Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Virtual Meeting
Register Online: cityofwinterpark.org/live-broadcasts

Agenda Items

Opening & public comments

Approval

Minutes for the July 28, 2020 Meeting

New business

1. Request of Matthew & Tali Brown for variances to allow the construction of a swimming pool, deck and screen enclosure with the following variances: (1) Screen enclosure at 5' from rear lot line & 2.7' from side lot line in lieu of required setbacks of 10' and 7.5' respectively. (2) Swimming pool at 6' from rear lot line & 3.7' from side lot line in lieu of required setbacks of 10' and 7.5' respectively. (3) Deck at 2.7' from side lot line in lieu of required setback of 3.5'. (4) Impervious coverage of 60% in lieu of 50%.

   Located at: 1765 Hollywood Ave Zoned: R-1A

2. Request of Jay Gaiser for the reinstatement of a variance to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet in lieu of the required side setbacks of 11 feet to the first floor and 16 feet to the second floor granted on 1/17/2017.

   Located at: 1560 Glencoe Road Zoned: R-1AA

3. UPDATED Request of Majid Sarmast on behalf of Mazda Ekbatani to allow remodeling and a second story addition to an existing dwelling with the following variances:

   1) Increase the height of a part of the north side wall and 2' of the front wall to a height of 12' with an existing side setback ranging from 5.3' to 4.85' in lieu of the required setback of 7.5',

   2) Allow 10' setback to the 2nd floor in lieu of the required setback of 12.5 feet;

   3) Allow a rear setback of 32.3' in lieu of 35',

   4) Allow the nonconforming side setbacks to permit a floor area ratio of 42.6% in lieu of the maximum of 38% (based on proposed side setbacks),

   5) Allow the new south side wall to be constructed with an alternate articulation concept.

   Located at: 626 Bonita Drive Zoned: R-1AA

4. WITHDRAWN on 8-17-2020 Request of Darryl Hill on behalf of Cameron & Elaine Weber for a variance to allow the construction of an 8’ high wall along the north side lot line located 5’ from the street side lot line and allow extending a 7’ high wall across the front (east side) of the lot for 15’ in lieu of the maximum permitted height of 3’ and required street side setback of 20’.

   Located at: 117 Genius Drive Zoned: R-1AAA

5. Request of FG Schaub Custom Homes on behalf of Coledev Construction & Development, LLC for variances to allow the construction of homes on 4 platted lots with lot widths less than 65’ to exceed the allowable building coverage of 40% by 300 square feet.

   Located at: 694 / 664 N New York Ave Zoned: R-3

6. Request of John Stevens in behalf of Lori Naylor for variances to allow the construction of a one story addition to be located 10.7 feet from the rear lot line in lieu of the required setback of 25’, 19.3’ from the street side lot line on Mayfield Avenue in lieu of the required setback of 20’ and an after-the-fact north side setback of 5’ in lieu of 14’ to allow 224 square feet of additional floor area.

   Located at: 1218 Alabama Dr Zoned: R-1AA

7. Request of Scott Richardson for a variance to allow enlarging a garage under construction to an area of 660 square feet with a 5’ setback to west lot line in lieu of the required setback of 10’.

   Located at: 1161 Valencia Ave Zoned: R-1A

8. Request of Sheila Cichra on behalf of Zonvos Holdings LLC for a variance to allow the construction of a new boathouse to extend approximately 42 feet into Lake Virginia in lieu of the maximum permitted distance of 30 feet. In addition, to allow an area of 650 square feet, in lieu of the maximum allowed area of 600 square feet.

   Located at: 1119 Preserve Point Dr. Zoned: PURD

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.”

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

1. Request of Matthew & Tali Brown for variances to allow the construction of a swimming pool, deck and screen enclosure with the following variances: (1) Screen enclosure at 5' from rear lot line & 2.7' from side lot line in lieu of required setbacks of 10' and 7.5' respectively. (2) Swimming pool at 6' from rear lot line & 3.7' from side lot line in lieu of required setbacks of 10' and 7.5' respectively. (3) Deck at 2.7' from side lot line in lieu of required setback of 3.5'. (4) Impervious coverage of 60% in lieu of 50%.

   Located at: 1765 Hollywood Ave Zoned: R-1A

1765 Hollywood Ave

CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Date Received_____
Assigned _____
Date of Hearing_____

Applicant: Matthew and Tali Brown

1765 Hollywood Avenue
(Address)
1765 Hollywood Avenue, Winter Park, Florida 32789
(City, State) (Zip)
407-619-1281
(Phone – Home)
407-425-9044
(Phone – Work or Cell)
itsmattbrown@outlook.com
(Email Address)

Owner: Matthew and Tali Brown

1765 Hollywood Avenue
(Address)
Winter Park, Florida 32789
(City, State) (Zip)
407-619-1281
(Phone – Home)
407-425-9044
(Phone – Work or Cell)
itsmattbrown@outlook.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section_____, Subsection_____, Zoning_____.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 1765 Hollywood Avenue, Winter Park, Florida 32789

Legal description of property Lot 15, Block 1, Golfview Heights, Unit A. according to the plat thereof as recorded in Plat Book Q, Page 65 of the Public Records of Orange County, Florida

Describe variance request We are currently requesting variances for a small, mostly shallow pool with a screen for our home. A 650 sf impervious variance is needed, although the home was previously renovated as a 1 story home (with only a 10 x 21 second story). Also requesting pool variances at rear setback (4' variance for 10') and side setback (3.13' to 3.6' for 21'), and a deck/screen variance at side setback (.22' to .85' for 29').

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

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

Our home is situated on a very narrow (50') and small lot. With the home toward the rear of the lot and given the unique current configuration, home position and door locations, there is insufficient room for even the small pool pool we propose without a variance. Additionally, trees overhaning the yeard fro the neighboring properties give off a great deal of debris and seed-like material, making it less practical to have the pool without a screen.

How long have you owned the property? 8 years

How long have you occupied the property? 8 years

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?

The ability to improve the proeprty to have a pool for our daughter and for the increasingly hot summer months. We are also proposing to redo/reduce existing driveway and walkway solely to offset new impervious areas, will maintain the 6' fence around the back of our property, and will keep the pool mostly shallow (6' at deepest).

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.

When my wife and I purchased the home just before we were married in 2012, we were both single, a bit older, and weren't sure if we would have children. We were lucky enoguh to have our daughter in 2015. My wife and I both grew up in Central Florida with pools as children, and we would very much like to provide that same Florida experience to our daughter in her birth home. To minimize concerns, the pool is designed small and shallow, the pool screen is low, some existing impervious areas are removed, and neighbors verified they have no objections.

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?

We belive the small design and configuration provide a good balance of all conditions, but are happy to discuss.

Signature of Applicant	Date	Name of Applicant (PRINT)
	7/25/2020	Matthew and Tali Brown

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

CITY OF WINTER PARK - COVERAGE/SETBACK WORKSHEET

SWIMMING POOLS, SPAS AND DECKS

Land Development Code Sec . 58-71(j). General Provisions for Residential Zoning Districts

Address: 1765 Hollywood Avenue, Winter Park, FL 32789 **Lot area[1]:** 6,231 square feet

	Maximum % Allowed[3]	Existing Area	Additional Proposed Area	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, pools, A/C pads, artificial turf, etc. **(show area tabulations)**	**2 story home 50%**	3,746*	19	3765	3,115
	1 story home 60%	*10'x21' second story	*treated as 1 story		

		MINIMUM ALLOWABLE SETBACK		PROPOSED
SWIMMING POOL/SPA[2]	**Interior Side**	**Lot width ≤ 60 ft.**	**7.5 ft.**	3.9 to 4.43 for 21'
		Lot width > 60 ft.	**10 ft.**	
	Rear	**All lots**	**10 ft.**	6' for 10' width
	Street Side[3]	**Lot width ≤ 65 ft.**	**15 ft.**	
		Lot width > 65 ft. to 75 ft.	**20 ft.**	
		Lot width > 75 ft.	**25 ft.**	
	Lakefront[3,4,5]	**same as the main building**		
DECK	**Interior Side**	**50% of the swimming pool/spa setback**		2.9 to 3.43 for 29'
	Rear			5'
	Street Side[3]			
	Lakefront[3,4,5]	**50 ft. from ordinary high water elev.**		

Note:

1. Submerged lands or lakefront land across streets shall not be included.
2. Setback measured from the property line to the ordinary high water line.
3. See LCD Section 58-71(n) for walls and fences regulations.
4. Retaining walls and the edge of pool decks on the lake side are limited to 3ft.
5. Streamfront or canalfront may be 20 ft. from the bulkhead if approved by the Planning and Zoning Board.

SETBACK / COVERAGE WORKSHEET

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

Address: 1765 Hollywood Avenue, Winter Park, Florida 32789 **Lot width[2]:** 50'

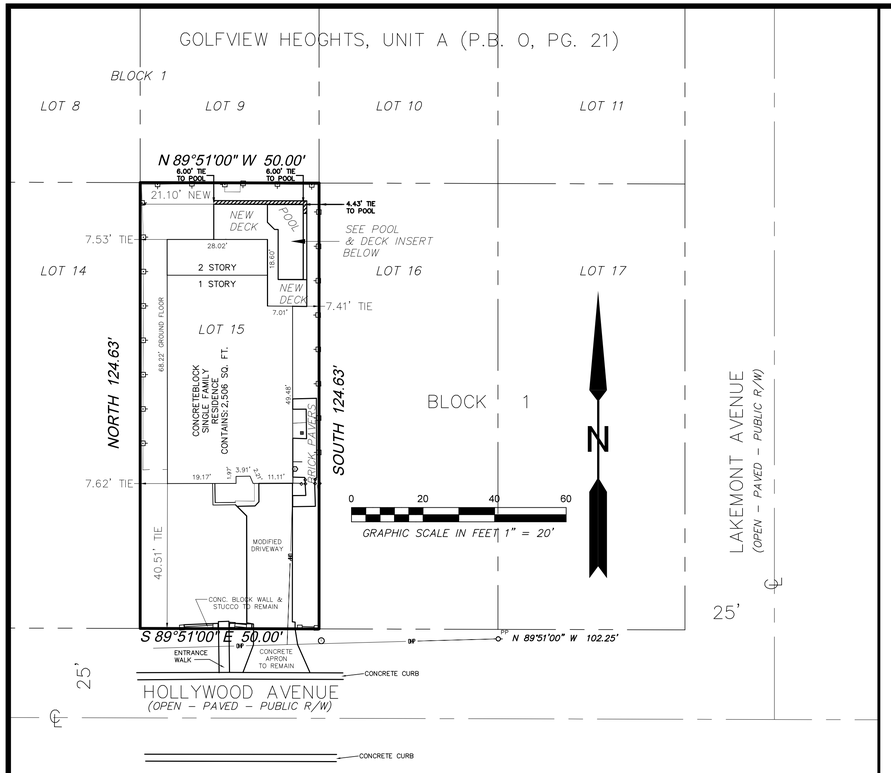
Submitted by: Matthew and Tali Brown **Lot area[3]:** 6,231

	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%**	3,746*	19	3,765	3,115
	1 story - 60%	*10'x21' second story	*treated as 1 story	*in prior owner reno	
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				
SCREEN POOL ENCLOSURE	**8%[10]**	0'	475.27	475.27	498.48

	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%**				

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.**



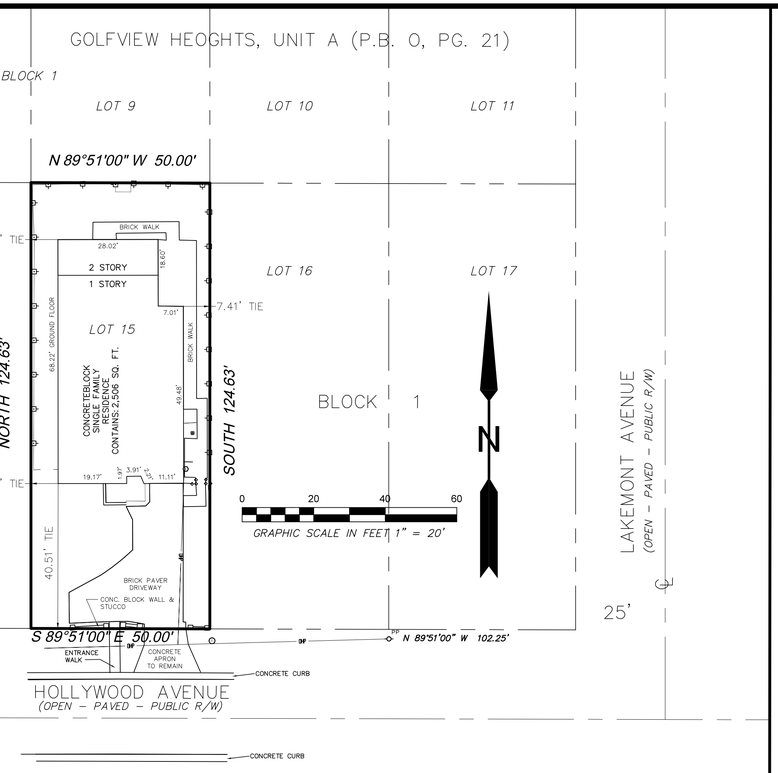
SITE PLAN WITH PROPOSED IMPROVEMENTS

IMPROVED CONDITIONS AREAS:

LOT AREA= 6,231 SQ. FT.

PERVIOUS AREA = 2,466 SQ. FT

IMPERVIOUS AREA = 3,765 SQ. FT.



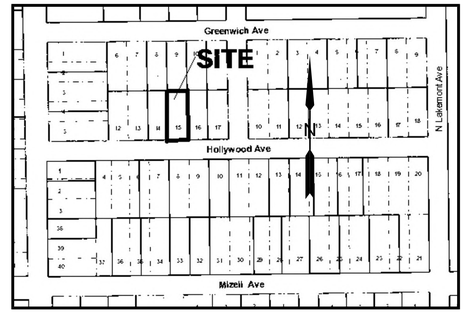
BOUNDARY SURVEY WITH EXISTING CONDITIONS

EXISTING CONDITIONS AREAS:

LOT AREA = 6,231 SQ. FT.

PERVIOUS AREA = 2,485 SQ. FT.

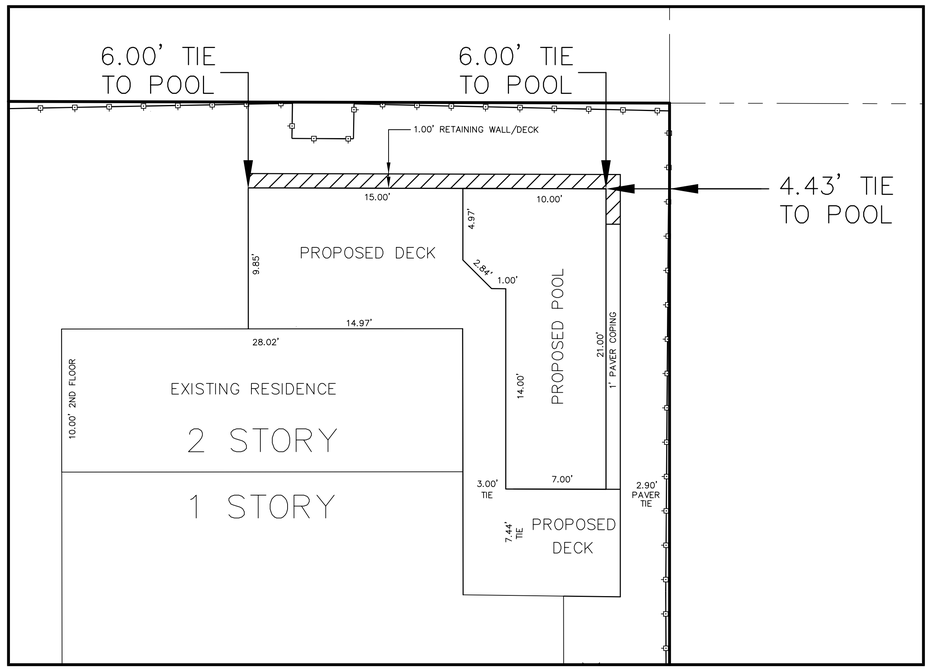
IMPERVIOUS AREA = 3,746 SQ. FT.



VICINITY MAP NOT TO SCALE

ABBREVIATIONS:

° – DEGREES ' – MINUTES WHEN USED IN A BEARING
" – SECONDS WHEN USED IN A BEARING
' – FEET WHEN USED IN A DISTANCE
" – INCHES WHEN USED IN A DISTANCE
– NUMBER
± – MORE OR LESS (OR PLUS OR MINUS)
N – NORTH
E – EAST
W – WEST
S – SOUTH
LB – LICENSED BUSINESS
PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIOINAL SURVEYOR & MAPPER
AC – ACRES
O.R.B. – Official Records Book
PG. – Page
P.B. – Plat Book
P.C. – Point of Curvature
P.O.C. – Point on a Curve
P.R. C. – Point of Reverse Curvature
P.T. – Point of Tangency
L.S. – Land Surveyor
ID. – Identification
R/W – Right of Way
IRC – Iron Rod & Cap



INSERT DETAILING THE POOL AND DECK IMPROVEMENTS

NOT ~ TO ~ SCALE

LEGAL DESCRIPTION FROM: (FROM SPECIAL WARRANTY DEED PER O.R.B. 10440, PG. 3775))

LOT 15, BLOCK 1, GOLF VIEW HEIGHTS, UNIT A, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 21, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED SOUTH LINE OF BLOCK 1, GOLF VIEW HEIGHTS, UNIT A, AS N89°51'00"W, ASSUMED.
2. FIELD SURVEY ACCOMPLISHED WITH A CARLSON BR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
3. ALL BOUNDARY DIMENSIONS AS PER PLAT UNLESS OTHERWISE NOTED.
4. SURVEY PERFORMED IN THE FIELD ON JULY 15, 2020.
5. sURVEYOR WAS NOT FURNISHED A TITLE COMMITMENT AND SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
6. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. ACCORDING TO THE FIRM MAP NUMBER 12095C0255F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
8. BUILDING DIMENSIONS ARE TO FACE OF EXTERIOR FINISHED WALLS. SURVEYOR DID NOT EXCAVATE FOUNDATIONS.
9. NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO: (I) MATTHEW JUSTIN BROWN AND; (II) TALI LEV THAT:

THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN 61-G17 F.A.C. PER CHAPTER 472 OF THE FLORIDA STATUTES.

MICHAEL RUDD & ASSOCIATES, LLC. FLA L.B. 8067

MICHAEL T. RUDD, PLS — DATE SIGNED
LAND TITLE SURVEYOR — REGISTRATION NO. 3960
[SEAL]

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

REVISIONS | BY | DATE

(BOUNDARY and LOCATION)
RESIDENCE
1765 HOLLYWOOD AVENUE
WINTER PARK ORANGE COUNTY, FLORIDA
SECTION 05 TWP 22 S RGE 30 E

PREPARED FOR:
MATTHEW JUSTIN BROWN
AND TALI LEV

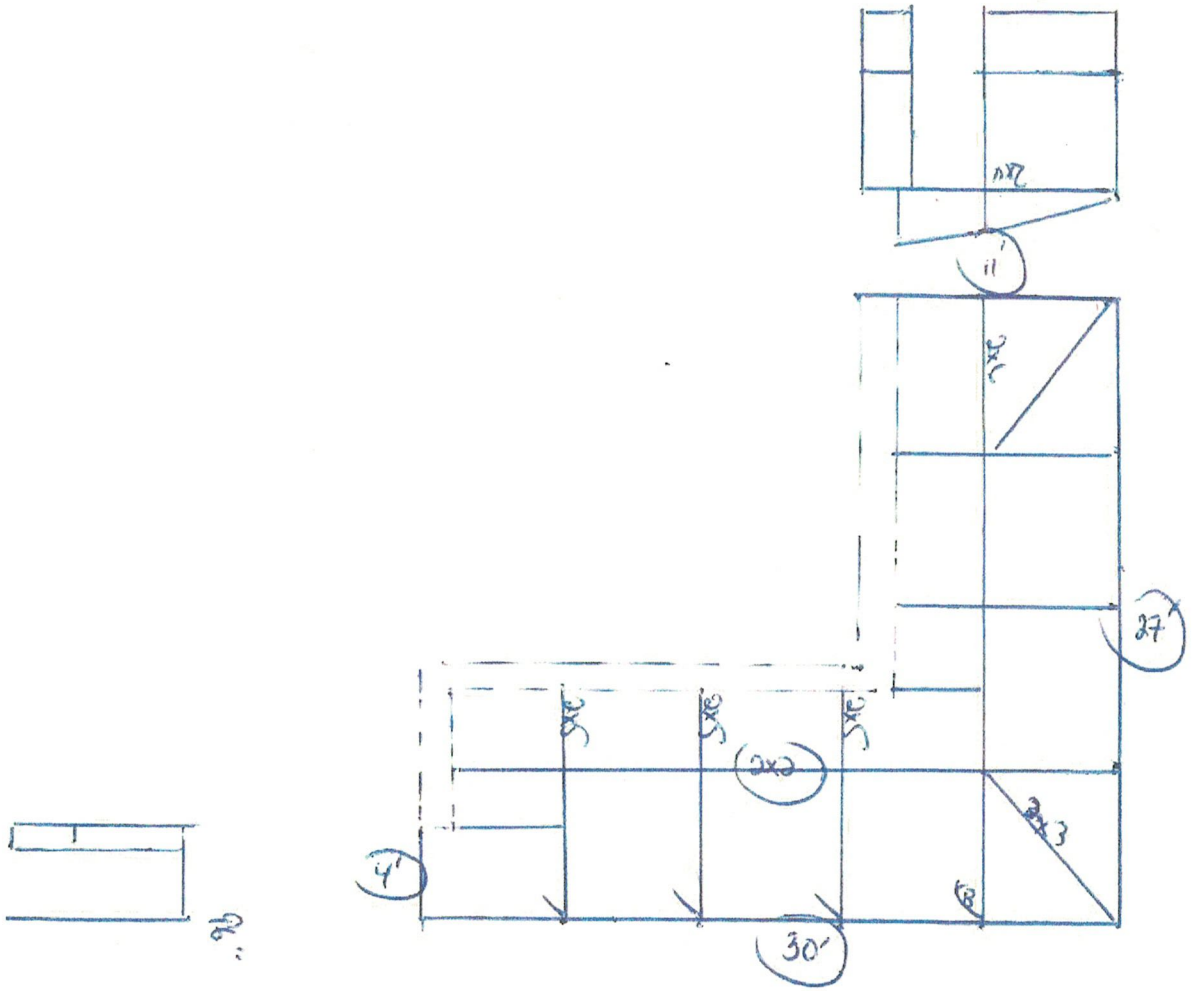
WWW.MICHAELTRUDD.COM
ORLANDO, FLORIDA
PHONE: 407-342-0879
MICHAEL@MICHAELTRUDD.COM

RUDD
MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO.: M21-140-BELAVITA.DWG
FIELD BOOK: M21-140-BELAVITA.ORD
DWN BY: RSK CHK BY: MTR
SCALE: 1"=100'
DRAWING DATE: JULY 24, 2015
SHEET 1 OF 3
JOB NO.: M21-140-00

Henry

Matt & Tali Brown
1765 Hollywood Ave
Winter Park Fl. 32789



Screen Wall Heights From Natural Grade Add 3" For Pavers Screen Built On.

Most Will Be At 99" or 8' 3".

Highest Point (Only On Western Side) Will Be 131" or 10' 11"

artistic conception
Artesian Pools | Henry Sutton
Brown, Tali & Matthew

artistic conception
Artesian Pools | Henry Sutton
Brown, Tali & Matthew

artistic conception
Artesian Pools | Henry Sutton
Brown Tali & Matthew

artistic conception
Artesian Pools | Henry Sutton
Brown, Tali & Matthew

Matthew Brown
1765 Hollywood Avenue
Winter Park, FL 32789
407-619-1281

July 10, 2019

Alice Mackenzie
1775 Hollywood Avenue
Winter Park, Florida 32789

Dear Alice,

My wife, Tali, and I own the home directly west of your residence at 1775 Hollywood Avenue. When we purchased our home in 2012 we were soon to be married. I was already in my forties and we didn't know if we would have children, or if that was even a possibility. Three years later we had our daughter. Although we weren't concerned with a pool when we purchased our home, that changed with the birth of our daughter. My wife and I both grew up locally with pools and would like for her to have that same childhood experience if possible now that she is four years old. We love the home that we made and she was born in and hope that can happen here.

