



# Board of Adjustments

July 16, 2019 at 5:00p.m.

City Hall | Commission Chambers  
401 S. Park Ave. | Winter Park, Florida

## Agenda Items

### 1. Opening & Public Comments

### 2. Approval

- A. Minutes for the June 18, 2019 Meeting

### 3. Old business

- A. Request of Luz Marina Munoz for a variance to allow the demolition of over 50% of the existing dwelling and build a new pitched roof structure over the existing side walls at the existing side setbacks which vary from 5.6 feet to 8.1 feet on the west side and 4.5 feet to 6.6 feet on the east side in lieu of the required side setbacks of 7.5 feet.

Located at: 1572 Sunset Drive

Zoned: R-1A

### 4. New business

- B. Request of Mary Hartwig for variances to allow the construction of a carport with a side setback of 5.9 feet and a front setback of 21.9 feet, in lieu of the required setbacks of 9 feet and 35 feet respectively.

Located at: 2819 Northwood Blvd

Zoned: R-1A

- C. Request of Gabriela Juncos for variances to allow the construction of a two story addition projecting 4 feet into the front setback with a side setback of 8.9 feet, in lieu of 9 feet

Located at: 1371 Oneco Ave

Zoned: R-1A

## appeals & assistance

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“If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” (F.S. 286.0105).

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



# Board of Adjustments

**To:** Board of Adjustment Members  
**From:** George Wiggins, Director of Bldg/Legislative Affairs  
**Date:** July 16, 2019  
**Subj:** Munoz Variance Request, 1572 Sunset Drive

**STAFF SUMMARY FROM JUNE MEETING:**

The applicant is requesting variances to allow the demolition of over 50% of the existing dwelling and build a new pitched roof structure over the existing side walls at the existing side setbacks which vary from 5.6 feet to 8.1 feet on the west side and 4.5 feet to 6.6 feet on the east side whereas the required side setback is 7.5 feet.

Currently, a one story home with a flat roof and parapet exists on this property. The new owner wishes to remodel the interior of the home, change the architectural appearance by converting the roof to a hip shaped roof, add a front entry feature and covered porch at the rear of the home. The proposed new porch will be built within the allowed side setbacks.

Due to the amount of demolition work taking place on the home (over 50%), the remodeling cannot take place unless a variance is obtained to allow the existing non-conforming side setbacks to remain.

This property has an unusual configuration with a front on Sunset Drive and a rear driveway access on Chestnut Avenue with a 25 feet of lot frontage on that street.

The proposed remodeling and porch addition to this home will be within the allowable floor area ratio and impervious coverage for this property.

We have received signed notices of approval of this variance from 13 nearby property owners and one tenant at 1440 Chestnut Avenue. The adjacent property owner on the east side has submitted a letter in opposition to this variance.

**UPDATE FOR JULY 16 MEETING:**

The Board tabled this request in order to allow the applicant to meet with the adjacent neighbor on the south side (1562 Sunset) and come into an agreement on modifications which will satisfy their concerns. Ms. Munoz and her designer proceeded to meet with the adjacent neighbors and made adjustments to the proposed plans which they will approve.

In order to provide less impact, the following changes are proposed:

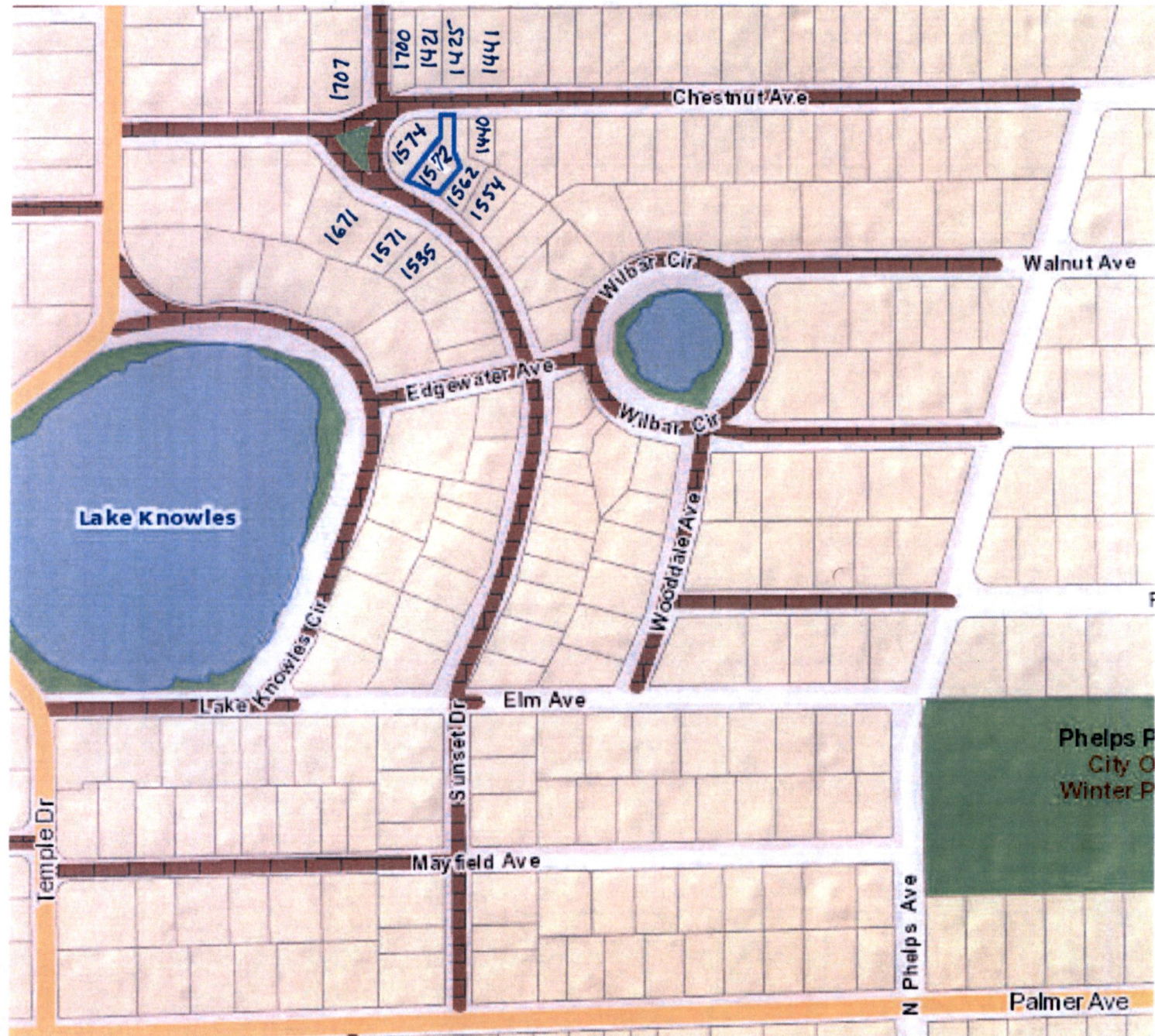
Munoz Variance Request  
1572 Sunset Drive  
July 16, 2019  
Page 2

1. Provide no overhang for the pantry roof only at east corner of the home at the pantry wall.
2. Provide gutters (six inch size) along the right side of the home.
3. Provide a gutter downspout at the rear and front of the home.
4. Remove proposed window from elevation view.

With these changes, the adjacent neighbors signed a plan depicting these changes and affirmed that they approve the proposed changes.

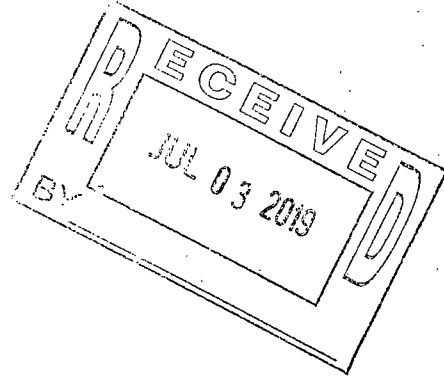


# 1572 Sunset Drive





July 3, 2019



To: BOARD OF ADJUSTMENTS

From: LUZ MARINA MUNOZ

Re: 1572 SUNSET DRIVE  
Parcel ID #32-21-30-4536-02-241

In the last meeting it was decided that I had 90 days to come up with a roof layout that would be acceptable to the neighbor on the east side of the property, 1562 Sunset Drive, and we have agreed on the following changes:

1. The short "no overhang" for the pantry roof only. (building's northeast corner)
2. Gutters (six inch size) along that right side of the house
3. Gutter Downspout at the rear and front
4. Window removed from elevation view (it is already removed on the floor plan)

Attached please find the handwritten changes signed by all three parties involved, and the updated pages of the plans that pertain to the changes.

Hope this satisfies the requirements and allows us to move forward with the permitting process.

Thank you for your time and attention to this matter.

Cordially,

A handwritten signature in cursive script, appearing to read "Luz Marina Munoz".

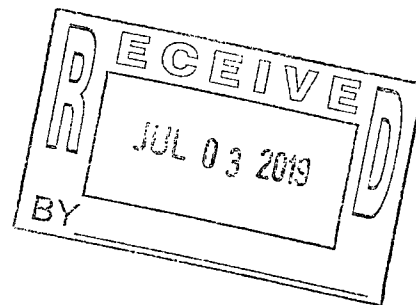
Luz Marina Munoz

1572 SUNSET

**Theresa Dunkle**

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**From:** Luz Marina Munoz <luzma321@gmail.com>  
**Sent:** Wednesday, July 3, 2019 5:42 AM  
**To:** George Wiggins  
**Cc:** Theresa Dunkle  
**Subject:** [External] RE: 1572 Sunset Dr Variance Request  
**Attachments:** img20190703\_05121771.pdf  
**Importance:** High



**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Good morning. Attached please find the roof layout with the corrections that the neighbors from the adjoining property have agreed to, it's signed by them and me. They have accepted that we proceed with the renovations as requested, as long as we remove the overhangs on the northeast corner of the house, install 6" gutters, and remove the window on that section of the house (already omitted on the plans).

The neighbors did not have time to meet with me sooner, so I was not able to meet the June 28<sup>th</sup> deadline to request presentation of the agreement on the July 16<sup>th</sup> meeting. Since this is a follow up of the request presented on June 18<sup>th</sup>, would it be possible to get an exception to allow me to present the change to the board on July 16<sup>th</sup>?

Please advise.

