

Board of Adjustments regular meeting

January 21, 2020 at 5:00p.m.

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

Agenda Items

Opening & public comments

Approval

Minutes for the December 17, 2019 Meeting

Old business

1. Request of Benjamin McCoy for a variance to allow a parking pad or driveway encroachment of 2 feet into the side setback in lieu of the required setback of 2 feet or a front setback encroachment of 18 feet to provide a replacement required parking space for the space loss by enclosing the carport. *Request cannot be considered at this meeting*

Located at: 1830 Bryan Ave Zoned: R-1A

New business

1. Request of Kelly Carr on behalf of Christine Armstrong for a variance to allow the construction of a two story building addition located 7.9 feet from the east side lot line in lieu of the required side setbacks of 9 feet to the first floor and 12 feet to the second floor.

Located at: 2532 Fifeshire Drive Zoned: R-1A

2. Request of Benjamin Callahan for a variance to allow the construction of an addition located 15 feet from a stream, in lieu of the required stream front setback of 50 feet.

Located at: 275 Stirling Avenue Zoned: R-1AAA

3. Request of Skolfield Homes on behalf of John & Beatriz Struck for a variance to allow the construction of a building addition located 15.2 feet from the rear lot line in lieu of the required rear setback of 25 feet without side wall articulation.

Located at: 511 Park North Court Zoned: R-1A

4. Request of Luz Marina Munoz for a variance to allow the continued demolition of over 50% of the existing dwelling, build a new pitched roof structure and replace floor framing members and the deteriorated southeast side wall which has varying side setbacks of 4.5 feet to 6.6 feet on the southeast side in lieu of the required side setback of 7.5 feet.

Located at: 1572 Sunset Drive Zoned: R-1A

Adjourn

appeals & assistance

"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."





407-599-3237 • 407-599-3499 fax cityofwinterpark.org

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: January 21, 2020

SUBJECT: Carr VARIANCE REQUEST, 2532 Fifeshire Drive

The applicant is requesting a variance to allow the construction of a two story building addition located 7.9 feet from the east side lot line whereas the required side setbacks are 9 feet to the first floor and 12 feet to the second floor based on the lot width and proposed gross floor area.

In order to increase living area on this home and maintain the current side and rear wall line and setback, the applicant is enlarging the first floor bonus room and adding an additional second floor bonus room at the same side setback.

The designer preparing the plans points out that taking this approach for expanding the living area results in balancing out the architecture of the building since the home also has a two story wall on the west side of the home which has a similar side setback as this request.

This home was built in 1961. At that point, in time the Zoning Code required side setback for a two-story home was five feet or 10% of the lot width whichever was greater. The lot width is 70 feet, which allowed a side setback of 7 feet to both floors. The existing west side two story wall appears to have a setback of 7.8 feet to both floors which was compliant with the Code at that time, and the east side one story portion with a side setback of 7.9 feet was also compliant.

With regard to impervious coverage (50%) based on the lot size, the proposed addition of will be within the allowable coverage at 3,606 square feet. The total proposed new area of the home at 2,699 square feet results in a floor area ratio of 35%, which is under the allowable area of 2,924 square feet.

The applicant has provided five letters of non-objection from the adjacent property owner and other nearby property owners

2532 Fifeshire Drive



CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

Building & Permitting Department Date Received 401 South Park Avenue # Assigned Winter Park, FL 32789 Date of Hearing 01/21/2020 Ph: 407-599-3237 Owner: CHRISTINE ARMSTRONG Applicant: KELLY CARR 2929 ALAMO DR. 2532 FIFESHIRE DR (Address) (Address) 2532 FIFESHIRE DR. WINTER PARK, FL WINTER PARK, FL 32792 32792 (City, State) (Zip) (City, State) (Zip) 4079219827 (Phone – Home) (Phone – Home) 321-946-5957 (Phone – Work or Cell) (Phone – Work or Cell) kkskir@gmail.com cmdarmstrong@gmail.com (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 , Subsection , Zoning R-1A State briefly (Clearly Printed or Word Processed) answers to all questions. Note: Submit E-Mail address to have application forwarded to you for word processing. Street address of property 2532 FIFESHIRE DR WINTER PARK, FL 32792 Legal description of property BROOKSHIRE HEIGHTS 2ND ADDITION Y/85 LOT 7 BLK B SEE 2321/24 Describe variance request SEEKING A VAIRANCE TO ALLOW A 1'-11" ENCROACHMENT INTO THE EAST SIDE SET BACK ON THE FIRST AND A 4'-1" ENCROACHMENT ON THE EAST SIDE SET BACK ON THE SECOND FLOOR TO REBUILD THE EXISTING BC ROOM ON THE FIRST FLOOR AND ADD AN ADDITIONAL BEDROOM AND BATHROOM ON THE SECOND FLOOR.

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

	Signature of Applicant	Date	Name of Applicant (PRINT)			
	Hely A L	12-20-19	Kelly Carr, KLC Designs			
	Yes, the front of the addition	could be	recessed back 2' instead of 1'			
4.	. 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?					
	family, the home owners have 5 children and the house is currently a 4 bedroom 2 bathroom home with no garage.					
	because of existing floor plan layout. The need for	r the addition is fo	r an extra bathroom and bedroom for their growing			
	As stated earlier, because of the pool and porch	placements,an ad	dition in the rear would be awkward and not usable			
	The existing house is already non-conforming, t	the addition will n	ot encroach any further than the existing setback.			
3.	Describe fully the hardship (from zoning specific in describing the hardship and the Zoning Code requirements. Note: F	give all reason	s explaining why you need to vary from			
	granted approval for side	variance	· · · · · · · · · · · · · · · · · · ·			
2.	Other homes in the same	e zoning d	listrict have been			
	How long have you occupied the proper	rty? 4 years	& 8 months			
	How long have you owned the property	? since Mar	rch 29, 2015			
	gives the side neighbors more privacy - if ad	ddition was to the	e rear it would look directly into their backyard			
	addition off the rear would not be usable with	the existing floor	plan. Adding the structure to the side of home			
	not blend with the character of the home.	Because of the	existing pool and rear porch placements, an			
	The house is very balanced, if we added to	the main front	facade, it would not be balanced and it would			
1.	What are the special conditions and circ involved?	cumstances, p	eculiar to the land, structures or buildings			

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



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address: 2532 FIFESHIRE DR. WINTER PARK, FL 32792 Lot width²: 70 FT

Submitted by: KELLY CARR Lot area³: 7694 SQFT

	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%	3557.4	49	3606.4	3847
Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	1 story - 60%				
FLOOR AREA RATIO (F.A.R.) ^{5,6,7} For one and two story bldgs (include 1st & 2nd floors,	Lots < 11,600 sf: Use 38% Base FAR or w/increased side setbacks: 43% Max FAR Lots 11,600 sf to 13,600 sf	2418 SQFT	49 SQFT (1ST FLR) 232 SQFT (2ND FLR)	2699 SQFT	3308 SQFT 2699 2924
garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front,	Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
side & rear porches 9.	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR				
SCREEN POOL ENCLOSURE	8% ¹⁰				

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

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		Exis	ting ¹³	Pro	oosed		
FRONT	Average of 2 adjacent homes on each use 3 adjacent home			corner lot,	38	FT		•
SIDES ^{1,2}	1st Floor 2nd Floor			A	9 FT		7"-11"	П:
(see other side setback options on pg 4)			pages 3&4	В	12FT	Night.	7'-11"	Right
		1st Floor		25 ft.				
REAR ^{1,3,4}	2nd Floor		35 ft⁵					
, i	Lakefront		se	e note 6				
	Lot width ≤ 65 ft. Lot width > 65 ft ⁷			15 ft.				
CORNER LOT				20 ft.				
CORNER LOT	Lot width ≤ 65 ft. Lot width > 65 ft ⁷			15 ft.				
			2	22.5 ft.				
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft	35 ft. plus 2 ft. or 40 ft. (se	e notes	11 & 12)		-		

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.

Letter of Authorization

December 20, 2019

City of Winter Park 1210 Oaks Blvd. Winter Park, FL 32789

Attention: Building and Permitting Services

To Whom It May Concern:

Christine and Paul Armstrong hereby authorize KLC Designs, Inc. to act on behalf, as agent, in all matters relating to requests for a variance at 2532 Fifeshire Drive, Winter Park, Florida 32792. Property Parcel ID# 09-22-30-0942-02-070 in the public records of Orange County, Florida.

Sincerely, Thistone Aunstrong hipe

Christine and Paul Armstrong

Owners

2532 Fifeshire Drive Winter Park, FL 32792

Dear Board of Commissioners,

I, JoAnn Beck, owner of the property located at 2552 Fifeshire Dr., Winter Park FL 32792 have no objection to Paul and Christine Armstrong re-building the existing first floor addition on the east side of their house and to add a second-floor addition on top of this addition. The current side setback allowances are 9' for the first floor and 12' for the second floor. The Armstrong's proposal is seeking a variance for a side setback allowance of 7'-11", for both the first and second floor addition.

I understand that this will require a variance to the current code that will allow a 1'-1" encroachment into the east, side setback of the property for the first floor and a 4'-1" encroachment for the second floor, side setback, and I consent to the variance..

Regards,

JoAnn Beck (owner 2552 Fifeshire Dr. Winter Park)

1100 S. Orlando Av. #107

Maitland FL 32751

407 256 6369

Date: 12.18 19

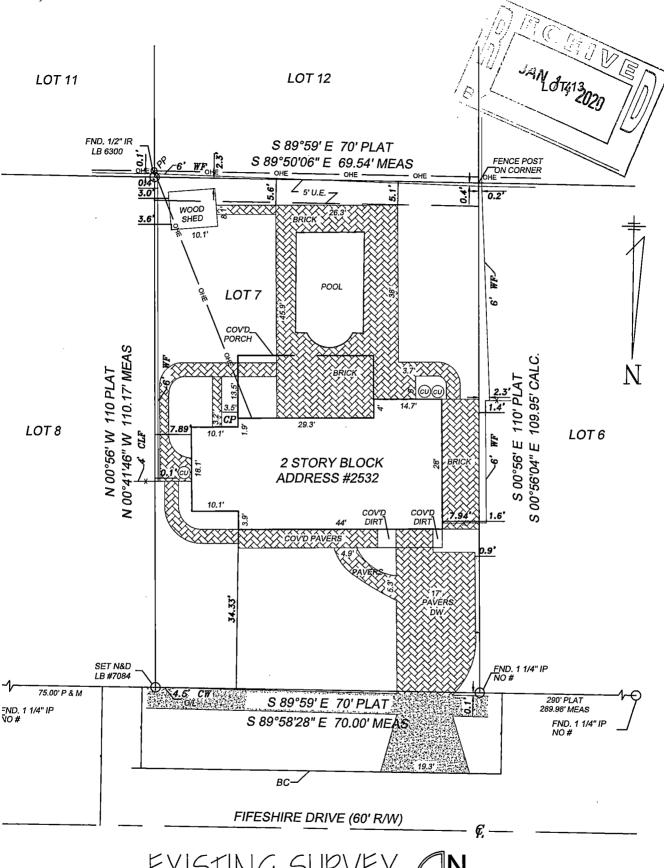






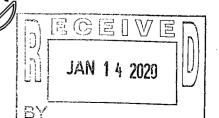
SIDE ELEVATION (EAST) 2532 FIFESHIRE DR



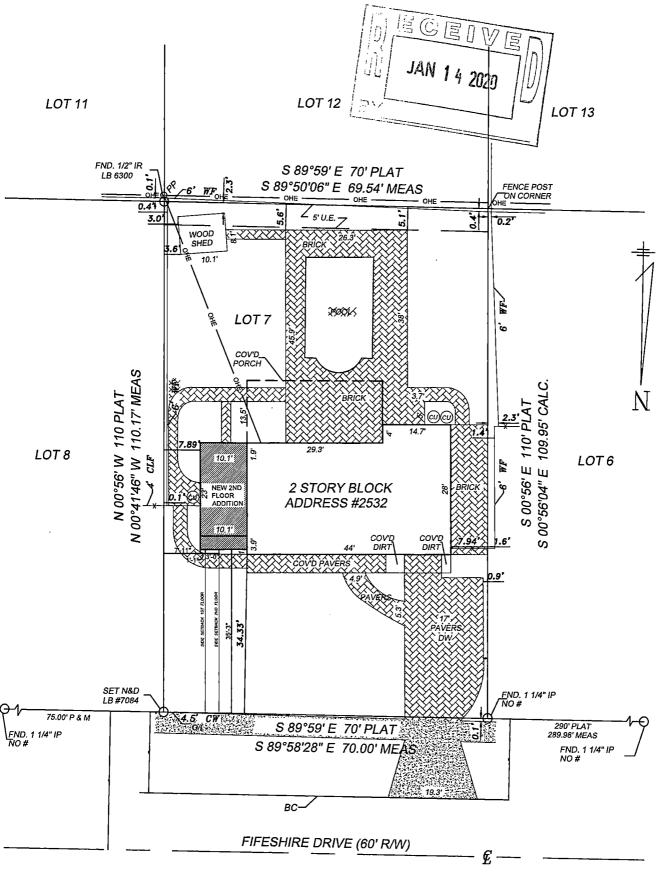


EXISTING SURVEY

SCALE: |" = 20'-0"



2532 FIFESHME

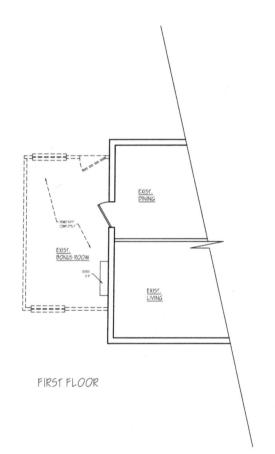


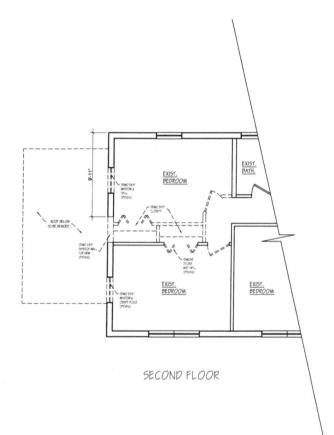
EXISTING SURVEY W/ PROPOSED ADDITION

SCALE: I" = 20'-0"

JAN 14 2020

2532 FIFESHINE





PARTIAL AS-BUILT/ DEMO PLANS

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

CONTRACTOR VERIFY ALL

DIMENSIONS AT JOB SITE.

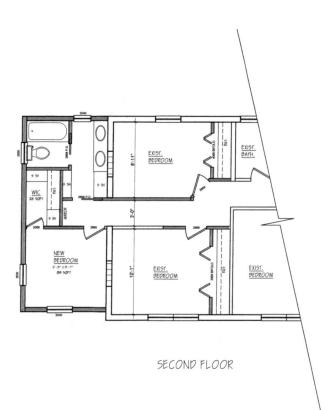


	-		
MSTRONG RESIDENCE	ENC ENC	Seal/S	46
ESHIRE DR. WINTER PARK, FL	INEE CA. 600 B. SOUT P.E. 60 D. SOUT SANDO, FL	Signatu	321.946. µkjr@gm
ANS	RING	ire	5957 ail.com

ARN 2532 FIFE

Project	
Revisions:	
	Issued

-	
	DATE
1	Dec. 19, 2019
Г	CHECKED BY
	KLC
	DRAWN BY
	DCA
Г	SCALE
ŀ	AS NOTED
	A-2



WALL LEGEND

NEW INT. STUD WALL.

NEW CMU WALL

EXIST. STUD WALL INT.

EXIST. CMU WALL EXT.

SPACE ANALYSIS

LIVING ADDED IST FLOOR -232 S.Q.F.T.
LIVING ADDED 2ND FLOOR -232 S.Q.F.T.



Seal/Signature

Consultants Alba ENGINEERING CA 900000 DMS. BOUTER, PE PERS BOUTER FROM BOUTER

ARMSTRONG RESIDENCE 2322 FFESHIED DR WINTER PARK, FL. FLOOR PLANS

DATE	•
Dec. 19, 2019	
CHECKED BY-	
KLC	
DRAWN BY-	
DCA	
AS NOTED	
SHEET	
A-3	

PARTIAL FLOOR PLANS

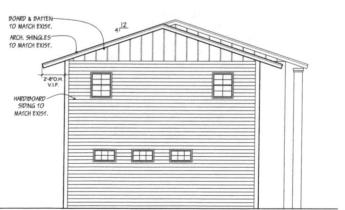
SCALE: 1/4" = 1'-0"
CONTRACTOR VERIFY ALL
DIMENSIONS AT JOB SITE.