Because our yard is small, we would need to apply for and be granted a variance in order to put even a small pool in. The setbacks for a pool are 10' from the rear of the property and 7.5' from the side of the property. My understanding is that decking may occupy 50% of the setback area. Enclosed with this letter is a layout and some renderings of what we are proposing. As shown on the layout we are asking for a variance to move the pool 4' closer to the rear of the property (6 feet from the rear line) and 3'9" (3'9" from the east side property line). The decking would not need a variance in the back, but we would like to put 1" of decking on the east edge of the pool which would require a 1" variance for decking along the east side (yellow on diagram). Additionally, we would like to put a low, approximately 9' tall screen at the edges of the shown decking. The pool would go from very shallow to a maximum of 6' deep.

We would greatly appreciate if you could write back indicating that you have no objections to the proposed designs and variances, or that you send this letter back indicating the same by checking that space below and signing. I would like to represent to the City that you and other neighbors next to the property find the proposal acceptable. If you have any questions or concerns please feel free to call me. Thank you for your time and consideration.

Best Regards,

Matt Brown

I, Alice Mackenzie, am the owner of 1775 Hollywood Ave., Winter Park, FL 32789 and:

✓ do not object

____ do object

to the proposed variance and designs proposed by the Browns for their pool and enclosure.

Alice Mackenzie

Alice Mackenzie

Matthew Brown
1765 Hollywood Avenue
Winter Park, FL 32789
407-619-1281

July 10, 2019

Simon E. Yohe
831 Longhaven Drive
Maitland, Florida 32751

Dear Mr. Yohe,

My wife, Tali, and I own the home directly behind your residence at 1770 Greenwich Avenue. When we purchased our home in 2012 we were soon to be married. I was already in my forties and we didn't know if we would have children, or if that was even a possibility. Three years later we had our daughter. Although we weren't concerned with a pool when we purchased our home, that changed with the birth of our daughter. My wife and I both grew up locally with pools and would like for her to have that same childhood experience if possible now that she is four years old. We love the home that we made and she was born in and hope that can happen here.

Because our yard is small, we would need to apply for and be granted a variance in order to put even a small pool in. The setbacks for a pool are 10' from the rear of the property and 7.5' from the side of the property. My understanding is that decking may occupy 50% of the setback area. Enclosed with this letter is a layout and some renderings of what we are proposing. As shown on the layout we are asking for a variance to move the pool 4' closer to the rear of the property (6 feet from the rear line) and 3'9" (3'9" from the east side property line). The decking would not need a variance in the back, but we would like to put 1" of decking on the east edge of the pool which would require a 1" variance for decking along the east side (yellow on diagram). Additionally, we would like to put a low, approximately 9' tall screen at the edges of the shown decking. The pool will go from very shallow to a maximum of 6' deep.

We would greatly appreciate if you could write back indicating that you have no objections to the proposed designs and variances, or that you send this letter back indicating the same by checking that space below and signing. I would like to represent to the City that you and other neighbors next to the property find the proposal acceptable. If you have any questions or concerns please feel free to call me. Thank you for your time and consideration.

Best Regards,

Matt Brown

I, Simon E. Yohe, am the owner of 1770 Greenwich Avneue, Winter Park, Florida, 32789 and:

X do not object

____ do object

to the proposed variance and designs proposed by the Browns for their pool and enclosure.

Simon E. Yohe

Matthew Brown
1765 Hollywood Avenue
Winter Park, FL 32789
407-619-1281

July 10, 2019

Mr. Isaac Reeves and Ms. Sara Reeves
255 Sylvan Boulevard
Winter Park, Florida 32789

Dear Mr. Reeves and Ms. Reeves,

My wife, Tali, and I own the home directly east of your residence at 1755 Hollywood Avenue. When we purchased our home in 2012 we were soon to be married. I was already in my forties and we didn't know if we would have children, or if that was even a possibility. Three years later we had our daughter. Although we weren't concerned with a pool when we purchased our home, that changed with the birth of our daughter. My wife and I both grew up locally with pools and would like for her to have that same childhood experience if possible now that she is four years old. We love the home that we made and she was born in and hope that can happen here.

Because our yard is small, we would need to apply for and be granted a variance in order to put even a small pool in. The setbacks for a pool are 10' from the rear of the property and 7.5' from the side of the property. My understanding is that decking may occupy 50% of the setback area. Enclosed with this letter is a layout and some renderings of what we are proposing. As shown on the layout we are asking for a variance to move the pool 4' closer to the rear of the property (6 feet from the rear line) and 3'9" (3'9" from the east side property line). The decking would not need a variance in the back, but we would like to put 1" of decking on the east edge of the pool which would require a 1" variance for decking along the east side (yellow on diagram). Additionally, we would like to put a low, approximately 9' tall screen at the edges of the shown decking. The pool will go from very shallow to a maximum of 6' deep.

We would greatly appreciate if you could write back indicating that you have no objections to the proposed designs and variances, or that you send this letter back indicating the same by checking that space below and signing. I would like to represent to the City that you and other neighbors next to the property find the proposal acceptable. If you have any questions or concerns please feel free to call me. Thank you for your time and consideration.

Best Regards,

Matt Brown

We, Isaac Reeves and Sara Reeves, are the owners of 1755 Hollywood Ave., Winter Park, FL 32789 and:

__✓__ do not object

____ do object

to the proposed variance and designs proposed by the Browns for their pool and enclosure.

Isaac Reeves I.S.K. REEVES V (KEITH)

Sara Reeves

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

2. Request of Jay Gaiser for the reinstatement of a variance to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet in lieu of the required side setbacks of 11 feet to the first floor and 16 feet to the second floor granted on 1/17/2017.

   Located at: 1560 Glencoe Road Zoned: R-1AA

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/LEGIS AFFAIRS

DATE: August 18, 2020

SUBJECT: Gaiser VARIANCE REQUEST, 1560 Glencoe Road

The applicant is requesting the reinstatement of a variance granted on 1/17/2017 to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet whereas the required side setbacks are 11 feet to the first floor and 16 feet to the second floor.

Since this variance was originally granted, no have no Zoning Code changes that would impact the reinstatement of this variance.

An excerpt of the minutes of that meeting follows:

> Request of Jay Gaiser for a variance to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet whereas the required side setbacks are 11 feet to the first floor and 16 feet to the second floor.
>
> Located at 1560 Glencoe Road Zoned: R-1AA

George Wiggins, Director of Building gave the following staff report:

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

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

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

No letters were received concerning this request prior to this meeting.

Jay Gaiser spoke and provided a letter of non-objection from adjacent neighbor, William Moore, residing at 1540 Glencoe Road; the letter was provided to the Board at the meeting. Mr. Gaiser stated he hoped for approval to extend the 2nd floor roof area, while not exceeding existing setbacks.

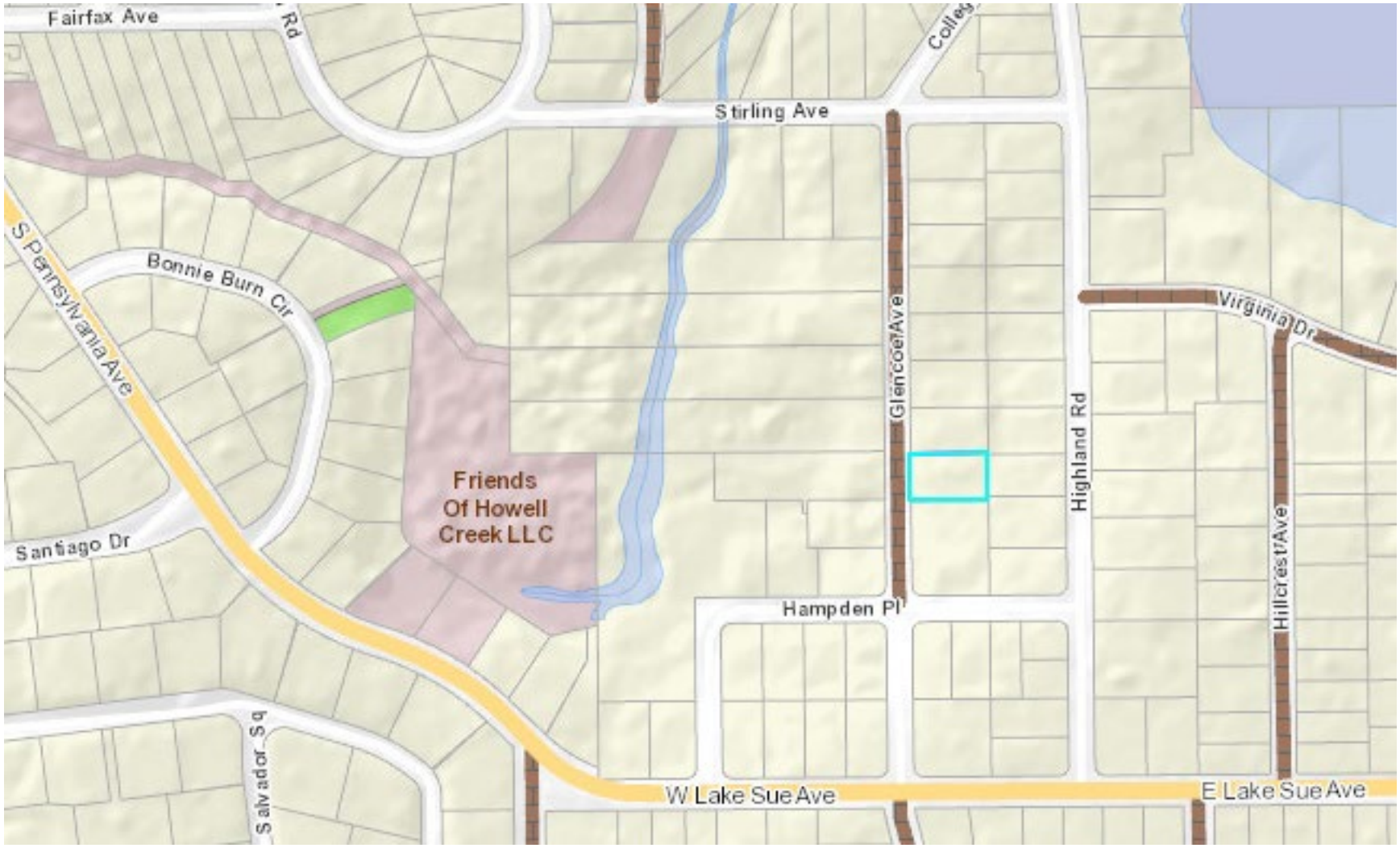
FINDINGS

The proposed addition complies with established setbacks for the year the home was built and is within the existing home's rectangular footprint. Most board members agreed that because the request is minor and with setbacks no less than the existing ones, compliance with new construction setbacks would create a hardship.

ACTION

Based on the findings, Lucy Morse made a motion, seconded by Jeff Jontz, to approve the request. The request was approved by a vote of 5-2, with Patrice Wenz and Ann Higbie voting in opposition.

1560 Glencoe Road



CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Date Received_____
Assigned _____
Date of Hearing_____

Applicant: Jay Gaiser

1560 Glencoe Rd
(Address)
Winter Park FL 32789
(City, State) (Zip)
321-695-4020
(Phone – Home)
321-695-4020
(Phone – Work or Cell)
jmgrollins@hotmail.com
(Email Address)

Owner: Jay Gaiser

1560 Glencoe Rd
(Address)
Winter Park FL 32789
(City, State) (Zip)
321-695-4020
(Phone – Home)
321-695-4020
(Phone – Work or Cell)
jmgrollins@hotmail.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-66, Subsection F, Zoning R-1AA.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 1560 Glencoe Rd Winter Park FL 32789
Legal description of property Virginia Heights G/107 Lot 8 BLK N

Describe variance request The request is to extend the expiration of the variance that was approved on January 17, 2017

A copy of the minutes from the board meeting is enclosed

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.

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

See attached justification statement from original filing

How long have you owned the property? 6 years

How long have you occupied the property? 6 years

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?

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.

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)
	7/1/2020	JAY GAISER

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

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: JANUARY 12, 2017

SUBJ: GAISER VARIANCE REQUEST, 1560 GLENCOE RD

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

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

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

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

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

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

PD $200-

VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

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

Applicant: Jay Gaiser

1560 Glencoe Rd
(Address)
WInter Park Fl 32789
(City, State) (Zip)
321-695-4020
(Phone – Home)
321-695-4020
(Phone – Work or Cell)
jmgrollins@hotmail.com
(Email Address)

Owner: Jay Gaider

1560 Glencoe Rd
(Address)
Winter Park FL 32789
(City, State) (Zip)
321-695-4020
(Phone – Home)
321-695-4020
(Phone – Work or Cell)
jmgrollins@hotmail.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-66, Paragraph (F), Zoning R-1AA.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 1560 Glencoe Rd Winter Park FL 32789
Legal description of property VIRGINIA HEIGHTS G/107 LOT 8 BLK N

Describe variance request

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

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

This section may be left blank for completion by city staff
Residential Fee-$200.00 /Commercial, Multi-Family Fee-$400.00 payable upon submission of application.(The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus $100.00.

Variance Application
Page 2 of 2

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

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

How long have you owned the property? 2.5 years

How long have you occupied the property? 2 years

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

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

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

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

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

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

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

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

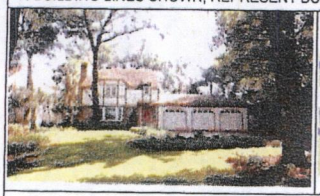
No, we are only looking for an extension of 7.2 feet

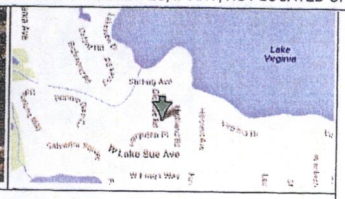
Signature of Applicant **Date** **Name of Applicant (PRINT)**

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

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

Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4565
109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL. 32714
PH. (407) 696-1155

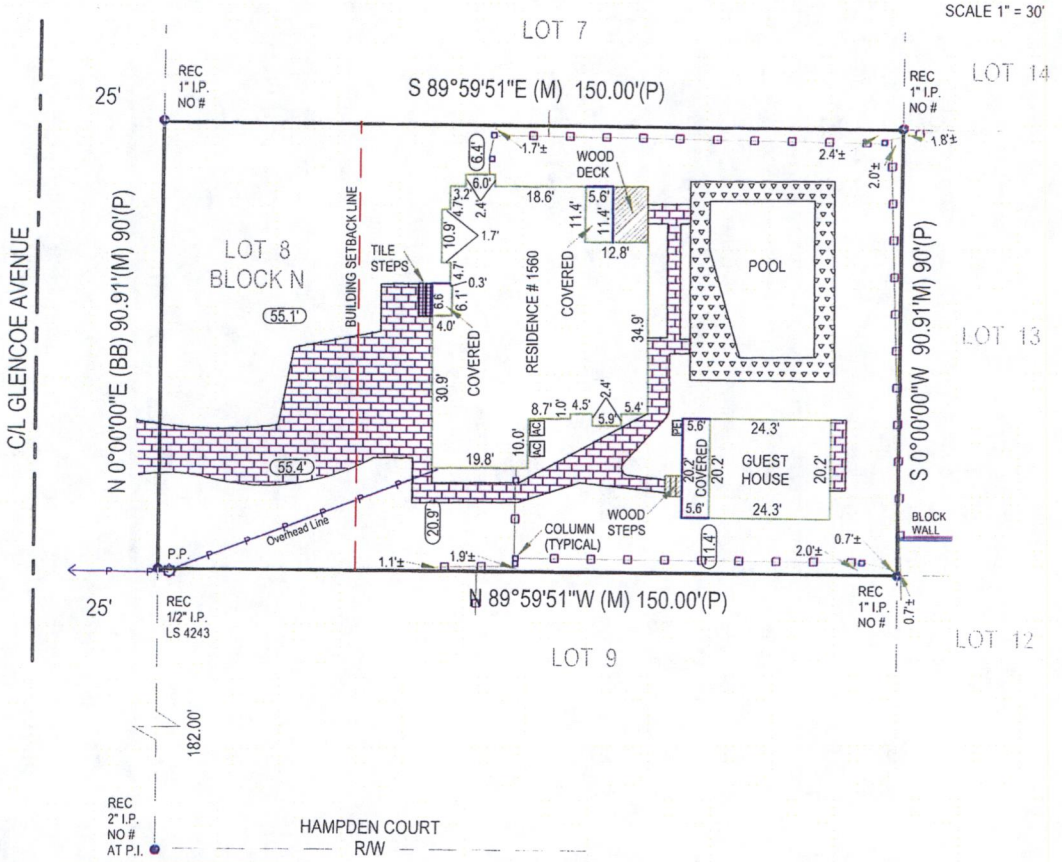




Property Address: 1560 GLENCOE ROAD

N

SCALE 1" = 30'



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

ORDERED BY:

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

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

JOB NO.: 14-793
DATE:
FIELD: 06-09-14
SIGNED: 06-10-14
DRAWN BY: RWJ
P.C.: SM
CHECKED BY: RWJ

LEGEND

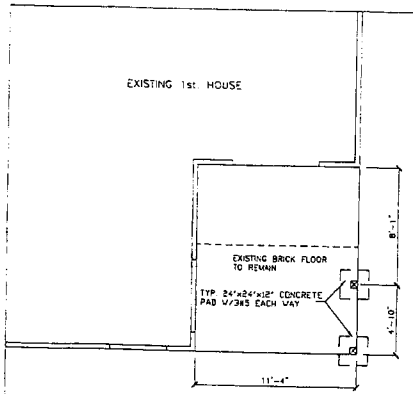
CONCRETE | PAVERS / BRICK

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
R/W - RIGHT-OF-WAY
PRC- POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E.- UTILITY EASEMENT
D.E.- DRAINAGE EASEMENT
L.E.- LANDSCAPE EASEMENT
P.E.- POOL EQUIPMENT
P.P.- POWER POLE
-X- - CHAIN LINK / WIRE FENCE
-⊟- WOODEN FENCE
-o- - VINYL FENCE
-A- - ALUMINUM FENCE

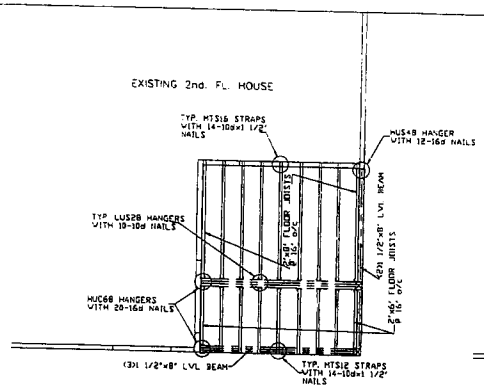
This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum techinal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

RODNEY W. JACKSON, PSM 6281

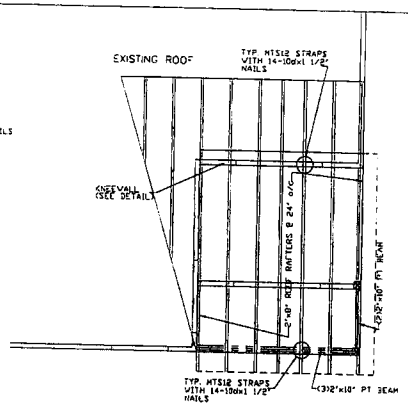
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



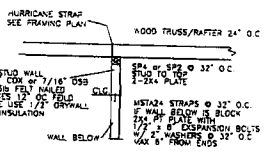
FOUNDATION PLAN



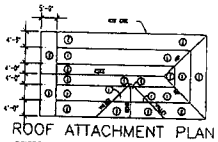
FLOOR FRAMING PLAN



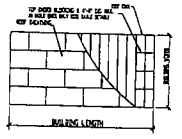
ROOF FRAMING PLAN



KNEE WALL DETAIL



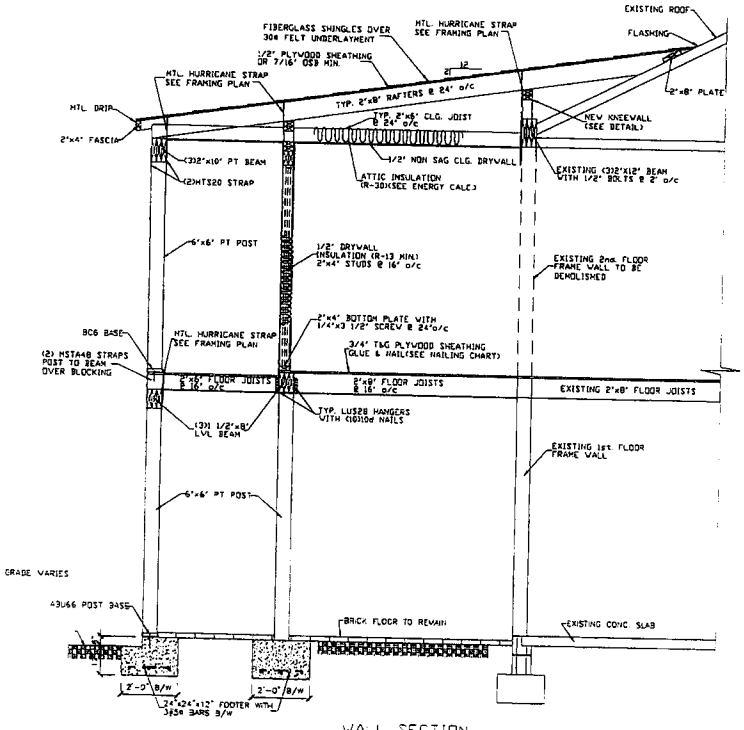
ROOF ATTACHMENT PLAN



ROOF SHEATHING LAYOUT AND DIAPHRAGM BLOCKING

FOUNDATION NOTES

1. CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI @ 28 DAYS
2. REINFORCE FOOTINGS AND WALLS WITH #5 REBAR AS INDICATED ALL BARS SHALL BE DEFORMED AND CONFORM TO GRADE 60 ASTM DESIGNATION A305 AND BE CLEAN AND FREE FROM RUST AND SCALE
3. SPLICES MUST OVERLAP AT LEAST 25"
4. ASSUMED 2000 PSF SOIL DENSITY
5. NO WOOD GRADE STAKES PERMITTED
6. CONTRACTOR SHALL CALL FOR SLAB INSPECTION BEFORE POURING MONO SLAB



WALL SECTION

SCALE:1/2"=1'-0"

LEGAL DESCRIPTION

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

REVISIONS

1	
2	
3	
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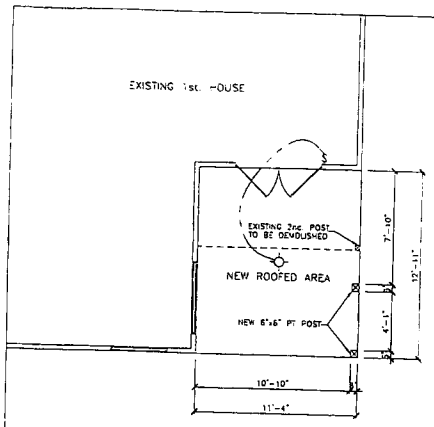
10	

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-352-383-7537
FAX 1-352-383-0830

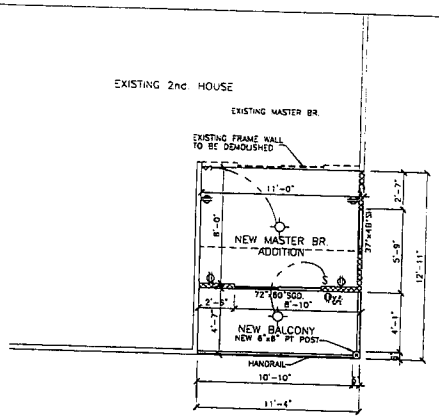
PROJECT
PROPOSED ADDITION
Mr. & Mrs. JAY GAISER
1560 GLENCOE ROAD
WINTER PARK, FLORIDA

DESIGN BY:
Nestor Ayala Drafting
1001 ARMADA COURT
OCOEE, FLORIDA 34761
OFFICE #(407)656-5053
CELL #(321)436-7338
E-MAIL nayaladrafting@yahoo.com

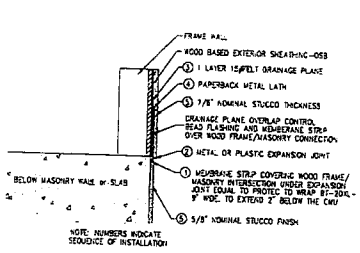
DRAWN: N.A.
REVISED: K.E.
SCALE: 1/4"=1'-0"
DATE: 08-08-16
SHEET 1 of 2



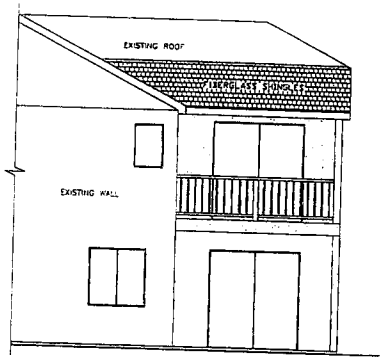
1st. FLOOR/ELECTRICAL PLAN



2nd. FLOOR/ELECTRICAL PLAN



STUCCO FLASHING DETAIL



PARTIAL REAR ELEVATION

AREA TABULATION:		
1st. FL. OPEN	=	148 SQ. FT
2nd. FL. LIVING	=	94 SQ. FT
2nd. FL. BALCONY	=	92 SQ. FT
TOTAL UNDER ROOF	=	282 SQ. FT.