Cordially,

*Luz Marina Muñoz*  
c) 407-256-4211  
f) 407-386-7524  
[luzma321@gmail.com](mailto:luzma321@gmail.com)

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**From:** Theresa Dunkle <tdunkle@cityofwinterpark.org>  
**Sent:** Friday, June 14, 2019 11:11 AM  
**To:** 'luzma321@gmail.com' <luzma321@gmail.com>  
**Cc:** George Wiggins <Gwiggins@cityofwinterpark.org>  
**Subject:** 1572 Sunset Dr Variance Request

Luz Marina,

Re: June 18 Variance Request for 1572 Sunset Dr

Please be aware that a letter of opposition was received and is available online for viewing:

<https://cityofwinterpark.org/docs/government/boards/agendas/BOA-agd-2019-06-18.pdf>

**Theresa Dunkle**

RECEIVED  
 JUL 03 2019  
 BY

Approved by owners  
 of 1562 Sunset Drive,  
 Winter Park FL 32789

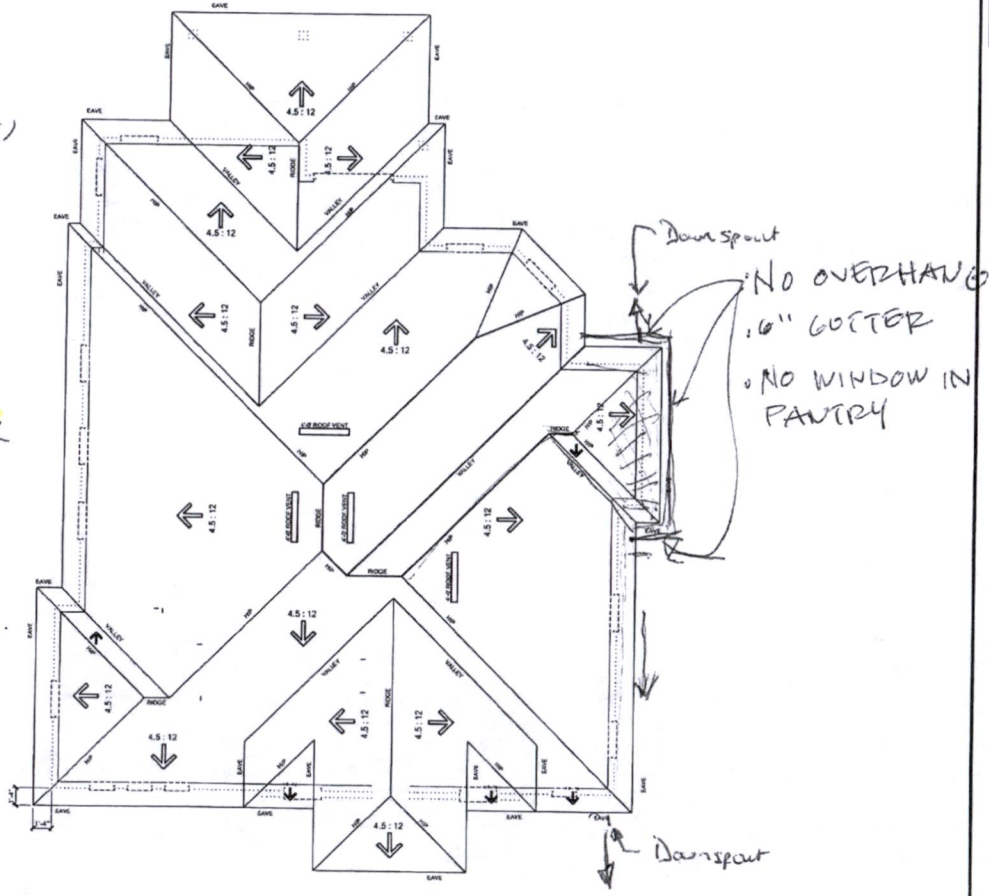
Dana S. Baker

Dana S. Baker

*[Signature]*

Brigid O. Kirkpatrick

*[Signature]*  
 Luz Marina Muñoz



Roof Vents General Notes  
 1. Venting Calculations Based on 1" x 30" vents.  
 2. The Percentage of net free area (NFA) through roof vents shall not be less than 50% of the total net free area (NFA) required for the roof.  
 3. Vents calculations and counts are based on a roof having 140 square inches of net free area.  
 4. If possible locate vents in an inconspicuous location not viewable from front or side elevations.  
 5. All vent areas are consistent with square footage calculations charts found on Roof plan sheets.  
 6. See Sheet 101 for roof layout & notes. S.D.M. 06/11/2015

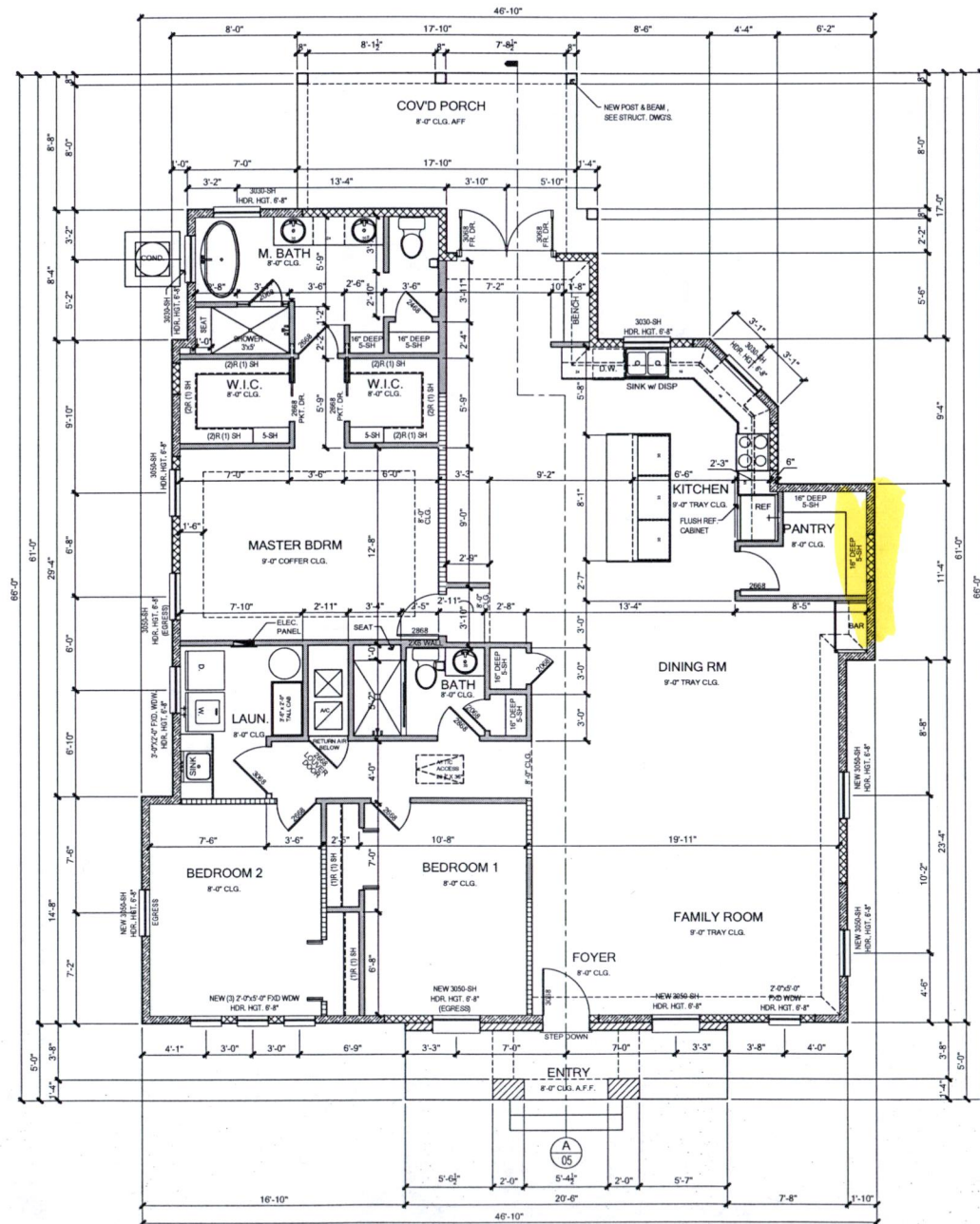
GENERAL NOTE:  
 1. EXISTING ROOF TO BE REMOVED

ROOF PLAN  
 SCALE: 1/4" = 1'-0"

Sunset Drive Remodel  
 Single Family Residence  
 1572 Sunset Dr.  
 Winter Park, FL 32789  
 06/11/2015  
 Reference No.  
 18-014  
 06  
 ROOF PLAN

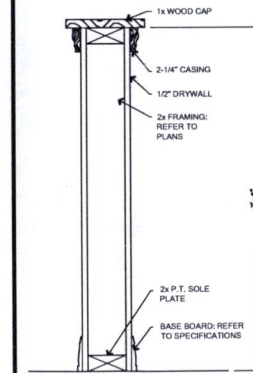
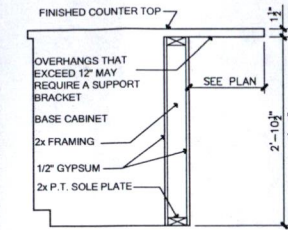
NOT FOR CONSTRUCTION





PROPOSED PLAN  
SCALE: 1/4" = 1'-0"

WALL TYPES LEGEND	
Masonry	
	Exist. 2x6 Exterior Framing
	Exist. 2x Interior Framing
	New 2x6 Exterior Framing @ 8'-0" A.F.F.
	New 2x6 Exterior Framing @ 12'-0" A.F.F.
Framing	
	New Standard 2x4 Framing
	Exist. Walls to be Demolished
	Interior Bearing Wall
	Frame Wall Located Below 48" A.F.F. w/ Cap
	Insulated Interior Partition



AREA TABULATION	
EXISTING LIVING	1953
PROPOSED ADDITION	130
LIVING TOTAL	2083
ENTRY	103
COVERED PORCH	182
TOTAL AREA	2368

Sunset Drive Remodel

Single Family Residence

1572 Sunset Dr,  
Winter Park, FL 32789

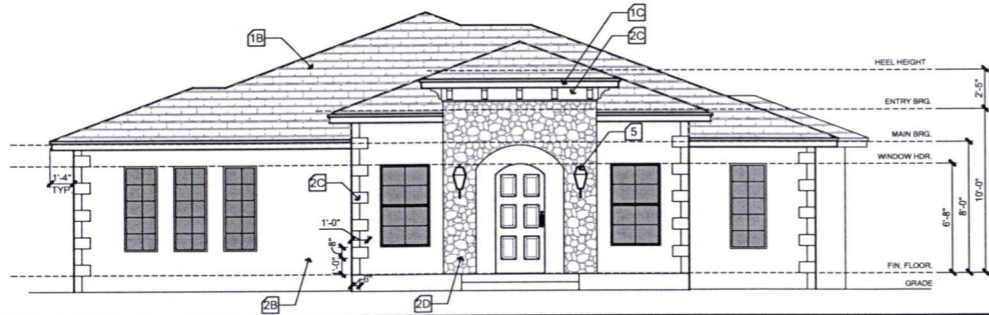
07/03/2019

Reference No.  
18-014

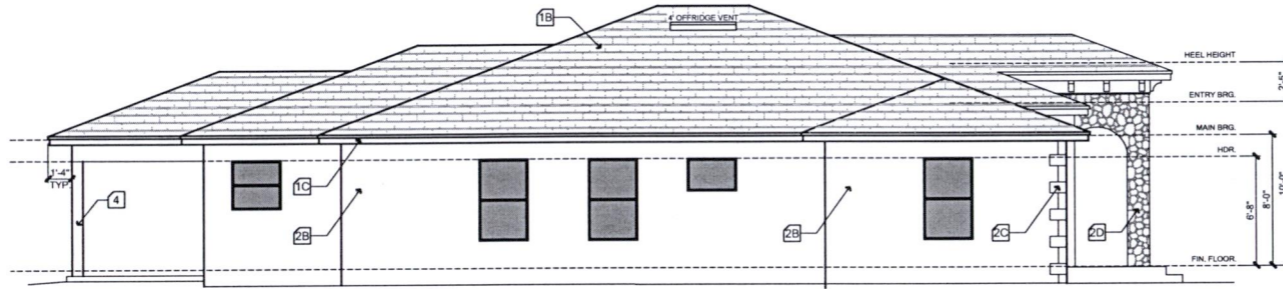
02

NEW PLAN

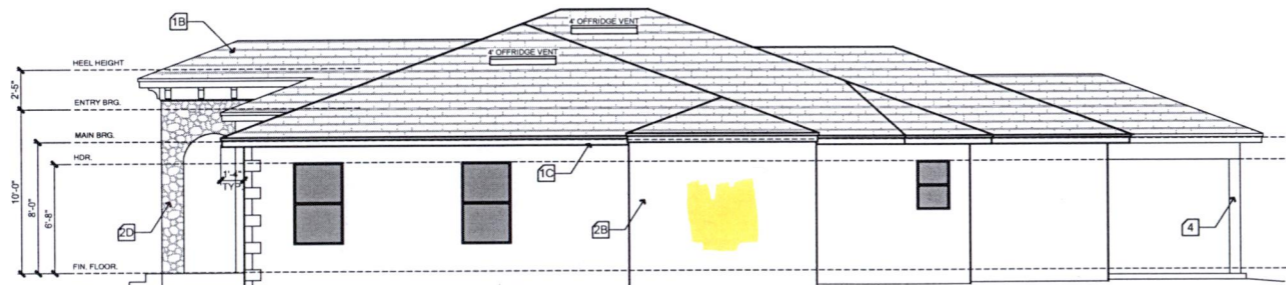




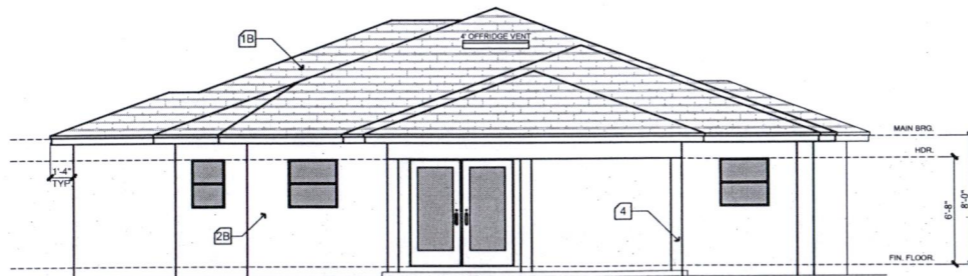
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**ELEVATION KEY NOTES**