4:30pm - Armstrong Residence_12-17.dwc

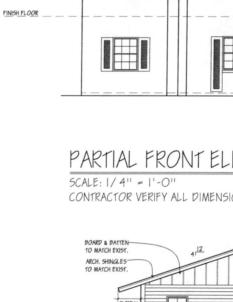
PARTIAL FRONT ELEVATION (NORTH)

CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.



LEFT SIDE ELEVATION (EAST)

SCALE: 1/4" = 1'-0" CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.



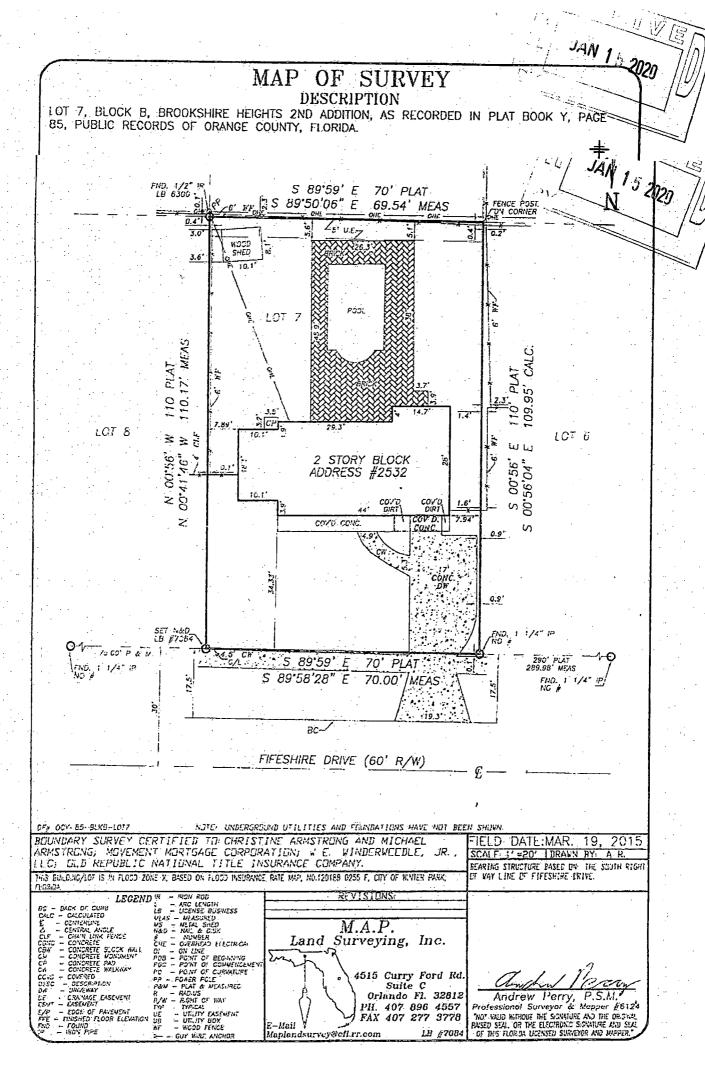
			1-0
REAR EL	EVATIO	ON (50U	TH)

SCALE: 1/4" = 1'-0" CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.

KLC Designs, Inc. Kelly Carr 321.946.5957 kkskir@gmail.com

	ARMSTRONG RESIDENCE		4 mms
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Dec. 19, 2019 AS NOTED



permission to Paul and Christine Armstrong to re-build the existing first floor addition on the east side of their house and to build a second-floor addition on top of this addition. The current side setback allowances are 9' for the first floor and 12' for the second floor. The Armstrong's proposal is seeking a variance for a side setback allowance of 7'-11", for both the first and second floor addition.

I/we understand that this will require a variance to the current code that will allow a 1'-1" encroachment into the east, side setback of the property for the first floor and a 4'-1" encroachment for the second floor, side setback.

Regards,

(signature)

Address:

Date:

12-20.19.

JAN 0 7 2020

Dear Board of Directors,

I NOBERT GREEN, residing at Z563 FIFESHIRE DR., grant permission to Paul and Christine Armstrong to re-build the existing first floor addition on the east side of their house and to build a second-floor addition on top of this addition. The current side setback allowances are 9' for the first floor and 12' for the second floor. The Armstrong's proposal is seeking a variance for a side setback allowance of 7'-11", for both the first and second floor addition.

I/we understand that this will require a variance to the current code that will allow a 1'-1" encroachment into the east, side setback of the property for the first floor and a 4'-1" encroachment for the second floor, side setback.

Regards,

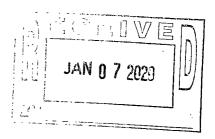
(signature)

Address:

WINTER PARK FL 32792

Date:

12/20/19



Dear Board of Directors,

1, Coreen Naugle, residing at 2572 Fifeshine Dr permission to Paul and Christine Armstrong to re-build the existing first floor addition on the east side of their house and to build a second-floor addition on top of this addition. The current side setback allowances are 9' for the first floor and 12' for the second floor. The Armstrong's proposal is seeking a variance for a side setback allowance of 7'-11", for both the first and second floor addition.

I/we understand that this will require a variance to the current code that will allow a 1'-1" encroachment into the east, side setback of the property for the first floor and a 4'-1" encroachment for the second floor, side setback.

Regards,

Address:

WinterPark, F1 32792 12/26/19

Date:

Dear Board of Directors,

permission to Paul and Christine Armstrong to re-build the existing first floor addition on the east side of their house and to build a second-floor addition on top of this addition. The current side setback allowances are 9' for the first floor and 12' for the second floor. The Armstrong's proposal is seeking a variance for a side setback allowance of 7'-11", for both the first and second floor addition.

I/we understand that this will require a variance to the current code that will allow a 1'-1" encroachment into the east, side setback of the property for the first floor and a 4'-1" encroachment for the second floor, side setback.

Regards,

Address:

Winter Park, Fr

Date: 12/18/19

JAN 0 7 2020

Dear Board of Commissioners.

I, JoAnn Beck, owner of the property located at 2552 Fifeshire Dr., Winter Park FL 32792 have no objection to Paul and Christine Armstrong re-building the existing first floor addition on the east side of their house and to add a second-floor addition on top of this addition. The current side setback allowances are 9' for the first floor and 12' for the second floor. The Armstrong's proposal is seeking a variance for a side setback allowance of 7'-11", for both the first and second floor addition.

I understand that this will require a variance to the current code that will allow a 1'-1" encroachment into the east, side setback of the property for the first floor and a 4'-1" encroachment for the second floor, side setback, and I consent to the variance.

Regards,

JoAnn Beck (owner 2552 Fifeshire Dr. Winter Park)

1100 S. Orlando Av. #107

Maitland FL 32751

407 256 6369

Date: 12.18 19

JAN 0 7 2020



401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax cityofwinterpark.org

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: January 21, 2020

SUBJECT:Callahan VARIANCE REQUEST, 275 Stirling Avenue

The applicant is requesting a variance to allow the construction of an addition located 15 feet from a stream, whereas the required stream front setback is 50 feet.

The existing home is located on the stream that runs from Lake Sue, through Mead Gardens and comes out across Stirling Avenue flowing into Lake Virginia. Apparently part of the home does extend closer the stream and appears to have one corner of a room at 12 feet from the stream.

The applicant proposes to build 890 square feet of additions onto the home. Of that total area 600 square feet is a bedroom and bath addition to be added onto the front of the home encroaching along the streamfront setback at a location just beyond the 100 year flood elevation line. Nearly all of this addition will be within the required 50 foot setback. See survey for exact location.

Under the Zoning Code the following setback rules apply to streamfront lots:

Sec. 58-87. - Lakefront lots, canalfront lots, streamfront lots, boathouses and docks (d)

Other structures on lakefront, canalfront or streamfront lots. The following standards shall apply to all construction on lakefront, canalfront or streamfront lots:

(6)Structures on canalfront or streamfront lots require the approval of the planning and zoning board prior to the issuance of a building permit. Other than boathouses, the waterfront setback shall be at least 50 feet from the canal bulkhead or stream. Structures in this context shall also include driveways, parking lots, swimming pools and pool decks, screen enclosures, tennis courts, cabanas and other accessory buildings. Swimming pools and decks on canalfront or streamfront lots may be permitted a minimum of 25 feet from the canal bulkhead or stream ordinary high water elevation, provided the swimming pool has an elevation of no more than two feet above the existing grade on the side closest to the canal or stream. The planning and zoning board may require, as conditions necessitate, the imposition of increased setbacks to accomplish the objectives in this section.

According to the property appraiser, the original home was in 1977. As some point an addition may have been added to the east side of the home or the original home may be built as seen today resulting in one section of the home being located approximately 12 feet from the stream. At a previous point in time in the 1980's and earlier the required

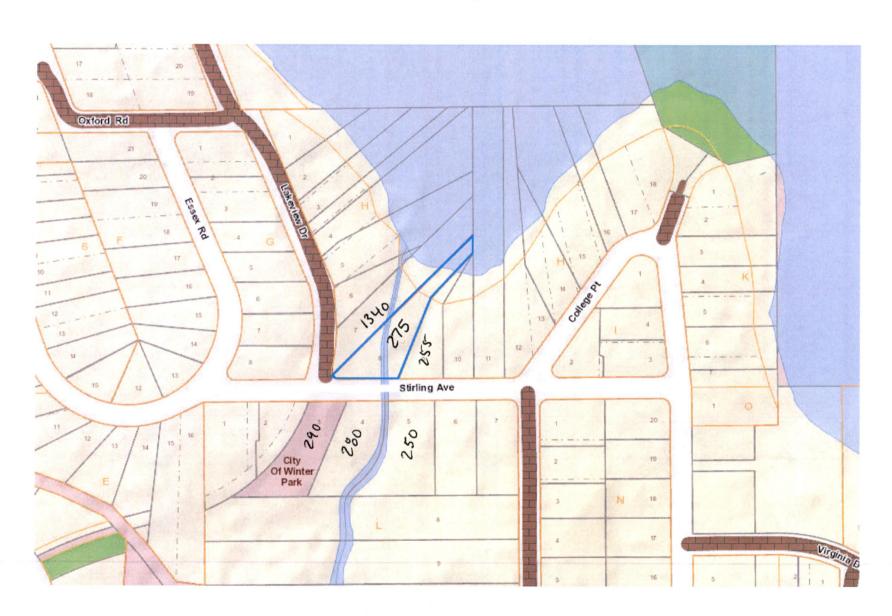
side setback was 10 feet and no specific setback was established from streams or canals. Therefore, streams and canals were considered as side or rear yards depending on the orientation of the lot on the street. In this case, and with the home directly across the stream after visiting these properties it is apparent that these streamfront homes must have utilized the permitted 10 foot side setback from the stream bulkhead or ordinary high water elevation line since no established stream or canalfront setback had been established.

For all additions proposed the impervious coverage and new gross floor area are well within the maximum limits of 50% for impervious surfaces (9,569 sf) and 33% for gross floor area (6,315 sf).

This property is located along a floodway that extends from Lake Sue, through Mead Gardens and flows into Lake Virginia. The floodway is a specially protected flood plain area that cannot be obstructed by further construction or fill in any way that will diminish its ability to flow during flood conditions. Although the limits of this floodway terminate along the 100 year flood elevation line located adjacent to the proposed addition to this home part of the rationale to require homes or other major vertical construction along streams and canals to maintain a 50 foot setback is to maintain open space that does not further impact upland flooding conditions through new construction of buildings in these sensitive areas.

At this point, the applicant has provided no letters in support or opposition.

275 Stirling Ave



CITY OF WINTER PARK VARIANCE APPLICATION BUILDING and PERMITTING SERVICES DEPARTMENT

Date Received 12-23-19 Building & Permitting Department 401 South Park Avenue # Assigned Winter Park, FL 32789 Date of Hearing Ph: 407-599-3237 Applicant: Benjamin Callahan Owner: 275 Stirling Ave WP LLC 5 Leslie Terrace 5 Leslie Terrace (Address) Maitland, FL 32751 (Address) Maitland, FL 32751 (City, State) 407-493-9899 (City, State) 407-493-9899 (Zip) (Zip) (Phone – Home) 407-493-9899 (Phone – Home) 407-493-9899 (Phone – Work or Cell) benjamin@emersondesigngroup.com (Phone – Work or Cell) benjamin@emersondesigngroup.com (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 58-87, Paragraph (d), Zoning (6). 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 275 Stirling Ave, Winter Park FL 32789 Legal description of property VIRGINIA HEIGHTS G/107 LOT 8 BLK H Describe variance Building addition to front of property. Existing set back (from creek) is 12'5". New addition set back would be 15'5" (from creek). request Because current set back requirements don't allow for new construction within 50' of creek/canal, we will need variance, to allow new addition

This section may be left blank for completion by city staff

to be allowed. (new addition would NOT be any closer to existing structure, on water's edge.)

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

Signature of Applicant	Date	Name of Applicant (PRINT)
GARGILL.	12.23.19	Benjamin Callahan
Yes. Will install all/any shrubbery to	neighbor's satis	faction, across from the canal side.
• •	•	le: Height, lengths, position, etc. of signs, rts, parking spaces, etc? If so, to what
We would need a variance in order to proceed with	construction.	
We would like to construct an addition attached to the	he existing property, but th	is addition will fall within 50 ft of canal, on east side of property.
Zoning requirement states that new	v structures must	be constructed at least 50 ft from canal.
specific in describing the hardship a the Zoning Code requirements. No	and give all reaso te: Financial reas	ts) upon which this request is based, be ns explaining why you need to vary from sons are not considered a hardship.
We would ask that the same consideration granted to	them, be allowed to us for	your consideration.
250 Stirling Ave was constructed in 1993. East side o	f property is well under the	50' restriction of water's edge.
255 Stirling Ave was constructed in 1982, well withi	n 50' of water's edge. Poo	was also built within 50' of creek, at this residence.
What rights or privileges commonly the applicant be deprived of becaus		r properties in the same zoning district will t of the Zoning Ordinance?
How long have you occupied the pr	Not occi operty?	ıpied ——————
How long have you owned the prop	Six months perty?	>
	A - 4	
the current home.		
will be keeping the existing structure	re, and would like	to build an addition to attach to front of
	e cannot build an	y new structure within 50 ft of canal. We
What are the special conditions and involved?	d circumstances,	peculiar to the land, structures or buildings

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



December 30, 2019

City of Winter Park, FL

I, Neil Emerson, do herby authorize Mr Benjamin Callahan to act as agent for myself, Emerson Design Group LLC, and 275 Stirling Ave WP LLC. This is in regards to the variance application for property: 275 Stirling Ave, Winter Park FL 32789.

Neil Emerson

Tiderelle a Drien

Personally known to me or drivers license #

State of Florida, County of __

Ornige

30th

_day of

TERELLE A. GREEN
NOTARY PUBLIC OF NEW JERSEY
I.D. NO. 2378819
V COMMISSION EXPIRES OCT. 8, 2023

	STATE OF	
A.		N.
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1	32 W	7 JI
V/A	-	ØL
01/2	50.00	

SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address: 275 STIR LING Submitted by:			Lot width ² :	72,5" (18+127)/2=72, 19,157 (UPLAND)	
			Lot area ³ :		
	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%	5075	735	5810	9,578,5
Include bidg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	1 story - 60%				
FLOOR AREA RATIO (F.A.R.) ^{5,6,7} 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 ⁸ , and accessory bldgs, EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁹ .	Lots < 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	4129	890	5019	6,321,8
SCREEN POOL ENCLOSURE	8 % ¹⁰	w= cr. v			
	Minimum % Required	Existing Area ¹¹	Landscape Area Reduced ¹¹	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). Front Lot Area:	50%	7,454	534	6920	4,509

NOTES:

- 1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
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 2. Lot width measured at the front bidg line across lot. The bidg line is located at the required front setback for vacant lots or front bidg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be a considerable front setback as described on page 2. 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.
 - 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.

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(Jan 16) PAGE 1

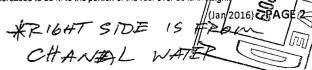
- 6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
- 7. See page 3 on how to achieve maximum F.A.R.
- 8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
- 9. The area of open front porches and 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 of other cavered 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 excluded from the 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.