GENERAL NOTES

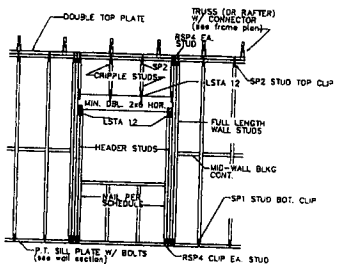
1. ALL LUMBER TO BE #2 OR BETTER EXCEPT STUDS, PLATE, BLOCKING AND WALL USE #2 SPF 1650 W.C. OF HEM EXTERIOR LUMBER AND LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
2. PROVIDE ADEQUATE BRACING AND BRIDGING TO RAFTERS TO RESIST WIND AND OTHER LATERAL FORCES.
3. EXTERIOR WINDOWS AND GLASS DOORS SHALL MEET THE REQUIREMENTS OF SEC. R-613-1 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2014 EDITION.
   R-613-1 EXTERIOR WINDOWS AND GLASS DOORS
   R-613-1 TESTING AND LABELING OF EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN APPROVED SEAL OR MARK OF AN APPROVED LABEL ACCESS TO THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY, TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:
   WINDOWS-AAMA/WDMA/CSA 101/I/S2 2/97
4. WEATHER PROTECTION:
   A.) ALL FRAMED CONSTRUCTION EXPOSED TO EXTERIOR TO HAVE A VAPOR BARRIER INSTALLED BEFORE WALL FINISH IS APPLIED.
   B.) ALL ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS IN ACCORDANCE WITH CURRENT FLORIDA BUILDING CODE. ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL PROTECT THE BUILDING AND STRUCTURE.
   C.) FLASHING TO BE INSTALLED TO PREVENT MOISTURE FROM ENTERING THE WALLS AND ROOFS THROUGH COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS OR OTHER PENETRATIONS THROUGH ALL ROOF PLANES.
   USE METAL FLASHING WITH GALV. G90 26 GA. STEEL AND INSTALL AT WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS. WHEREVER THERE IS A CHANGE IN SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS. ALL METAL FLASHING SHALL BE CORROSION RESISTANT AND THICKNESS TO BE NOT LESS THAN DESCRIBED IN FLORIDA BUILDING CODE TABLE R903.2.1
   FLASHING NOT REQUIRED AT HIP AND RIDGE JUNCTIONS
5. ROOF VENTILATION:
   ROOF VENTS TO BE PLACED A MIN. OF 3' ABOVE VENTILATED SOFFITS.
   ALL SOFFITS AT EAVES TO BE VENTILATED. FOR EVERY 300 S.F. OF ATTIC THERE IS 1 S.F. OF ROOF VENTING

IMPORTANT NOTES

SEARY CALCULATIONS TO BE PERFORMED BY AN AIR CONDITIONING COMPANY PRIOR TO SUBMITTING PLANS TO CITY/COUNTY FOR PERMIT. AIR CONDITION COMPANY IS ALSO TO DESIGN HEATING AND A/C DUCTING PLAN FOR DWELLING.

OWNER TO SUPPLY WINDOW & DOOR MANUFACTURED SPECIFICATIONS FOR CITY/COUNTY WITH PLANS SUBMITTAL FOR FLORIDA BUILDING CODE APPROVAL.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING OF CONSTRUCTION. THESE PLANS WERE DEVELOPED FROM PLANS MEASUREMENTS OF HOME AND MAY SLIGHTLY



FRAME OPENING DETAILS

LSB BEARING WALL HEADER/STUD/STRAP CHART				
MAX SUPP. ROOF SPAN	HEADER SIZE	HEADER STRAP 1 EACH SIDE	FULL LENGTH STUDS 1 EACH END	STRAPPING AT EACH END OF HEADER
0 TO 12'-0"	2-2x6	1	1	1
0 TO 9'-0"	2-2x6	1	1	1
0 TO 6'-0"	2-2x6	1	1	1
0 TO 3'-0"	2-2x6	1	1	1

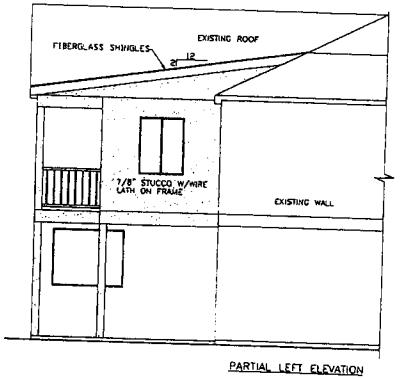
* OPENING LESS OR EQUAL TO 4'-0" WIDE WITH OPENING 9'-0" OR LESS FROM BASE TO TOP OF HEADER.
** FOR 2-2x6 HEADERS SPANNING 3'-0" OR LESS, ONE STUD AT EACH END OF THE WALL MAY BE CUT TO ALLOW FOR HEADER.
*** NO ALLOWABLE HEADER THAT EXCEED THE WIDTH OF THE WALL SHALL BE USED.

SIZE & GRADE	O.C. SPACING	1.33*DES. F'C EQ.	MAX HEIGHT
2x4 SPRUCE #3	16"	1008	9'-6"
2x4 SPRUCE #3	12"	756	10'-6"
2x4 SPRUCE #3	8"	504	11'-6"
2x4 SPRUCE #3	16"	1260	10'-6"
2x4 SOUTHERN PINE	12"	945	11'-6"
2x4 SOUTHERN PINE	8"	630	12'-6"
2x4 SPRUCE #3	16"	1008	9'-6"
2x4 SOUTHERN PINE	12"	756	10'-6"
2x4 SOUTHERN PINE	8"	504	11'-6"
2x4 SPRUCE #3	16"	1260	10'-6"
2x4 SOUTHERN PINE	12"	945	11'-6"
2x4 SPRUCE #3	8"	630	12'-6"
2x4 SOUTHERN PINE	16"	1260	10'-6"
2x4 SPRUCE #3	12"	945	11'-6"
2x4 SOUTHERN PINE	8"	630	12'-6"

LIMITING HEIGHT OF STUDS

ELECTRICAL NOTES

1. ALL NEW RECEPTACLES LIGHTING AND SAFETY PROTECTION DEVICES (i.e. SD, CMO) SHALL BE ON CIRCUITRY PROTECTED BY A U.L. LISTED ARC-FAULT CIRCUIT INTERRUPTER (EXCEPT in LAUNDRY, KITCHEN, BATHS, GARAGE AND PORCHES).
2. ALL RECEPTACLES SHALL BE A U.L. LISTED TAMPER RESISTANT AND ALL GFIC RECEPTACLES SHALL ALSO BE WEATHER RESISTANT RECEPTACLES.
3. ALL SMOKE DETECTORS HAVE BATTERY BACK-UP AND ARE INTERCONNECTED SO THAT IN THE THAT IN THE EVENT ONE IS ACTIVATED, ALL ARE ACTIVATED.
4. SMOKE AND CARBON MONIXODE DETECTOR MUST BE MORE THAN 36" AWAY FROM CEILING FAN BLADES, ALSO NOT MORE THAN 10' FROM SLEEPING ROOMS DOOR



PARTIAL LEFT ELEVATION

WINDOW DESIGN PRESSURE REQUIREMENTS
ALL SIZES & CONFIGURATIONS :
POSITIVE PRESSURE OF 29.9 p.s.f.
NEGATIVE PRESSURE OF 34.7 p.s.f.

DOOR DESIGN PRESSURE REQUIREMENTS
SLIDING GLASS DOORS
ALL SIZES -
A. POSITIVE PRESSURE OF 26.9 p.s.f.
B. NEGATIVE PRESSURE OF 34.7 p.s.f.

ENTRY DOORS :
ALL SIZES & CONFIGURATIONS :
POSITIVE PRESSURE OF 29.9 p.s.f.
NEGATIVE PRESSURE OF 33.8 p.s.f.

REVISIONS

1	
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NEW ENERGY REQ. EFFC. SEA. No. 19043

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL. 1-352-383-2537
FAX 1-352-383-4850

PROJECT
PROPOSED ADDITION
Mr. & Mrs. JAY GAISER
1580 GLENCOE ROAD
WINTER PARK, FLORIDA

DESIGN BY:
Nestor Ayala Drafting
1001 ARMADA COURT
OCOEE, FLORIDA 34761
OFFICE (407)656-5053
CELL (321)438-7330
E-MAIL nayaladrafting@yahoo.com

DRAWN: N.A.
REVISED: K.E.
SCALE: 1/4"=1'-0"
DATE: 08-08-16
SHEET 2 of 10

SETBACK / COVERAGE WORKSHEET

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

Address: 1560 Glencoe Rd Winter Park FL 32789

Submitted by: Jay Gaiser

Lot width[2]: 91'

Lot area[3]: 13,634

	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%**	6712	98	6810	6817
	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	4347 (4565- 238 for porches)	98 94 ? (98 sq ft of master- remaining is porch)	4445	4499
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). **Front Lot Area:**	**50%**				

NOTES:

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

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Existing [13]	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.				
SIDES[1,2] (see other side setback options on pg 4)	1st Floor		See pages 3&4 11	10.5	10.5
	2nd Floor		16	10.5	10.5
REAR[1,3,4]	1st Floor		25 ft.		
	2nd Floor		35 ft[5]		
	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]	22.5 ft.		
BUILDING HEIGHT[8,9,10,11,12]	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)				

Notes:

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

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

BOARD OF ADJUSTMENTS

January 19, 2017

Jay Gaiser
1560 Glencoe Rd
Winter Park, FL 32789

Dear Mr. Gaiser,

Your request for a variance to allow extending a two story addition a distance of 7.2 feet toward the rear lot line with a current side setback of 10.5 feet in lieu of the required side setbacks of 11 feet to the first floor and 16 feet to the second floor, was approved by the Board of Adjustments on January 17, 2017.

The subject property described as Parcel ID # 07-22-30-8908-14-071 as recorded in the Public Records of Orange County, Florida.

Located at 1560 Glencoe Road Zoned R-1AA

Please have your contractor bring a copy of this approval notice when applying for the construction permit for this variance.

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

Respectfully,

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

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

3. UPDATED Request of Majid Sarmast on behalf of Mazda Ekbatani to allow remodeling and a second story addition to an existing dwelling with the following variances:

   1) Increase the height of a part of the north side wall and 2' of the front wall to a height of 12' with an existing side setback ranging from 5.3' to 4.85' in lieu of the required setback of 7.5',

   2) Allow 10' setback to the 2nd floor in lieu of the required setback of 12.5 feet;

   3) Allow a rear setback of 32.3' in lieu of 35',

   4) Allow the nonconforming side setbacks to permit a floor area ratio of 42.6% in lieu of the maximum of 38% (based on proposed side setbacks),

   5) Allow the new south sidewall to be constructed with an alternate articulation concept.

   Located at: 626 Bonita Drive Zoned: R-1AA

ark 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/LEGIS AFFAIRS

DATE: August 18, 2020

SUBJECT: Sarmast VARIANCE REQUEST, 626 Bonita Drive

The applicant is requesting variances to allow remodeling and a second story addition to an existing dwelling with the following variances:

1) Increase the height of a part of the north side wall and 2' of the front wall to a height of 12' with an existing side setback ranging from 5.3' to 4.85' whereas the required setback is 7.5',
2) Allow 10' setback to the 2nd floor whereas the required setback is 12.5 feet;
3) Allow a rear setback of 32.3' whereas the required setback is 35',
4) Allow the nonconforming side setbacks to permit a floor area ratio of 42.6% whereas the maximum FAR is 38% (based on the existing north side setbacks),
5) Allow the new south side wall to be constructed with an alternate articulation concept.

The applicant is proposing substantial architectural changes to the existing home in order to maximize allowable floor area and utilize the existing north side nonconforming setback of the home.

With regard to request #1 above, the existing nonconforming north side wall will be increased in height 15' for a distance of 24' on the side of the garage and will continue along the front face of the garage at the same height. I understand that the designer may be agreeable to reduce this height to 12' the maximum height allowed for a first floor wall at the required setback.

With regard to request #2, the applicant proposes to demolish the existing nonconforming side wall and move it in to a setback of 8' for the first floor and utilize a 10' second floor setback for the proposed addition instead of 12.5' as required.

With regard to request #3, the proposed second floor addition will also encroach into the rear setback by 2.7'.

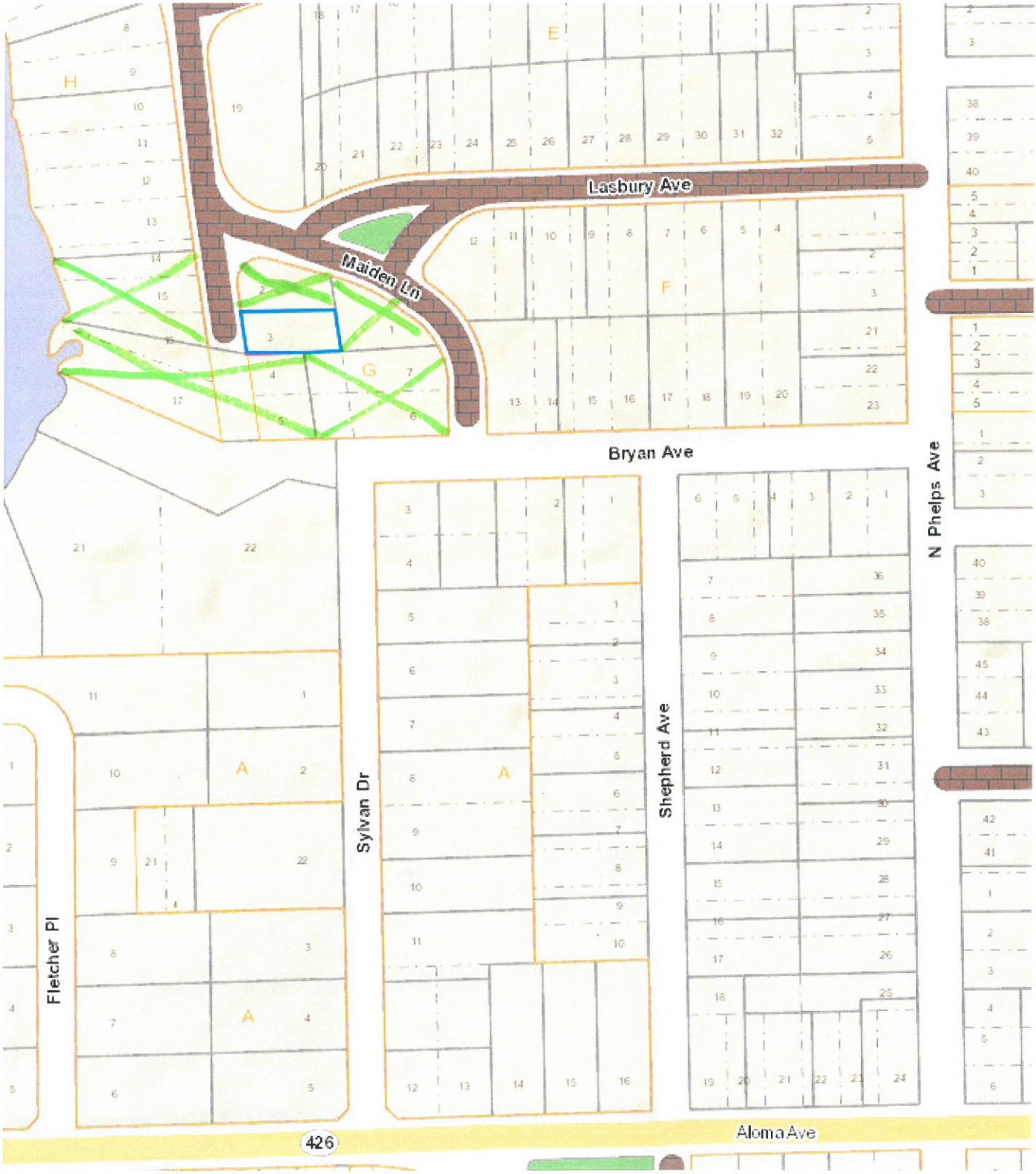
With regard to request #4, in order to overcome a limited floor area ratio of 38% based on the nonconforming existing north side wall and

new second floor side wall at a setback of 10', these setbacks must be nonconforming setbacks must be approved to allow a floor area ratio increase to 42.6%.

Item #5 may not need a variance if the Board does not object to the staff determination that the alternate articulation concept proposed is acceptable. Under the Zoning Code, a side wall can be constructed without normal projection or inset articulations if 25% of the wall consists of glazing. In this case, the south side wall has glazing in excess of 25% of the wall area, AND, in addition has a 16' long projecting bay window. This side wall articulation proposal is a hybrid concept utilizing the both wall glazing along with a projecting articulation element.

Five letters were provided expressing non-objection to this request from nearby and abutting property owners surrounding this property.

626 Bonita Drive



CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Date Received_____
Assigned _____
Date of Hearing_____

Applicant: MAJID SARMAST

56 East Pine Street, Suite 200
(Address)
Orlando 32801
(City, State) (Zip)
4079206662
(Phone – Home)
(Phone – Work or Cell)
MSarmast@mac.com
(Email Address)

Owner: Mazda Ekbatani

626 Bonita Dr
(Address)
Winter Park 32789
(City, State) (Zip)
(Phone – Home)
407-907-2568
(Phone – Work or Cell)
alex@ettehotels.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section_____, Paragraph_____, Zoning_____.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 626 Bonita Dr, Winter Park, Florida 32789

Legal description of property LOT 3, BLOCK G, COMSTOCK PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 87, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Describe variance request TO CHANGE THE REAR AND SOUTH SIDE SETBACKLINE FOR SECOND FLOOR OF A TWO STORY ADDITION - REQUIRED REAR SETBACK FOR THE SECOND FLOOR IS 35 - WE REQUESTED 32'-3". THE SIDE SETBACKLINE REQUIREMENT IS 12.5' IF REQUESTING FOR 43% MAX FAR, AND 10' WHEN THE FAR IS 38% - OUR PROPOSED FAR IS 42% AND WE REQUESTED FOR 10' SOUTH SETBACKLINE.

EXISTING FIRST FLOOR SIDE SETBACK IS 5'-2". WE ARE DEMOLISHING PARTIALLY AND MOVING THE SET BACK TO REQUIRED 8' AT THIS LEVEL. NORTH AND EAST SETBACKLINES REMAIN AS EXISTING.

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.

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH

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

SINCE THE ADDITION CONSTRUCTION IS SEPARATED FROM THE EXISTING HOUSE, IT GIVES US A VERY NARROW 2ND FLOOR AND A USELESS REMAINING WIDTH. WE ARE BELOW 5% INCREASE FAR AND WE ONLY NEED TO HAVE A HABITABLE SECOND FLOOR. THE HOUSE IS OLD AND THE CONSTRUCTION OVER THE EXISTING WOULD BE VERY HARD AND EXPENSIVE AND WITH DIFFICULTIES.

SOUTH OF THE BUILDING IS ANOTHER HOUSE WHERE THEIR FRONT YARD FACING US WITH A QUIET ENOUGH DISTANCE. WE THOUGHT FOR THEIR PRIVACY AND THE WALLS FACING THIS NEIGHBOR HAS NO WINDOW ON SECOND AND A LIMITED WINDOW ON FIRST FLOOR WHERE IS BLOCKED WITH LUSH AND TREES.

Please see the pages A07, A08 and A09 in the attached drawings for the setback lines.

How long have you owned the property? 3 years

How long have you occupied the property? 3 years

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

Current size of the house, no pool.

CURRENT SIZE OF THE HOUSE IS NOT ENOUGH - FRONT AND REARYARD UNDEVELOPED - NO PORCH FOR ENTRY - NO OUTDOOR LIVING SPACE

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 current home is built as a 2 bedroom with very little space for today's standards. Our family has just grown to 4 people with the addition of our son, that being said we are in a

shortage of rooms and overall living space hence the addition.

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?

WILLING TO DISCUSS SETBACKLINE CHANGES IF SECOND FLOOR 10' SIDESETBACKLINE AND 32'-3" BACKYARD NOT APPROVED

	06-29-2020	MAJID SARMAST
Signature of Applicant	**Date**	**Name of Applicant (PRINT)**

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

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH

MAZDA EKBATANI
626 Bonita Dr.
Winter Park, Florida 32789
407•907•2568

June 29, 2020

I Mazda Ekbatani authorize Majid Sarmast of Creative Concept Design Studio to act as an agent on my behalf for the variance request and application as well as the permit application for pool construction and related items at 626 Bonita Dr. Winter Park, Florida 32789.

Sincerely,

Mazda Ekbatani

CREATIVE CONCEPT

June 26 , 2020

Request for variances - Property 626 Bonita Drive

We are requesting variances to allow the construction of a two story addition to an existing house which partially will be demolished - see architectural drawings and photos - to be located 8 feet from the south side lot (Existing setback line is 5'-2") and 32'-3" from the rear lot line (Existing setback line is 28'-10") to the first floor and 10 feet from the side lot and 32'-3" from the rear lot line to the second floor, whereas the required setbacks are 8 feet and 25 feet to the first floor and 12.5 feet and 35 feet to the second floor if requesting Max FAR. We are requesting 42% FAR which is less than 43% maximum FAR and higher than 38%.

The location of this addition is in the south side of the building with minimum demolishing on the existing building. There are hardship conditions which explained in the forms due to growing the family size as well as huge cost issue to add a second floor on a 1949 built house. The property is 6,778 square feet of area and lot dimensions of 55' feet in width by 125 feet in depth.

All other information highlighted on the other documents uploaded in the provided link. For any question please email: MSarmast@mac.com or call me at 407 920 6662.

Kind Regards,

Majid Sarmast, MArch, MFA, MRAIC
Principal

USA
Creative Concept
56 East Pine Street, Suite 200
Orlando, FL 32801
O: 407 222 0306, M: 407 920 6662

SETBACK / COVERAGE WORKSHEET

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

Address: 626 BONITA DRIVE **Lot width[2]:** 55

Submitted by: MAJID SARMAST **Lot area[3]:** 6778

	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%**	NA	375 SF	3400 SF - 50%	50%
	1 story - 60%	3025 SF - 45%			
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**	1846 sf 180 sf will be demolished	1220 sf two story	2886 sf excluding demolished area	2915 sf considering 5% increase
	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				
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). **Front Lot Area:**	**50%**				

NOTES:

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

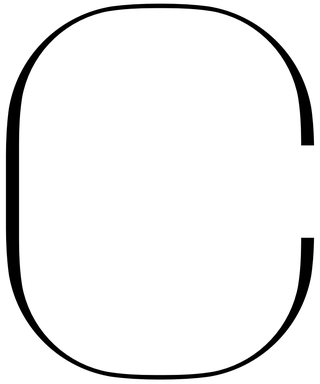
SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions				Existing [13]		Proposed	
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.				27'-6"		27'-6"	
SIDES[1,2] (see other side setback options on pg 4)	1st Floor see pages 3 & 4		See pages 3&4	A	5'-6" Left	5'-2" Right	5'-6" Left	8' Right
	2nd Floor			B			27'-5"	10'
REAR[1,3,4]	1st Floor		25 ft.		28'-11"		32'-3"	
	2nd Floor		35 ft[5]				32'-3"	
	Lakefront		see note 6					
CORNER LOT	1st Floor 1ST FLOOR	Lot width ≤ 65 ft.	15 ft.					
		Lot width > 65 ft[7]	20 ft.					
	2nd Floor 2ND FLOOR	Lot width ≤ 65 ft.	15 ft.					
		Lot width > 65 ft[7]	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' FROM AVERAGE ELEVATION +81.90		25.52' FROM +81.90	

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.