- Roofing
  - All exterior roof overhangs are 16" (inches) unless otherwise dimensioned or as per requirements of community specifications.
  - Shingle Roofing. Installed over approved underlayment.
  - Indicates Aluminum wrapped vented soffit and drip edge. Prime fascia opt.
  - Indicates ridge vent. Refer to Roof Plan for calculation.
  - Indicates Flashing where roof planes intersects with wall plans. Refer to WP sheet in this plan set.
- Walls
  - Indicates decorative stucco finish as per ASTM C-926. All textures are determined by the builder specifications.
  - Indicates Stucco finish on paper-backed wire lath, water resistive barrier, and over wood framed exterior wall.
  - Indicates decorative stucco banding/coating with a smooth finish.
  - Indicates simulated stone veneer.
  - Exist. brick/pavers to remain.
- Indicates New Overhead Garage Door.
- Indicates P.T. wood post/ beams with approved Hardi-Bd. finished wrap. Refer to structural plans for connections and post size.
- Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. L of light to be 5'-0" A.F.F. U.N.O. per community spec.
- Indicates decorative non-structural accent stucco band.
- Indicates decorative shutters to be selected by the builder

**CODE REFERENCE**

Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926.

Installation of exterior lathing and framing shall comply with the application requirements of ASTM C 1063.

Where cement plaster (stucco) is to be applied to lath over frame construction, measures shall be taken to prevent bonding between the cement plaster and the water resistive barrier. A bond break shall be provided between the water resistive barrier and the cement plaster (stucco) consisting of one of the following:

- Two layers of an approved water resistant barrier material complying with Section R703.2, or
- One layer of an approved water resistant barrier complying with Section R703.2 and ASTM D 226 over an approved plastic house wrap, or
- Other approved methods or materials applied in accordance with the manufacturer's installation instructions.

Sunset Drive Remodel

Single Family Residence

1572 Sunset Dr,  
Winter Park, FL 32789

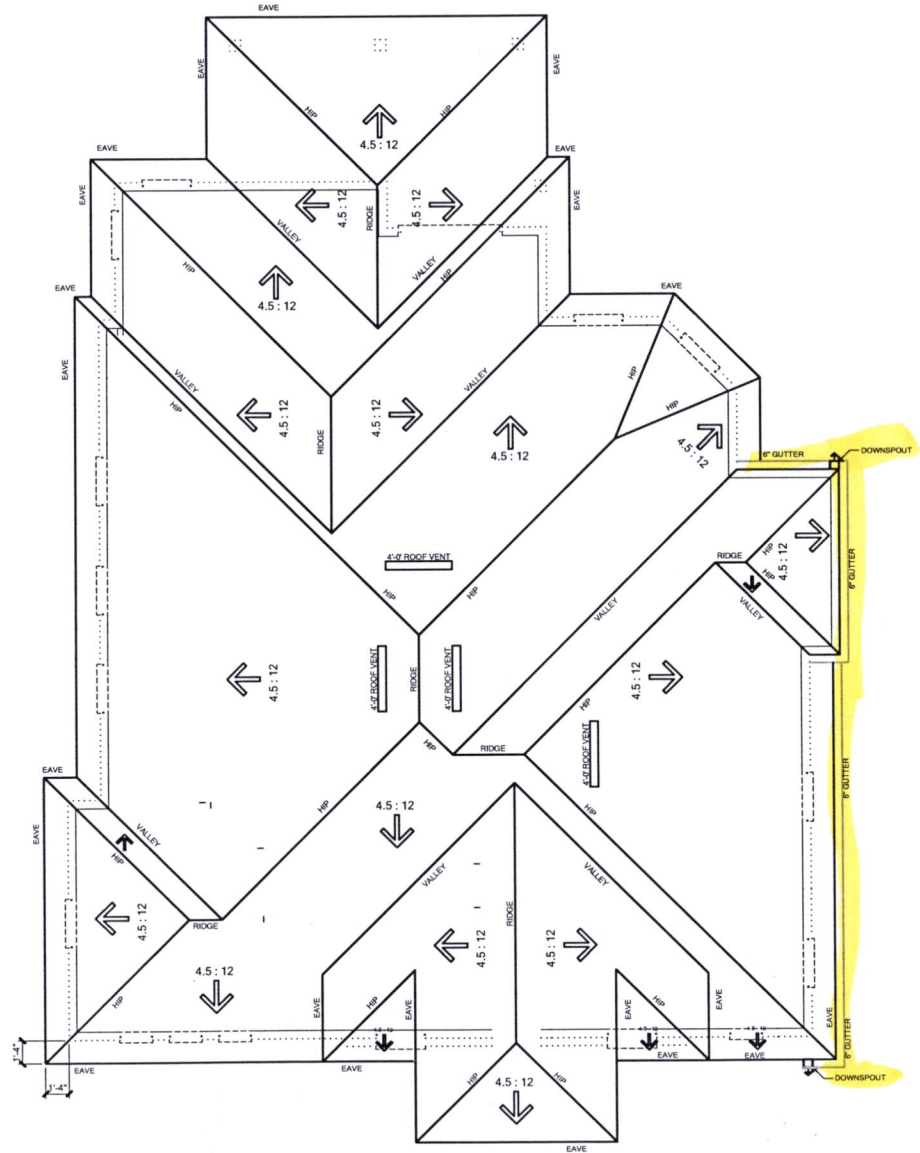
07/03/2019

Reference No.

18-014

04

ELEVATIONS



- Roof Vent General Notes**
1. Venting Calculations Based on a 1:300 ratio.
  2. The Percentage of net free roof exhaust vent area shall not be less than 50% of the total net free vent area required for the roof.
  3. Vent calculations and counts are based on a roof having 140 square inches of net free area.
  4. If possible locate vents in an inconspicuous location not viewable from front or side elevations.
  5. Attic areas are consistent with square footage tabulations charts found on floor plan sheets.
  6. See Sheet WP for roof flashing & req'd. S.A.M. detail.

**GENERAL NOTE:**

1. EXISTING ROOF TO BE REMOVED

**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

RELEASE
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<b>Sunset Drive Remodel</b>	
Single Family Residence	
1572 Sunset Dr, Winter Park, FL 32789	
Reference No.	18-014
	<b>06</b>
ROOF PLAN	

07/03/2019





## Board of Adjustments

**To:** Board of Adjustment Members  
**From:** George Wiggins, Director of Bldg/Legislative Affairs  
**Date:** July 16, 2019  
**Subj:** Hartwig Variance Request, 2819 Northwood Blvd

The applicant is requesting variances to allow the construction of a carport with a side setback of 5.9 feet and a front setback of 21.9 feet, whereas the required setbacks are 9 feet and 35 feet respectively.

The existing carport is severely deteriorated and located with a front setback of 18.8 feet. This property was annexed into the city along with several other properties approximately 10 years ago. The current non-conforming carport structure may have received a variance before annexation into the city.

The adjacent home on the west side has a carport structure in the front yard with a front setback of approximately 25 feet. **Averaging in that carport structure will reduce the required front setback to 31 feet based on the adjacent homes.**

The proposed replacement pergola carport structure has dimensions of 31.3 feet in width and 21.25 feet in length extending out from the home toward the street, a total area of 665 square feet. The structure will have a transparent lucent cover material to provide protection from rain.

With this proposed structure the allowable floor area ratio and impervious coverage is not exceeded.

A letter expressing no objection to this variance has been received from the two adjacent property owners at 2825 and 2813 Northwood Blvd.

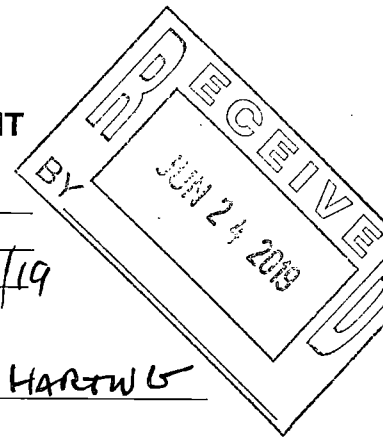
# 2819 Northwood Blvd



**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 6/24  
# Assigned #1  
Date of Hearing ~~5-07~~ 7/18/19



Applicant: Mary Hartwig

Owner: ~~163875~~ MARY M HARTWIG

2819 Northwood Blvd.  
(Address)  
Winter Park, FL 32789  
(City, State) (Zip)  
407-222-2388  
(Phone – Home)  
407-619-7648  
(Phone – Work or Cell)  
mmhartwig@icloud.com  
(Email Address)

2819 Northwood Blvd.  
(Address)  
Winter Park, FL 32789  
(City, State) (Zip)  
407-222-2388  
(Phone – Home)  
407-619-7648  
(Phone – Work or Cell)  
mmhartwig@icloud.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 2819 Northwood Blvd.

Legal description of property Lot 9, Block C, Northwood Terrace, according to the Plat thereof, as recorded in Plat Book S, page 16, of the

public records of Orange County, Florida

Describe variance request Request is to build carport and redo concrete per plans.

Structure is unsafe. It limits coverage to one vehicle and forces occupants to be exposed to bad weather to enter

the house. Permit is to request removal and regrading of concrete to allow "accessible" entry and eliminate current flooding.

\*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 additional 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 structure has been in place at current setback for longer than I have owned the house so neighbors are used to it's size

It is unsafe ,but code would not allow replacement that would cover more than one car and wouldn't allow for replacement of concrete that is necessary for "accessible" entry and to eliminate current flooding.

New pergola design continues open front and sides flat roof look so sightlines to house would not be heavily altered to side and back parking are not possible due to septic requirements . Access to sewer is not available in this area .

How long have you owned the property? since Nov. 2002,

How long have you occupied the property? since Nov. 2002

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?

One purpose of these ordinances is to promote safe and convenient access to property .

The opposite side of the street is occupied by businesses and is governed by the City of Orlando. This has caused a huge increase in traffic which has made the need for safer home parking more important.

Adding elements in alignment with "aging in place "is appropriate and in concurrence with this purpose."

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.

Repairing the existing structure within code would not make it possible to correct current flooding and concrete trip hazards.

Demo of existing structure to redo concrete and make repairs would limit rebuild to 7' and would eliminate even existing inadequate coverage.

Neighbors have no issue with my improvement and expansion of the carport.

Health issues for myself and family have been impacted by access safety issues, I wish to eliminate as many as possible to create a more favorable living environment.

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, existing setback could be shortened,more permeable material could be used in driveway as long as there was primarily wheelchair accessible paving.

Mary M Hartwig  
**Signature of Applicant**

6/20/19  
**Date**

Mary M . Hartwig  
**Name of Applicant (PRINT)**

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

To Whom it May Concern,

We are neighbors of Mary Hartwig at 2819 Northwood Blvd. and are aware of the plan to renovate the carport to cover 2 cars and allow safe access into the house. We have no objections to this plan.