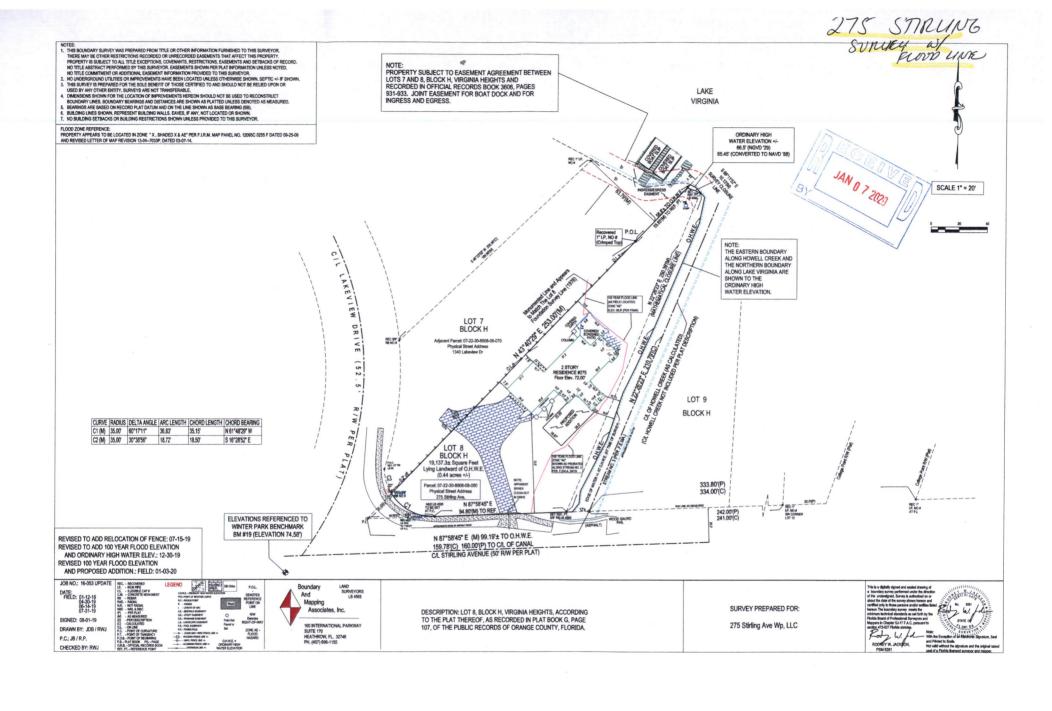
SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			sions	Existing ¹³	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot use 3 adjacent homes.			f corner lot,	72'	50'
SIDES ^{1,2}	1st Floor		See	A	7-6" 12-5"*	7'-6" 12'-5"*
(see other side setback options on pg 4)	2nd Floor		pages 3&4	B	18'-4" 15-8"*	18-4" 15-8"*
REAR ^{1,3,4}	1st Floor		25 ft.		118'	118'
	2nd Floor		35 ft ⁵		118'	118'
	Lakefront		see note 6			
CORNER LOT	1st Floor	Lot width ≤ 65 ft.		15 ft.		
		Lot width > 65 ft ⁷		20 ft.		
	2nd Floor	Lot width ≤ 65 ft.		15 ft.		
		Lot width > 65 ft ⁷	2	22.5 ft.		
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)			11 & 12)	25'-8"	Z\$'-8"

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 selbacks 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 selback of 10ft and a second floor selback of 25ft is allowed. For lots which are 105ft deep or less a first floor selback of 15ft and a second floor selback 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/
- 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 ero 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 Meight
- 13. This column only applies to existing homes.