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH



CREATIVE CONCEPT

TORONTO . ORLANDO

Since 1996

6 2 6

casa BONITA

CREATIVE CONCEPT STUDIO

TORONTO - ORLANDO

REQUESTED VARIANCE

CREATIVE CONCEPT STUDIO

TORONTO - ORLANDO

MAZDA EKBATANI
626 Bonita Dr.
Winter Park, Florida 32789
407•907•2568

June 29, 2020

I Mazda Ekbatani authorize Majid Sarmast of Creative Concept Design Studio to act as an agent on my behalf for the variance request and application as well as the permit application for pool construction and related items at 626 Bonita Dr. Winter Park, Florida 32789.

Sincerely,

Mazda Ekbatani

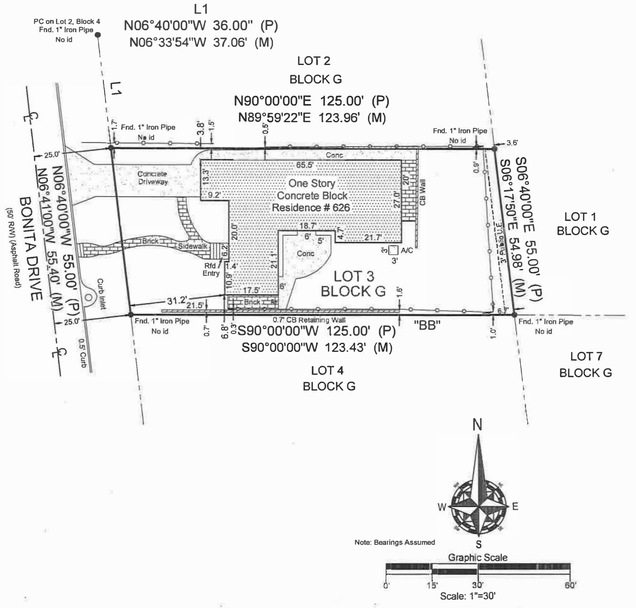
BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 3, BLOCK G, COMSTOCK PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 87, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

CERTIFIED TO:
MAZDA EKBATANI; SOUTH MILHAUSEN, P.A.; STEWART TITLE GUARANTY COMPANY; FBC MORTGAGE, LLC

626 BONITA DRIVE WINTER PARK , FLORIDA 32789



Field Date: 5/24/2017 | Date Completed: 5/25/2017
Drawn By: V.T. | File Number: S-37704

-Legend-

C	- Calculated	PC	- Point of Curvature
C	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-O-	- Chain Link Fence
-□-	- Wood Fence		

-NOTES-
- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Bridengeaus and Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland — PSM 6637 — LB 7623
This Survey is intended Only for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:

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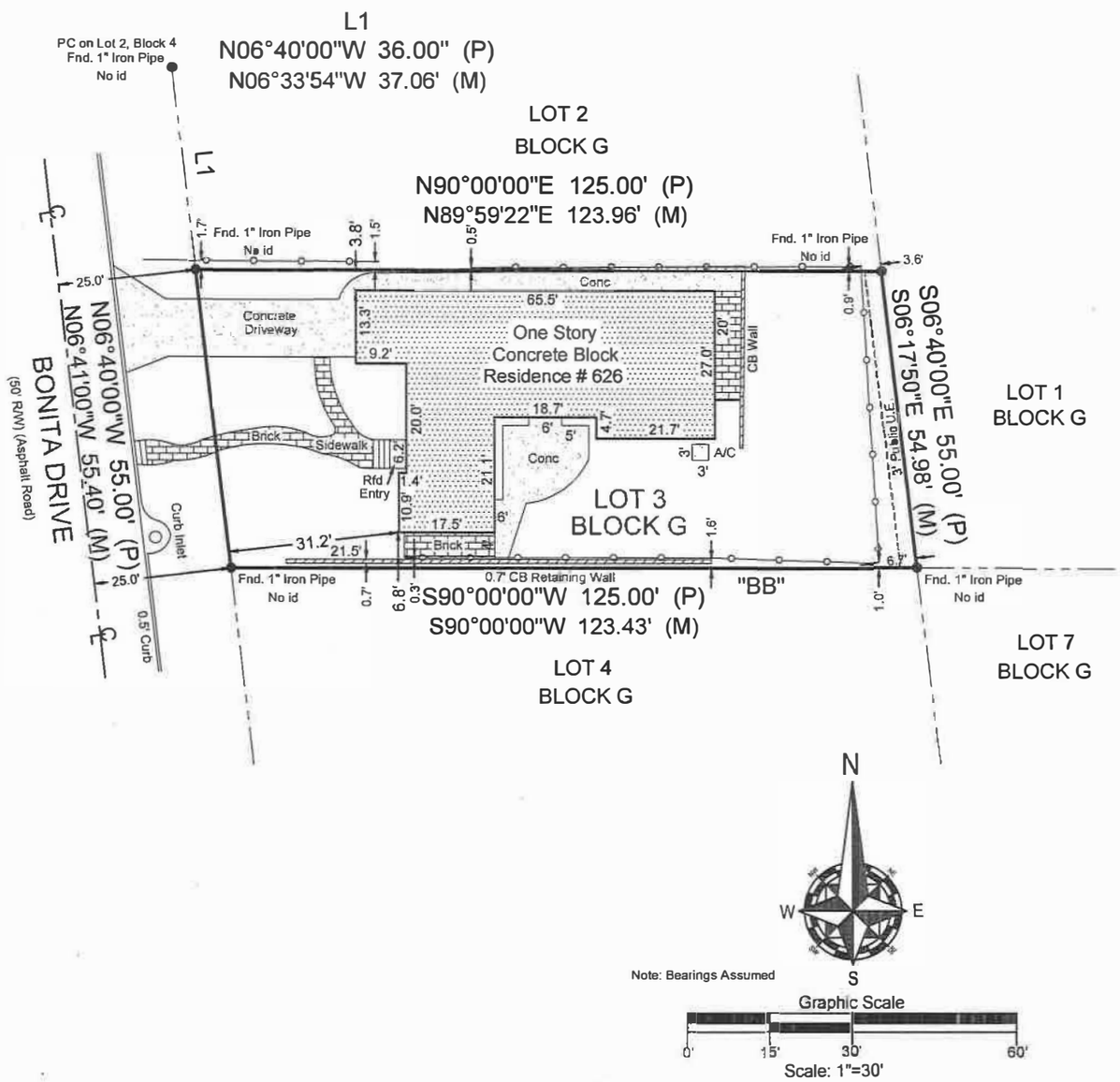
CERTIFIED TO:

MAZDA EKBATANI; SOUTH MILHAUSEN, P.A.; STEWART TITLE GUARANTY COMPANY; FBC MORTGAGE, LLC

626 BONITA DRIVE WINTER PARK , FLORIDA 32789



Field Date: 5/24/2017	Date Completed: 5/25/2017
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Esmt.	- Easement		
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Patrick K. Ireland PSM 6637 LB 7623 FOR THE FIRM

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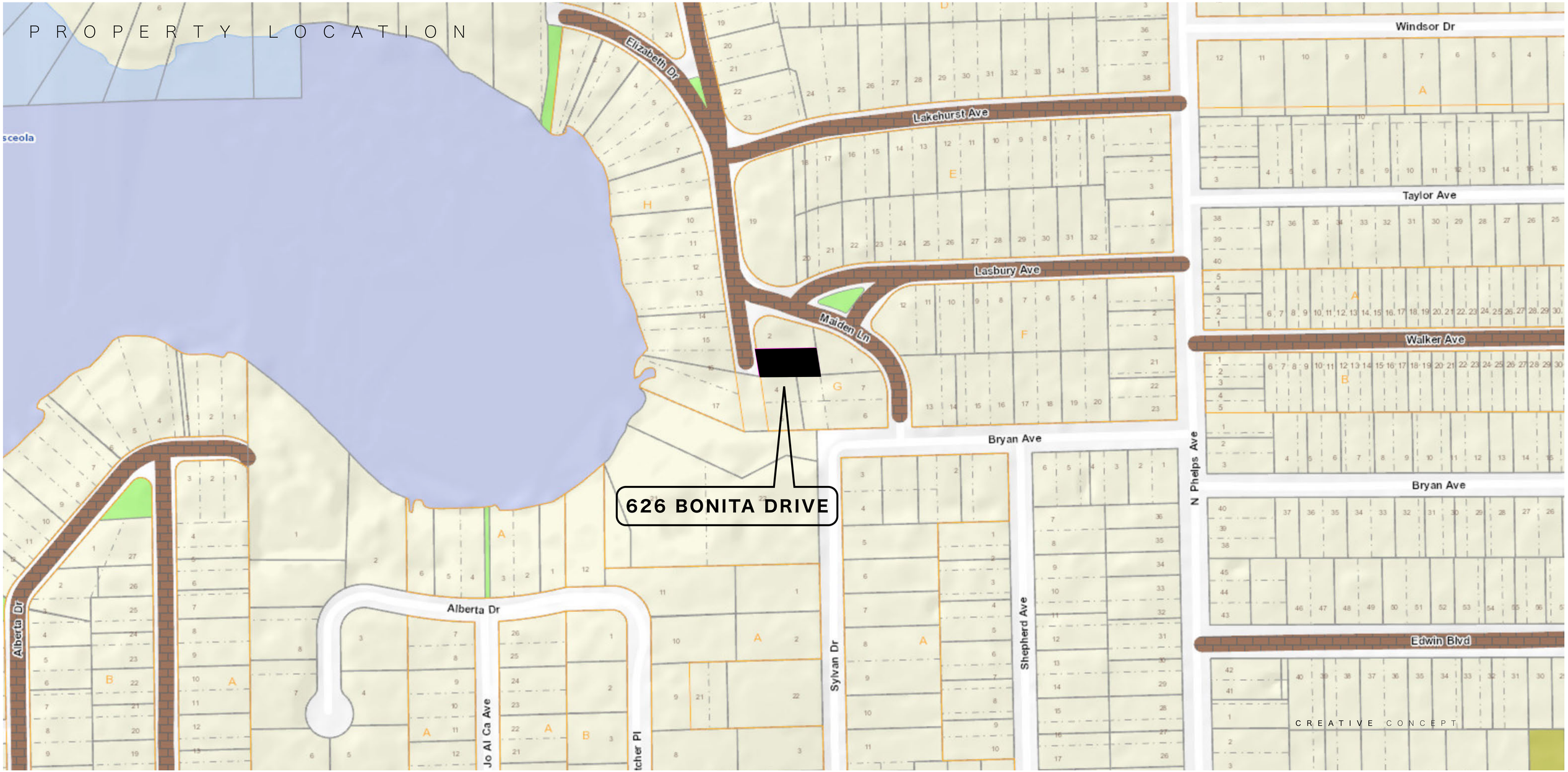
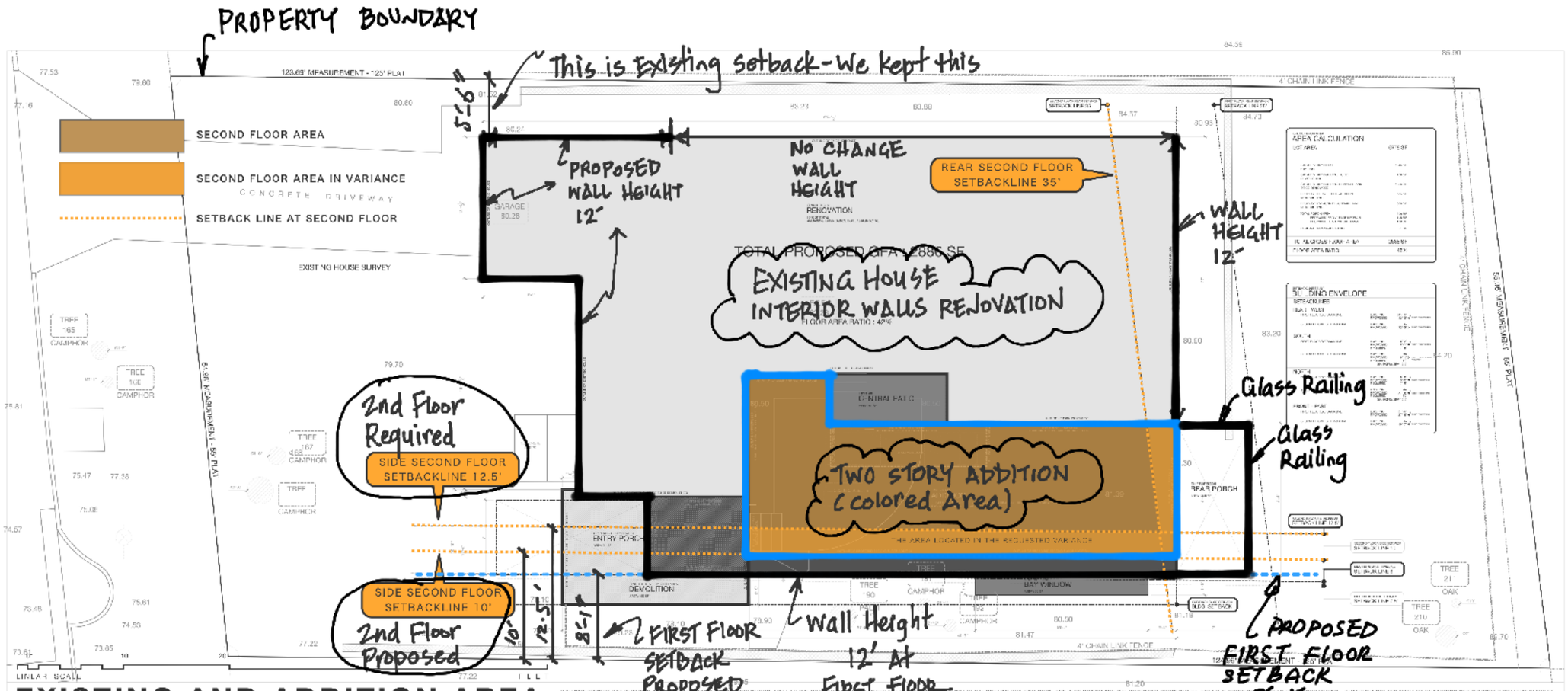

PROPERTY LOCATION
626 BONITA DRIVE
Elizabeth Dr
Lakehurst Ave
Lasbury Ave
Maiden Ln
Bryan Ave
Alberta Dr
Sylvan Dr
Shepherd Ave
Windsor Dr
Taylor Ave
Walker Ave
N Phelps Ave
Bryan Ave
Edwin Blvd
CREATIVE CONCEPT



EXISTING AND ADDITION AREA

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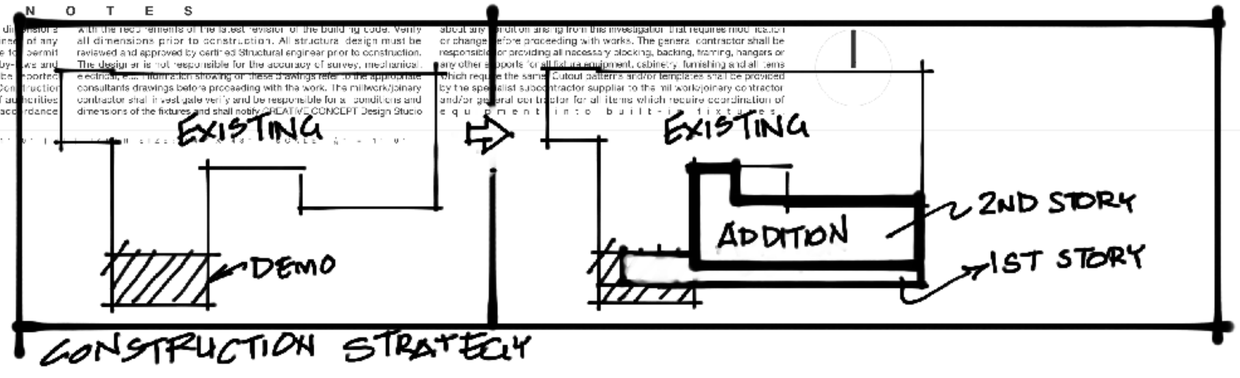
GENERAL NOTES

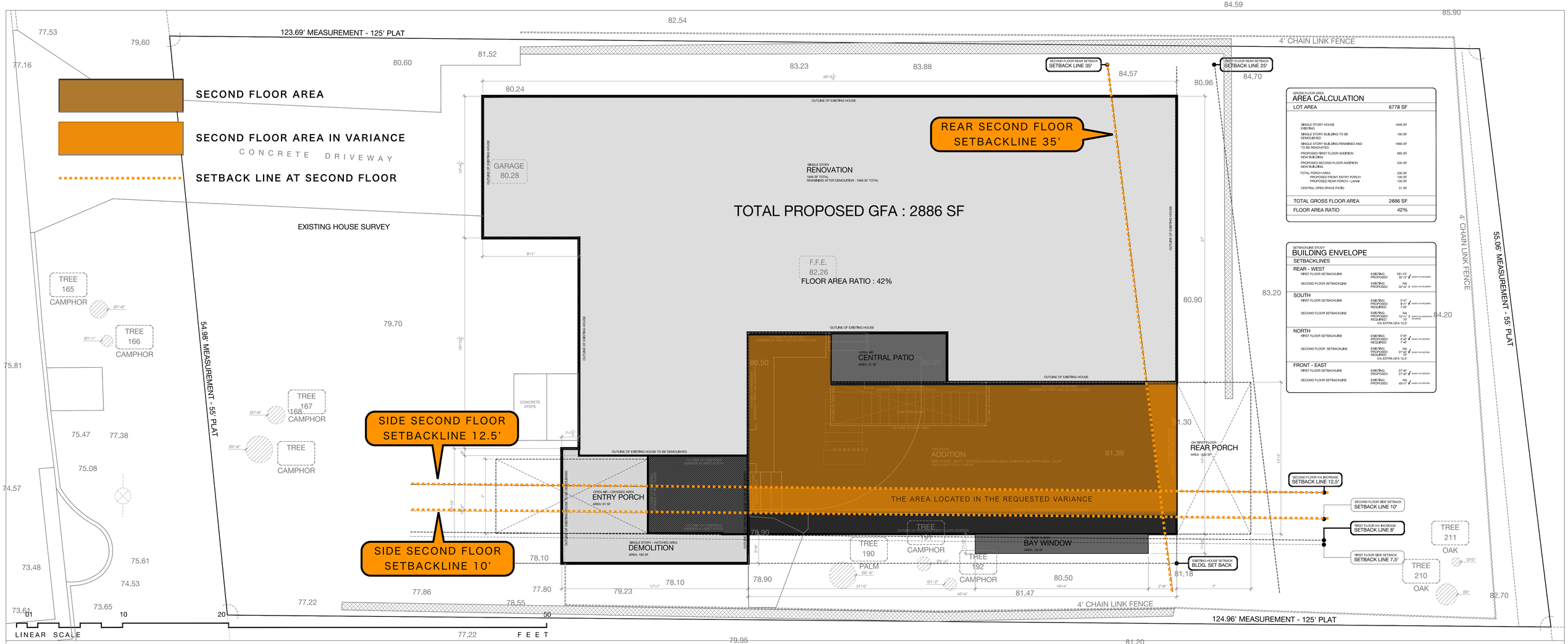
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the designer/engineer of any variations from supplied information. These drawings are for permit application purposes, contractor must check all applicable by-laws and NBC and any local building codes. Any discrepancy must be reported to the designer. USE ONLY LATEST REVISED DRAWINGS. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. All work shall be carried out in strict accordance with the requirements of the latest revision of the Building Code. Verify all dimensions prior to construction. All structural design must be reviewed and approved by certified Structural engineer prior to construction. The designer is not responsible for the accuracy of survey, mechanical, electrical or plumbing information shown on these drawings nor the approximate consultants drawings before proceeding with the work. The millwork/joinery contractor shall investigate verify and be responsible for all conditions and dimensions of the fixtures and shall notify CREATIVE CONCEPT Design Studio about any discrepancies arising from this investigation that require modification or changes before proceeding with works. The general contractor shall be responsible for providing all necessary blocking, backing, framing, hangers or any other supports for all fixtures, equipment, cabinetry, furnishing and all items which require the same. Cutout patterns and/or templates shall be provided by the specialist subcontractor supplier to the millwork/joinery contractor and/or general contractor for all items which require coordination of equipment into built-in fixtures.



CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
DESIGN STUDIO

ARCHITECTURE
DRAWING - A07



GROSS FLOOR AREA
AREA CALCULATION

LOT AREA	6778 SF
SINGLE STORY HOUSE EXISTING	1846 SF
SINGLE STORY BUILDING TO BE DEMOLISHED	180 SF
SINGLE STORY BUILDING REMAINED AND TO BE RENOVATED	1666 SF
PROPOSED FIRST FLOOR ADDITION NEW BUILDING	685 SF
PROPOSED SECOND FLOOR ADDITION NEW BUILDING	535 SF
TOTAL PORCH AREA	200 SF
PROPOSED FRONT ENTRY PORCH	100 SF
PROPOSED REAR PORCH - LANAI	100 SF
CENTRAL OPEN SPACE PATIO	51 SF
TOTAL GROSS FLOOR AREA	2886 SF
FLOOR AREA RATIO	42%

SETBACKLINE STUDY
BUILDING ENVELOPE

SETBACKLINES			
REAR - WEST			
FIRST FLOOR SETBACKLINE	EXISTING	25'-10"	
	PROPOSED	32'-3"	✓ BASED ON REQUIRED
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	32'-4"	X BASED ON REQUIRED
SOUTH			
FIRST FLOOR SETBACKLINE	EXISTING	5'-2"	
	PROPOSED	6'-1"	✓ BASED ON REQUIRED
	REQUIRED	7'-6"	
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	10'-1"	X BASED ON ADDITIONAL REQUIRED
	REQUIRED	5% EXTRA GFA 12.5'	
NORTH			
FIRST FLOOR SETBACKLINE	EXISTING	5'-6"	
	PROPOSED	5'-6"	✓ BASED ON EXISTING
	REQUIRED	7'-6"	
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	27'-9"	✓ BASED ON EXISTING
	REQUIRED	5% EXTRA GFA 12.5'	
FRONT - EAST			
FIRST FLOOR SETBACKLINE	EXISTING	27'-6"	
	PROPOSED	27'-6"	✓ BASED ON EXISTING
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	49'-7"	✓ BASED ON EXISTING

EXISTING AND ADDITION AREA

THE UNDERSIGNED HAS REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF CREATIVE CONCEPT LLC / BOUTIQUE ARCHITECTURAL DESIGN STUDIO AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
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G E N E R A L N O T E S

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CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE | REVISION : JUNE 26 - 2020 | **DRAWING - A07** | AREA CALCULATION - PROPOSED

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/2 " = 1 ' - 0 " |||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/4 " = 1 ' - 0 "

DEMOLITION AREA
EXISTING FRONT VIEW - WEST

ADDITION AREA
EXISTING SIDE AND BACK YARD

DEMOLITION AREA
ADDITION AREA
ADDITION AND DEMOLITION AREA

ADDITION AREA
EXISTING SIDEYARD

June 29, 2020

To the Variance Board Members of the City of Winter Park:

We are neighbors of the home located at 626 Bonita Dr, Winter Park, Fl 32789. My address is 646 Bonita Drive, Winter Park, FL 32789 We are aware that the Ekbatani family wishes to do a two story addition to their home with the addition of a swimming pool in their backyard. We have reviewed their plans of the new structure and have no issues and concerns.

Signature: _____
6/30/2020

Full name: Mehdi Nabipour, M.D. Golnaz Nabipour

June 29, 2020

To the Variance Board Members of the City of Winter Park:

We are neighbors of the home located at 626 Bonita Dr, Winter Park, Fl 32789. My address is 641 Bonita Dr. Winter Park 32789. We are aware that the Ekbatani family wishes to do a two story addition to their home with the addition of a swimming pool in their backyard. We have reviewed their plans of the new structure and have no issues and concerns.

Signature: Jacqueline Pappas

Full name: Jacqueline Pappas

June 29, 2020

To the Variance Board Members of the City of Winter Park:

We are neighbors of the home located at 626 Bonita Dr, Winter Park, Fl 32789. My address is 601 Maiden Lane, WP 32789. We are aware that the Ekbatani family wishes to do a two story addition to their home with the addition of a swimming pool in their backyard. We have reviewed their plans of the new structure and have no issues and concerns.