Thank You

Janet Amante  
2825 Northwood Blvd.  
Winter Park, FL 32789

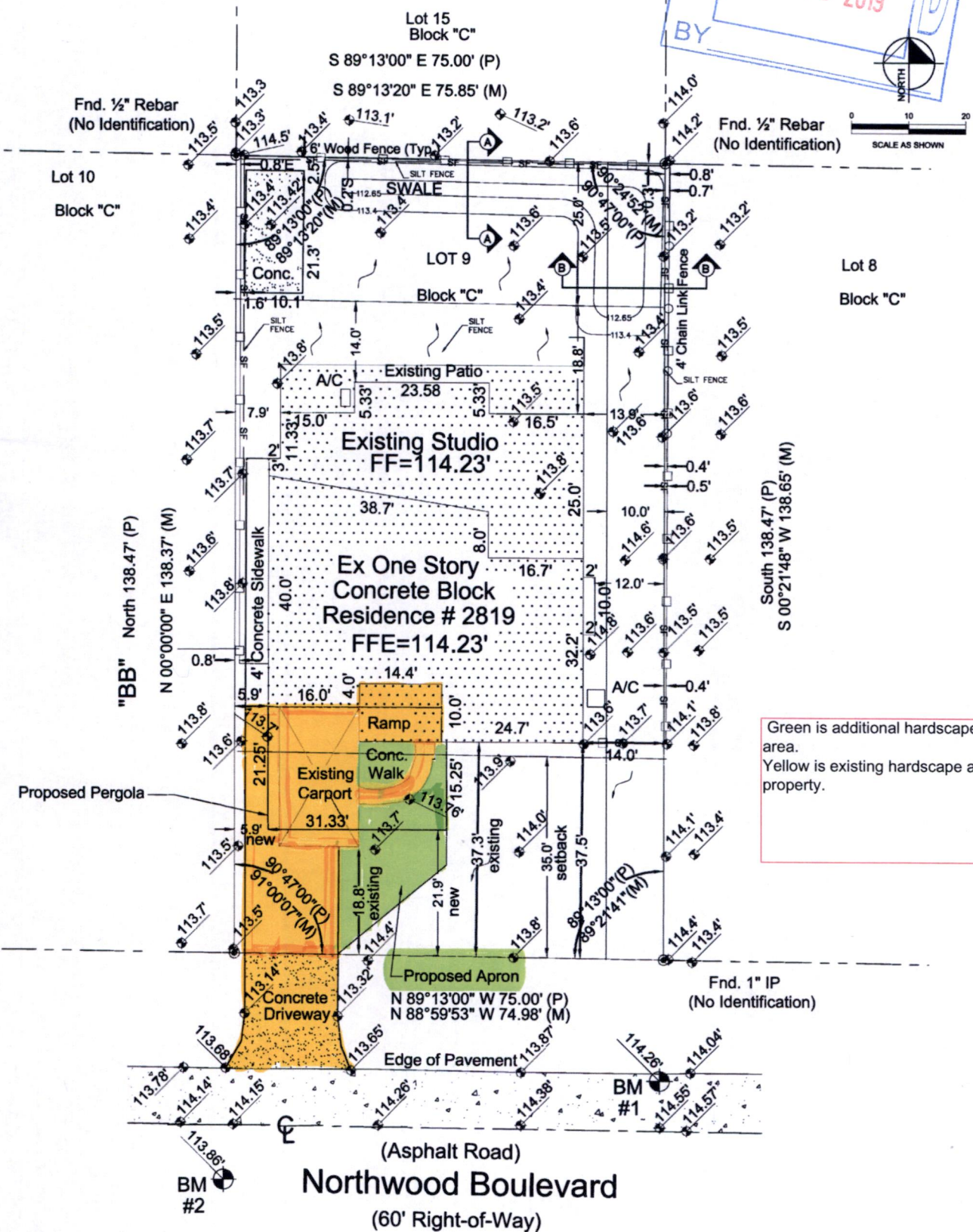
Nicole Belan  
2813 Northwood Blvd.  
Winter Park, FL 32789







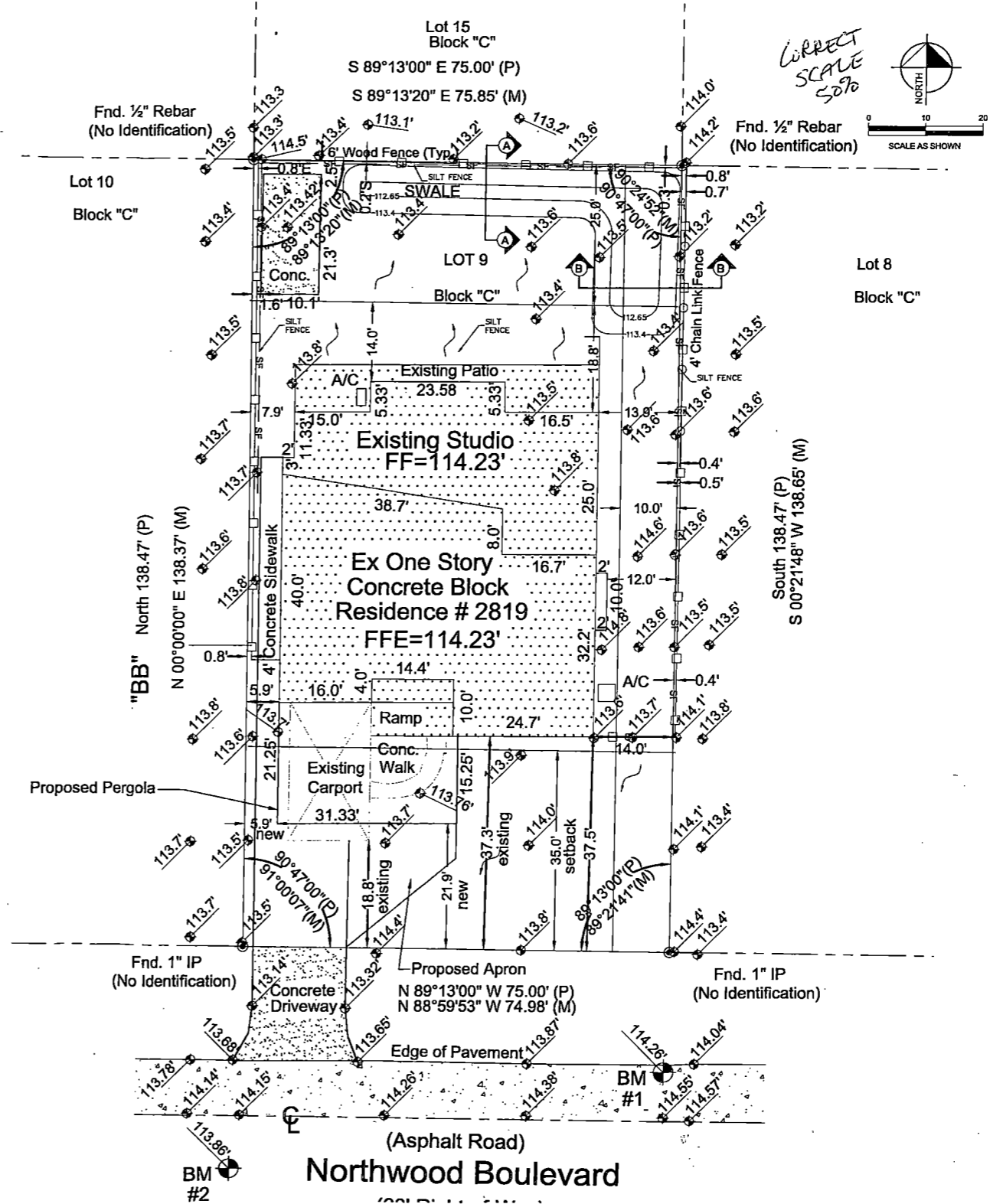
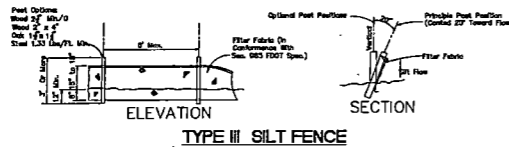
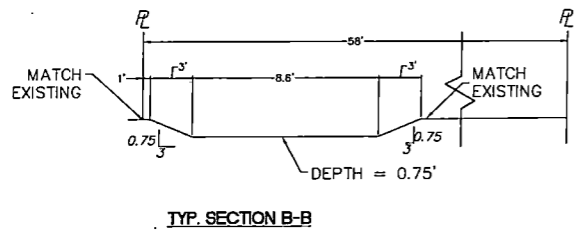
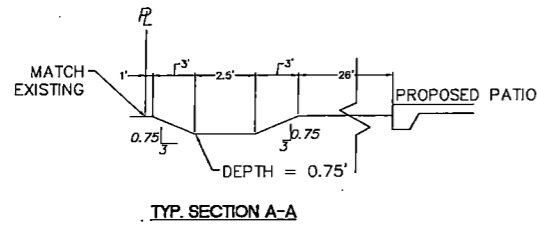




Green is additional hardscape area.  
 Yellow is existing hardscape at property.

DATE	BY
6-18-19	
REVISIONS	
NO.	
<b>SEAL</b> DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524 SCALE AS NOTED DESIGNED BY: CSL DRAWN BY: CAP CHECKED BY: CSL	
<b>SITE PLAN</b>	
FLORIDA	
Mary Hartwig 2819 Northwood Blvd Winter Park, FL	
CITY OF WINTER PARK	
DATE	8/15
PROJECT NO.	20800-18-100
SHEET NUMBER	0.2





VARIANCE APPLICATION

SCALE AS NOTED

DESIGN ENGINEER: CHAD S. LINN, P.E.