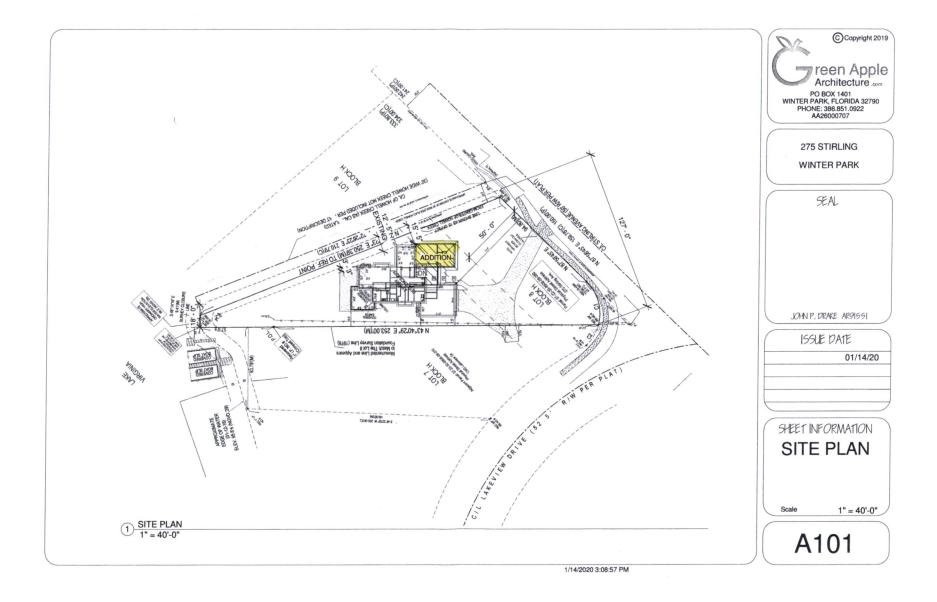


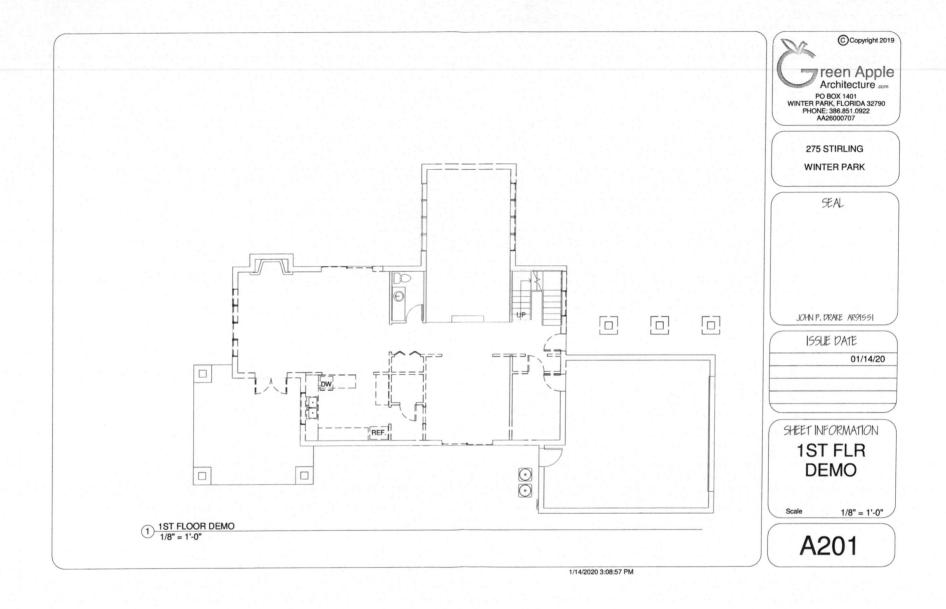
12/30/2019 Printing

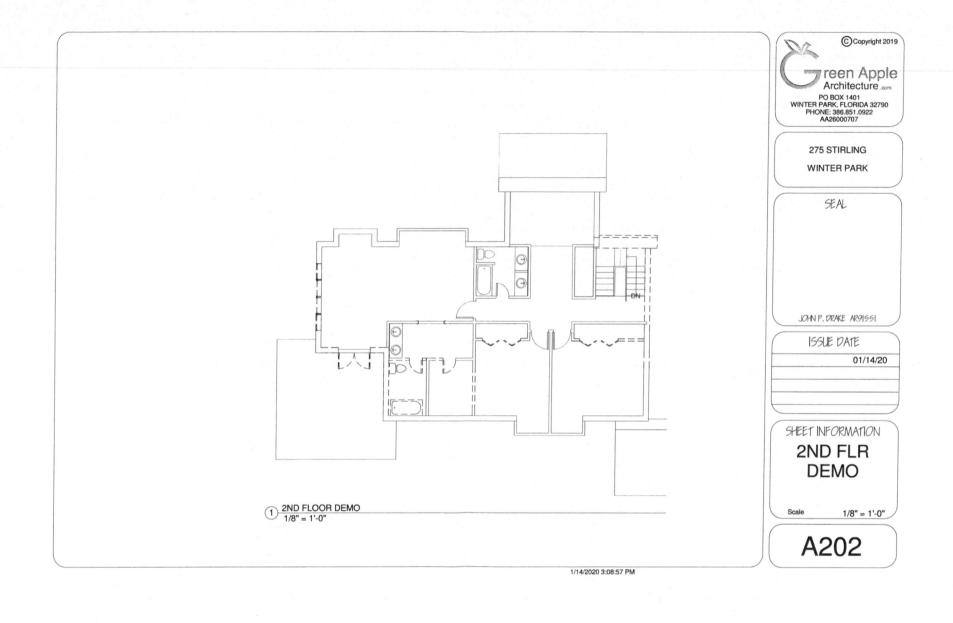


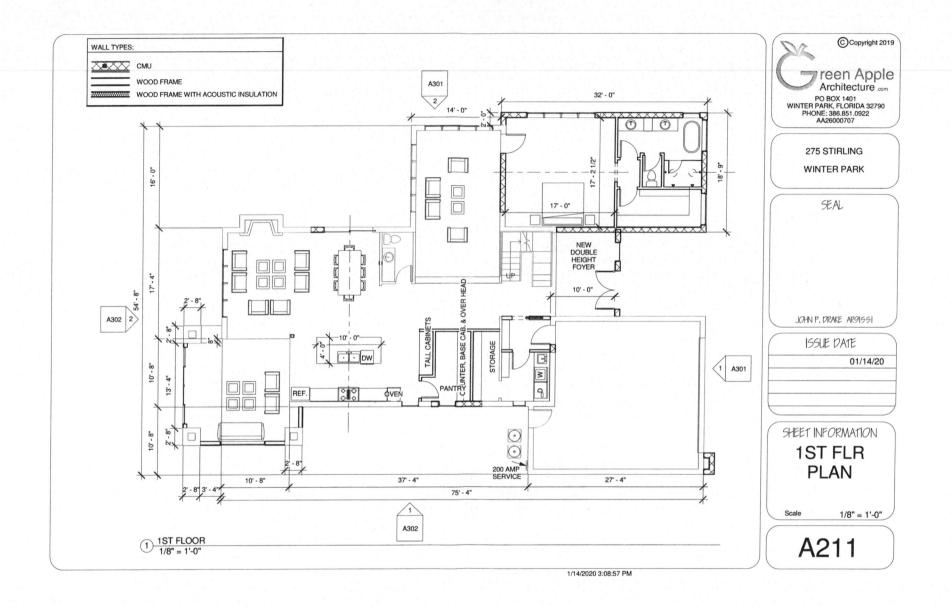
12/30/2019 Printing

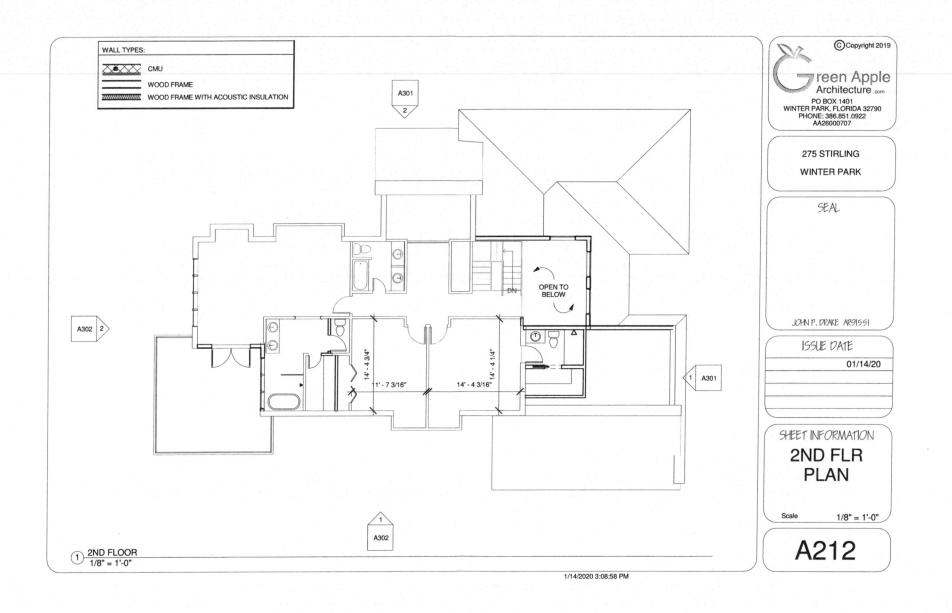


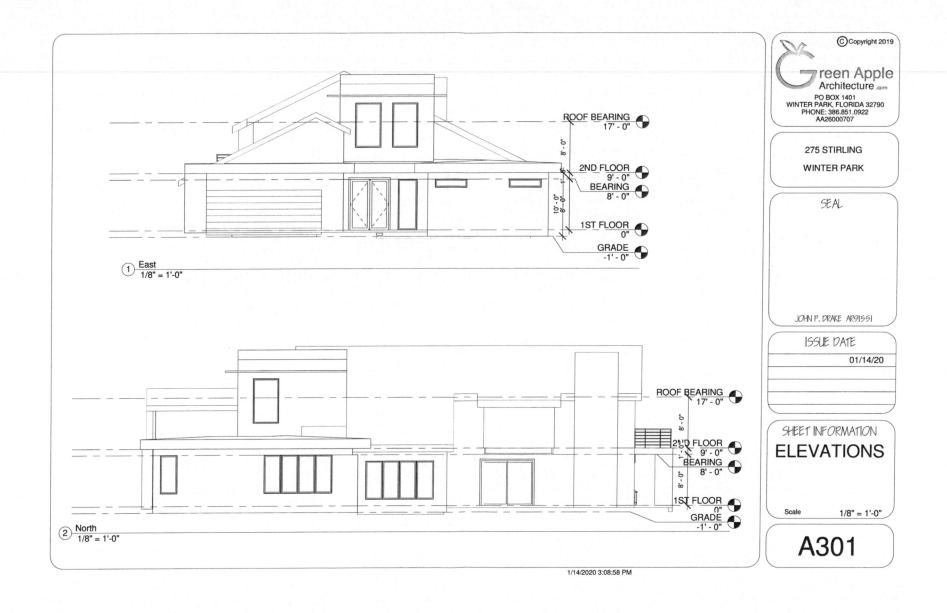


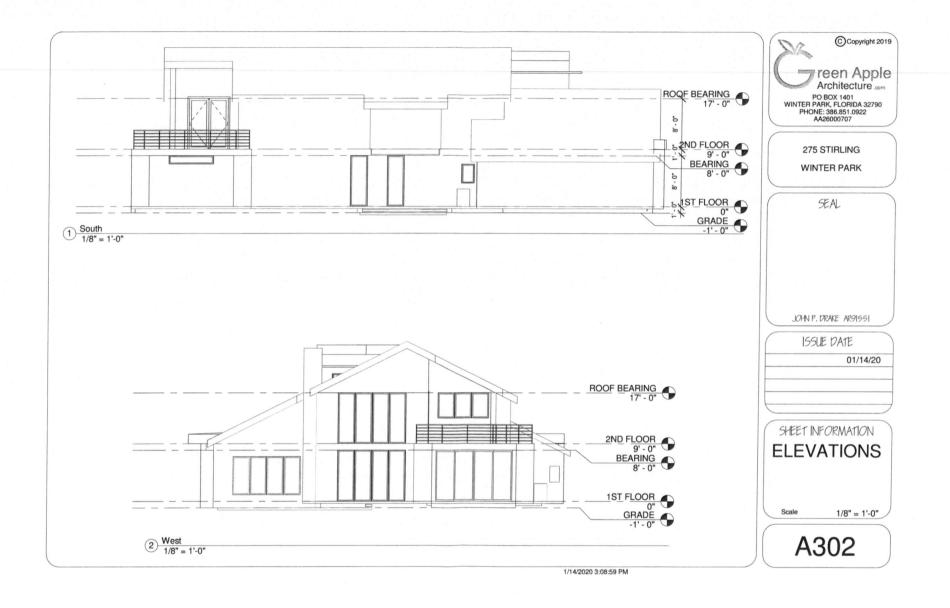


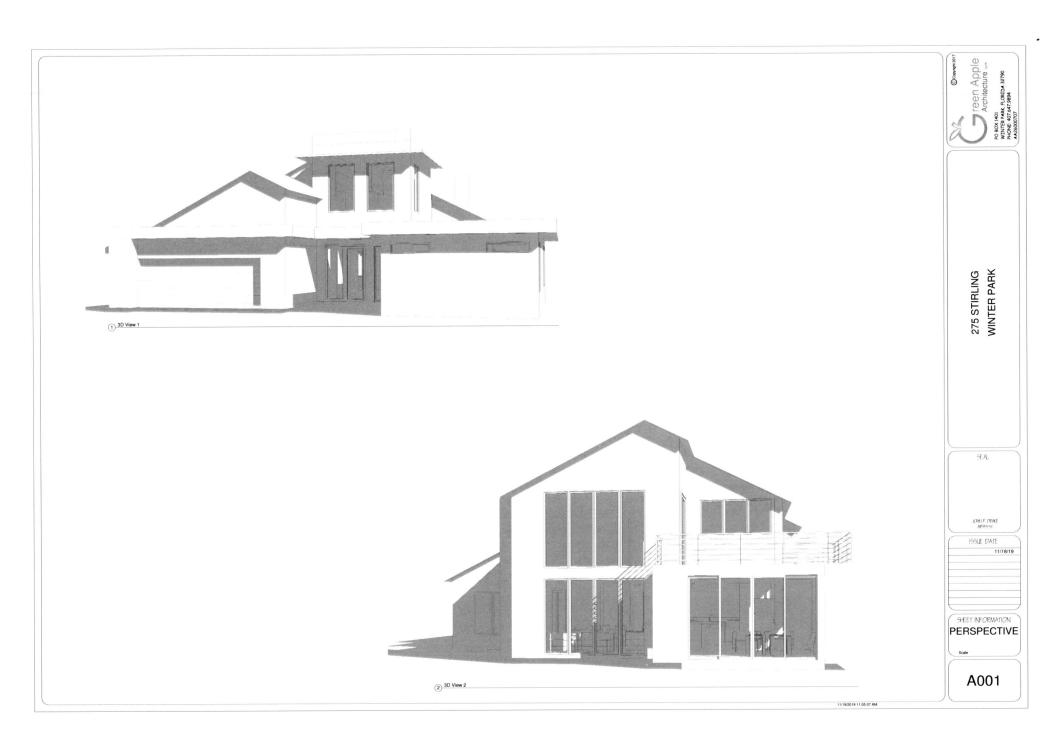








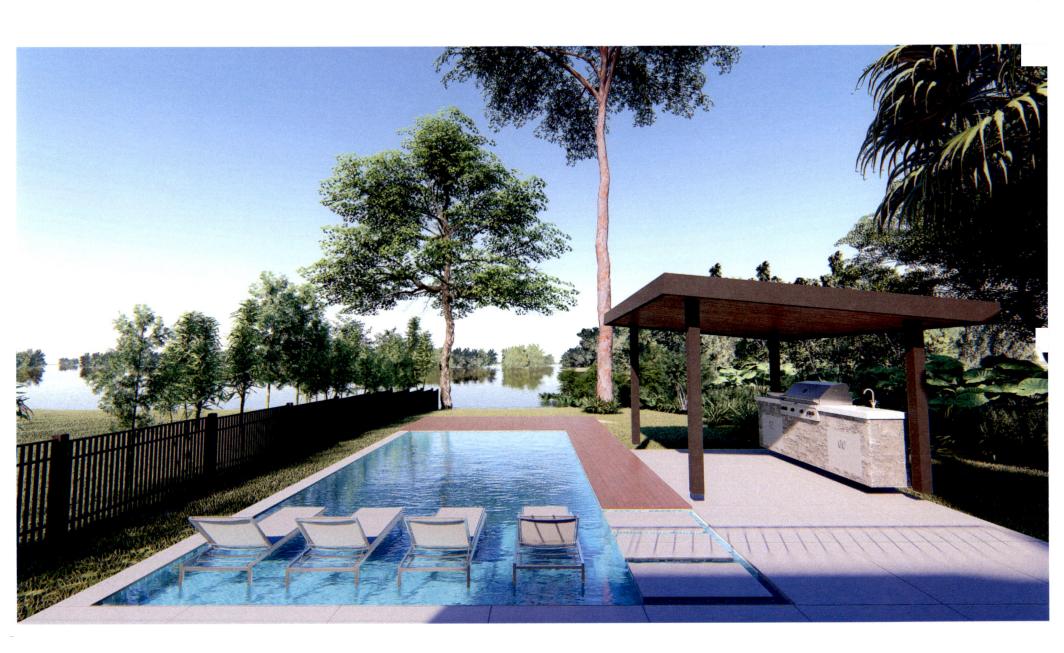
















407-599-3237 • 407-599-3499 fax cityofwinterpark.org

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: January 21, 2020

SUBJECT: Skolfield VARIANCE REQUEST, 511 Park North Court

The applicant is requesting a variance to allow the construction of a building addition located 15.2 feet from the rear lot line whereas the required rear setback is 25 feet without side wall articulation.

The location of this home is situated abutting a private roadway at the rear of this property. The roadway is located on a permanent easement which is 25 feet in width. Therefore, at a minimum, no dwelling or accessory structure can be built within 25 from the rear lot line of the subject property.

The Zoning Code allows a reduced rear setback for homes that meet the criteria below:

Winter Park Zoning Code Sec 58-65(f)

Rear yard setbacks.

(7)The rear setback may be reduced to ten feet when the rear yard of the residential property abuts non-residentially zoned property or property zoned R-3 or R-4, State of Florida railroad property or a permanent stormwater retention area over 25 feet in width.

The proposed 808 square foot addition will be added to a one story dwelling extending 25 feet from the existing home and at the same side setback as the home (10.3'). No variance is needed for the side setback since the same side wall height is being continued as the current home and qualifies for a 10 foot side setback due to maintained a side wall height of 11 feet or less from grade to top of the roof sheathing. Typically, new homes have side wall heights of 12' to 13'.

The proposed addition of will be within the allowable impervious and floor areas, which results in an impervious coverage 5,331 square feet of impervious coverage and gross floor area of 4,068.

No letters have been provided at this point although proper posting and mail notifications have been sent to surrounding property owners within 200 feet.

511 Park North Ct



CITY OF WINTER PARK VARIANCE APPLICATION BUILDING and PERMITTING SERVICES DEPARTMENT

2.	Building & Permitting Department 401 South Park Avenue Winter Park, FL 32789 Ph: 407-599-3237 Ph: 407-599-3237 Ph: Applicant: SKOIFIELD HOMES	Date Received 1/6/2020 # Assigned #3 Date of Hearing 1/2/2000 Owner: John + Beatriz Struck
	118 W. Comstock ave. (Address) Winter Park, F1 32789 (City, State) (Zip)	511 Park North Ct. (Address) Winter park, Fl 32789 (City, State) (Zip)
	(Phone - Home) 321-228-3990 (Phone - Work or Cell) iohn @SKohomes.com (Email Address)	(Phone - Home) 305-807-0800 (Phone - Work or Cell) Struck @ wandpartners.com JEmail Address)
	If the applicant is not the owner, attach a coproperty, or a letter signed by the owner of record for the owner.	py of the purchase contract, or option on the ord authorizing the applicant to act as an agent
	*This request is for a variance from requirement Code of Winter Park, Section, Parag	nts of Article III, Zoning of the Land Development graph, Zoning
	State briefly (Clearly Printed or Word Processe Note: Submit E-Mail address to have applic	ed) answers to all questions. eation forwarded to you for word processing.
	Street address of property 511 Park North C	+.
-	Legal description of property Park North 1/133	3 LOT 14 BLK A
	Describe variance request 1) Extend existing 57's	Pide-wall 25' more
•	without afficulation	
	2)15.2' rear setback to a	lley in lieu of 25.

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

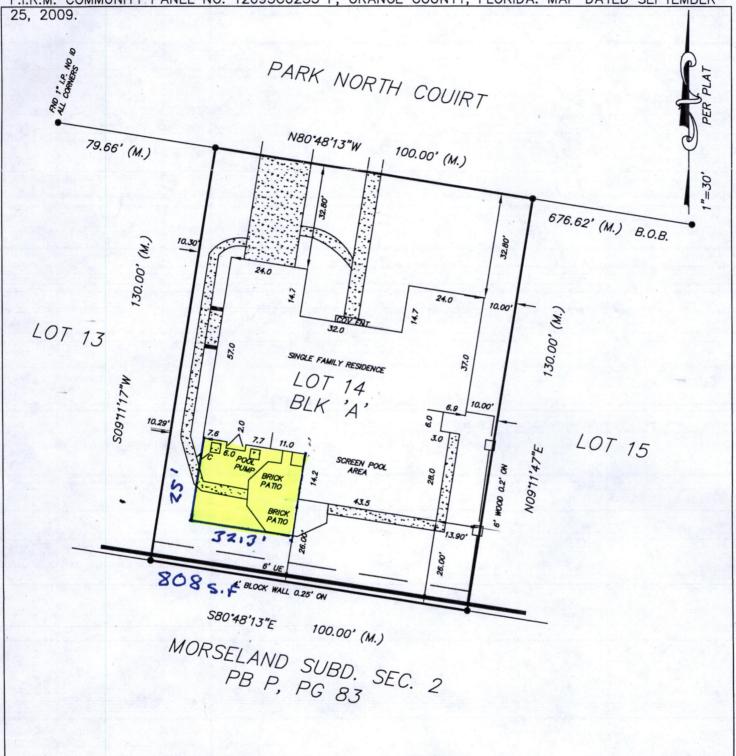
What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?
1) This property backs up to the alley with
masonry wall and screening.
2) The adjascent neighbor to the west has
a Structure about lo' From rear property line.
How long have you owned the property? 5-9-19
How long have you occupied the property? 5-9-19
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?
Inability to build closer to the rear
property line.
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 lot is only 130' deep and 100' wide.
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-shubery or additional higher majorry wall.
Signature of Applicant Date Date Struck (PRINT)
•

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

BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 14, BLOCK "A", PARK NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12095C0255 F, ORANGE COUNTY, FLORIDA. MAP DATED SEPTEMBER



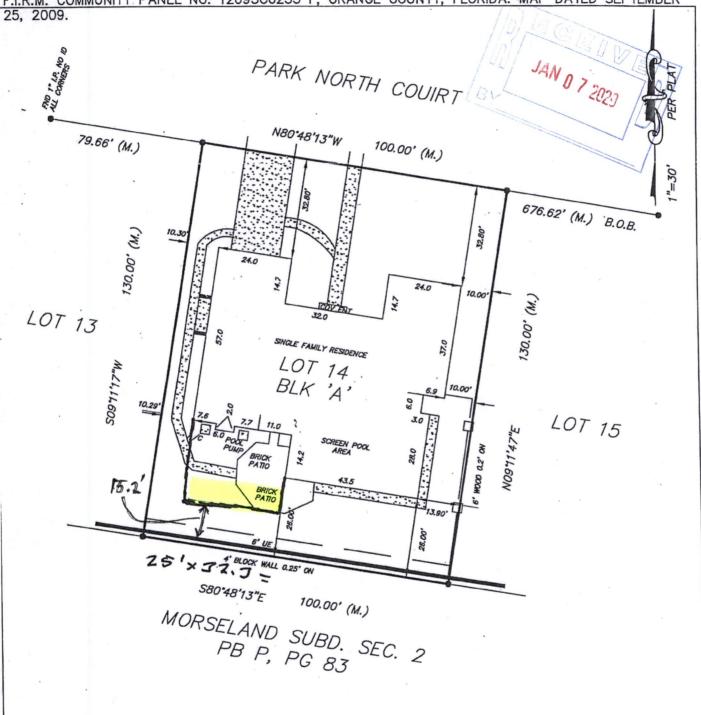
CERTIFIED TO: KEVIN JON PRIBELL, ATTORNEY
ATTORNEYS TITLE FUND SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SUNTRUST MORTGAGE, INC., ISAOA
PATRICK C. HUGHES

511 PARK NORTH COURT

BOUNDARY SURVEY

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SUNTRUST MORTGAGE, INC., ISAOA
PATRICK C. HUGHES

511 PARK NORTH COURT



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Lot width²: 100

Address: 511 Park North Ct.
Submitted by: SKOIFIELD HOMES, LLC

Lot area³: __/3,000

	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%			. ,	
	1 story - 60%	4,523	808	5,331	U,500
FLOOR AREA RATIO (F.A.R.) ^{5,6,7} 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 ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁹ .	Lots < 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR				
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area	3,260	808	4,068	4,500
	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	•			
SCREEN POOL ENCLOSURE	8% ¹⁰				

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

NOTES:

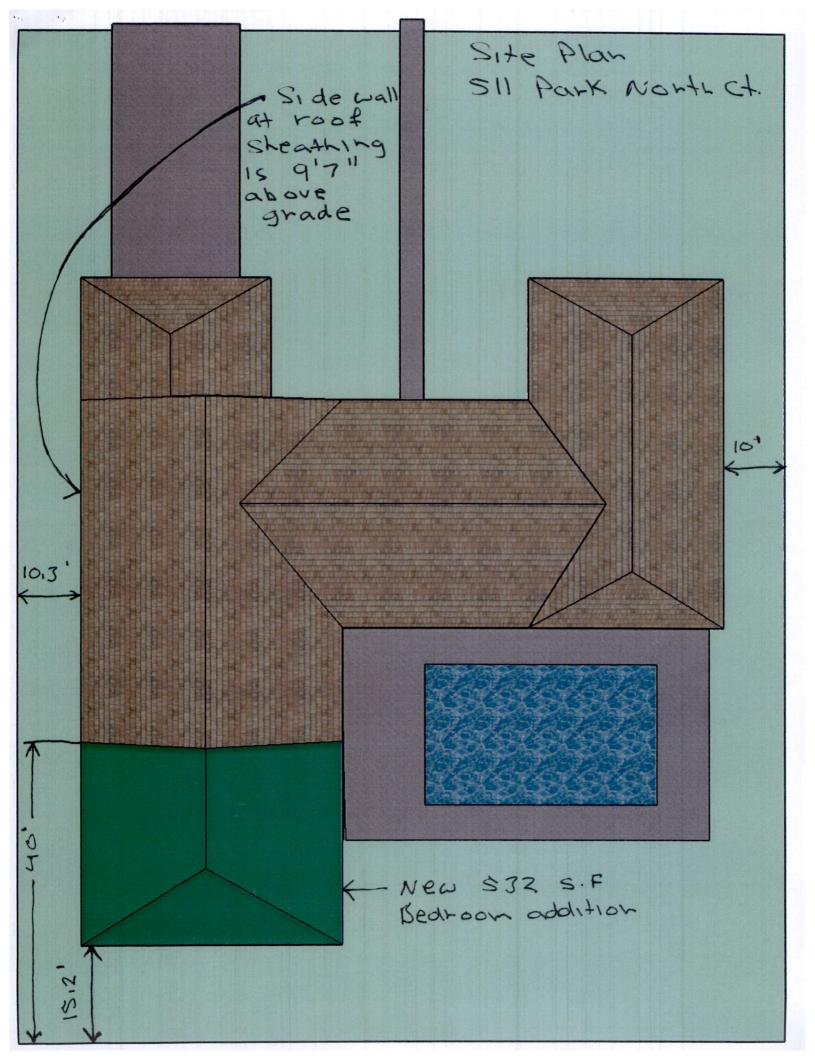
- 1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
- 2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg 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. estory 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.