Signature: _____

Full name: Lamy Chen

To the Variance Board Members of the City of Winter Park:

We are neighbors of the home located at 626 Bonita Dr, Winter Park, Fl 32789. My address is 635 Maiden Lane. We are aware that the Ekbatani family wishes to do a two story addition to their home with the addition of a swimming pool in their backyard. We have reviewed their plans of the new structure and have no issues and concerns.

Signature: William C Felkel Barbara A Gon Felkel

Full name: William C. Felkel BARBARA A. Gon Felkel

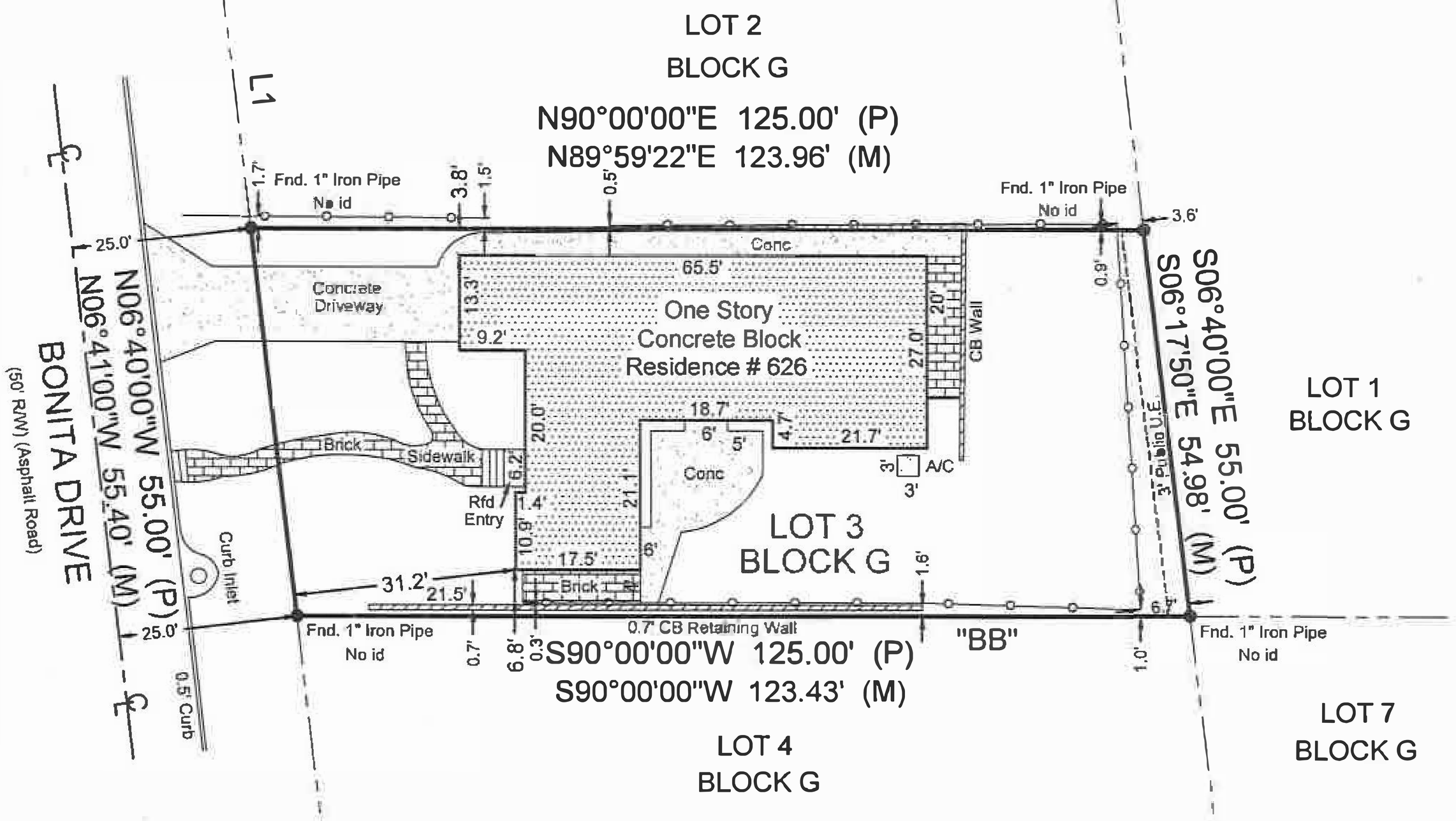
June 29, 2020

To the Variance Board Members of the City of Winter Park:

We are neighbors of the home located at 626 Bonita Dr, Winter Park, Fl 32789. My address is 600 BONITA DR. We are aware that the Ekbatani family wishes to do a two story addition to their home with the addition of a swimming pool in their backyard. We have reviewed their plans of the new structure and have no issues and concerns.

Signature: H Von Weller

Full name: HAROLD VON WELLER


LOT 2
BLOCK G
N90°00'00"E 125.00' (P)
N89°59'22"E 123.96' (M)
L1
Fnd. 1" Iron Pipe
No id
1.7'
3.8'
1.5'
0.5'
Fnd. 1" Iron Pipe
No id
3.6'
Conc
65.5'
13.3'
9.2'
One Story
Concrete Block
Residence # 626
27.0'
20'
CB Wall
0.9'
S06°40'00"E 55.00' (P)
S06°17'50"E 54.98' (M)
LOT 1
BLOCK G
Concrete
Driveway
25.0'
N06°40'00"W 55.00' (P)
N06°41'00"W 55.40' (M)
BONITA DRIVE
(50' R/W) (Asphalt Road)
18.7'
6'
5'
4.7'
21.7'
20.0'
Brick
Sidewalk
6.2'
Conc
3'
A/C
3'
Rfd
Entry
1.4'
21.1'
10.9'
LOT 3
BLOCK G
6'
17.5'
1.6'
Curb Inlet
31.2'
21.5'
Brick
0.7' CB Retaining Wall
6.4'
Fnd. 1" Iron Pipe
No id
0.7'
6.8'
0.3'
S90°00'00"W 125.00' (P)
S90°00'00"W 123.43' (M)
"BB"
1.0'
Fnd. 1" Iron Pipe
No id
25.0'
0.5' Curb
LOT 4
BLOCK G
LOT 7
BLOCK G

ARCHITECTURAL DRAWINGS

CREATIVE CONCEPT STUDIO

TORONTO - ORLANDO

CREATIVE CONCEPT

GROSS FLOOR AREA

AREA CALCULATION

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SETBACKLINE STUDY

BUILDING ENVELOPE

SETBACKLINES

REAR - WEST

FIRST FLOOR SETBACKLINE	EXISTING	28'-10"	
	PROPOSED	32'-3" √	BASED ON REQUIRED
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	32'-3" X	BASED ON REQUIRED

SOUTH

FIRST FLOOR SETBACKLINE	EXISTING	5'-2"	
	PROPOSED	8'-1" √	BASED ON REQUIRED
	REQUIRED	7'-6"	
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	10'-1" X	BASED ON ADDITIONAL REQUIRED
	REQUIRED	10'	
	5% EXTRA GFA 12.5'		

NORTH

FIRST FLOOR SETBACKLINE	EXISTING	5'-6"	
	PROPOSED	5'-6" √	BASED ON EXISTING
	REQUIRED	7'-6"	
SECOND FLOOR SETBACKLINE	EXISTING	NA	
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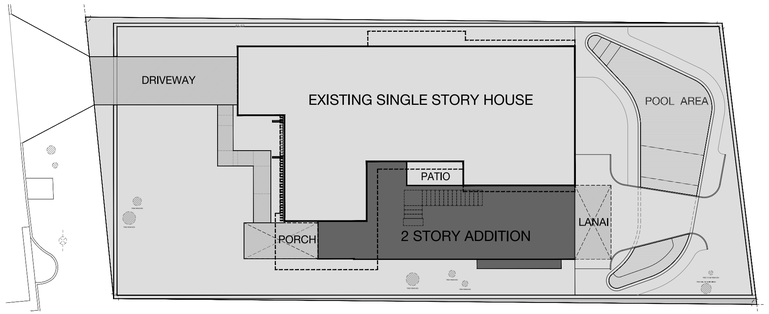
	REQUIRED	10'	
	5% EXTRA GFA 12.5'		

FRONT - EAST

FIRST FLOOR SETBACKLINE	EXISTING	27'-6"	
	PROPOSED	27'-6" √	BASED ON EXISTING
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	49'-7" √	BASED ON EXISTING



KEY PLAN

01 10 20 50

LINEAR SCALE FEET

AREA CALCULATION

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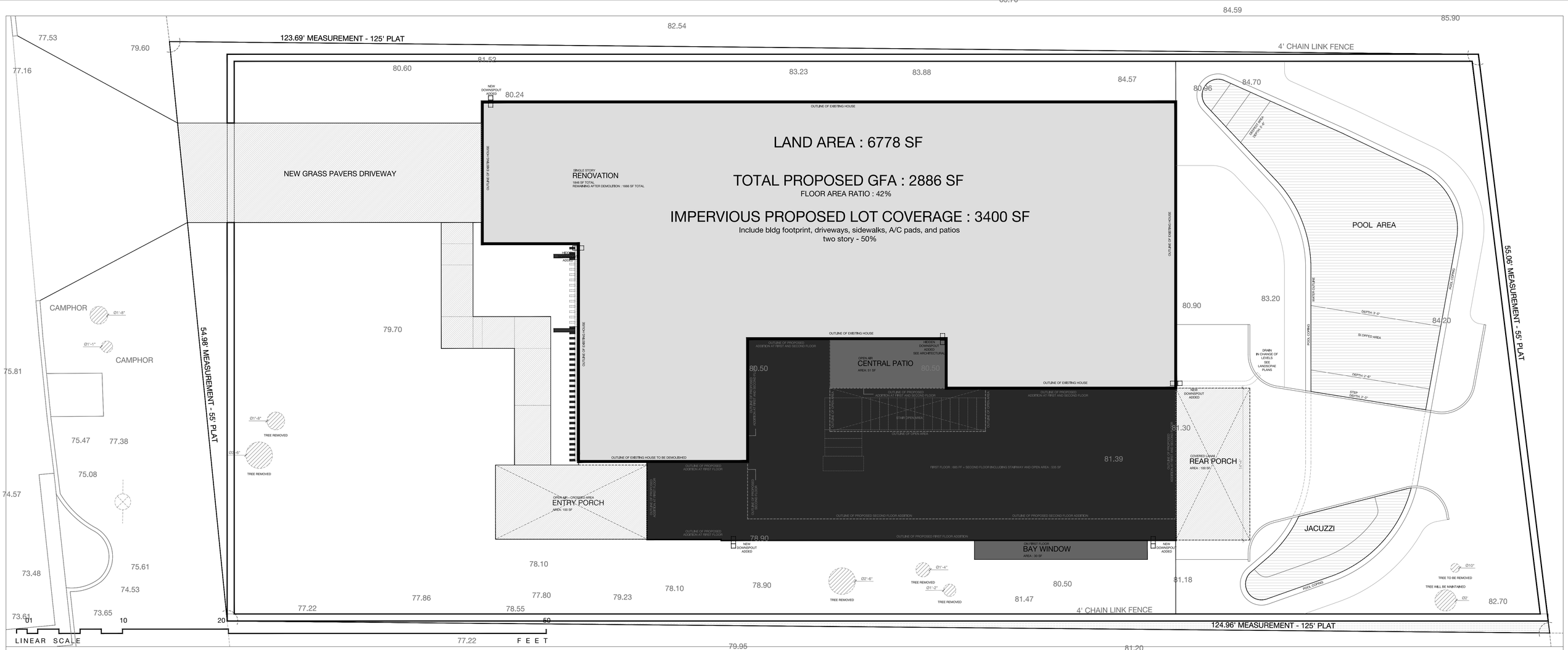
CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - AA01 | AREA CALCULATION

PAPER SIZE: 18" X 36" - SCALE: 1/8" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"



LOT COVERAGE - PROPOSED

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G E N E R A L N O T E S

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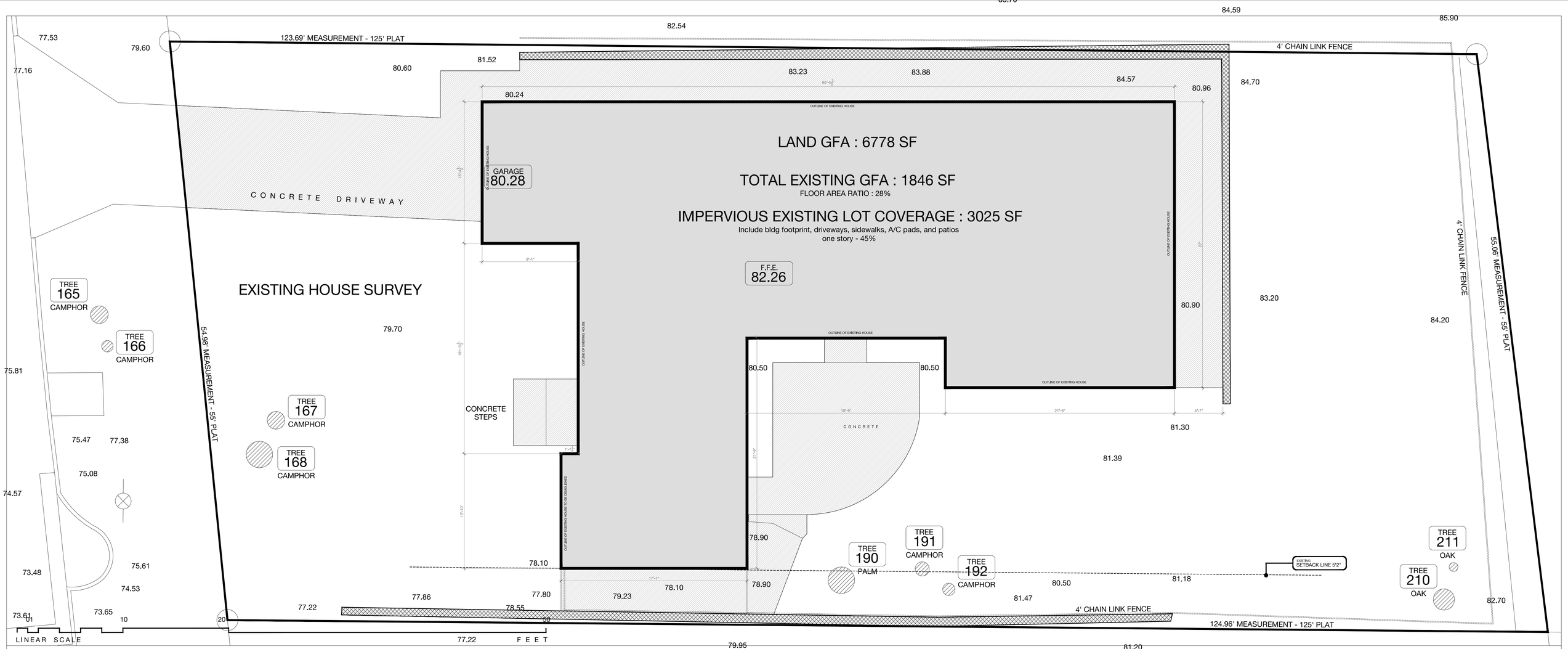
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE | REVISION : JUNE 26- 2020 | **DRAWING - AA02** | L A N D S C A P E

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/2 " = 1 ' - 0 " ||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/4 " = 1 ' - 0 "



LOT COVERAGE - EXISTING

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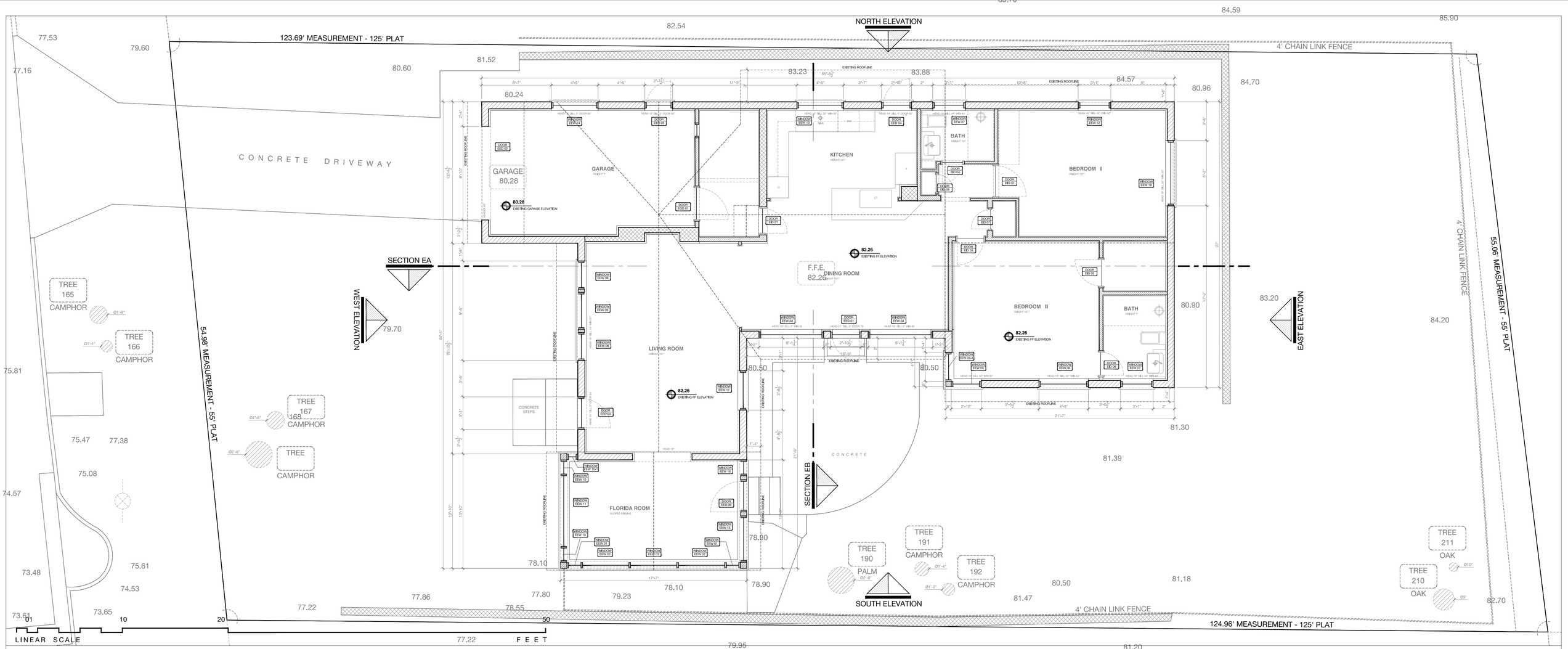
CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - A01 | AREA CALCULATION - EXISTING

PAPER SIZE: 18" X 36" - SCALE: 1/2" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"



EXISTING MAIN LEVEL LAYOUT

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G E N E R A L N O T E S

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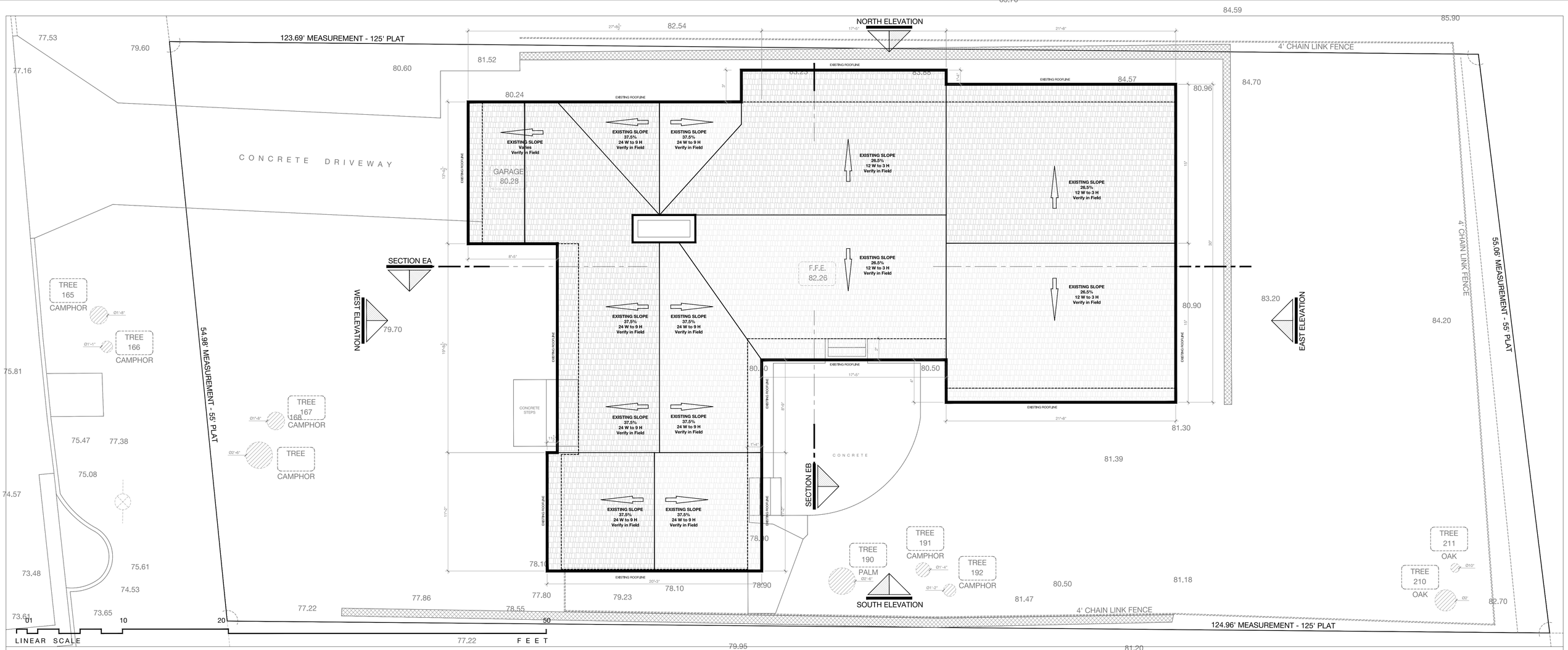
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE | REVISION : JUNE 26- 2020 | **DRAWING - A02** | EXISTING MAIN LEVEL LAYOUT

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/4 " = 1 ' - 0 " |||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/8 " = 1 ' - 0 "



EXISTING ROOF LEVEL LAYOUT

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G E N E R A L N O T E S

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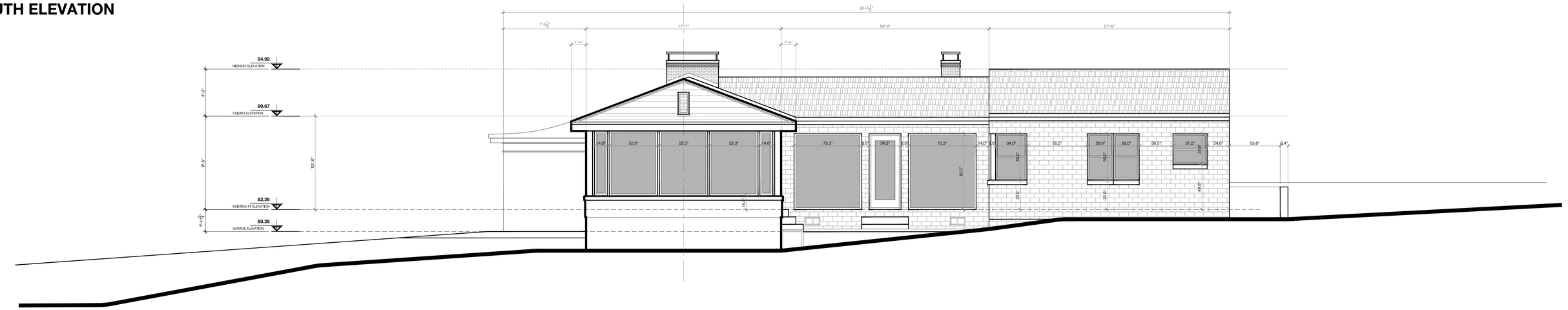
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE | REVISION : JUNE 26- 2020 | **DRAWING - A03** | EXISTING ROOF LEVEL LAYOUT

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/2 " = 1 ' - 0 " |||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/4 " = 1 ' - 0 "

SOUTH ELEVATION



WEST ELEVATION

01 10 20 50

LINEAR SCALE FEET

EXISTING ELEVATIONS

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CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - A04 | SOUTH - WEST ELEVATION

PAPER SIZE: 18" X 36" - SCALE: 1/2" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"