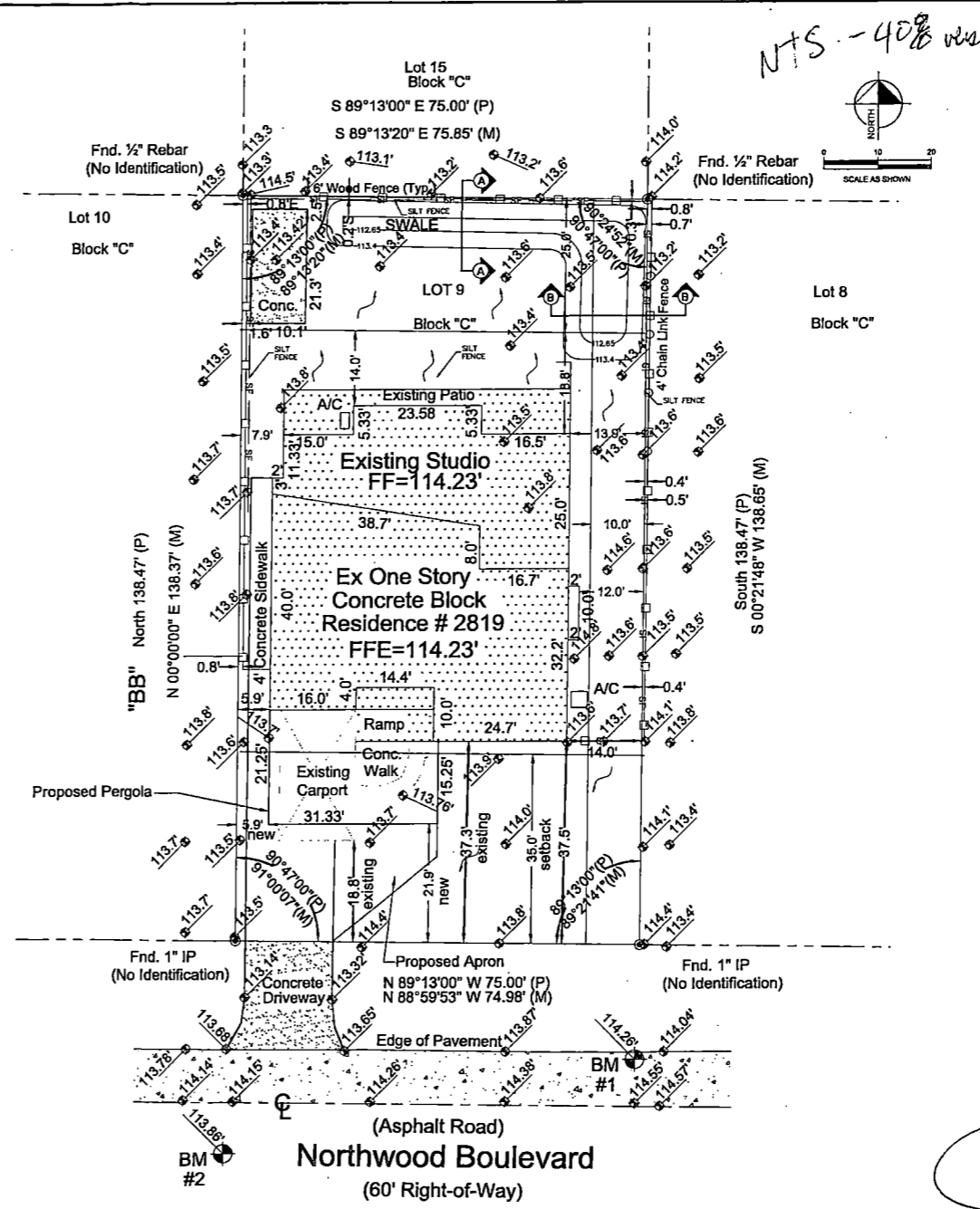
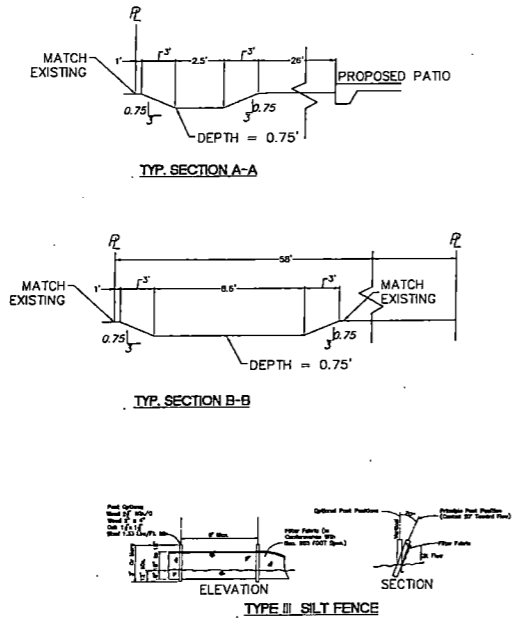
DESIGNED BY: CS

PROJECT: 2010 Northwood Blvd

Mary Hartwig

PROJ 20800

Drawing name: Z:\projects\20800\Northwood\18-100 Northwood\Variances\Northwood Site Plan Variance.dwg Site Plan Jun 16, 2019 6:31pm by: Workstation\_3



NO.	REVISIONS	DATE	BY

VARIANCE APPLICATION  <b>LINN ENGINEERING &amp; DESIGN</b> P.O. BOX 14024 ORLANDO, FL 32814 dlh@linneengineering.com	DESIGNER <b>CHAD S. LINN, P.E.</b> FLORIDA REGISTRATION NUMBER: 57524	SCALE
SCALE(S) NOTED DEPICTED BY CSJ DRAWN BY GAP CHECKED BY CSJ	SEAL	SITE PLAN
FLORIDA		
Mary Hartwig 2819 Northwood Blvd Winter Park, FL		
CITY OF WINTER PARK		
DATE 5/15	PROJECT NO. 20800-18-100	SHEET NUMBER 0.2



-Vertical Datum-

-Benchmark Information-

City of Orlando Survey Datum Elevation: 115.35'

City of Orlando Survey Department  
B.M. 46  
Elevation: 115.35'  
Description: S 02°38'16" E, 310 feet from SE Corner Lot 9, Block C

(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

BM #1

Set Nail & Disk (LB 7623) in Edge of Pavement  
Elevation: 114.26"

BM #2

Set Nail & Disk (LB 7623) in Edge of Pavement  
Elevation: 113.86"

Existing Elevations (Typical)

Fnd. 1/2" Rebar  
(No Identification)  
PC on Lot 11  
Block C

N 89°13'00" W 155.81' (P)  
N 89°01'46" W 155.99' (M)

Revision: Revised Survey - 05/17/18 - BMJ

Lot 14  
Block "C"

Lot 15  
Block "C"

Lot 16  
Block "C"

Lot 10  
Block "C"

LOT 9  
Block "C"

Lot 8  
Block "C"

Fnd. 1/2" Rebar  
(No Identification)

Fnd. 1/2" Rebar  
(No Identification)

"BB" North 138.47' (P)

N 00°00'00" E 138.37' (M)

South 138.47' (P)  
S 00°21'48" W 138.65' (M)

Fnd. 1" IP  
(No Identification)

Fnd. 1" IP  
(No Identification)

N 89°13'00" W 75.00' (P)

N 88°59'53" W 74.98' (M)

N 89°13'00" W 75.00' (P)

N 88°59'53" W 74.98' (M)

N 89°13'00" W 75.00' (P)

N 88°59'53" W 74.98' (M)

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N 88°59'53" W 74.98' (M)

N 89°13'00" W 75.00' (P)

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N 89°13'00" W 75.00' (P)

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N 88°59'53" W 74.98' (M)

N 89°13'00" W 75.00' (P)

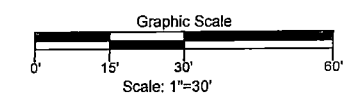
N 88°59'53" W 74.98' (M)

N 89°13'00" W 75.00' (P)

N 88°59'53" W 74.98' (M)

N 89°13'00" W 75.00' (P)

N 88°59'53" W 74.98' (M)



2819 NORTHWOOD BOULEVARD, WINTER PARK, FLORIDA 32789

Field Date: 5/16/2018	Date Completed: 05/15/18
Drawn By: B.J.	File Number: IS-47077
-Legend-	
C - Calculated	PC - Point of Curvature
CB - Concrete Block	Pg - Page
CM - Concrete Monument	PI - Point of Intersection
Conc. - Concrete	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
Easmt. - Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Fnd. - Found	Rad. - Radial
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	Rec. - Recovered
M - Measured	Rfd. - Roofed
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"
N.R. - Non-Radial	Typ. - Typical
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Central Angle)
□ - Wood Fence	○ - 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 Hiatus.
- 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.

-POINTS OF INTEREST-

NONE VISIBLE

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 Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Statutes, Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland* FOR THE FIRM

Patrick K. Ireland, License # PS 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

### BOUNDARY SURVEY

#### Legal Description:

LOT 9, BLOCK C, NORTHWOOD TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### Flood Information:

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 ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 07/25/2009.

#### CERTIFIED TO:

MARY HARTWIG





# SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>  
32789

Address: Winter Park, FL

Lot width<sup>2</sup>: 75.07'

Submitted by: Mary Hartwig

Lot area<sup>3</sup>: 10387.5'

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%				
	1 story - 60%	4657	299	4956	6232
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	3159 <i>includes addition</i>	299	3458	3947
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area	ref. 18-5000			
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR				
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>10</sup>				

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	2075	299	1776	1038

**NOTES:**

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

## SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions		Existing <sup>13</sup>	Proposed	
<b>FRONT</b>	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		<b>18.8'</b>	<b>35'</b>	
<b>SIDES</b> <sup>1,2</sup> (see other side setback options on pg 4)	1st Floor	See pages 3&4 <b>A</b>	5.9'	14'	
	2nd Floor	<b>B</b>			
<b>REAR</b> <sup>1,3,4</sup>	1st Floor	25 ft.	25'		
	2nd Floor	35 ft <sup>5</sup>			
	Lakefront	see note 6			
<b>CORNER LOT</b>	1st Floor	Lot width ≤ 65 ft.	15 ft.		
		Lot width > 65 ft <sup>7</sup>	20 ft.		
	2nd Floor	Lot width ≤ 65 ft.	15 ft.		
		Lot width > 65 ft <sup>7</sup>	22.5 ft.		
<b>BUILDING HEIGHT</b> <sup>8,9,10,11,12</sup>	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)		<b>14'11.75"</b>		

**Notes:**

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. . Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.
13. This column only applies to existing homes.



## Board of Adjustments

**To:** Board of Adjustment Members  
**From:** George Wiggins, Director of Bldg/Legislative Affairs  
**Date:** July 16, 2019  
**Subj:** Juncos Variance Request, 1371 Oneco Avenue

The applicant is requesting variances to allow the construction of a two story addition projecting 4 feet into the front setback with a side setback of 8.9 feet, whereas the required setback is 9 feet.

In order to provide additional second floor living area for functional bedrooms while causing the least interruption to the remainder of the home, the applicant requests a small front setback encroachment to maintain sufficient parking area in the garage.

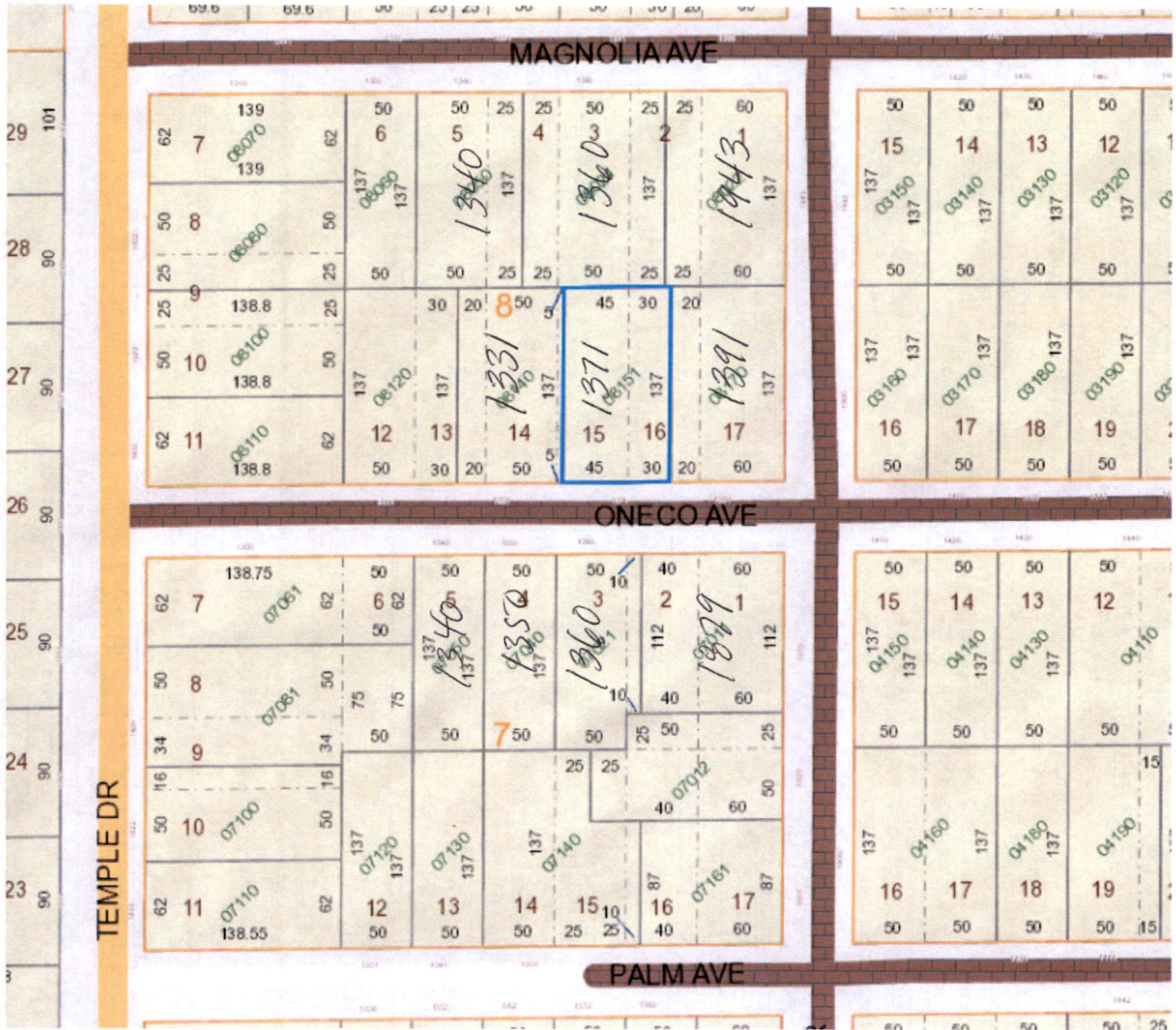
On the first floor a new pantry area and space for the stairs creates the need to push the garage further into the front setback. A very minor first floor side encroachment is also included as part of this variance request, however, the second floor addition will be recessed to the required second floor setback of 13 feet.

