-2 property.
All setbacks given are minimum allowed

*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.

**Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

Notes:

1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55%. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50% with the principal dwelling having a larger gross floor area than the cottage dwelling.
2. Only open porches in the front and screened or open porches in the rear and side of the principal and cottage dwelling may be excluded from the floor area ratio up to a total area of 700 square feet.
3. The 7-foot side setback shall only be permitted on one side of the lot, and a 5-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8 feet and limiting the building wall length to 22 feet.
4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be 10 feet.
5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional 5 feet from the lot line at the second floor wall and continue at the additional 5 foot setback for at least 10 feet along the side of the building before returning to the 10 foot side setback. Alternate methods to accomplish this relief from having long two story boxlike buildings along the side lot line may be approved by staff.
6. For lots that have rear lot lines adjoining non-residential zoning, the second floor setback may be 10 feet.

SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS



WINTER PARK VILLAS

PROJECT LOCATION
645 SYMONDS AVE
WINTER PARK, FL

SIGNATURE
LANDSCAPE CONTRACTORS
214 S Park Ave #2
Winter Park, FL 32789
PHONE (407) 422-0011
EMAIL contact@signaturelandscapecontractors.com
ONLINE www.signaturelandscapecontractors.com
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REVISIONS

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SYMONDS AVE RENDERING 2

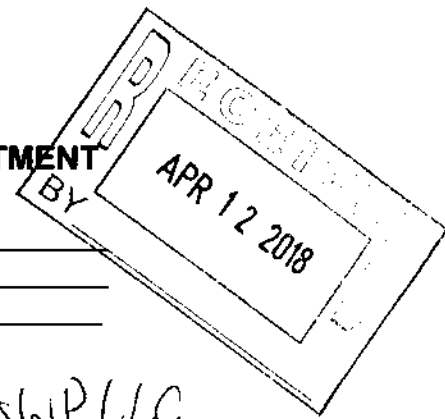
SHEET 1 of 1
GRAPHIC SCALE: 3/16" = 1'-0"
1" = 1'-0" 2" = 2'-0" 4" = 4'-0" 8" = 8'-0" 12" = 12'-0"

The drawing contains specific design information and is the property of Signature Landscape Contractors. The drawing and the information contained herein may not be copied, reproduced, distributed, altered, or otherwise used without the written consent of Signature Landscape Contractors. The design is intended for the project and site shown. Signature Landscape Contractors is not responsible for any errors or omissions in this drawing.

**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

Date Received _____
Assigned _____
Date of Hearing _____



Applicant: AZ Holdings^{WP} LLC
271 N. Pennsylvania Ave, #1
(Address)
Winter Park, FL 32789
(City, State) (Zip)

Owner: AZ Holdings^{WP} LLC
271 N. Pennsylvania Ave, #1
(Address)
Winter Park, FL 32789
(City, State) (Zip)

(Phone - Home)
407 949 8639

(Phone - Home)
407 949 8639

(Phone - Work or Cell)
Chanel@zpropertiesinc.com
(Email Address)

(Phone - Work or Cell)
Chanel@zpropertiesinc.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 6055 Symonds Ave, Winter Park, FL 32789 (Unit 1)
Legal description of property See attached CCPA printout

Describe variance request 1' setback on east side of property
in lieu of required setback

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 lot is narrow and hard to conform. We had the opportunity to build four attached dwellings but decided to build three detached dwellings. We wanted the single family character instead of a duplex.

How long have you owned the property? 8 month

How long have you occupied the property? N/A

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?

Living in a single family detached structure is more desirable than sharing a party wall with your neighbor.

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 size and narrowness of each 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?

yes



Signature of Applicant

3-30-19
Date

Zane Williams
Name of Applicant (PRINT)

Setback/Coverage Calculations

(Lots 65' or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 645 Symonds Lot Width: 50.0'

Submitted by: _____ Lot Area: 6250

Principal Dwelling _____ Cottage Dwelling _____ Single Family Residence X Duplex _____

	Existing Area	+	Proposed Area	=	Total Area	Permitted Area
Minimum Living Area (sq.ft.)						
Principal Dwelling	1,000					
Cottage Dwelling	500					
Single Family	1,000					
Duplex	1,000					
Impervious Lot Coverage						
{include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc}						
Principal Dwelling - 65%						
Cottage Dwelling - 65%						
Single Family - 65%						
Duplex - 60%					<u>4063</u>	<u>4063</u>

Maximum Building Coverage

Principal/Cottage dwelling	35%			<u>2500</u>	<u>2500</u>
Single Family	40%				
Duplex	35%				

Floor Area Ratio (FAR)*

For 2-Story Buildings only

{include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure}

Principal Dwelling - 30%					
Cottage Dwelling - 20%					
Single Family - 55%					
Duplex - 50%				<u>3437</u>	<u>3437</u>

(Note 1)

Excludable Area of Porches (sq.ft.) from FAR

Principal Dwelling	400				
Cottage Dwelling	300				
Single Family	700				
Duplex	600			<u>700</u>	<u>700</u>

(Note 2)

Building Height Maximum Permitted: 30' Proposed Height: 26'0" (above existing grade)
Maximum Building Stories - 2

Two parking spaces per unit required behind front setback line, except only 1 space for a cottage dwelling.

Stormwater retention required per the Land Development Code.

*Applies to two-story building only; FAR is the total gross building area divided by the total lot area. Common driveways are permitted between two adjoining lots.

Setbacks R-2

(Lots 65' or less in width)

	EXISTING	PROPOSED
<u>FRONT SETBACKS</u>		
To first floor wall – 25'	_____	30' 0"
To second floor wall – 30'	_____	30' 0"
<u>SIDE SETBACKS</u> (Principal/cottage, dwelling or duplex)		
	Left Side Right Side	7' 0" / 10' 0" 1' 0" / 1' 0"
To first floor wall (note 3) – 7'	_____	_____
Driveway side first floor wall (note 4) – 11'	_____	_____
To second floor wall – 10'	_____	_____
<u>Rear setbacks</u>		
One Story Building - 10'	_____	25' 0"
Two Story Building - 25' (note 6)	_____	40' 0"
<u>Corner Lot Setbacks**</u>		
Lot width 65' or less – 14'	_____	_____

Open Front Porch & Entryway allowance: An additional projection of up to 7' into the required front setback is permitted on any R-2 property.
All setbacks given are minimum allowed

*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.

**Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

Notes:

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SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS

WINTER PARK VILLAS

PROJECT LOCATION
645 SYMONDS AVE
WINTER PARK, FL

SIGNATURE
LANDSCAPE CONTRACTORS
214 Park Ave #2
Winter Park, FL 32789
Phone: (407) 937-9111
Fax: (407) 937-9111

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SYMONDS AVE
RENDERING 1

PROJECT: SYMONDS AVE
DATE: 11/11/2011
BY: [Signature]
SCALE: 1" = 10'-0"

NOTES: PROJECT SYMONDS AVE VILLAS RENDERING 1
DATE: 11/11/2011