NORTH ELEVATION

EAST ELEVATION

01 10 20 50

LINEAR SCALE FEET

EXISTING ELEVATIONS

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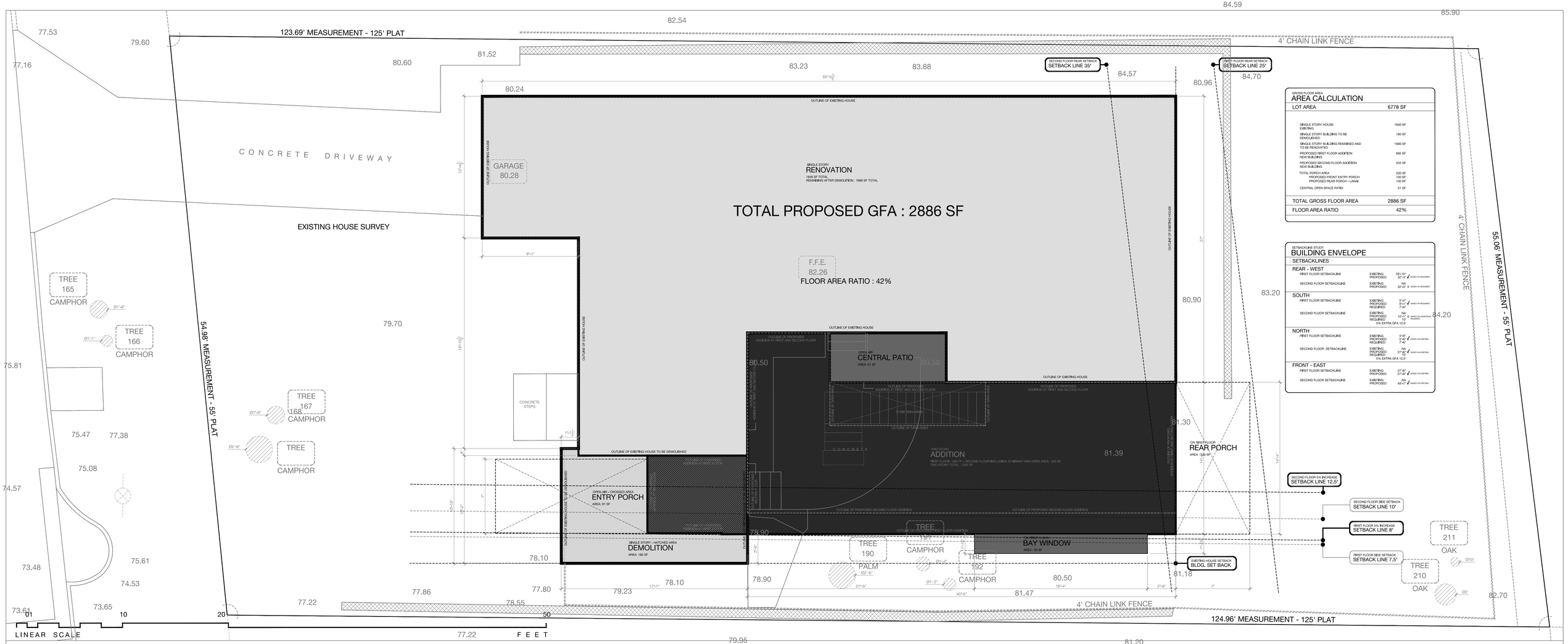
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - A05 | NORTH - EAST ELEVATION

PAPER SIZE: 18" X 36" - SCALE: 1/4" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/8" = 1'-0"



GROSS FLOOR AREA

AREA CALCULATION

LOT AREA	6778 SF
SINGLE STORY HOUSE EXISTING	1846 SF
SINGLE STORY BUILDING TO BE DEMOLISHED	180 SF
SINGLE STORY BUILDING REMAINED AND TO BE RENOVATED	1666 SF
PROPOSED FIRST FLOOR ADDITION NEW BUILDING	685 SF
PROPOSED SECOND FLOOR ADDITION NEW BUILDING	535 SF
TOTAL PORCH AREA	200 SF
PROPOSED FRONT ENTRY PORCH	100 SF
PROPOSED REAR PORCH + LANAI	100 SF
CENTRAL OPEN SPACE PATIO	51 SF
TOTAL GROSS FLOOR AREA	2886 SF
FLOOR AREA RATIO	42%

SETBACKLINE STUDY

BUILDING ENVELOPE

SETBACKLINES			
REAR - WEST			
FIRST FLOOR SETBACKLINE	EXISTING	25'-10"	
	PROPOSED	32'-3"	✓ MIXED ON REQUIRED
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	32'-3"	X MIXED ON REQUIRED
SOUTH			
FIRST FLOOR SETBACKLINE	EXISTING	5'-2"	
	PROPOSED	6'-1"	✓ MIXED ON REQUIRED
	REQUIRED	7'-6"	
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	10'-1"	X MIXED ON ADDITIONAL REQUIRED
	REQUIRED	10'	
	5% EXTRA GFA 12.5'		
NORTH			
FIRST FLOOR SETBACKLINE	EXISTING	5'-6"	
	PROPOSED	5'-6"	✓ MIXED ON EXISTING
	REQUIRED	7'-6"	
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	27'-5"	✓ MIXED ON EXISTING
	REQUIRED	27'-5"	
	5% EXTRA GFA 12.5'		
FRONT - EAST			
FIRST FLOOR SETBACKLINE	EXISTING	27'-6"	
	PROPOSED	27'-6"	✓ MIXED ON EXISTING
SECOND FLOOR SETBACKLINE	EXISTING	NA	
	PROPOSED	49'-7"	✓ MIXED ON EXISTING

EXISTING AND ADDITION AREA

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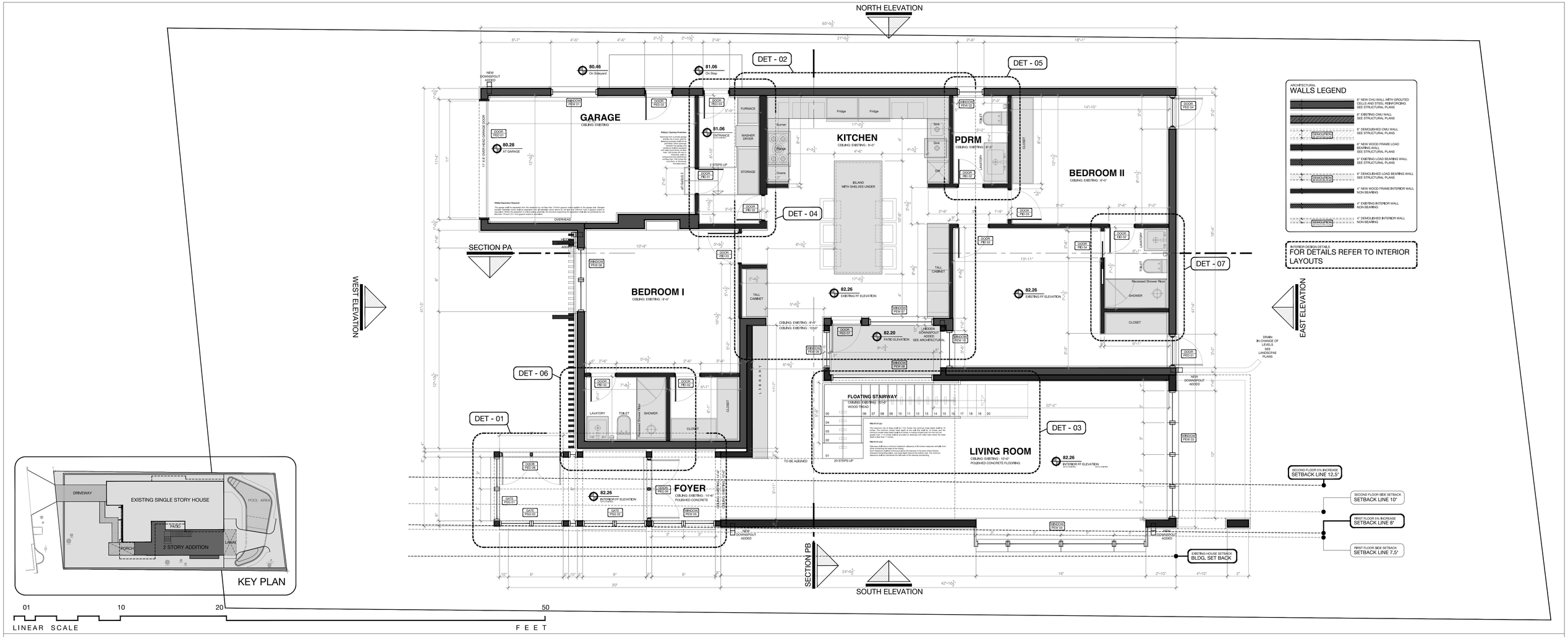
C A S A B O N I T A
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE | REVISION : JUNE 26 - 2020 | DRAWING - A07 | AREA CALCULATION - PROPOSED

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/2 " = 1 ' - 0 " ||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/4 " = 1 ' - 0 "



PROPOSED 1ST LEVEL LAYOUT

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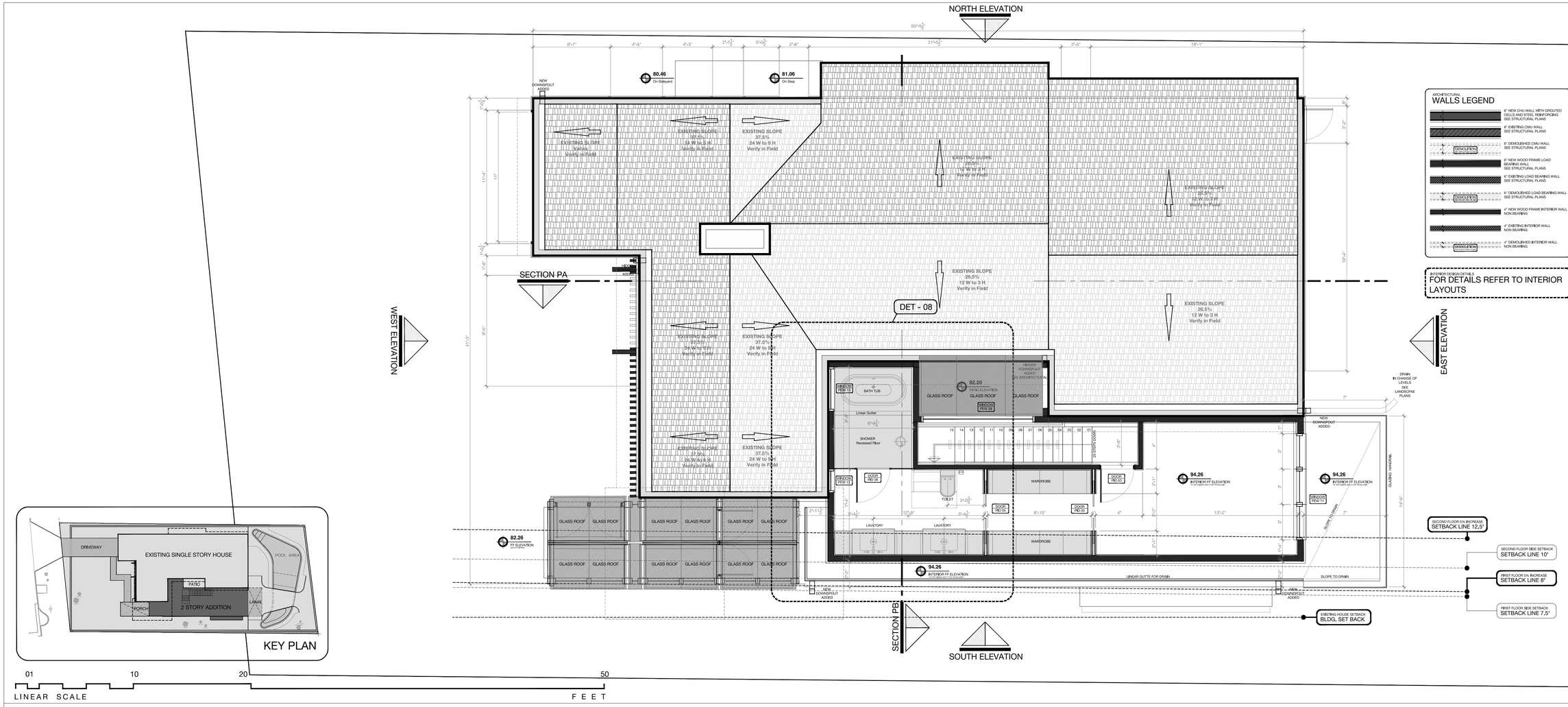
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE | REVISION : JUNE 26- 2020 | **DRAWING - A08** | 1ST LEVEL LAYOUT - PROPOSED



PROPOSED 2ND LEVEL LAYOUT

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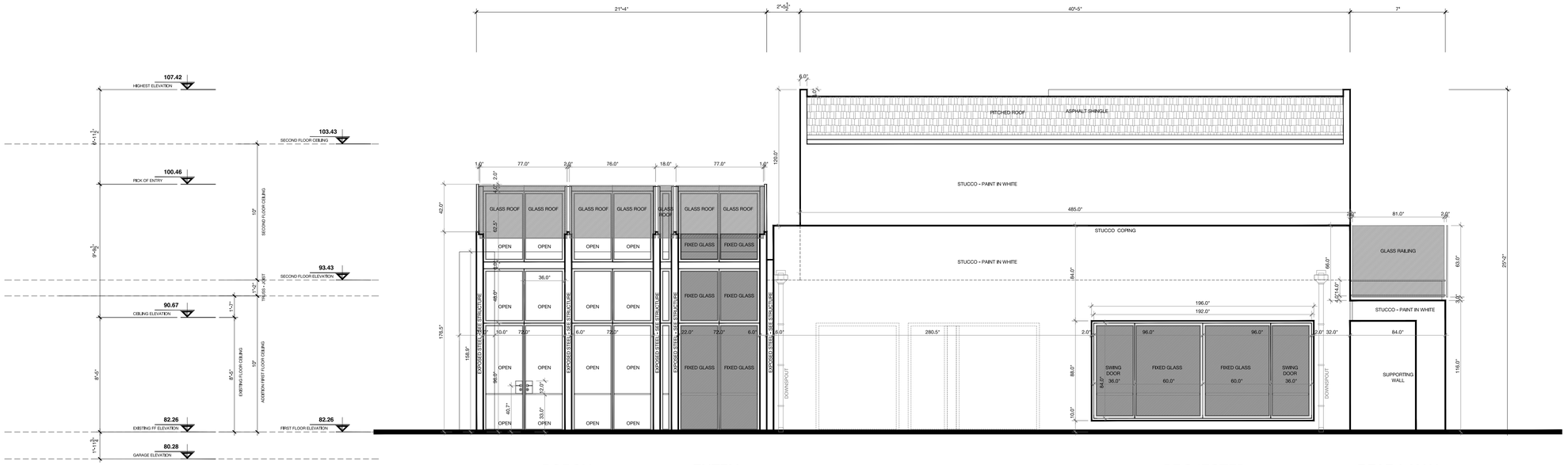
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

ARCHITECTURE
REVISION : JUNE 26- 2020
DRAWING - A09
2ND LEVEL LAYOUT - PROPOSED

PAPER SIZE: 18" X 36" - SCALE: 1/4" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/8" = 1'-0"



PORCH ENTRY PROJECTED WINDOW REAR LANAI

01 10 20 50

LINEAR SCALE FEET

PROPOSED SOUTH ELEVATION

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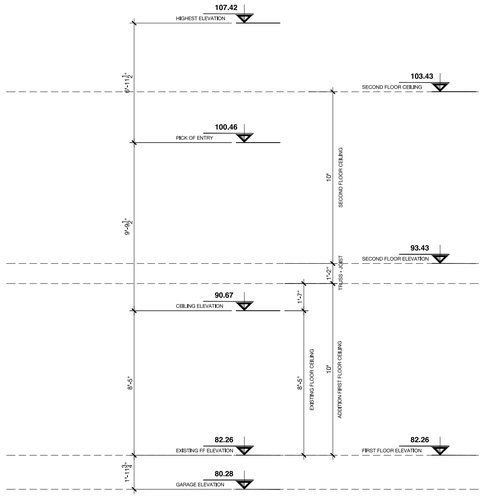
CASA BONITA

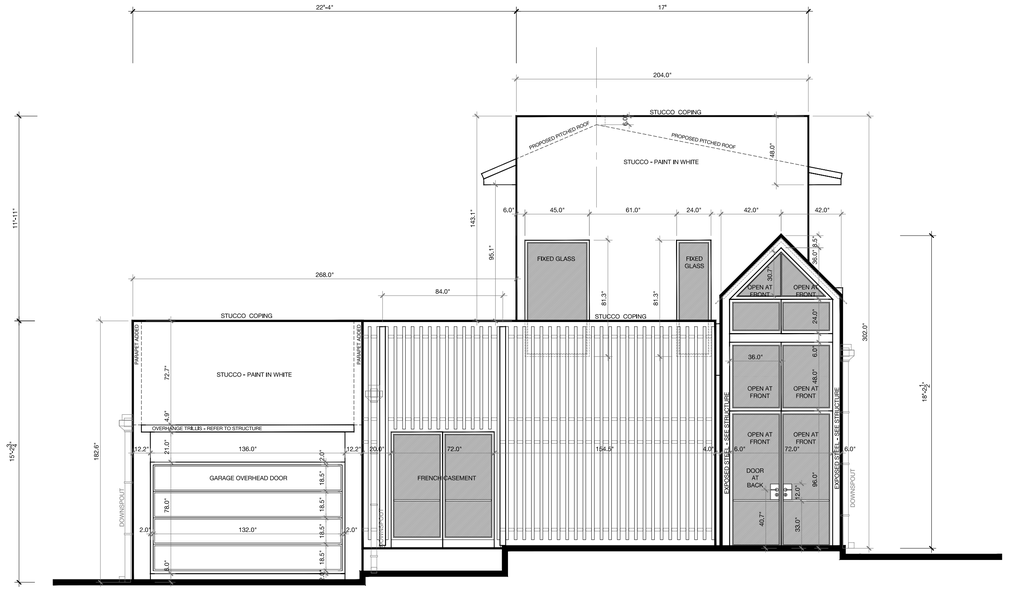
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - A10 | SOUTH ELEVATION - PROPOSED

PAPER SIZE: 18" X 36" - SCALE: 1/8" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"





GARAGE DOOR BED WINDOW SCREEN PORCH

01 10 20 50

LINEAR SCALE FEET

PROPOSED WEST ELEVATION

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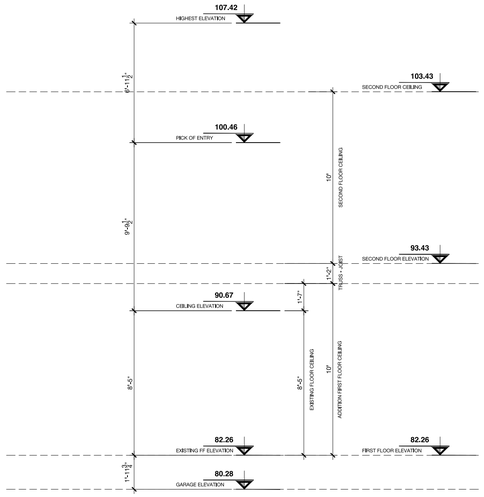
CASA BONITA

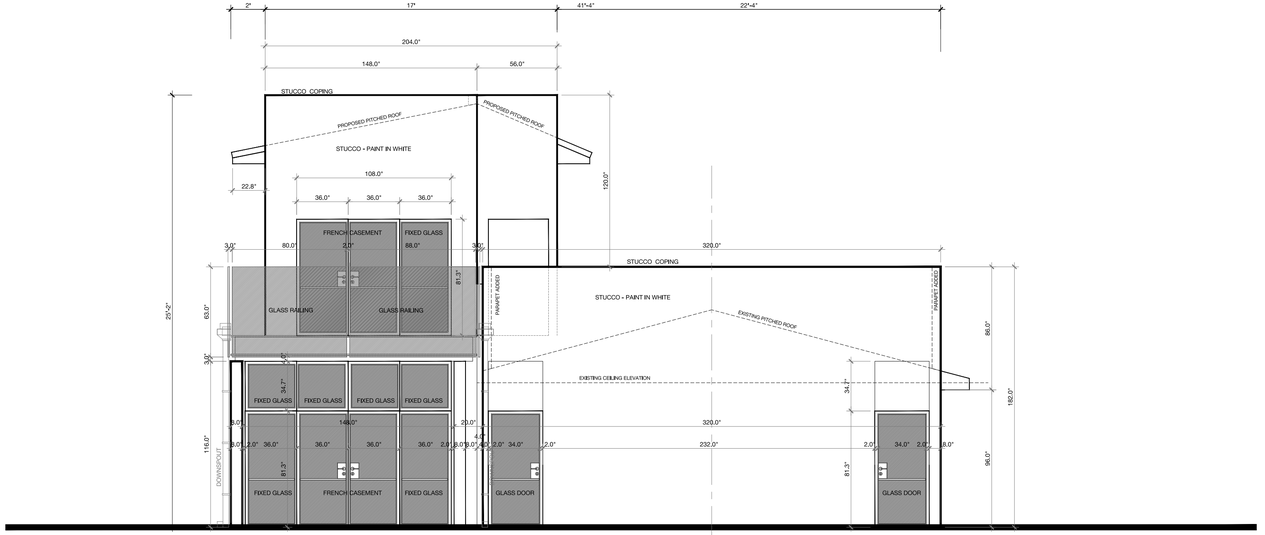
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - A11 | WEST ELEVATION - PROPOSED

PAPER SIZE: 18" X 36" - SCALE: 1/8" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"





LANAI

EXISTING BUILDING

01 10 20 50

LINEAR SCALE FEET

PROPOSED EAST ELEVATION

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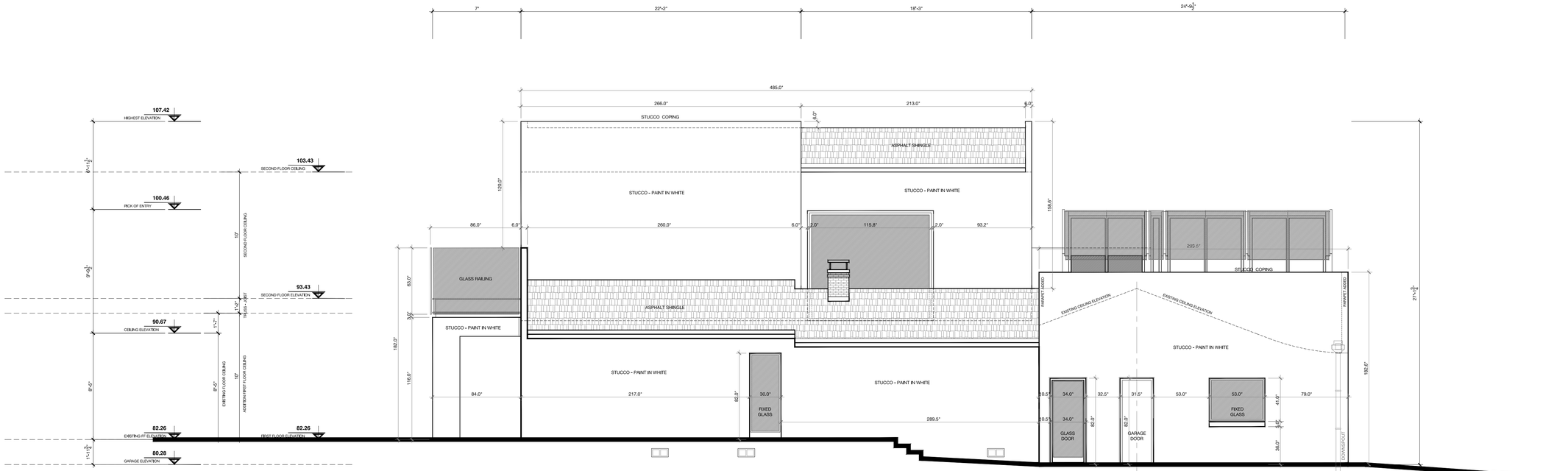
CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26- 2020 | DRAWING - A12 | EAST LEVATION - PROPOSED

PAPER SIZE: 18" X 36" - SCALE: 1/8" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/16" = 1'-0"



01 10 20 50

LINEAR SCALE FEET

PROPOSED NORTH ELEVATIONS

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CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT DESIGN STUDIO

ARCHITECTURE | REVISION : JUNE 26 - 2020 | DRAWING - A13 | NORTH ELEVATION - PROPOSED

PAPER SIZE: 18" X 36" - SCALE: 1/4" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/8" = 1'-0"