With the additions the gross area of the home will be 3,871 square feet which is under the allowable 38% floor area ratio and the impervious coverage will be 4,522 square feet, which is under the allowable 50% coverage.

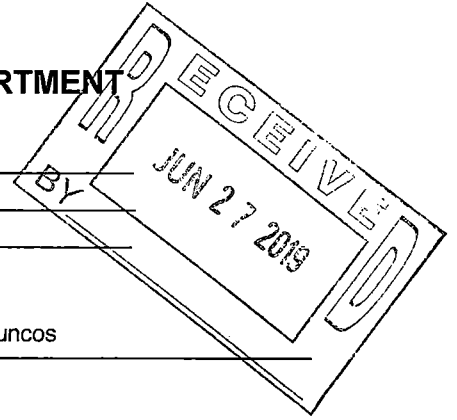
Two letters have been received expressing no objection to this variance request and one letter expressing opposition has been received.



# 1371 Oneco 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 \_\_\_\_\_  
# Assigned \_\_\_\_\_  
Date of Hearing \_\_\_\_\_

**Applicant:** Gabriela Juncos

**Owner:** Gabriela Juncos

1371 Oneco Ave  
(Address)  
Winter Park, FL 32789  
(City, State) (Zip)  
(970) 306-8490  
(Phone – Home)  
(970) 306-8490  
(Phone – Work or Cell)  
ggjuncos@yahoo.com  
(Email Address)

1371 Oneco Ave  
(Address)  
Winter Park, FL 32789  
(City, State) (Zip)  
(970) 306-8490  
(Phone – Home)  
(970) 306-8490  
(Phone – Work or Cell)  
ggjuncos@yahoo.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 1371 Oneco Ave, Winter Park, FL 32789

Legal description of  
property \_\_\_\_\_

**Describe variance**

**request** Please allow garage to extend 4 ft beyond existing setback. Keeping the the recessed front porch and living room (center) as articulation.

Please allow 1st floor addition to garage to maintain the existing side setback (8.9 ft instead of 9 ft)

*\*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?

1st floor: There is no way of expanding the garage towards the back of the lot. Only forward. Current garage has one large automated door with windows, that allow 2 cars to park and for drivers to enter and exit without damaging the other car parked next to it. We need the partial back of the existing garage to be enclosed for pantry storage and other (no other functional area). Kitchen is small and nowhere to expand.

2nd floor: Because of the side setback for 2nd floor, we need the extra feet forward in order to allow the 2 bedrooms.

How long have you owned the property? 2 years 10 months

How long have you occupied the property? 2 years 9 months

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?

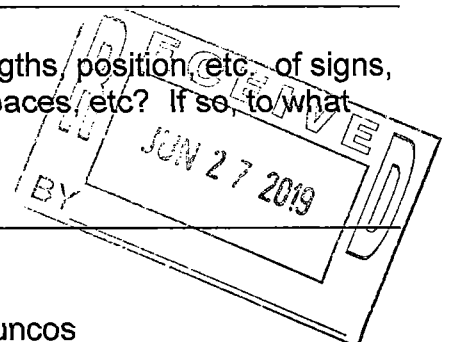
Many houses on my street have 2 car garages that are further forward than their front doors and are the most forward portion of their house.

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.

1st floor: Extend garage forward to allow the current back half of garage to be changed into a pantry (kitchen does not have enough space for storage), stairs to access 2nd floor, and workshop/storage area. Maintain current side setback to allow both cars to continue to fit without causing damages when getting in and out of them.

2nd floor: This is the only space large enough for bedrooms that will function with the flow of the house allowing a private access from within the house. We need to extend forward to have 2 bedrooms and bathroom.

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?



*[Handwritten Signature]*

06/18/19

Gabriela Juncos

**Signature of Applicant**

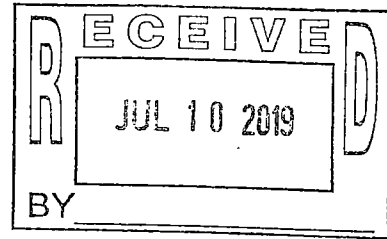
**Date**

**Name of Applicant (PRINT)**

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



**July 10, 2019**



**HERESA DUNKLE**  
**Code Analyst / Inspector**  
**Building & Permitting Services**  
**City of Winter Park**  
**Winter Park, Florida**

**Subject: ADHERENCE TO PROPERTY SET BACK RULES**

**Reference: REQUEST BY OWNER, GABRIELA JUNCOS, FOR VARIANCE AT 1371 ONECO AVENUE, TO PROJECT NEW CONSTRUCTION INTO THE FRONT SETBACK**

**Dear Ms. Dunkle**

**Donald L. Thompson, Ima J. Thompson, and family, 1391 Oneco Avenue, are filing this statement as an objection to the requested variance at 1371 Oneco.**

- 1. This variance is deviating from the code as set forth by the City of Winter Park. The City obviously felt that this set back was needed to make the neighborhood more inviting, hospitable to the neighbors, and keeping with the continuity of the community in appearance.**
- 2. Many new homes have been or are being constructed in the area and all are adhering to the established setback rules. We should not be allowing certain residents to be able to build closer to the street.**
- 3. There is concern that property values will be diminished if the city allows the home owner the ability to deviate from the code and build closer to the street.**
- 4. Approving this variance will set a precedence that will be harmful to the future of the neighborhood.**

**We are opposed to the variance.**

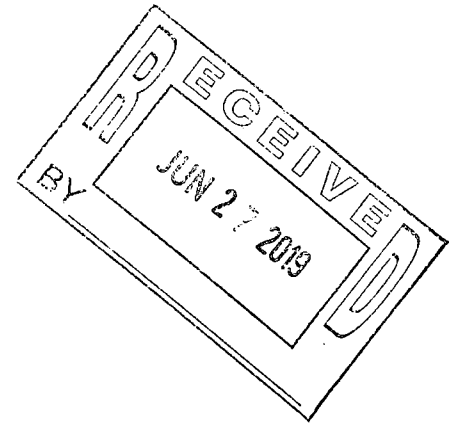
  
**Donald L. Thompson**

  
**Ima J Thompson**

# Ramona Pelley

1360 Oneco Ave, Winter Park, FL 32789

June 24, 2019



The Board of Adjustment and  
Director of Building and Permitting Services Department  
Of the City of Winter Park, Fl.

To all concerned,

I am Gabriela Juncos' neighbor across the street from her residence. My house faces the front of her house.

Gabriela expressed her intention to remodel and extend her home through and above the garage. She has shown me the survey, layout and the elevation drawing that has been presented to the city. She has explained to me that she is requesting a variance so that she is allowed to come forward 4 ft from the existing setback toward the street. She asked if this will inconvenience me in anyway. My answer is that I approve of her request and furthermore encourage it, as her adding value and beauty to her home will bring more value to the neighborhood.

Sincerely,

Ramona Pelley

*Ramona Pelley*  
1360 Oneco Ave.  
W.P.

**Marc & Heather Lewis**

1351 Oneco Ave. Winter Park, FL 32789

July 6, 2019

The Board of Adjustment and  
Director of Building and Permitting Services Department  
City of Winter Park, FL

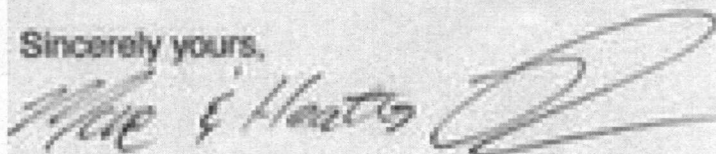
To all concerned,

We live next door to Gabriela Juncos on the West side of her house.

Gabriela contacted us and expressed her intention to remodel and extend her home through and above the garage. She's shown us the survey, layout, and elevation drawings presented to the city and explained that she's requesting a variance to come forward 4-feet toward the street from the existing setback. Gabriela asked if this would in any way inconvenience us or cause us concern.

Our answer is that, no, we have no concerns or foreseeable inconvenience with her plans and, furthermore, encourage it. With all of the new construction and remodeling on Oneco Ave. we feel that it will only add value to her home and increase property values in the neighborhood.

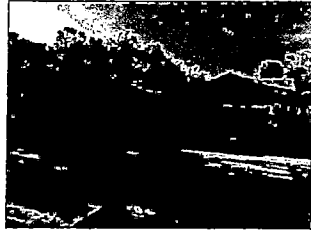
Sincerely yours,



Marc & Heather Lewis



LEGAL DESCRIPTION: EAST 45 FEET OF LOT 15 AND WEST 30 FEET OF LOT 16, BLOCK 8, LAKE KNOWLES TERRACE 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



1371 ONECO AVENUE  
WINTER PARK, FL.

FLORIDA  
STATE TITLE  
SERVICES

Long Surveying, Inc.

"Specializing in Residential Surveying"