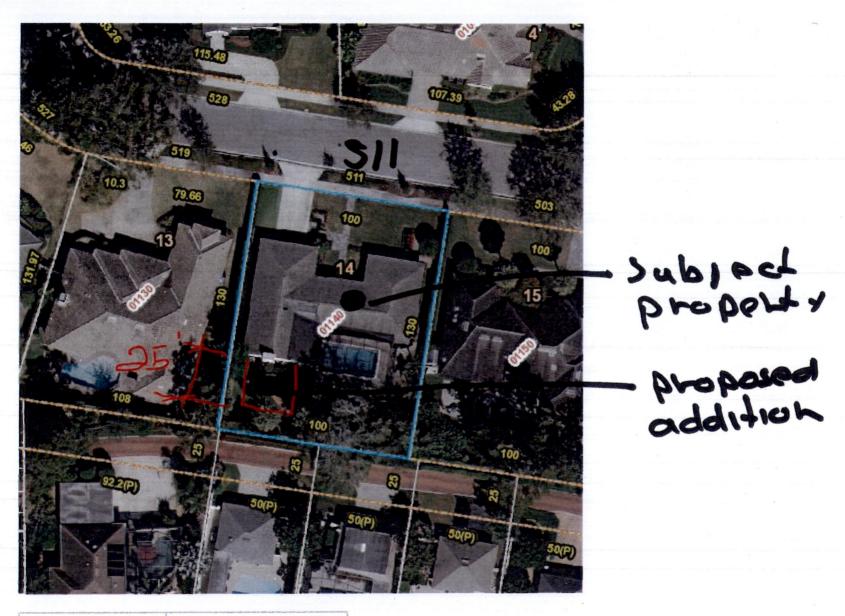
SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Exis	ting ¹³	Pro	posed	
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.							
SIDES ^{1,2}	1st Floor		See A		10'	10.3	N/C	16.3
(see other side setback options on pg 4)	2nd Floor		pages 3&4 B	3	1	.Y1 <u>.</u> []]] []		1715
****	1st Floor		25 ft.		40.2'		15.2'	
REAR ^{1,3,4}	2nd Floor		35 ft ⁵		į			
		Lakefront	see no	te 6				
CORNER LOT	1st Floor	Lot width ≤ 65 ft.	15 1	t.				
		Lot width > 65 ft ⁷	20 1	t.				
	Lot width ≤ 65 ft. 2nd Floor Lot width > 65 ft ⁷	Lot width ≤ 65 ft.	15 f	t.				
		22.5	ft.	_				
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)			13	3 '	13)	

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.

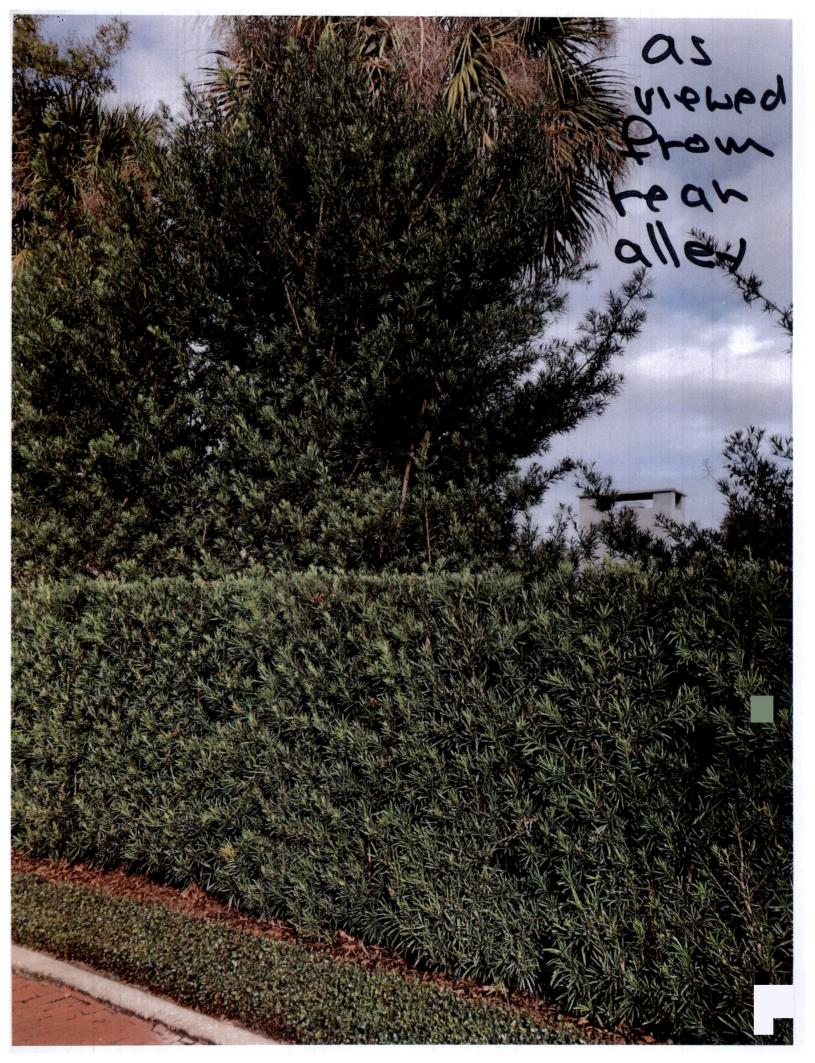


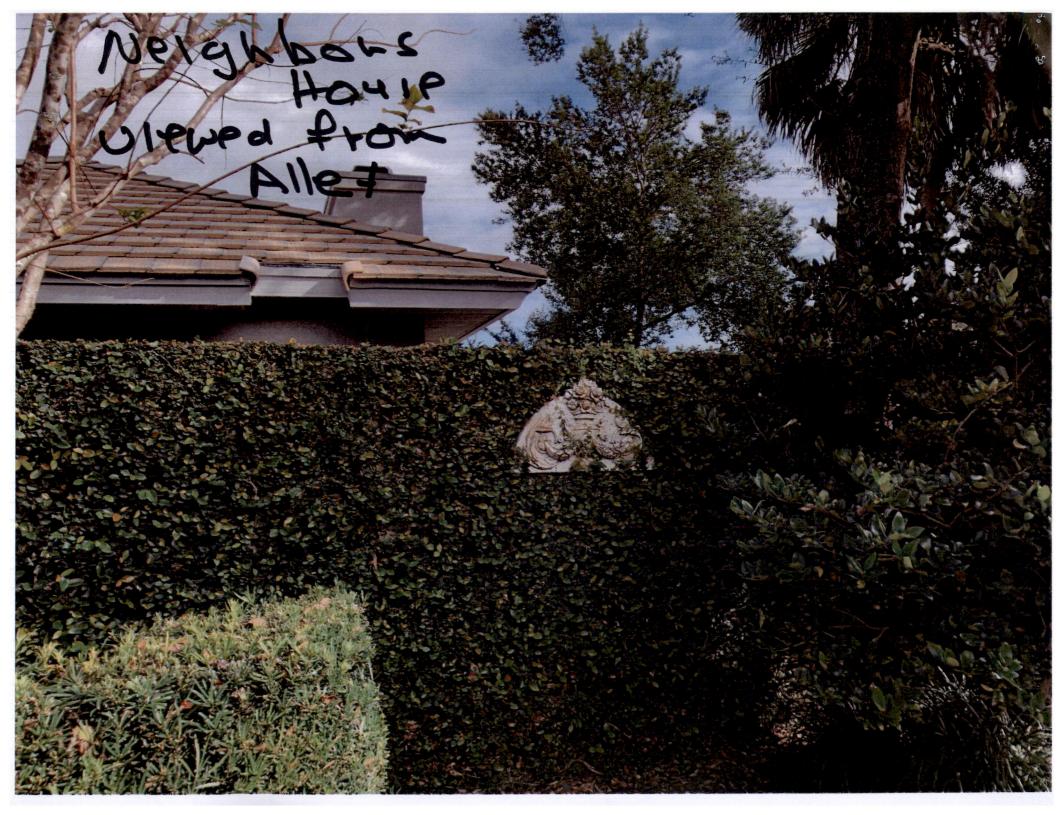


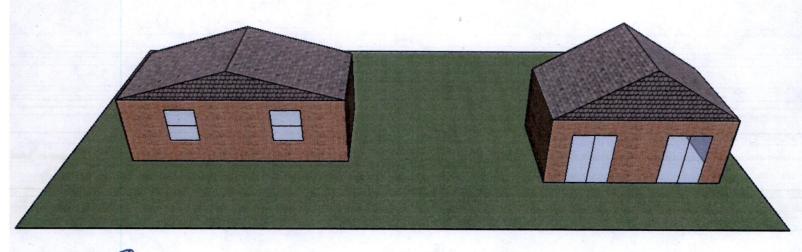
Theresa Dunkle
Code Analyst/Inspector
Building & Permitting Services

1º 519500L 511 Park North Ct. proposed addition



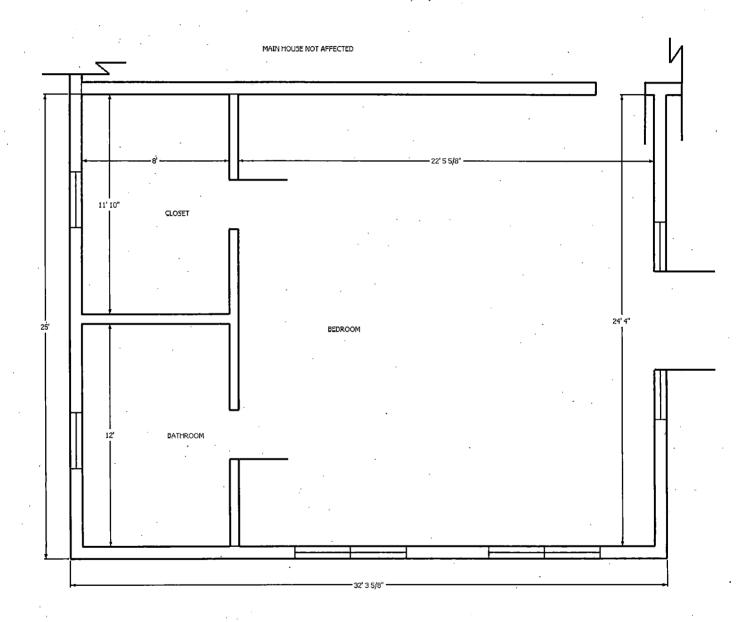


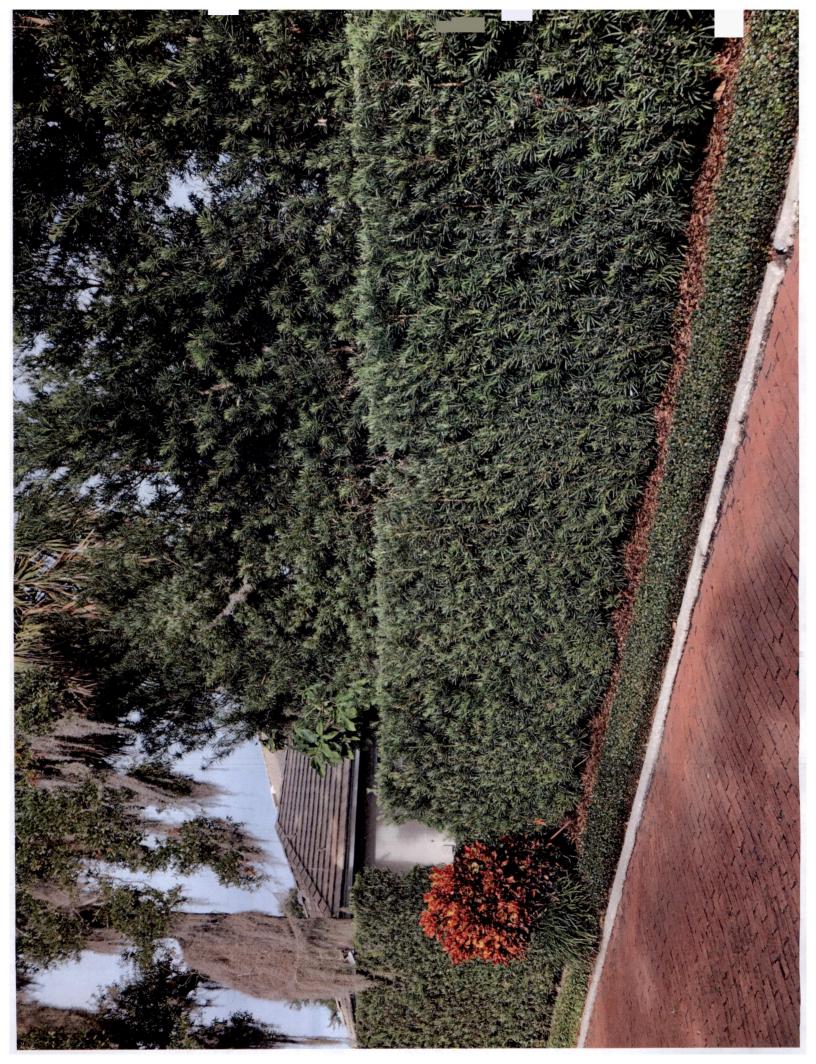




15' tear + 10'side tepresents variable tequest

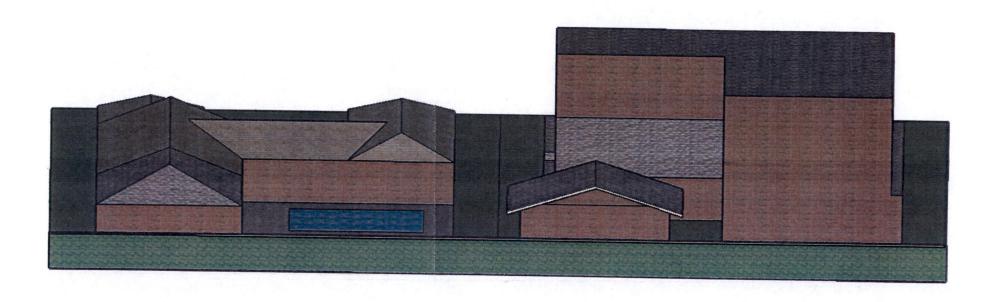
Cabana
10' rear +
5' sidr +
18' tall
does not
require
variance











Subject house with addition representing 15' rear Setback in lieu of 25'

This is an illustration of what is allowed under current parameters not requiring a variance



Board of Adjustments

To: Board of Adjustment Members

From: George Wiggins, Director of Bldg/Legislative Affairs

Date: January 21, 2020

Subj: Munoz Variance Request, 1572 Sunset Drive

The applicant is returning to the Board to request a variance to allow the continued demolition of over 50% of the existing dwelling, build a new pitched roof structure and replace floor framing members and the deteriorated southeast side wall which has varying side setbacks of 4.5 feet to 6.6 feet on the southeast side whereas the required side setback is 7.5 feet.

The minutes of the July 16, 2019 meeting are included for your review of past action taken by the Board on this variance request. The applicant's one story home is undergoing major demolition and had proceeded with construction work authorized under the previous granted. However, it was brought to our attention and confirmed by our inspectors that work on a major portion of the southeast side of the home has exceeded the scope of the variance granted, and therefore a stop work order was placed on this project.

The applicant maintains that removing substantial amounts of deteriorated and termite damaged portions of the home is essential to continue with the construction and remodel of the existing home in a manner approved by the variances granted.

In the previous meeting, the residents on the southeast (right) side of this home objected to the requested variance. However, an agreement with those residents resulted in the placing the following conditions on the variance:

Eliminate the roof overhang at the breakfast nook, install 6 inch gutters along the east side of the home with downspouts at each end and remove the windows shown in the kitchen eating area.

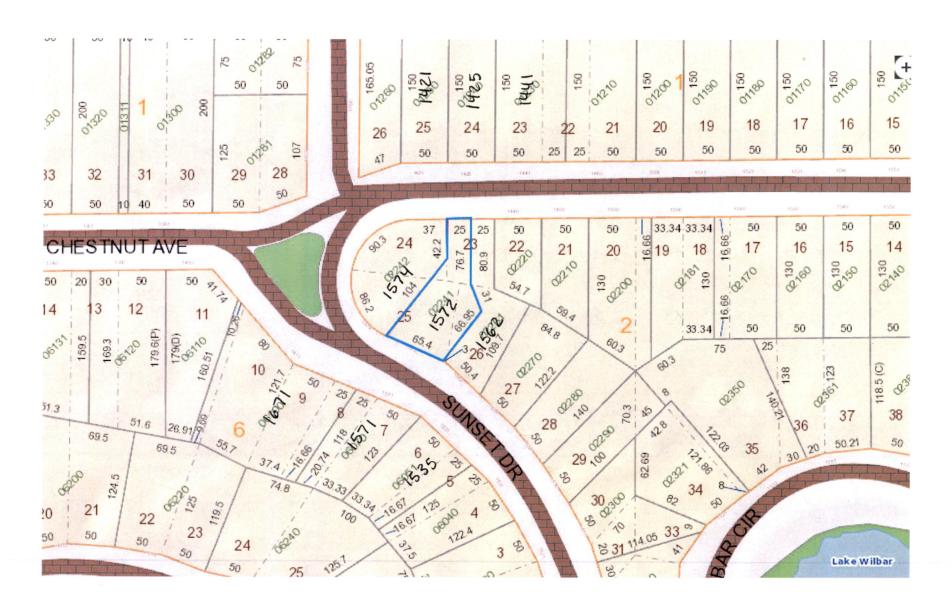
A letter of objection to this variance has been received from the abutting resident on the northwest (left) side of this home. At this point, we have not heard from the residents on the southeast (right) side of this home.