FRONT ELEVATION

CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
DESIGN STUDIO

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FRONT ELEVATION

CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

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REAR ELEVATION

CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
DESIGN STUDIO

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NORTH ELEVATION

CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
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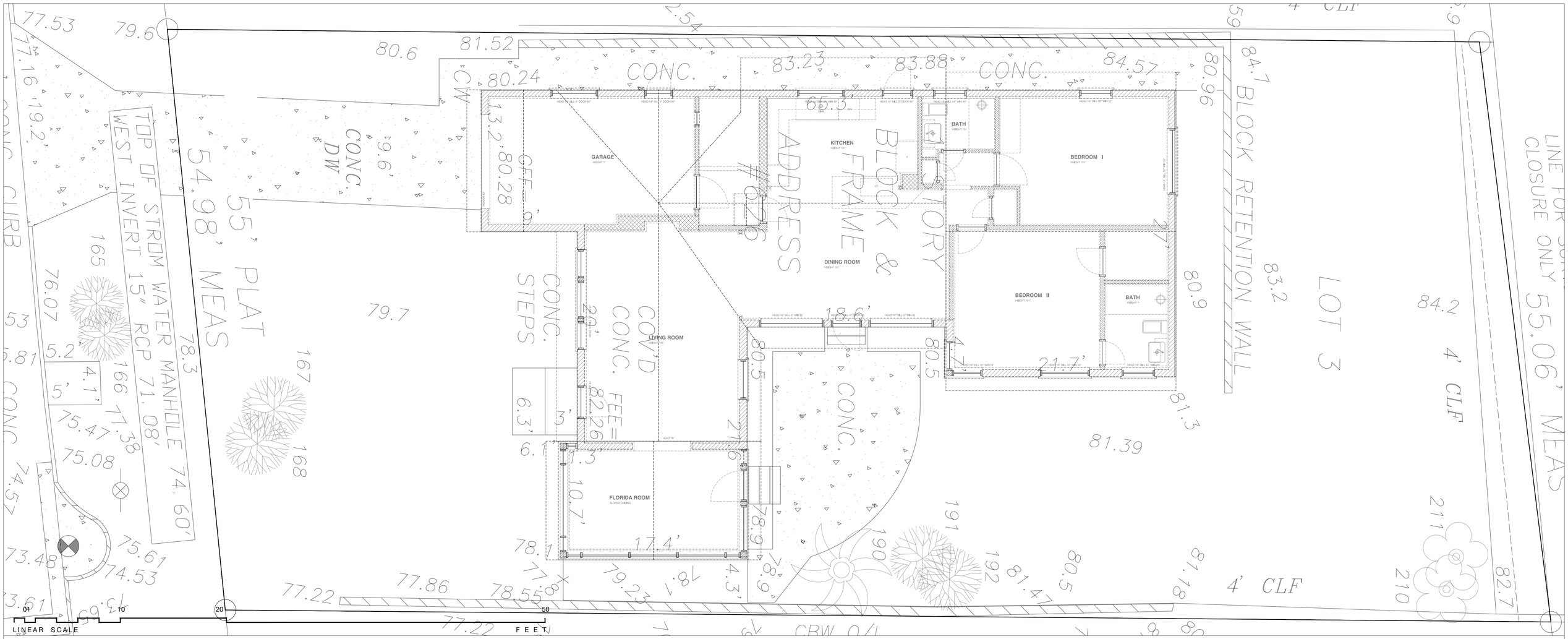

SITE SURVEY - EXISTING

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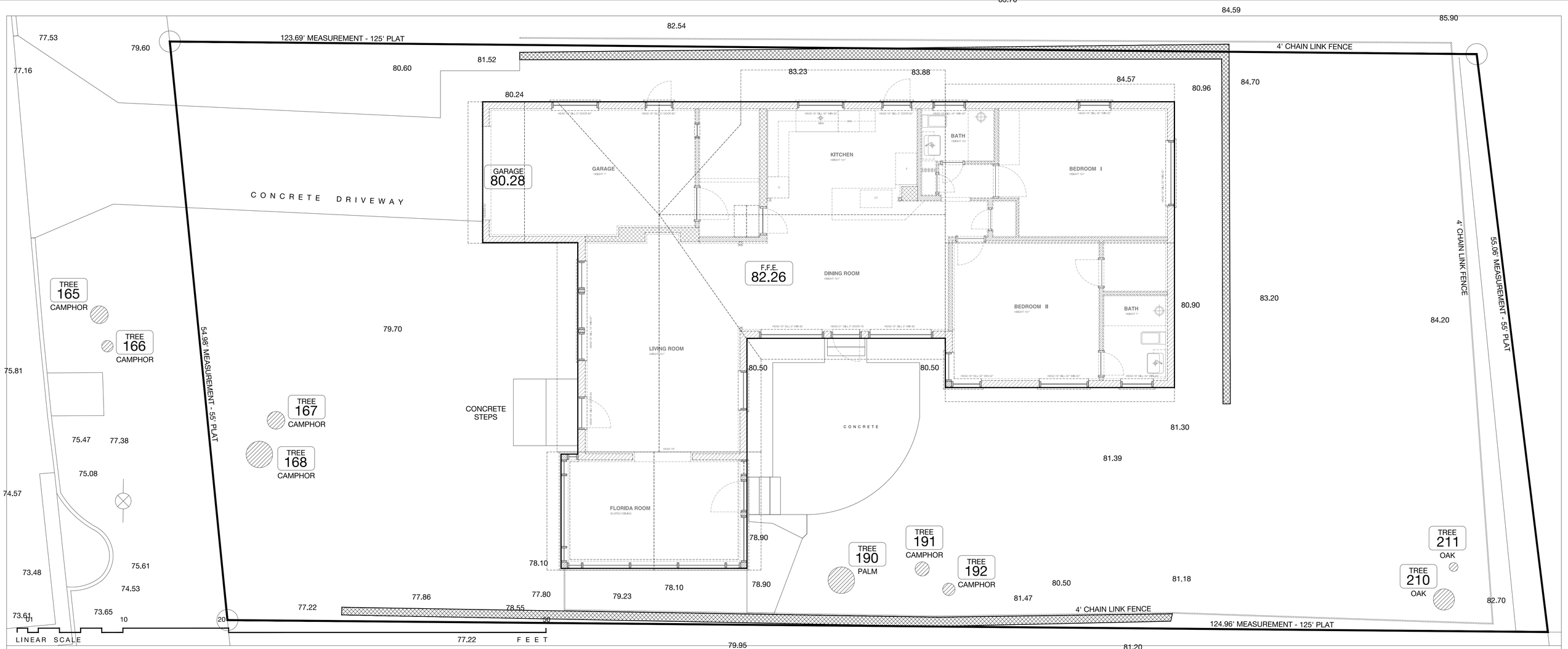
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
DESIGN STUDIO

LANDSCAPE | REVISION : JUNE 26- 2020 | DRAWING - L01 | SITE SURVEY - EXISTING

PAPER SIZE: 18" X 36" - SCALE: 1/8" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"



SITE SURVEY UPDATED

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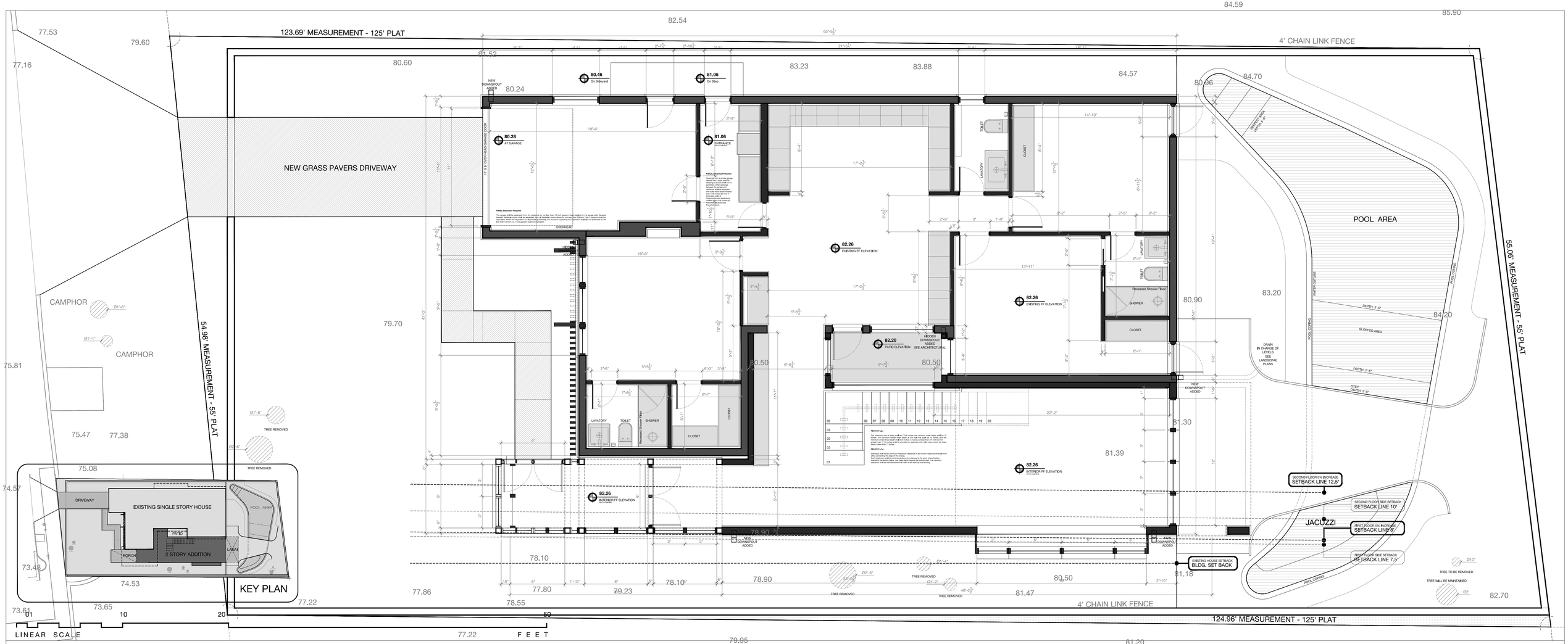
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
DESIGN STUDIO

LANDSCAPE | REVISION : JUNE 26- 2020 | DRAWING - L02 | SITE SURVEY SIMPLIFIED

PAPER SIZE: 18" X 36" - SCALE: 1/2" = 1'-0" |||||| PAPER SIZE: 24" X 48" - SCALE: 1/4" = 1'-0"



PROPOSED LANDSCAPE LAYOUT

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G E N E R A L N O T E S

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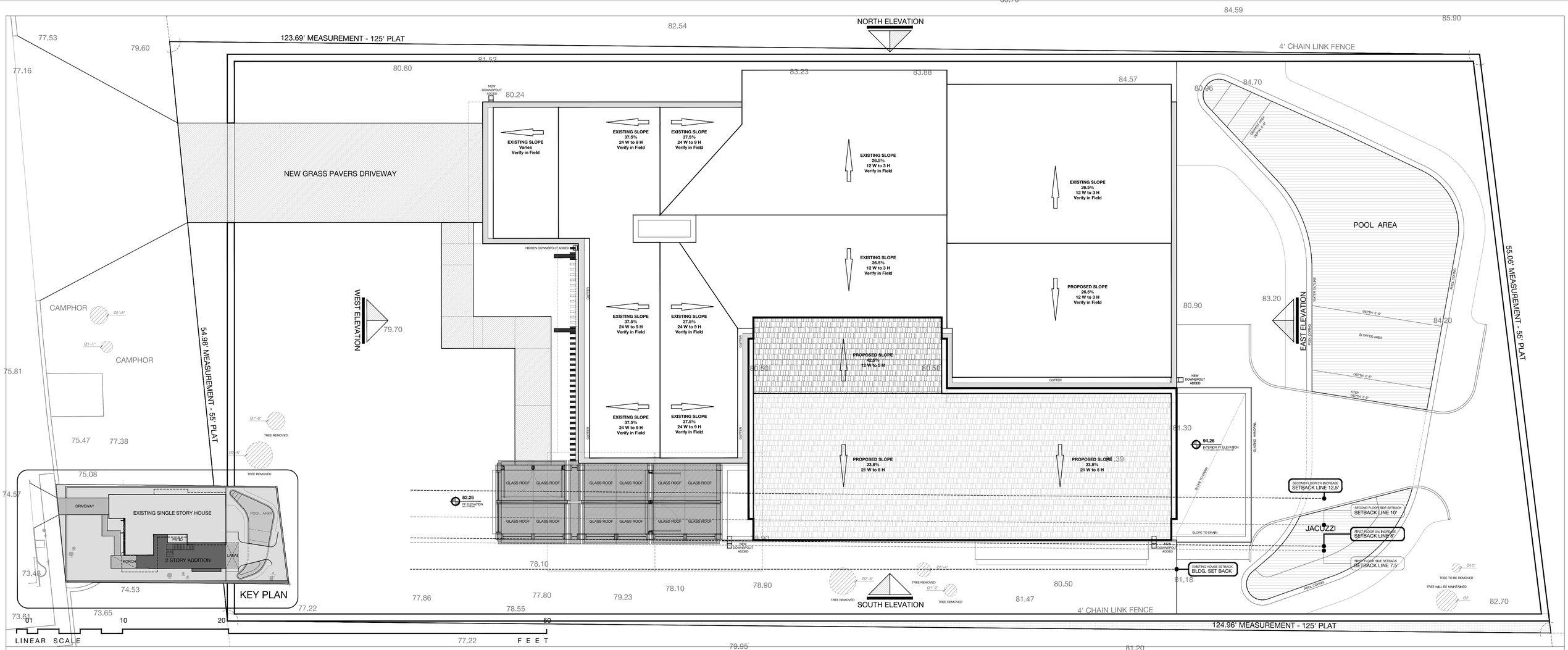
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

LANDSCAPE | REVISION : JUNE 26- 2020 | DRAWING - L03 | FIRST LEVEL LAYOUT

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/2 " = 1 ' - 0 " |||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/4 " = 1 ' - 0 "



PROPOSED ROOF LEVEL LAYOUT

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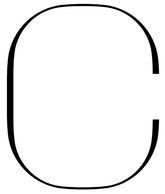
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE CONCEPT
D E S I G N S T U D I O

L A N D S C A P E
REVISION : JUNE 26- 2020
DRAWING - L05
SECOND LEVEL LAYOUT

P A P E R S I Z E : 1 8 " X 3 6 " - S C A L E : 1/2 " = 1 ' - 0 " |||||| P A P E R S I Z E : 2 4 " X 4 8 " - S C A L E : 1/4 " = 1 ' - 0 "



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BOUTIQUE ARCHITECTURAL DESIGN STUDIO
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Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

4. UPDATED Request of Darryl Hill on behalf of Cameron & Elaine Weber for a variance to allow the construction of an 8’ high wall along the north side lot line located 5’ from the street side lot line and allow extending a 7’ high wall across the front (east side) of the lot for 15’ in lieu of the maximum permitted height of 3’ and required street side setback of 20’.

   Located at: 117 Genius Drive Zoned: R-1AAA

WITHDRAWN

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

5. Request of FG Schaub Custom Homes on behalf of Coledev Construction & Development, LLC for variances to allow the construction of homes on 4 platted lots with lot widths less than 65’ to exceed the allowable building coverage of 40% by 300 square feet.

   Located at: 694 / 664 N New York Ave Zoned: R-3

401 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/LEGIS AFFAIRS

DATE: August 18, 2020

SUBJECT: Schaub VARIANCE REQUEST, 664-694 N. New York Ave

The applicant is requesting variances to allow the construction of homes on 4 platted lots with lot widths less than 65' to exceed the allowable building coverage of 40% by 300 square feet.

At the January 27, 2020 meeting of the City Commission a ten lot subdivision was approved that allows small lots ranging in size from 60 to 65 feet in width with areas from 6,000 to 6,750 square feet on property that is zoned R-3, a multifamily zoning district. Previously on this site the City had approved a conditional use permit for a multi-family townhouse project with 3 story buildings consisting of 16 dwelling units. With the more recent subdivision approve the lots are approved for the construction of single family homes with slightly reduced side setbacks and allowing the same floor area ratio as the previously approved townhome project which is 75%. The previous developer of this site sold the property to Schaub Homes who is the applicant here and will also be the builder of 10 homes on these lots.

After obtaining the subdivision approval, and receiving interested buyers for some of these lots, and then preparing prospective plans, the applicant discovered that one unique restriction in the R-3 Zoning District that is not in the typical single family zoning districts is a limitation of a maximum building coverage of 40%. In drawing up a home plan, it was discovered that the maximum floor area ratio allowance of 75% cannot be achieved with a 40% building coverage. Note: this is not impervious coverage but does consist of the footprint of the building projected at ground level. This does include both enclosed building components and an open covered component such as a porch, covered patio or covered entry.

Another nuance of the R-3 Zoning Code is that R-3 lots can be designed under the parameters of the R-2 Zoning, which allows up to 300 square feet to be excluded from the building coverage for lots that are over 65 feet wide. In the back tier of the approved 10 lot subdivision, there are 5 lots. Four of those lots are only 60 feet in width and do not qualify for the 300 square foot exclusion.

Excerpt from Zoning Code:

Sec. 58-68. - Medium density multiple-family residential (R-3) district.

(a) *Purpose and intent.* This district provides areas within the city for medium-density residential developments. Residential development shall be limited in height and ground coverage to encourage medium-density multifamily structures, as well as duplex and single-family residences. The regulations of this district are so designed to stabilize, protect and provide the essential characteristics of a suitable residential environment.

(b) *Permitted uses.*
(1) Single-family residences per the development standards of the **R-2 district** or as outlined in this section.
(2) Duplexes per the development standards of the R-2 district or as outlined in this section.
(3) Multiple-family residences per the development standards of cluster housing within the R-2 district or as outlined in the section.

No letters were received regarding this request.

694 / 664 N New York Ave

PLAN SNAPSHOT REPORT BOA-2020-0004
FOR CITY OF WINTER PARK

Plan Type:	Board of Adjustments	**Project:**		**App Date:**	07/24/2020
Work Class:	Board of Adjustments/Variance Application	**District:**	Winter Park	**Exp Date:**	NOT AVAILABLE
Status:	Submitted - Online	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Wiggins, George	**Approval Expire Date:**	

Description: Variance to allow 300 sqft of open front, side or rear porches to be excluded from the 40% max building coverage requirement.

Parcel:	**Address:**	**Zone:**
302206833202080 Main	694 N New York Ave Main Winter Park, 32789	

Owner	Applicant
Adam Cole	Adam Cole
135 N Knowles Ave	135 N Knowles Ave
Winter Park, FL 32789	Winter Park, FL 32789
Mobile: (407) 619-7094	Mobile: (407) 619-7094

Plan Custom Fields

Zoning	R-3	Section	58	Subsection	68
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	We're asking for 300 sqft of open front, side or rear porches to be excluded from the 40% max building coverage requirement on lots that are 65 ft or less in width which is allowed on lots over 65 ft pursuant to R-2 zoning on lots 7,8,9 and 10 in our project.
How long have you owned the property?	2/20/20	How long have you occupied the property?	Never	Special Condition	On January 7, 2020 the Zoning Board approved the rezoning of the property from 16 3-story townhouses to 10 max 2-story single family homes on 60-65' wide lots resulting in a minimum reduction of 22,000 sqft. On January 21, 2020 the City Commission approved the P&Z recommendations with the exception that the lot widths could be 50' in lieu of the 60' R-2 code requirement. The R-2 code provides for lots that are wider than 65' to exclude up to 300sqft of open front, rear or side porches from the maximum building coverage. The R-2 code provides for lots 65' and under that 700' of open front porches and screened or open porches in the rear and side may be excluded from the floor area ratio, however no relief from building coverage is mentioned. The R-2 code provides for lots over and under 65' for 8% of lot area to be excluded from the max building coverage for

	screen pool enclosures.	Rights/Priv	As a condition of this approval, the applicant reduced the number of approved 1)units from 16 to a maximum of 10 units, 2)limited the height to two stories and 3)agreed to a FAR of 75% versus the 110% approved. There were special conditions/ variances approved as part of the reduction of entitlements.	Hardship	The hardship occurs from the fact that the approvals contain provisions from: R-3, R-2 and R-1AA/R-1A zoning. The reduction of the side set backs was done with the intention to allow livable areas on the first floor to allow a downstairs master bedroom (which the R-3 code addresses at 58-68 (e) development notes) for duplexes and multifamily but not single family, as well as unenclosed porch areas; however because of the codes max building coverage requirement without any relief for unenclosed areas we cannot take advantage of our setbacks thus creating a hardship. Based on the 60' wide lots approved setbacks, the allowable building area on the first floor is 2943sf based on the 40% limitation with no relief the coverage is 2502. We are requesting up to 300sf of unenclosed space be excluded from the max building coverage requirement within the permitted setbacks. The applicant is agreeable to count the approved unenclosed building area as FAR space for permitting calculations for lots 65' wide or under.
Limited Variance	The applicant is more than happy to discuss any reasonable solution.				

Attachment File Name	Added On	Added By	Attachment Group	Notes
City of WP approval items.pdf	07/24/2020 17:09	Cole, Adam		Uploaded via CSS
IS-36411 Parcel 1 Boundary Survey Rev 11x17-Model.pdf	07/24/2020 17:09	Cole, Adam		Uploaded via CSS
site plan.jpg	07/24/2020 17:09	Cole, Adam		Uploaded via CSS
Signature_Adam_Cole_7/24/2020.jpg	07/24/2020 17:09	Cole, Adam		Uploaded via CSS

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			
Confirm Application Complete v.1	Generic Action		

ColeDev

Construction and Development, LLC

www.ColeDevGroup.com

City of Winter Park,

Please let this letter serve as authorization to let FG Schaub Custom Homes, LLC and their Associates serve as agent on behalf of Coledev Construction and Development, LLC for this Variance.

Thank you,

Adam Cole
Manager

135 North Knowles Avenue, Winter Park, Florida 32789

407.619.7094

city commission agenda item

item type Public Hearings	meeting date 1/27/2020
prepared by Planning	approved by City Manager, City Attorney
board approval yes final vote	
strategic objective Exceptional Quality of Life, Intelligent Growth and Development	

subject
Request of WP View LLC for:

- Subdivision approval to split the vacant property at 694 N. New York Avenue, Zoned R-3, into 10 single family lots for development as 10 new single homes. Each proposed lot has 60-65 feet of lot width and 6,000-6,240 square feet of land area, which comply with the lot dimensions required for R-3 zoning.

motion / recommendation
Recommendation from the Planning and Zoning Board and Staff is for approval per staff and attorney approval of the final plat and homeowners association documents, as is typical for subdivision plats.

background
In October 2017 the City approved a request from Condev, Inc. for a 16 unit, multi-family townhouse project of 3-story buildings on this 1.45 acre property that was part of the former site of the First Church of Christ Scientist, zoned R-3. The Conditional Use for that proposed project of eight 2-unit buildings (16 units total) was recently extended for another two years, as CU approvals expire after two years.

The property is now under contract to WP View LLC who are requesting approval for a subdivision plat to divide the property into ten (10) single family lots. The proposed lot sizes are 60-65 feet wide with lot areas of 6,000-6,750 square feet in size, which meet the minimum single family lot size required for the R-3 zoning.

Zoning Compliance
The two corner lots that front on New York Avenue are 65 feet wide and have 6,500-6,750 square feet of land (westernmost lots) and the other eight interior lots are 60 feet wide and are 6,000-6,240 square feet in size. This meets the minimum R-3 lot dimension standards, and no variances are requested.

Table 1:

	R-3 Zoning	New York Corner Lots	Other Interior Lots
Min. Lot Size	6,000 sq. feet	6,500-6,750 sq. ft.	6,000-6,240 sq. ft.
Min. Lot Width	50 feet	65 feet	60 feet

Note: Items in bold indicate a variance request.

Lot Conformance to Subdivision Code Test
The practice outlined in the Subdivision Code is to look at the surrounding neighborhood to compare the standard lot sizes. The code dictates that the review area is within a 500-foot radius of the subject property, and limited to those with the same zoning designation. There are no other single family lots, zoned R-3 in this immediate area. The other R-3 properties in the vicinity, such as the Park Hill Townhouses or Park Aire Condominiums, are multi-family properties. The Code dictates that the review area is within a 500-foot radius of the subject property, and limited to those in the same zoning.

City Staff Review
The Technical Advisory Committee reviewed this project on November 20, 2019 and all infrastructure aspects are in conformance with city codes.