L.B. No. 7371

1061 S. Sun Dr. Ste. #1113

Lake Mary, FL 32746

Office 407-330-9717 or 407-330-9716

Fax 407-330-9775

www.longsurveying.com

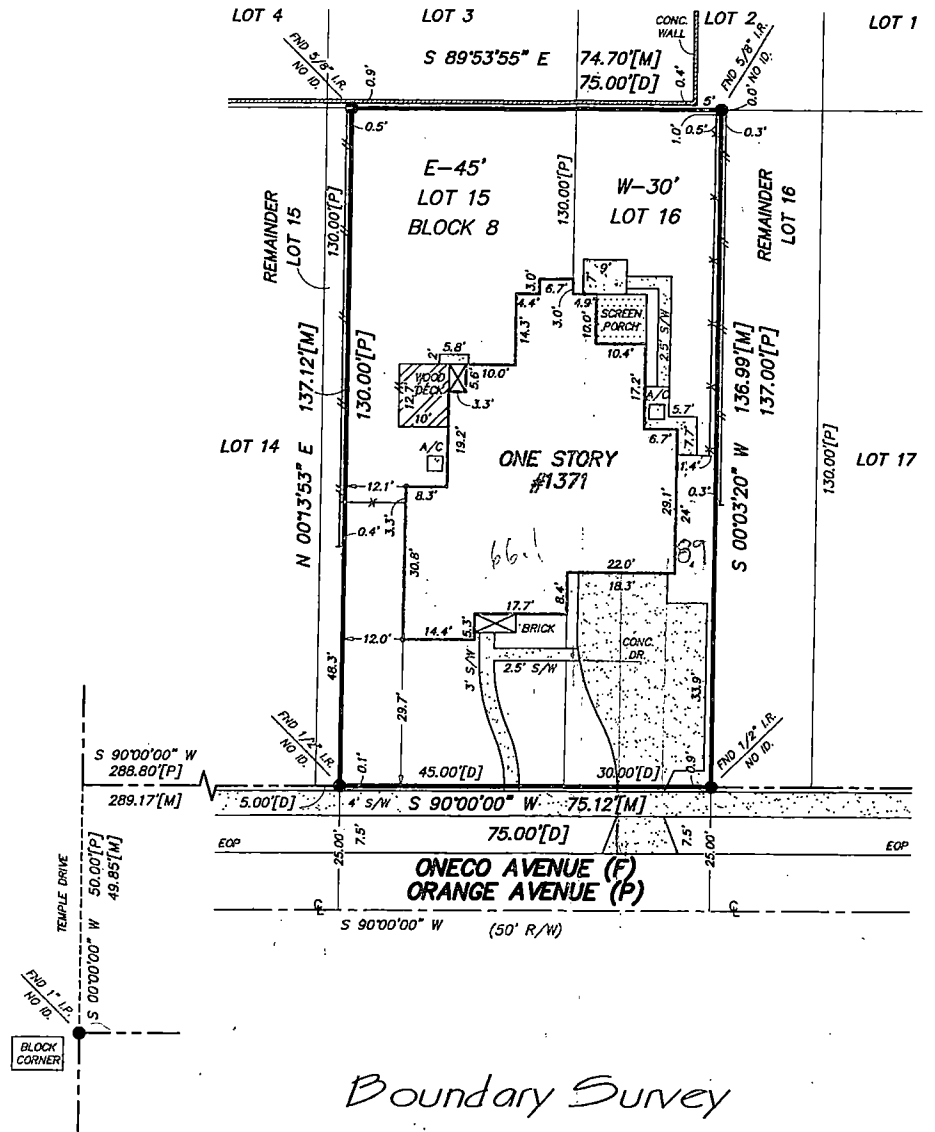
DRAWN BY:  
KZR

CHECKED BY:  
BRETT

CERTIFIED TO:  
GABRIELA JUNCO  
FLORIDA STATE TITLE SERVICES  
WFG NATIONAL TITLE INSURANCE COMPANY  
SUNTRUST MORTGAGE, INC.

COMMUNITY NO:  
120188  
PANEL: 0255 SUFFIX: F F.I.R.M. DATE: 09/25/09  
FLOOD ZONE: X

SURVEY NO:  
74806 FIELD DATE:  
08/17/16



SCALE: 1"=30'

- A/C - AIR CONDITIONER
  - A.E. - ALLEY EASEMENT
  - B.C. - BLOCK CORNER
  - BLK - BLOCK
  - C.B. - CONCRETE BLOCK
  - C.B.S. - CONCRETE BLOCK STRUCTURE
  - C.M. - CONCRETE MONUMENT
  - CONC. - CONCRETE
  - D - DEED
  - D.E. - DRAINAGE EASEMENT
  - E.O.P. - EDGE OF PAVEMENT
  - F.C.C. - FOUND CROSS CUT
  - F.F.E. - FINISHED FLOOR ELEVATION
  - FND - FOUND
  - ID. - IDENTIFICATION
  - I.P. - IRON PIPE
  - I.R. - IRON ROD
  - I.R.C. - IRON ROD & CAP
  - L - ARC LENGTH
  - L.B. - LAND SURVEYING BUSINESS
  - L.S. - LAND SURVEYOR
  - L.E. - LANDSCAPE EASEMENT
  - M - MEASURED
  - M.E. - MAINTENANCE EASEMENT
  - N&D - NAIL AND DISK
  - P - PLAT
  - P.E. - PEDESTRIAN EASEMENT
  - P.C. - POINT OF CURVATURE
  - P.C.C. - POINT OF COMPOUND CURVATURE
  - P.C.P. - PERMANENT CONTROL POINT
  - P.L. - PROPERTY LINE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.O.L. - POINT ON LINE
  - P.R.C. - POINT OF REVERSE CURVE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
  - P.T. - POINT OF TANGENT
  - R - RADIUS
  - R/W - RIGHT OF WAY
  - S/W - SIDEWALK
  - U.E. - UTILITY EASEMENT
  - W.F.S. - WOOD FRAME STRUCTURE
- RIGHT-OF-WAY LINE
  - CENTERLINE
  - x- BARB WIRE FENCE
  - /// WOOD FENCE
  - x- CHAIN LINK FENCE
  - + PLASTIC FENCE

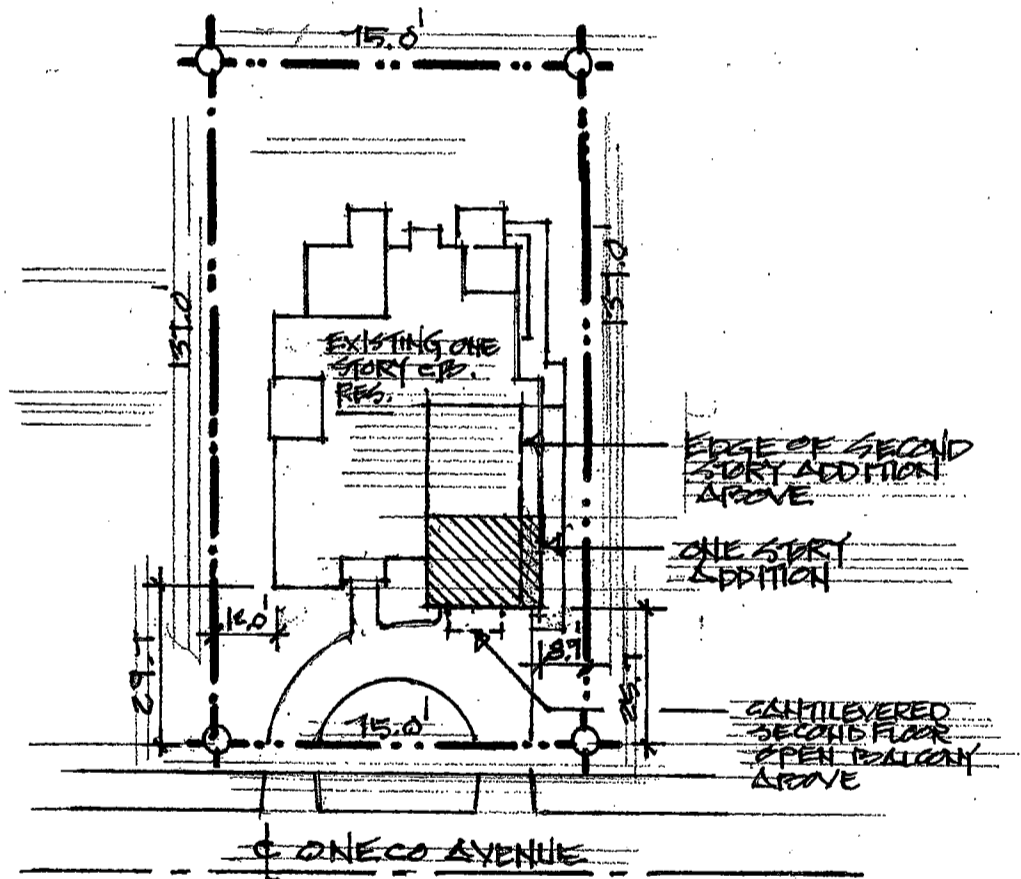
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF ONECO AVENUE BEING S 90°00'00" W ASSUMED

- NOTES:
- 1) This survey is based on the legal description as provided by the client.
  - 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land.
  - 3) Do not reconstruct property lines from building ties.
  - 4) No footing or overhangs have been located except as shown.
  - 5) No improvements or utilities have been located except as shown.
  - 6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper.

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 471, Part 1, Florida Administrative Code, pursuant to Section 471.05, Florida Statutes.

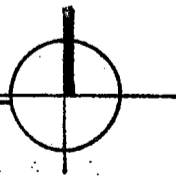
No. 5910  
STATE OF FLORIDA  
LEON L. HAMPTON P.S.M. NO. 5910

Boundary Survey

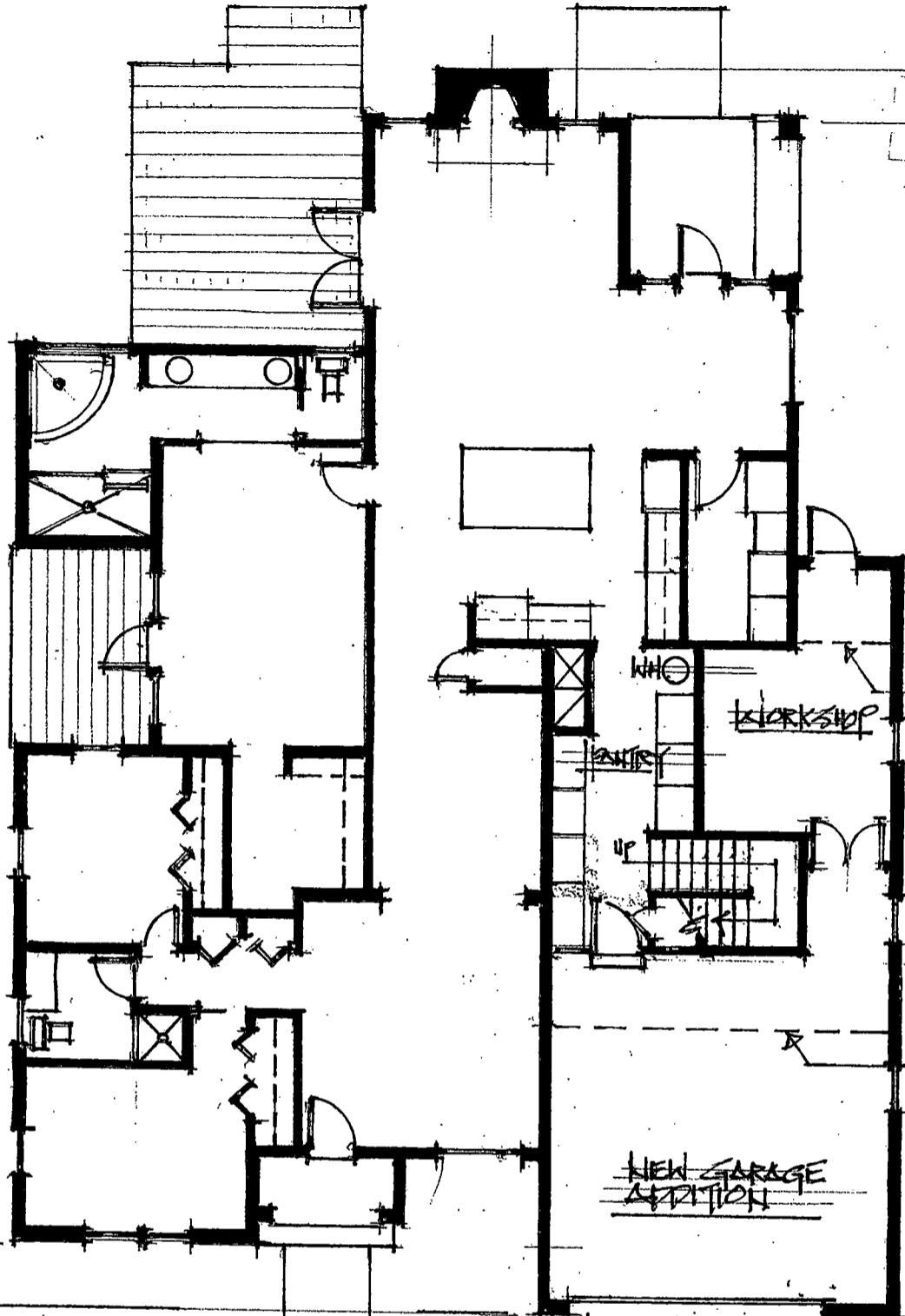


SITE PLAN

1" = 130'-0"