Munoz Variance Request January 21, 2020 Page 2

Potential Board actions:

- 1) Grant variance to allow proceeding with demolition and replacement of damaged structural framing members and related components based unforeseen conditions.
- 2) Deny variance leaving applicant with the following options:
 - (A) Re-design home and side walls to comply with required side setbacks in order to complete home in similar manner as proposed.
 - (B) Demolish entire home and re-design and build new code compliant structure.

1572 Sunset Drive



CITY OF WINTER PARK VARIANCE APPLICATION BUILDING and PERMITTING SERVICES DEPARTMENT

BUILDING and PERMITTING SERVICES DEPARTMENT					
Building & Permitting Department 401 South Park Avenue Winter Park, FL 32789 Ph: 407-599-3237	# Assigned Date of Hearing				
Applicant: Luz Marino-Munoz	Owner: Same as applicant				
1221 Green Valley Ct. (Address), ADDIOKO FL. 32703	(Address)				
(City, State) (Zip) 407-256-42//	(City, State) (Zip)				
407-256-4211	(Phone – Home)				
(Phone - Work or Cell) Luzmo-321 Egmail. Com (Email Address)	(Phone – Work or Cell)				
(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, Subsection, Zoning P-1 A. 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.					
property	Drive, Winter Park.				
Legal description of 31-21-30-4536-02-24! property					
Describe variance request Want to be able to cont	inve the remodeling process installing replacing the exterior walls damaged e footprint of the property will remain				
Trusses, a pitched roof, and	replacing the exterior walls damaged				
by termites and wood rot. The	e footprint of the property will remain				

This section may be left blank for completion by city staff unchanged, as approved. 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 of ball triings/// involved?
,	for over 50% in alterations on 7/16/19, allowing the setba
	To remain the same. House had aleating flat roof the
	was left unattended for years, causing wood not damage
	How long have you owned the property?
	How long have you occupied the property?
2.	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?
	Other properties in the neighborhood that do not meet the current setback requirements, enjoy a pitched roof us structually sound wells. I want to be given the same privile
3.	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.
	New trusses have been dilivered but could not be proper
	Secured to wood damaged by termites and wood rot.
	New stude are necessary also for the re-framing of The windows, drywall installation, and for the
	The windows drywell instellation, and for the
	house to be structually sound.
4	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?

Signature of Applicant Date Name of Applicant (PRINT)

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



Board of Adjustments Minutes

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

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

Present

Patrice Wenz (Chair), Phil Kean (Vice Chair), Tom Sacha, Charles Steinberg, Aimee Hitchner, Ann Higbie and Alternate Steve Heller. Director of Building George Wiggins and Recording Clerk Theresa Dunkle.

Absent: Michael Clary

Meeting called to order

Approval of minutes

Motion made by Tom Sacha to approve the May 21, 2019 minutes. Aimee Hitchner seconded the motion. The minutes were approved by a vote of 7-0.

Introduction of new members

Mr. Wiggins introduced new alternate board member Steve Heller and returning board member Ann Higbie and welcomed them to the Board.

Opening statement and public comments

Patrice Wenz explained the rules of procedure for variance cases and opened the floor for any disclosures, public comments or questions.

Old business

1. 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

George Wiggins Director of Building, gave a recap summary from the June meeting and an updated summary for this meeting:

REVIEW OF THE JUNE MEETING: The applicant requested 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.

City of Winter Park
Building and Permitting Dept.
401 South Park Avenue
Winter Park, FL 32789

Re: 1572 Sunset Drive, Winter Park

Attn: Members of the Board of Adjustments

I am addressing you to express my most sincere apologies for misunderstanding the correct procedure to follow before curing any structural damage discovered during the renovation process.

On July 16, 2019 you had authorized me to proceed with more than 50% of the alteration on the subject property, since it was not possible to put a new roof on the property without exceeding the 50% threshold. I tried to follow instructions and acquired the permits with the best intention of completing the renovations following the plans.

However, once the studs were exposed we found out that the original home was built using 2X4 studs instead of the 2X6 studs, as it was indicated on the plans. We contacted the engineer right away and he responded that the 2X4 wall was going to be sufficient to support the required loads. A couple of days after the contractor sent me pictures showing that the studs had severe termite damage; so in order to have walls that were structurally sound, the 2X4 studs were replaced by 2X6 new studs as indicated on the plans. Please see photos attached.

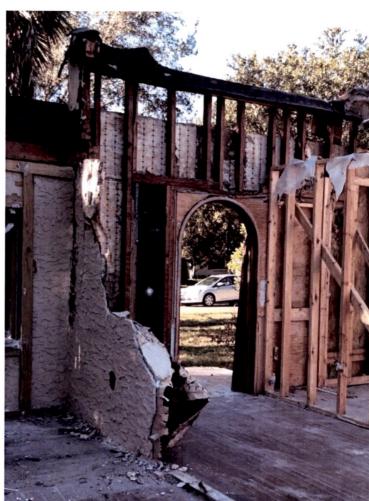
The fact that I did not contact the appropriate parties to get the corrections annexed to the plans wasn't done purposely, but rather due to lack of awareness. I was too overwhelmed by family circumstances since my mother was very ill, that it did not cross my mind that others needed to be notified.

Again I ask you to please let me complete the renovations as intended and with the knowledge that the property is actually more stable structurally than what it would have been if these changes had not taken place.

Cordially,

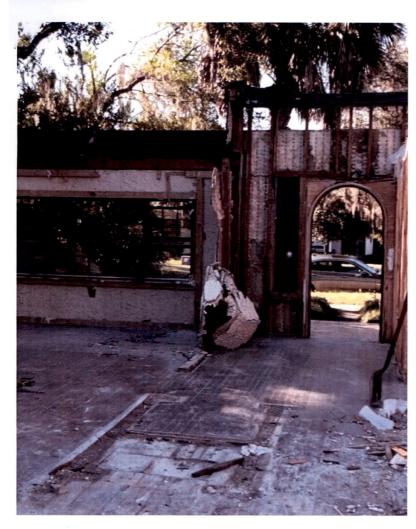
Luz Marina Munoz



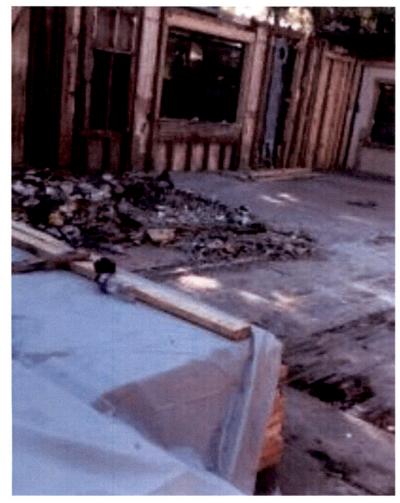






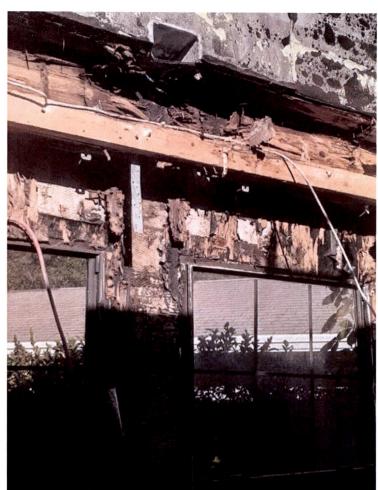












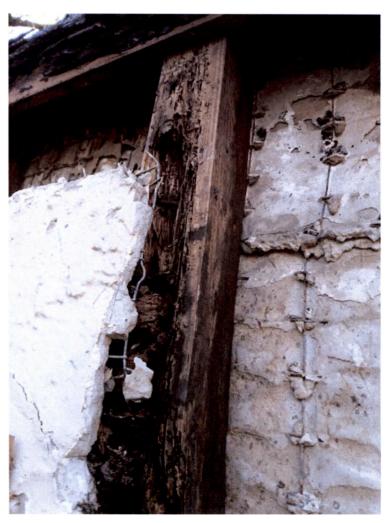










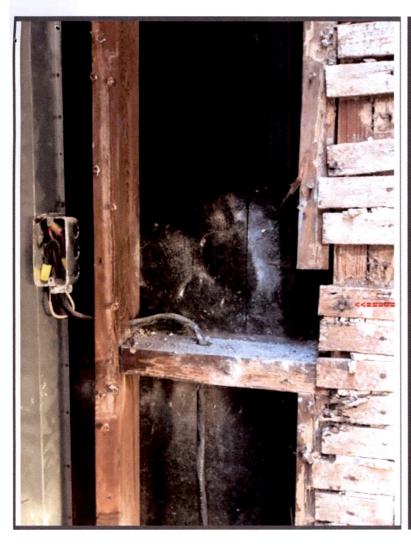














SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Lot width²: 62.4

Lot area³: 7,055 (per tax records)

Address: 1572 Sunset on For Single Fan Submitted by: Luz Marine Munoz

	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%				
Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	1 story - 60%	2,766	130	2,896	4233
FLOOR AREA RATIO (F.A.R.) ^{5,6,7}	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	2,087	130	2,217	3,033,65
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 ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front,	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
side & rear porches 9	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	-			
SCREEN POOL ENCLOSURE	8% ¹⁰	D	0	0	

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

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)

	Min	imum Allowable D	imen	sions	Existing 13	Proposed
FRONT	Average of	f 2 adjacent homes on eacl use 3 adjacent hom				
SIDES ^{1,2}		1st Floor	See A.5		5.6 75 8.1 4.5 75 6.6 Lent Right	No changes
(see other side setback options on pg 4)		2nd Floor	pages 3&4	В	rall willing	
	1st Floo		25 ft.		over 25 ft	over 25 fl
REAR ^{1,3,4}		2nd Floor	35 ft⁵			
		Lakefront	see note 6			
	1st Floor	Lot width ≤ 65 ft.	15 ft.			
CORNER LOT	150 1001	Lot width > 65 ft ⁷	20 ft.		1 A	
CORNER LOT	2nd Floor Lot width ≤ 65 ft. Lot width > 65 ft ⁷		15 ft.		NI	
			2	2.5 ft.		
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft	35 ft. plus 2 ft. or 40 ft. (se	ee notes	11 & 12)		

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.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF LOT 24, LAKE KNOWLES TERRICS, ACCORDING TO THE PLAT THERDOR, AS RECORDED IN THE SOOK K, PAGE 4, OF THE PLAUL RECORDS O PROMOTE COUNTY, FIG.OBD, RAIN SOUTH ALONG LOT LINE 42 OPEET TO A FOUNT OF 28 AR PEET NORTH OF THE SOUTHWEST HAND RECORDS OF FEET TO A FOUNT ON THE SOUTHWEST LINE OF LIT 28, BLOCK 2, LAKE KNOWLES TERRICS, AND 65 AP FEET NORTHWESTERY FROM THE CORDINAL SOUTHHAST CORNER OF SAID OT 25 THENCE SOUTHHASTERY LAND LOT LINE 24 APPET TO A POINT 30 OFET NORTHWESTERY FROM THIS COUNTHAST CORNER OF SAID OF 25 THENCE SOUTHHASTERY LAND LOT LINE 24 APPET TO A POINT 30 OFET NORTHWESTERY FROM THIS COUNTHAST CORNER OF SAID OF 25 THENCE SOUTH ASTER THE APPET OF THE SOUTH ALONG THE SOUTH AND THE SOUTH LINE OF LOT 32 BLOCK 2, LAKE KNOWLES THE SOUTH AS THE SOUTH 32 OF EET TO MISCONIN THE OFET OT 25 THENCE WAS TO SEET TO THE POINT OF SEGNINGS, WART OF LOT 23.2 BLOCK 2, LAKE KNOWLES

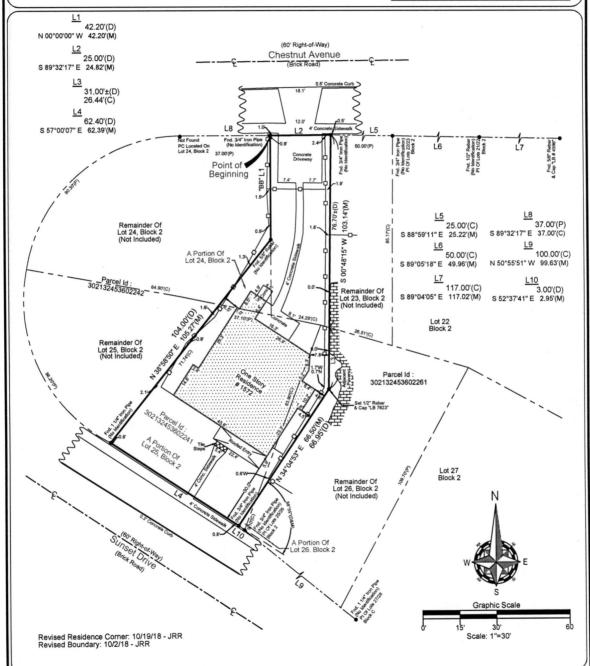
FLOOD INFORMATION:

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 CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09/25/2009.

CERTIFIED TO

LUZ MARINA MUNOZ; A - Z TEAM TITLE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY





Field Date: 9/28/2018	Date Completed: 09/13/18	-NOTES	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Bost of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to M
Drawn By: J.R.	File Number: S-51421	> Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.	as Noted and Conforms to the Standards of Practice for Land Surve) in the State of Florida in accordance with Chapter 5J-17.052 Florida.
C - Calculated C - Centerline CB - Concrete Block CM - Concrete Monument Conc Concrete D - Description Earth - Easement Earth - Easement Easement - Easement Easement - Easement Easement - Easement Easement FEE - Finished Floor Eleval FFI Found IP - Iron Pipe L - Length (Arc MAD - Nal & Disk N.R Non-Radisk N.	n Rad Radial R&C - Rebar & Cap Rec Recovered Rfd Roofed Set - Set ½" Rebar & Rebar Cap "LB 7623" Typ Typical	-Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB"Bailding Ties are NOT to be used to reconstruct Property LinesFence Ownership is NOT determinedSenof Owership, is Morground Utilities and/or Footers have NOT been located UNLESS otherwise notedSeptic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location CompaniesSeptic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location CompaniesSeptic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location CompaniesSeptic Tanks and Width CompaniesSeptic Tanks and Width Count Librity 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.	Patrick K. Ireland & Associates Surveying, International Parkway Sulte 2001 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165

SETBACK / COVERAGE WORKSHEET For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)²

Address: 1572 Sunset Drive, Winter Park, FL 32789

Lot width: 62.4 Lot area³: 6817

	Maximum % Allowed ⁴	Existing Area 11	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%				
Include blog footprint, driveways, sidewalks, patios, swittning pools, AIC pads, artificial turf, etc.	1 story - 60%	2680	120	2800	4090
FLOOR AREA RATIO (F.A.R.) 543	Lots < 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR	2087	120	2206	2931
For one and two story bidge (include 1st & 2nd floors, garagesicarports, star areas on both floors, areas on 2nd floors which are open to the 1st floor ⁵ , and accessory bidge. EXCLUDE: pool screen enclosure areas and certain open front.	Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area				
side 5 war porchas .	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR				
SCREEN POOL ENCLOSURE	8%10	0	0	0	Control of the Contro

	Minimum % Required	Existing Area ¹¹	Landscape Area Reduced ¹¹	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Court all landscaped green areas - as clude hard hurfaces and all driveney surfaces (pervious & impervious). Front Lot Area:	50%	1833	825	825	823

RULES!

Inhibition (S. Milderhage may use freed infinitely, except of types A, B, 4.0 in Windows, Previously or you be inhibitioned a scalary brigg are mandatory.