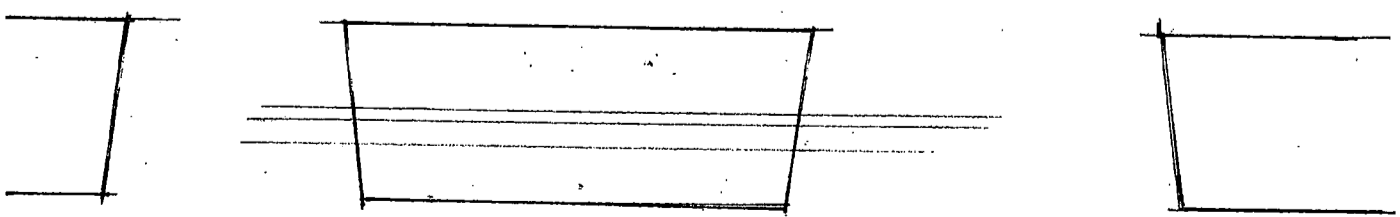
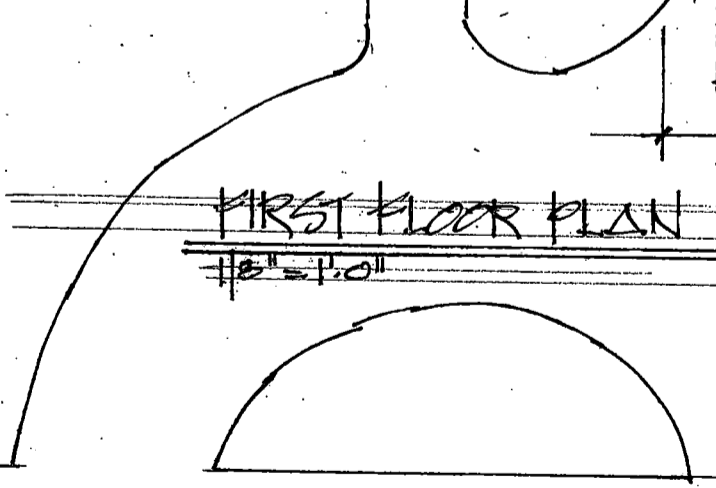


REVISED  
11.02.2013



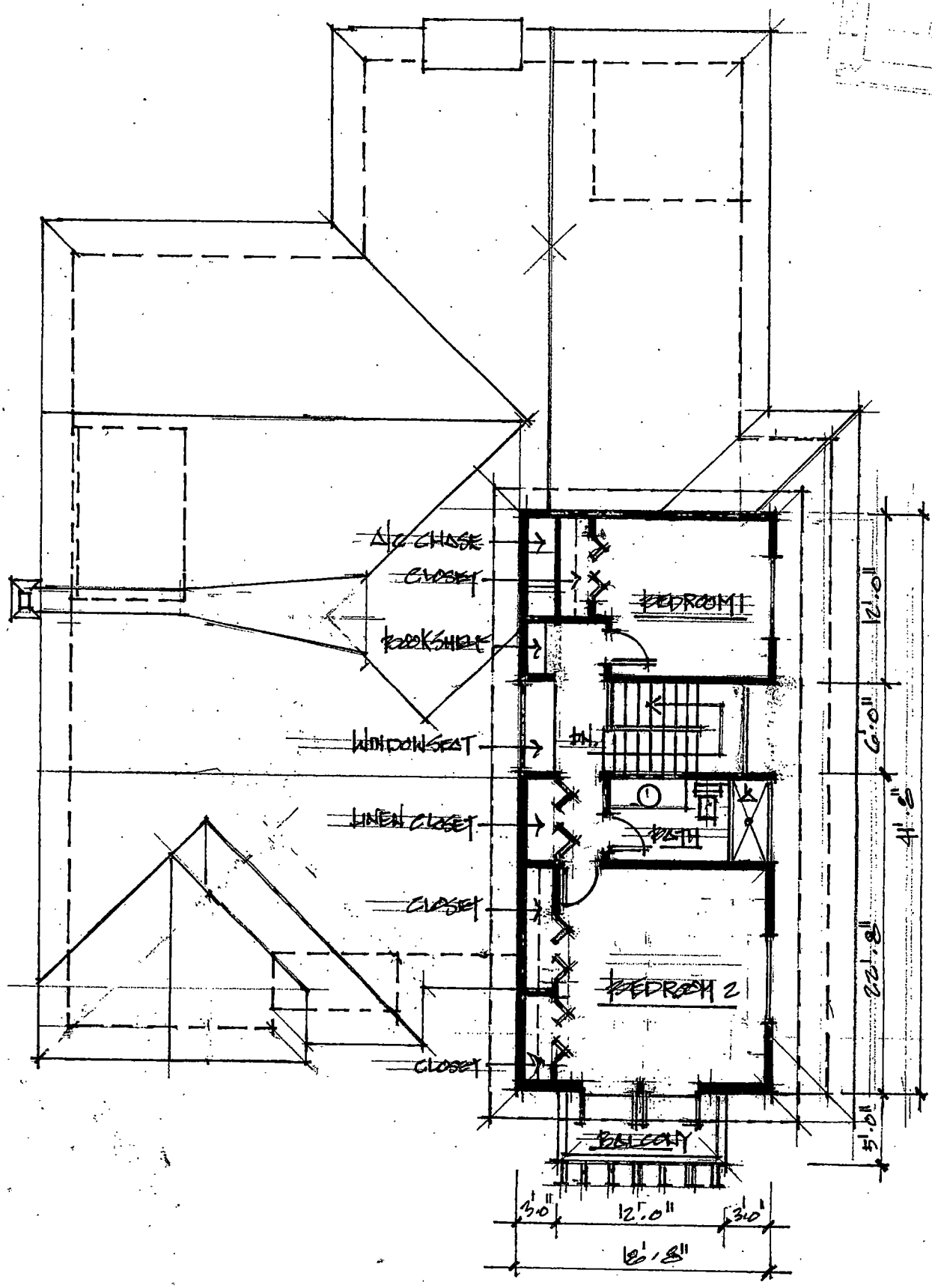
FIRST FLOOR PLAN

1/8" = 1'-0"



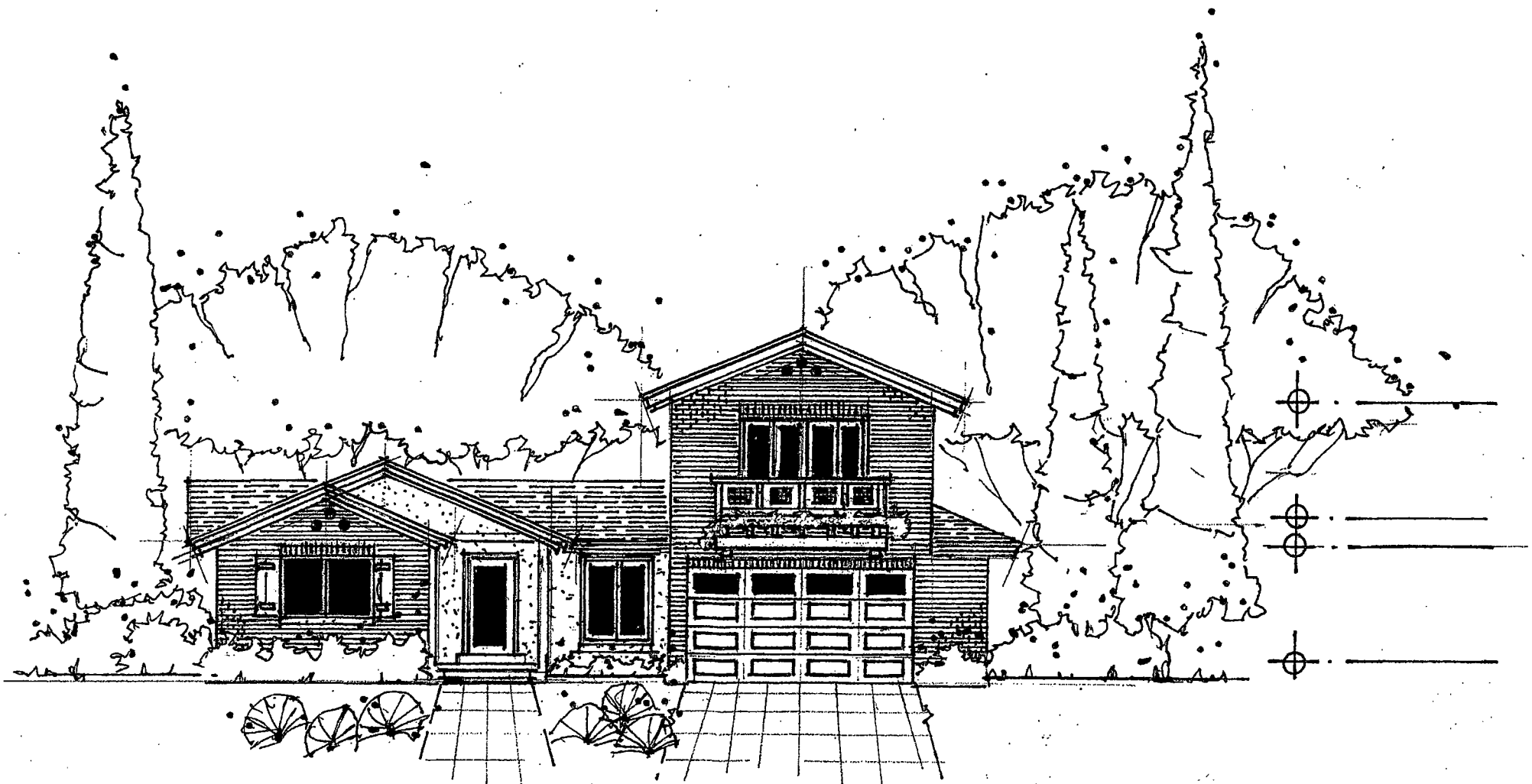


REV  
02 2013



SECOND FLOOR PLAN  
1/8" = 1'-0"

D E C E  
JUN 21  
BY



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

RECEIVED  
JUL 02 2013





## SETBACK / COVERAGE WORKSHEET

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

Address: 1371 ONECO AVENUE

Lot width<sup>2</sup>: 75.0'

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

Lot area<sup>3</sup>: 10,275 SF.

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%	4139	393	4532	5137.5
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carpools, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	<b>Lots &lt; 11,600 sf:</b> Use <b>38%</b> Base FAR or w/ increased side setbacks: <b>43%</b> Max FAR	2704	1167	3871	3904.5
	<b>Lots 11,600 sf to 13,600 sf</b> Use <b>4,500 sf</b> Base area & <b>5,200 sf</b> Maximum area				
	<b>Lots &gt; 13,600 sf</b> Use <b>33%</b> Base FAR or w/ increased side setbacks: <b>38%</b> Max FAR				
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>10</sup>				

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b> <u>2227.5</u>	50%	1353.5	8	1345.5	1113.5

**NOTES:**

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

## SETBACKS (complete boxes A and B first)

		Minimum Allowable Dimensions		Existing <sup>13</sup>		Proposed		
<b>FRONT</b>		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		29.7		25.7		
<b>SIDES</b> <sup>1,2</sup> <small>(see other side setback options on pg 4)</small>	1st Floor	See pages 3&4	A	L 12.0 44.1	R 8.9 13.0	12.0	8.9	
	2nd Floor		B					
<b>REAR</b> <sup>1,3,4</sup>		1st Floor		25 ft.		34 FT		
		2nd Floor		35 ft <sup>5</sup>		69 FT		
		Lakefront		see note 6				
<b>CORNER LOT</b>		1st Floor	Lot width ≤ 65 ft.		15 ft.			
			Lot width > 65 ft <sup>7</sup>		20 ft.			
		2nd Floor	Lot width ≤ 65 ft.		15 ft.			
			Lot width > 65 ft <sup>7</sup>		22.5 ft.			
<b>BUILDING HEIGHT</b> <sup>8,9,10,11,12</sup>		30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)		16.0 FT.		25.0 FT		

**Notes:**

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. . Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.
13. This column only applies to existing homes.