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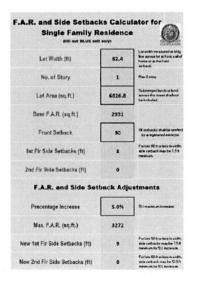
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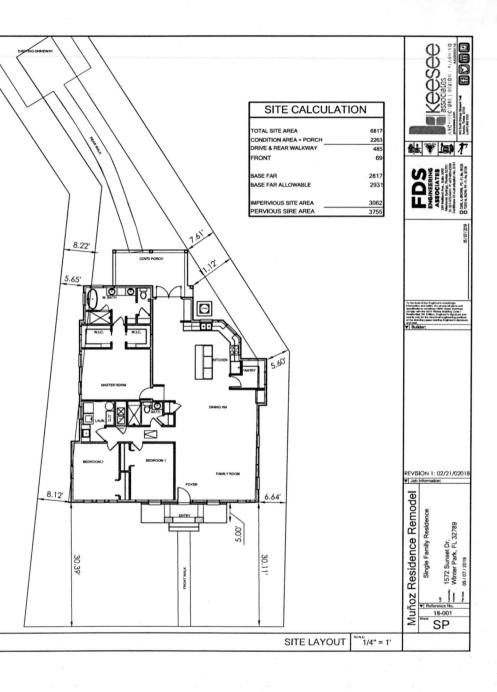
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 These columns only apply to existing floorer.

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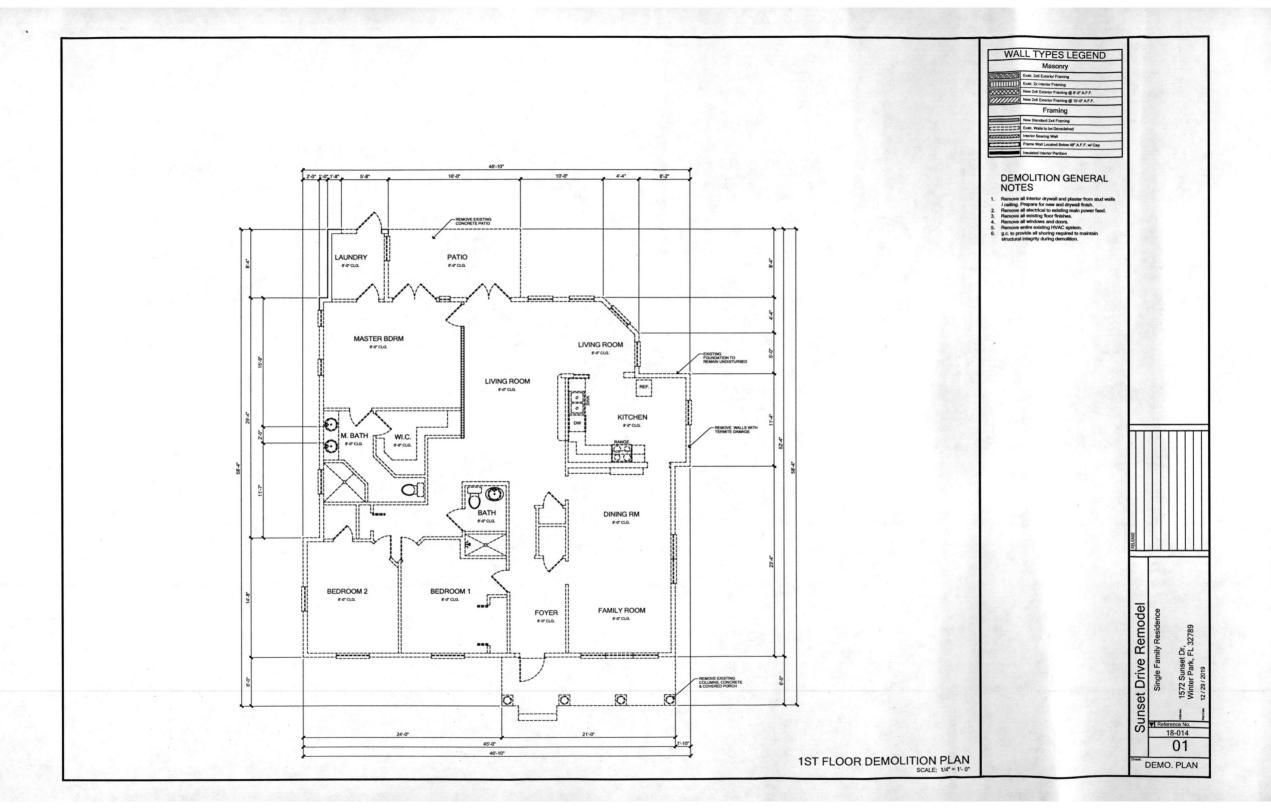


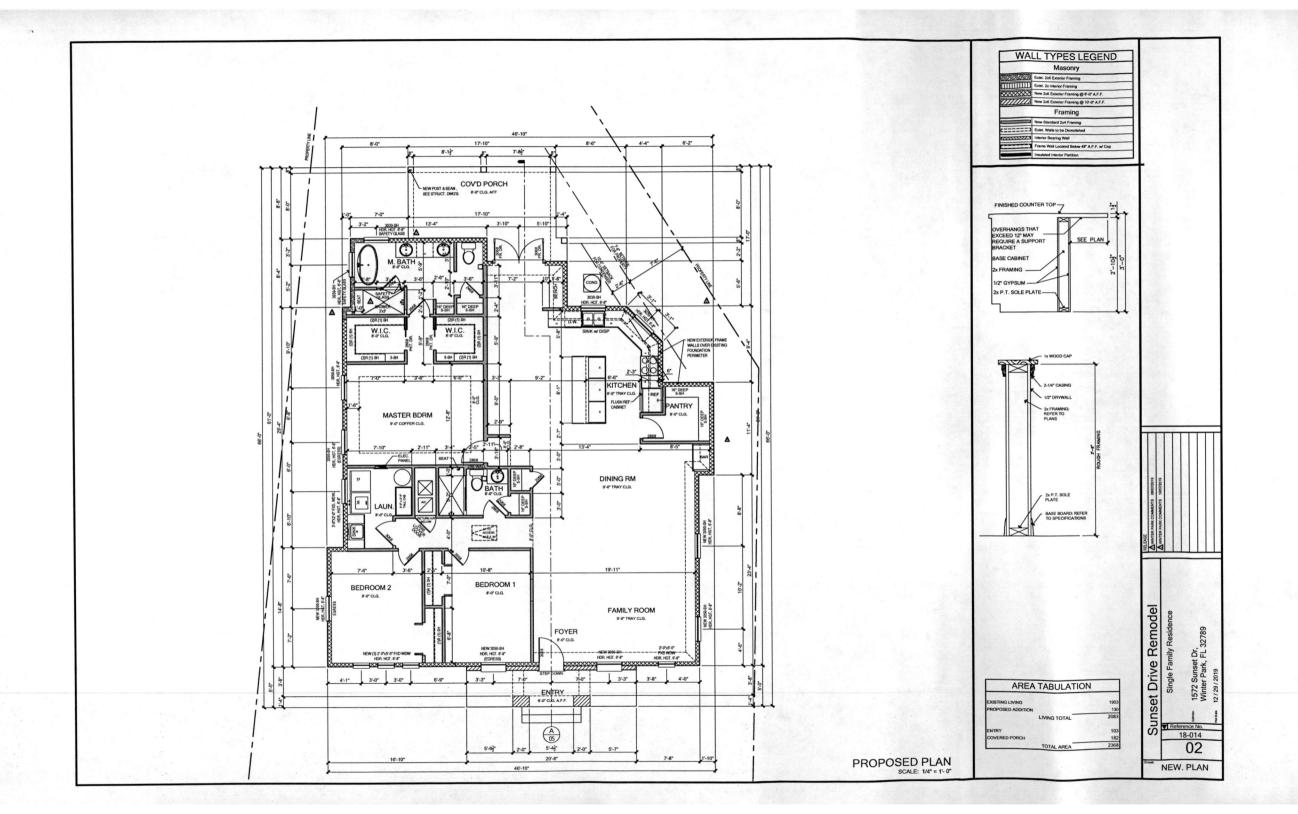


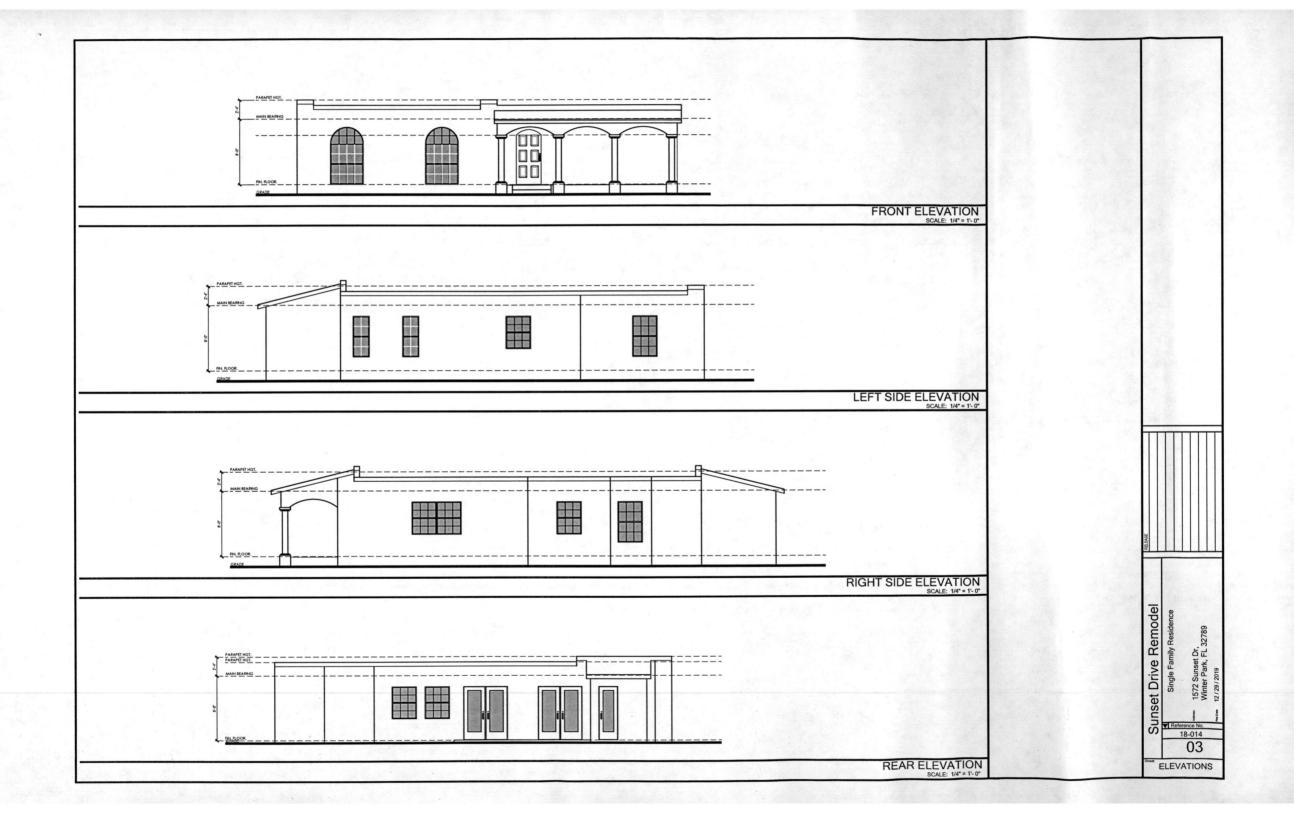
SUNSET DRIVE REMODEL

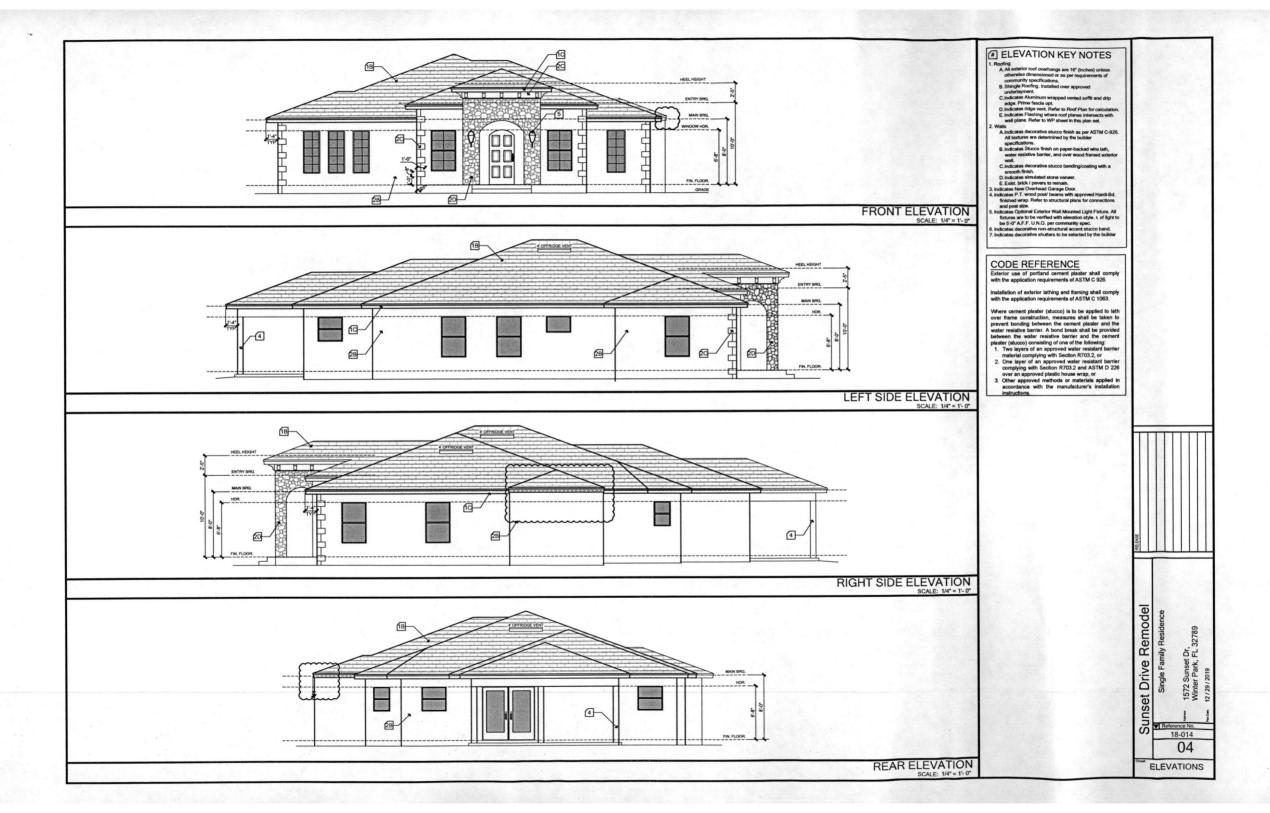
JURISDICTION: City of Winter Park (4) sign and seal sets

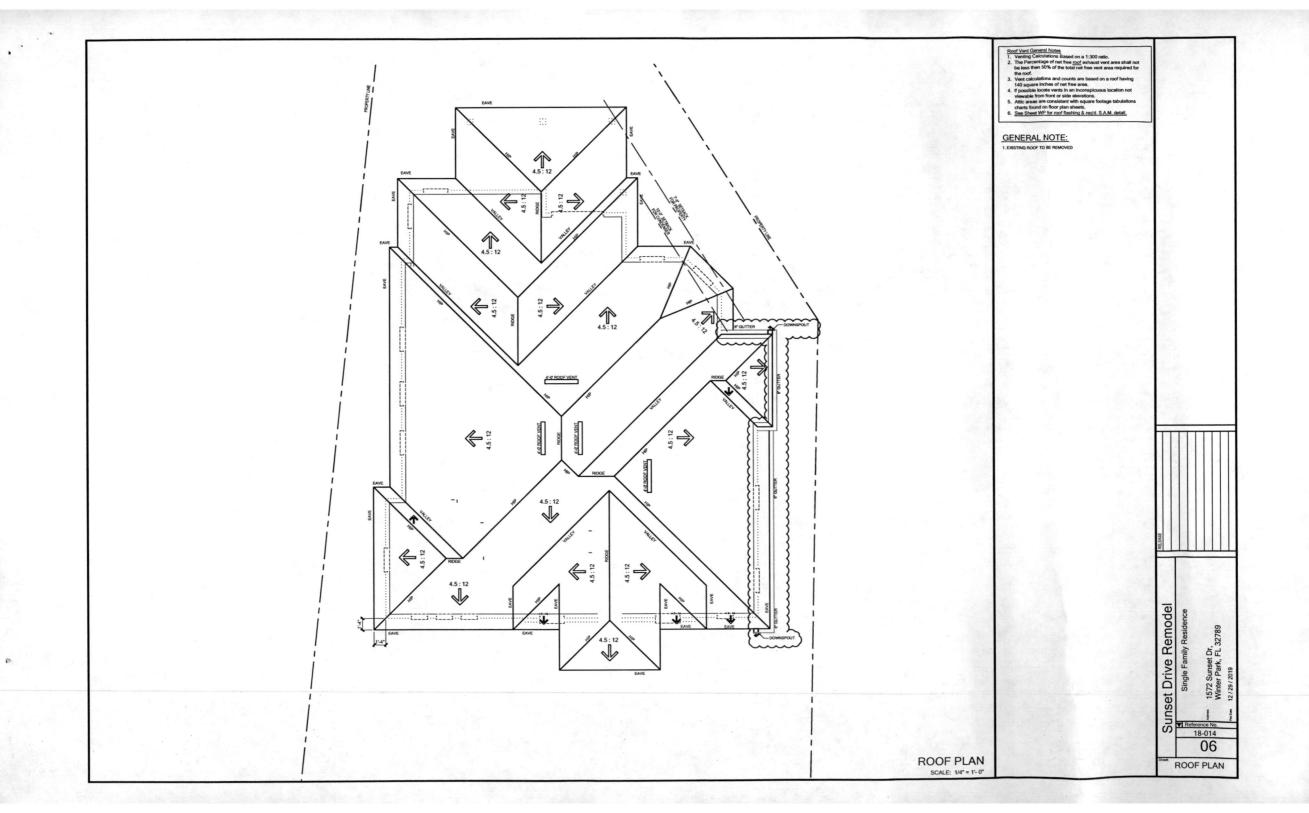
DATE MA	4111	REVISIONS	ı		ADDIN	CAINLIQUE	,		GENERALINOTES		DRAWING INDEX		STRUCTURAL INDEX		
	\neg		AB or A.B.	Anchor Bolt	FINFLR or FF or Fin.	Pr. Finished Floor	PWDR or Pwd.	Powder Room	 ALL EXTERIOR WALLS SHALL BE ASSUMED TO BE LOAD BEARING. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO WHICH SHALL HAVE 	Sheet No.	SHEET TITLE	Sheet No	sheet title		
	_		ABV or Abv.	Above	FIX or FXD	Fixed	RA or R/A or R.A.	Return Air	PRECEDENCE OVER THE WINDOW AND DOORS LABELED ON PLAN. 3. CABINET MFRS, SHOP DRAWINGS SHALL HAVE PRECEDENCE OVER THE INTERIOR CABINET	CS	Cover Sheet	SO	Notes & Schedule		
			AC or A/C ADJ or ADJ.	Air-Conditioner Adjustable	FLR or Fix. FLR SYS or Fir Sys	Floor Floor System	RAG or Rag. RAD or Rad.	Return Air Grill Radius	ELEVATIONS SHOWN. 4. DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS NOTED, IF PLANS ARE PRINTED ON		Demolition Floor Plan	S1	Foundation Plan		
			AFF or A.F.F.	Above Finished Floor	FOM or F.O.M.	Face Of Masonry	REC or Rec.	Recessed	11-17 THEN LISTED SCALE IS 1/2 AS NOTED		Proposed Floor Plan	S2	Roof Framing Plan		11111
			AHU or A.H.U.	Air Handler Unit	FP or F.P.	Fireplace	RECEPT REF or Ref.	Receptacle Refrigerator	5. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308.4 OF THE FLORIDA BUILDING CODE RESIDENTIAL.		Existing Elevations	SN	Notes & Schedules		11111
			ALT or ALT. BC	Atternate Base Cabinet	FR DR	French Door Front	REF or Ref.	Reinforcing	6. DRYER VENTS TO BE PLACED BEHIND THE DRYER LOCATION AND LENGTH TO BE DETERMINED BY		Proposed Exterior Elevations	D1	Foundation & Remodel Details		
	_		BF	Bifold Door	FTorR	Foot/ Feet	REQD or Regid.	Required	ONE OF THE METHODS SPECIFIED IN SECTION M1502.4.5.1 THROUGH M1502.4.5-3 7. IF WATER BASED CEILING TEXTURE MATERIAL IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C.						
	1		BK SH or Bk Sh BLK or BLK	BookShelf	FTG or Ftg. GALV or Galv.	Footing Galvanized	RM or Rm. RND or Rnd.	Room Round	FRAMING, OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING, NOTE: 1/2" SAG-RESISTANT GYPSUM BOARD MAY BE USED I.L.O. OF 5/8" GYPSUM.		Building Section	D2	Framing Details		
			BLW or BLW.	Below	GC or G.C.	General Centractor	RO or R.O.	Rough Opening	8. ANY ACCESSIBLE SPACE UNDER A STAIRWAY SHALL BE PROTECTED WITH 1/2" GYPSUM.	06	Roof Plan	D3	Custom Details		
			BM or Bm.	Beam	GFI or G.F.L.	Ground Fault Interrupter	RS or R/S or R&S	Red and Shelf	9. ATTIC ACCESS: PROVIDE 20 MIN. FIRE RATING AT ACCESS PANEL	07	Electrical Floor Plan				
			BOT or Bot. BP or B.P.	Bottom Bypass (door)	GT or G.T. GYP BD or Gyp. Bd	Girder Truss I. Gypsum Board	SD or SD. SQ FT or SF or S.F.	Smake Detector Square Foot (feet)		-				W	
			BRG or BRG.	Bearing	HB	Hose Bibb	SG0	Sliding Glass Door						3	
4			C	Carpet	HDR or Hdr.	Header	SH or Sh.	Shelves						8	
	_		CAB CIR or Cir.	Catinet	HGT or Hgt. HH or H.H.	Height Hand Held (plumbing faucet)	SHWR or Shwr.	Shower	10.0		100	(C)			
			CJ or CJ	Control Joint	HORIZ	Horizontal	SL or S.L.	Side Lights	L 20 0/2	-					
	_		CLG or Cig.	Ceiling	HS	Hard Surface (flooring)	SPF or S.P.F.	Spruce Pine Fir Specifications		-					
33			CMU COFF or Ceff.	Concrete Masonry Unit Coffered or Tray Ceiling	INSUL or Insul.	In Lieu Of Insulation	SPECS or SPECS. SQ or Sq.	Specifications Square	1						
			COL or Col.	Column	INT or int.	Interior	STO	Storage		1					
	-		COMM or Comm.	Community	KWALL or KWell	Knoreal	SW or S.W.	Shear Wall Southern Yellow Pine							
	9 19		COMP or Comp. CONN or CONN.	Compressor Connection	KS or K.S. LAUN or Laun.	Knee Space Laundry	SYP or S.Y.P.	Towel Bar							
			CONT or Cont.	Continuous	LAV or Lav.	Lavatory	TEMP or Temp.	Tempered			re- or the second of the secon			<u>0</u>	
	27		CT or C.T.	Ceramic Tile	LF or L.F.	Linear Ft. Lintel Length	THIKN or Thik'n. TOB or T.O.B.	Thicken Top of Block	l v	711		407			0
	_		D or D.	Dryer Door Bell	u u	Lintel Length Laundry Tub	TOM or T.O.M.	Top of Masonry		-				1 0	e e
			DBL or Dbl.	Double	MGT	Management (room)	TOP or T.O.P.	Top of Plate		-				l č	Pie i
			DCF	Decorative Cementitious Finish	MAS or Mas.	Masonry	TP	Toilet Paper Holder Towel Ring		1					o l
			DEC or Dec. DED or Ded.	Decorative Dedicated (outlet)	MAX or Max	Maximum Medicine Cabinet	TRANS WOW or Tran	ns, Transom Window		-		-		0	E .
			DIA or Dia.	Diameter	MFR or Mfr.	Manufacturer	TYP or Typ.	Typical	AREA TABULATION	1				I CC	1 E
			DISP or Disp.	Disposal Distance	MW or MCRO or Mic MIN or Min	ro. Microwave	UC er u.c.	Under Counter Under Cabinet Lighting	7.0.0.7.7.0.0.0.7.7.	-		_		1 0	E to
1			DIST or Dist.	Decorative Masonry Finish	MIR or Mir.	Mirror	UNO or U.N.O.	Unless Noted Otherwise	EXISTING LIVING 1953					1 8	F. F.
			DS or D.S.	Drawer Stack	ML or M.L.	Microlam	Varv.	Valve (shower or tub/shower)	PROPOSED ADDITION 130	Car Ton Inch				1 :=	e 5
			DV or D.V.	Detail Dryer Vent	MONO or Mono NTS or N.T.S.	Monoithic Not to Scale	VB VERT or Vert.	Vanity Base Vertical	LIVING TOTAL 2083					15	B 0
			DVP or D.V.P.	Diverter Valve (plumbing)	OE or O.E.	Owner's Entry	VL or V.L.	Versalam							Si Z
			DW or D.W.	Distriwasher	OPNG or Opn'g.	Opening	VTR	Vent through Roof	ENTRY 103	-				1 7	15
			EA or Ea. EW or E.W.	Each Way	OPT or Opt.	Optional Pull Chain	Worw	Washer	COVERED PORCH 182 TOTAL AREA 2368					1 9	
	-		ELEC or Elec.	Electrical	PED or Ped.	Pedestal	WC or W/C or W.C.		TOTAL AREA 2306	1		-		1 6	1 1
			ELEV or Elev.	Elevation	PH	Phone Pocket (Door)	WA or W.A. Wedge WD or Wd	Anchor Wood				-			. 1
7.			EQ EXT or Ext.	Equal Exterior	PKT or Pkt.	Parallam	WOW HOR or WOW HO							1 7	▼ Reference N
			EXP or Exp.	Expansion	PLF	Pounds per linear foot	WH or W.H.	Water Heater						0)	18-014
March Con Con	1 19		FBC	Florida Building Code Foundation	PLTHT or PR. Ht.		WIC or W.I.C. WM or W.M.	Walk-in Closet Wall Mounted (plumbing fixture)							
			FDN or Fdn. FXD GL	Foundation Fixed Glass	PSF	Pounds per square foot	WP	Water Proof(ing)		EDY SE					CS
			FG	Fiberglass (Shower Pan)	PT or P.T.	Pressure Treated	ws	Water Soltener							
-	-		FIN	Finished	PW or P.W.	Pre-wire	WWF	Welded Wire Fabric (Mesh)						Sheet	OVED CH
										-				1	OVER SHI











City Commissioners

Commission Chambers

401 Park Avenue Winter Park FL

Re: request of Ms. Munoz for variances from Article 111 Zoning at 1572 Sunset Dr.

Dear Commissioners,

On behalf of the home at 1574 Sunset Dr. we hereby strongly OBJECT to the request for a variance from section 58-64. The proposed variance is way too close to the home. The required setback of 7.5 FEET should be honored and enforced.

Callem Canight

Sincerely yours,



Theresa Dunkle

Stop WIC

From:

George Wiggins

Sent:

Tuesday, December 24, 2019 8:08 AM

To:

craigb@fdseng.com

Cc:

Renata Minoga; Ashley Ong; Theresa Dunkle; chrisd82@gmail.com

Subject:

FW: [External] Permit 19-1723 1572 Sunset Dr.

Attachments:

1572 Sunset Dr. RF01 Section 12-23-19.pdf; 1572 Sunset Dr. Foundation Repair Plan

12-23-19.pdf

Hold off on doing any work until I can come by & review the building. This may require going back to the Board of Adjustments.

George Wiggins

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Craig Brown < craigb@fdseng.com> Date: 12/23/19 4:54 PM (GMT-05:00)

To: George Wiggins < Gwiggins@cityofwinterpark.org>

Cc: luzma321@gmail.com, Christopher Davila <chrisd82@gmail.com>, Carl Brown <cbrown@fdseng.com>,

Production production@fdseng.com>

Subject: [External] Permit 19-1723 1572 Sunset Dr.

[<u>Caution</u>: 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 Afternoon George,

Carl Brown EOR and I performed a site inspection this morning at the project mentioned. Last week were had the opportunity to review photos of the existing Water and Termite infected walls and were advise of the Stop Work order due to these conditions. We are in agreement with the stop work and will need to revise our design for the new construction.

During are visit it was brought to our attention that the existing framing at existing crawl space was replaced due to water damage. We have concerns with the existing perimeter foundation on right elevation therefore, we have developed a repair section for homeowner to continue work (only if your team agrees) since our office will be closed till January 2nd. Once our office reopens we will provide your team a revised set to indicate the new construction.

Let me know if you have any questions and feel free to contact me tomorrow before we break for the Holiday.

Thanks.

Please note that our offices will be closed Dec 25th thru Jan 1st. Happy Holidays!

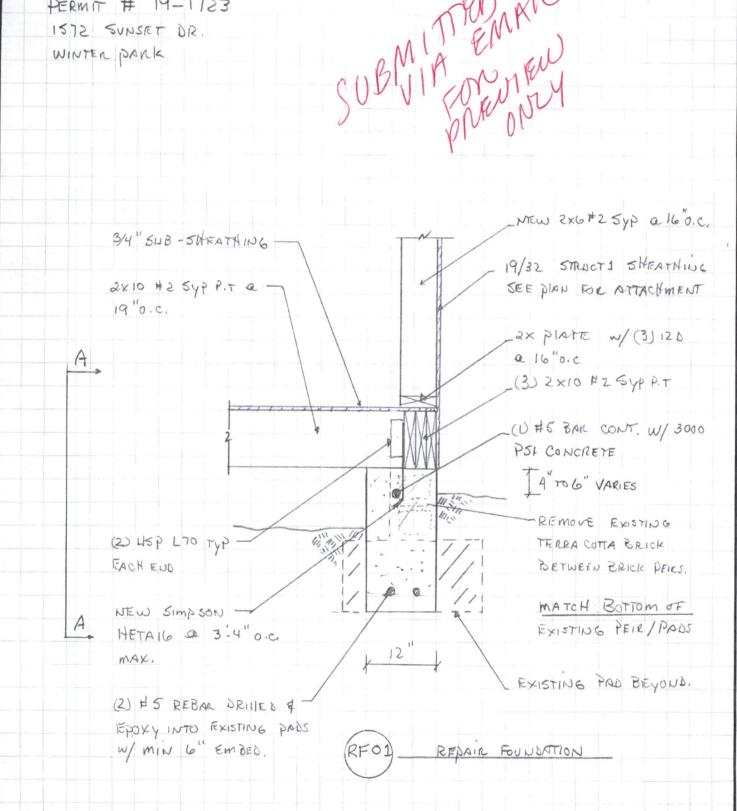
Best Regards,

Craig Brown
CBC1251910 | HI690
Senior Construction Engineering Manager



249 Maitland Ave., Ste. 3000, Altamonte Springs, FL 32701 P: 321-972-0491 x 213 | C: 352-266-9057 craigb@fdseng.com | www.FDSENG.com

FDS'ENGINEERING ASSOCIATES JOB: _ SUNSET DR 249 Maitland Ave., Suite 3000 SHEET NO. MUNOZ Altamonte Springs, FL 32701 DATE 12/23/19 CALCULATED BY P: 321-972-0491 x207 | F: 321-972-0484 CHECKED BY_ DATE Structural Engineers SCALE: SUBNIA ON TRUNKING PERMIT # 19-1723 1572 SUNSET DR. WINTER PARK



PDS ENGINEERING ASSOCIATES 249 Maitland Ave., Suite 3000 Altamonte Springs, FL 32701 P: 321-972-0491 x207 F: 321-972-0484 Structural Engineers	JOB: SUNSET DE SHEET NO. MUNO Z CALCULATED BY CHECKED BY SCALE:	OF
PERMIT # 19-1723 1572 SUNSET DR. WINTER PARK.	SUBM TIED E	malend
	3'-4"	
	NEW EXISTING PEIR / PAD A-A SECTION	, NEW