Overall Impact Upon Neighbors
This request represents a reduction in overall building density from what was approved in October 2017 for the 16 three-story townhouse unit project. The proposal is 10 single family homes versus 16 multi-family townhouse units. The square footage of the proposed buildings is being reduced from the 68,694 square feet to the 46,665 square feet proposed. This reduction in FAR from 110% to 75% results in 22,029 less square feet of building mass. The height of the project is reduced from three stories to two stories and reduced in height from 35 feet to 32 feet. Similarly, the traffic generated by 10 single family homes is marginally less than from 16 townhouses.

All of the garages will be loaded from the center private alley. All of the homes facing Whipple and the golf course will have rear loaded garages so that there will be no view of garages from the public street or golf course. The southern lots will have front facing garages onto the alley.

Storm Water Retention: This project will have an underground storm water exfiltration system under the common driveway area that will meet the requirements of the St. John River Water Management District as well as City Code.

Development Plans
The applicant has provided a generalized plans and elevations for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. The R-3 zoning allows single family homes but the R-3 regulations do not anticipate owners using R-3 land for a single family home. Thus, there are some areas that need variances or need clarifications that the normal single family zoning rules will apply.

The five variances that are requested are:

1. The maximum building footprint coverage of each home to be 40% versus 35% for single family homes in R-3. This provides sufficient first floor footprint to locate a master bedroom on the first floor. It is noted that the 40% building footprint coverage is allowed for multi-family in R-3 (Park Hill Townhouses) and also if the site was zoned R-2.
2. The impervious surface area to be 65% versus 60% for single family in R-3 but again if this were multi-family in R-3, the same 65% is allowed.
3. Street side setback on New York Avenue of 15 ft. (meets code) and 10 feet to the city alley on the eastern border. If the city interpreted the 20-foot-wide alley as a street, it would be a 15-foot setback, thus the clarification.
4. Side setbacks on interior lots (only abutting lots within this project) shall be 8.75 ft. versus 10 feet. Second floor side setbacks shall be the same as the first floor which meets R-3 code.
5. Rear yard setback for first floor shall be 10' on first floor and 25' for second floor which meets Code but clarifying that this means to the property line within the alley.

There also are certain provisions within the single family zoning districts (R-1AA/R-1A) that need to be clarified that they apply for these R-3 lots also:

- The area of open unenclosed porches up to 700 sq. ft. shall be excluded from FAR so long as impervious lot area coverage is met.
- Living space up to 200 sq. ft. can be located within the roof trusses with a min of 8/12 slope.
- Roof slopes of 8/12 or greater can increase maximum roof height to 32 ft. from 30 ft.
- For articulation, bay windows and chimneys can encroach into side setback by 2 ft. as long as projection is not greater than 8 ft. in width.
- Open unenclosed front porches on street sides can encroach into front setback up to 5 feet.
- Pool setback to interior side yard setback to be at 8.75 feet to pool water's edge, same as the house. HVAC or pool equipment can be located within side yard setback not abutting roads or the alley provided it is screened with natural landscaping.

Summary
This Subdivision Plat request represents a reduction in overall building density from what was approved in October 2017 for the 16 unit, three-story townhouse project. There is an overall reduction in square footage of building area by 22,029 square feet. Traffic generation and building heights are also minimally reduced. The setback or coverage variances requested will not impact any adjacent neighboring properties.

Planning and Zoning Board Minutes from January 7, 2020:

- SUB #20-02. Request of WP View LLC For: Subdivision approval to split the vacant property at 694 N. New York Avenue, Zoned R-3, into ten single family lots for development as ten new single-family homes. Each proposed lot has 60-65 feet of lot width and 6,000-6,240 square feet of land area, which comply with the lot dimensions required for R-3 zoning.

  Principal Planner Jeff Briggs explained that the item was a subdivision request for the property at 694 N. New York Avenue, zoned R-3, located north of where the new First Church of Christian Scientist. The applicant's request is to divide the property into 10 single-family lots.

  Mr. Briggs reminded the Board that in 2017 the same property was approved to build 8 three-story duplex buildings with 16 units in total. With respect to the impact on neighbors, Mr. Briggs stated that the request represents less density than what was previously approved for the property with a reduction of one-story, a reduction of FAR from 110% to 75%, 22,000 less square feet of building mass and 10 units down from 16. Mr. Briggs noted that applicant requested adjustments to the setbacks on their property lines in order to make the project fit on the 16,000 square foot property.

  Mr. Briggs provided stated that the alternative proposal for the property was to build 10 single-family homes instead. He stated that in R-3 zoning the minimum lot width was 50-feet and noted that all of the proposed lots were 60-feet in width with the exception of the corner lots at 65 feet and the minimum lot area was 6,000 feet and the proposed interior lots ranged between 6,000 to 6,240 square feet and the corner lots ranged from 6,500-6,750 square feet.

  Mr. Briggs stated that no lot dimension variances were being requested and the lots comply with all code criteria. Mr. Briggs provided renderings of the proposed homes in terms of image and noted that no architectural designs were being proposed and the purchaser of the home would choose the architecture of the home.

  The applicant has requested setback adjustments to the maximum building footprint coverage, impervious surface area, street side setback on New York Avenue, side setbacks on the interior lots and rear yard setbacks. Mr. Briggs stated that all of the variances were minor in the view of Staff and would not impact adjacent properties.Staff recommendation was for approval.

  Mr. Briggs answered questions from the Board regarding the Plat recording for the subdivision preliminary and final plat process, Home Owner's Association for the subdivision, HOA architectural review, the existing City alley adjacent to the property and size of to be built on the lots. City Attorney Dan Langley clarified that the City requires a plat to be processed and recorded for the subdivision and clarified the requirement to make it clear that the City is not approving the request without it going through a final plat process.

  Chris Gardner, Winter Park View LLC, 1353 Palmetto Avenue, Winter Park, FL., represented the applicant. Mr. Gardner explained that the request was in response to the market. He addressed questions from the Board regarding the size of homes to be built on the lots and stated that the homes would be custom built and range in size from 3,400 -3,800 square feet. Mr. Gardner stated that the homes would be fee simple lots, have a Home Owner's Association and have a developer driven internal architectural review process. Additionally, Mr. Gardner answered questions regarding fencing/ buffering between the homes and the church and visitor parking requirements.

  No one from the public wished to speak. The public hearing was closed.

  During public comment City Attorney Dan Langley reiterated his recommendation that P&Z add the condition that the approval of the request would be subject to the submittal and obtaining approval of a preliminary and final plat meeting City code requirements in Chapter 177 Florida Statutes and submittal and approval of a set of covenants, conditions and restrictions concerning a Home Owner's Association and governing the project.

  The Planning Board members agreed that single family homes were appropriate and compatible at this location, that there were no lot dimension variances and that the setbacks reliefs were not significant. As this request represented lesser density in terms of 10 units versus 16 units and less building mass, the Board was in support.

Motion made by Owen Beitsch, seconded by Adam Bert for Subdivision approval to split the vacant property at 694 N. New York Avenue into ten single-family lots, zoned R-3, with the provisions that as outlined by the city attorney for the final plat and necessary procedures for creating a Home Owner's Association.

Motion carried unanimously with a 6-0 vote.

alternatives / other considerations
N/A

fiscal impact
N/A

ATTACHMENTS:

Description	Upload Date	Type
Backup Materials	1/14/2020	Backup Material

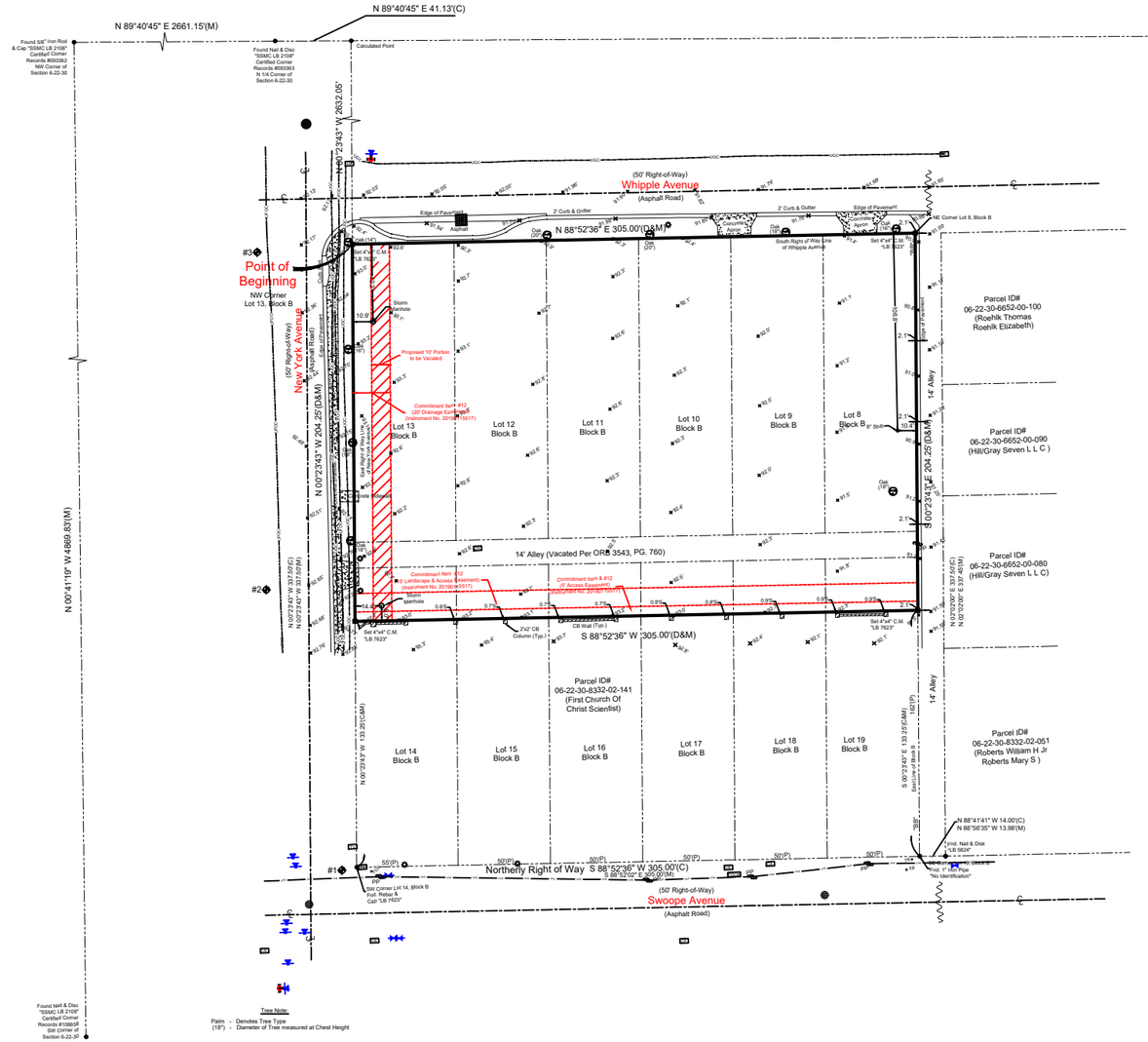
ALTA / NSPS Land Title Survey
Boundary Survey

LEGAL DESCRIPTION:

A PORTION OF LOTS 8 THROUGH 19, INCLUSIVE, BLOCK B, AND THAT ALLEY LYING IN BLOCK B BETWEEN LOTS 8 THROUGH 13 AND LOTS 14 THROUGH 19, STOVIN'S SUBDIVISION OF BLOCK 5 OF WINTER PARK, FLORIDA, AS RECORDED IN PLAT BOOK A, PAGE 120, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

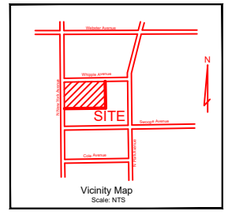
BEGINNING AT THE NORTHWEST CORNER OF LOT 13, BLOCK B, STOVIN'S SUBDIVISION OF BLOCK 5 OF WINTER PARK, FLORIDA, AS RECORDED IN PLAT BOOK A, PAGE 120, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 88°52'36" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WHIPPLE AVENUE, 305.00 FEET, TO THE NORTHEAST CORNER OF LOT 8, BLOCK B; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°23'43" EAST, ALONG THE EAST LINE OF BLOCK B OF SAID STOVIN'S SUBDIVISION OF BLOCK 5 OF WINTER PARK, 204.25 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°52'36" WEST, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF WHIPPLE AVENUE, 305.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NEW YORK AVENUE; THENCE RUN NORTH 00°23'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 204.25 FEET, TO THE POINT OF BEGINNING.

CONTAINING 62,292 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.



-Legend-

- BOLLARD
- C - Calculated
- ℄ - Centerline
- CB - Concrete Block
- CM - Concrete Monument
- Conc. - Concrete
- D - Description
- DE - Drainage Easement
- Esmt. - Easement
- F.E.M.A. - Federal Emergency Management Agency
- FFE - Finished Floor Elevation
- Fnd. - Found
- IP - Iron Pipe
- L - Length (Arc)
- M - Measured
- N&D - Nail & Disk
- N.R. - Non-Radial
- ORB - Official Records Book
- P - Plat
- P.B. - Plat Book
- ■ - Wood Fence
- PC - Point of Curvature
- Pg. - Page
- PI - Point of Intersection
- P.O.B. - Point of Beginning
- P.O.L. - Point on Line
- PP - Power Pole
- PRM - Permanent Reference Monument
- PT - Point of Tangency
- R - Radius
- Rad. - Radial
- R&C - Rebar & Cap
- R.D. - Roofed Dirt
- Rec. - Recovered
- Rfd. - Roofed
- Set Rebar - Set ½" Rebar & Cap "LB 7623"
- SP - Screened Porch
- Typ. - Typical
- UE - Utility Easement
- Δ - Delta (Central Angle)
- -X- - Chain Link Fence
- - Back Flow Preventor
- CB - Concrete Block
- E RISER - Electric Riser
- CLEANOUT - Cleanout
- CROSSWALK - Crosswalk Post
- - Curb Inlet
- - DOT INLET
- TELE - Telephone Vault
- EB - ELECTRIC BOX
- CB - Cable Box
- EM - Electric Meter
- UGC = Underground Cable Line
- UFOC = Underground Fibre Optic Cable
- - FDOT Storm Manhole
- FDC - FIRE DEPARTMENT CONNECTION
- - FIBER OPTIC CABLE
- FOCB - FIBER OPTIC CABLE BOX
- - Fire Hydrant
- - Guy Anchor
- HANDICAP PARKING
- HR - HANDICAP RAMP
- GM - Gas Meter
- GV - Gas Valve
- GT - Grease Trap
- - Concrete Light Pole
- - Mitered End Section
- - SIGN
- PS - PARKING SPACES
- PP - Concrete Power Pole
- PP - Wood Power Pole
- - Sanitary Manhole
- - Sanitary Valve
- SB - Setback
- - Storm Inlet
- SIP - SIGNAL POLE
- - Well
- - Storm Manhole
- TB - TELEPHONE BOX
- TR - TELEPHONE RISER
- TLP - TRAFFIC LIGHT POLE
- TSB - TRAFFIC SIGNAL BOX
- TPB - TRAFFIC PANEL
- - Transformer
- - Gas Valve
- - Water Valve
- - Water Meter
- SJB - STORM JUNCTION BOX



Vicinity Map
Scale: NTS

-Site Benchmark Information-

#1
Fnd. Nail & Disk "illegible" in Asphalt Road at Intersection of New York Avenue and Swoope Avenue
Elevation: 92.71'

#2
Set Nail & Disc in West Concrete Sidewalk on New York Avenue
Elevation: 92.80'

#3
Set Nail & Disc in West Concrete Sidewalk on New York Avenue
Elevation: 92.78'

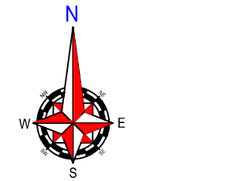
-Benchmark Information-

Orange County Datum Elevation: 84.13'
Benchmark No.: L645016
(Elevations are based upon NAVD 88 Datum)

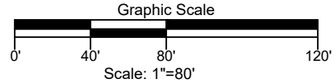
Schedule B-II (Exceptions)

Issued by: First American Title Insurance Company
File No.: 2037-4096392
Issuing Agent: Godbold, Downing, Bill & Rentz, P.A.
Issuing Office File No.: 1798-003
Effective Date: February 14th, 2020 @ 8:00 AM

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or Interest or mortgage thereon covered by this Commitment. ***Not a Survey Matter.***
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. ***Not a Survey Matter.***
3. Any visible encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. ***Concrete crosses parcel lines.***
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. ***Not a Survey Matter.***
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. ***Not in a State Body of Water.***
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. ***Not a Survey Matter.***
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. ***Not a Survey Matter.***
8. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable. ***Not a Survey Matter.***
9. Intentionally Deleted.
10. Use restrictions as set forth on that certain Special Warranty Deed recorded October 11, 2017 in Instrument No. 20170554015. ***Set restrictions for Subject Parcel.***
11. Intentionally Deleted.
12. Access and Drainage Easement Agreement by and between WP View, LLC, a Florida limited liability company and First Church of Christ Scientist, Winter Park, Florida, Inc., a Florida corporation recorded February 25, 2019 in Instrument No. 20190115517. ***Plotted on Survey***
13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). ***Not a Survey Matter.***



Graphic Scale



Scale: 1"=80'

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

I hereby Certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND LICENSED FLORIDA LAND SURVEYOR NO. 6637 STATE OF FLORIDA

FOR THE FIRM

Patrick K. Ireland, PSM 6637 LB 7623

Date Signed: 02/17/2020

This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

-Notes-

>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".

>Building Ties are NOT to be used to reconstruct Property Lines.

>Fence Ownership is NOT determined.

>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.

>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.

>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

ALTA/NSPS CERTIFICATION

Certified to: Coledev Construction and Development, LLC, First American Title Insurance Company, Godbold, Downing, Bill and Rentz, P.A., Citizens Bank of Florida, Zimmerman, Kiser & Sutcliffe, P.A., Burr and Forman LLP.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7, 8, 9, 11, and 13 of Table A thereof.

The fieldwork was completed on 01/31/2020.

Date of Plat or Map: 02/17/2020

Patrick K. Ireland, PSM 6637

Gross Land Area: 62,292 Square Feet or 1.43 Acres more or less

Setback Requirements (as Approved By City of Winter Park):

Lots Facing Alleys Front: 20'
Lots Facing Right-of-Way Front: 25'
Side Lots Against Principal Road: 15'
Side Lots Against Exterior of Property: 10'
Side Lots Against Units With Project: 8.75'
Rear: 10'
On Corner Lots, the Building Director Shall Determine the Principal Street Front Yard to Comply with a Minimum 25' Front Setback and the Secondary Streets to Comply with a Minimum 20' Setback

Square footage of Buildings: None
Parking Space Size: (Standard) 0 Spaces
(Handicap) 0 Spaces

There has been observable evidence of earth moving work, building construction or building additions within recent months.

There has been observable evidence of recent street or sidewalk construction or repairs.

Vehicular Access to Subject Property is provided by:

N New York Avenue and Whipple Avenue

-Note-
14' Alley Vacated Per ORB 3543, PG. 760

-Note-
BEARINGS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF NEW YORK AVENUE, BEING NORTH 00°23'43" WEST, STATE PLANE COORDINATES FLORIDA EAST ZONE 0901, BEING ON TRANSVERSE MERCATOR, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 1990 ADJUSTMENT, ESTABLISHED BY CERTIFIED CORNER RECORD #093363, CERTIFIED CORNER RECORD #093362, AND CERTIFIED CORNER RECORD #108658.

Flood Zone: X Community Number: 120188 Panel: 12095C 0255F Date: 09-25-2009
SITE ADDRESS: 694 N New York Ave, Winter Park, FL (Parcel ID# 06-22-30-8332-02-080)

Revisions
Revised Survey: 02/19/2020
Updated Survey: 02/17/2020
Updated Survey: 02/14/2020
Added Dimensions: 02/13/2020
ALTA / NSPS Survey: 02/05/2020
Revised Survey: 11/21/2019
Added Manholes: 11/18/2019
Updated Parcel 1: 6/05/2019
Revised Certifications: 9/28/2017

Scale: 1"= 80'	Approved By: PKI	Drawn By: DJC
Field Date: 06/04/19		Revised By: PKI

ALTA / NSPS Land Title Survey Certified To:

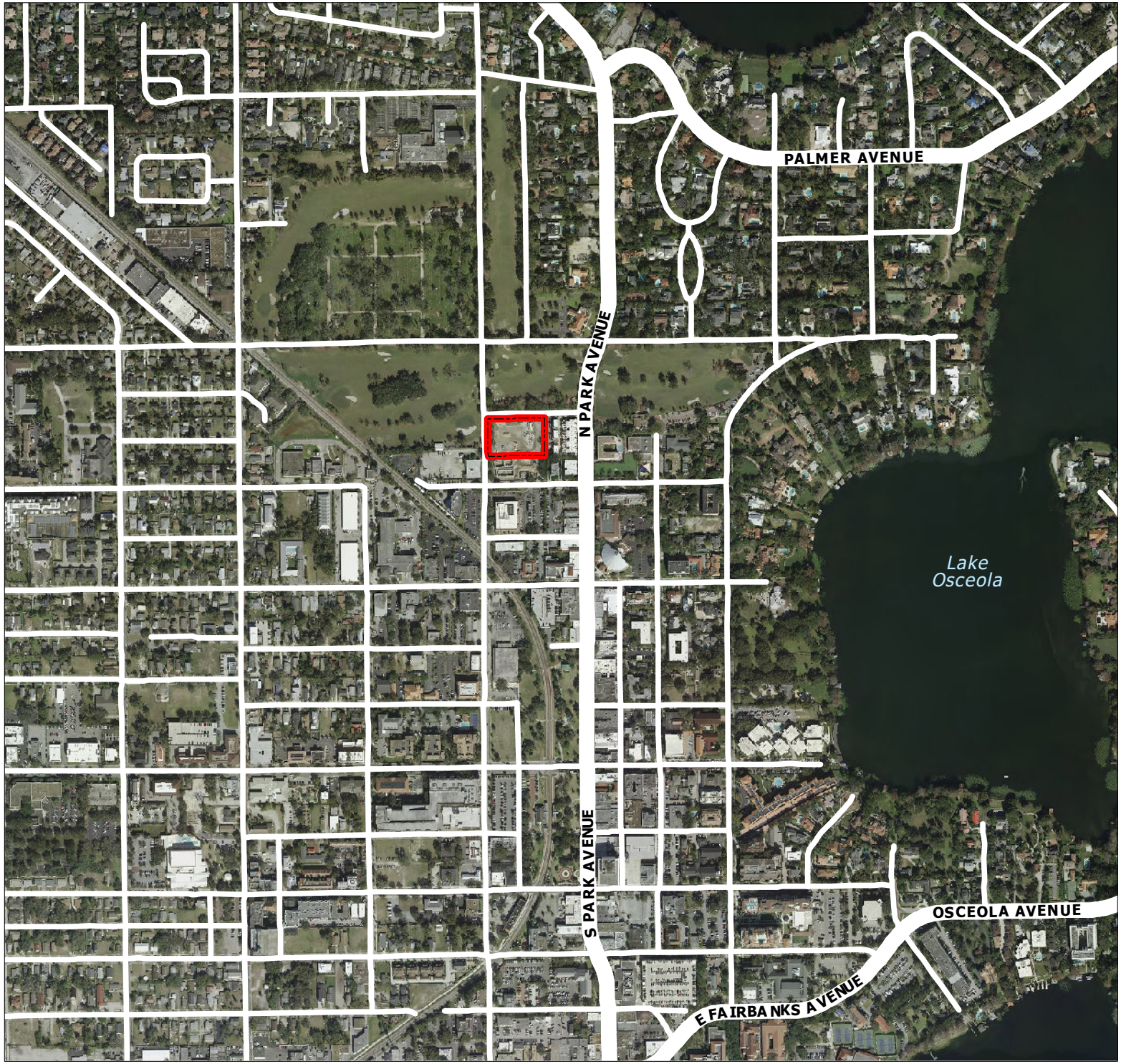
Coledev Construction and Development, LLC, First American Title Insurance Company, Godbold, Downing, Bill and Rentz, P.A., Citizens Bank of Florida, Zimmerman, Kiser & Sutcliffe, P.A., Burr and Forman LLP.

CADD File: \Scott\c\IrelandAssociates\85-36411.dwg (S.M./D.S.) | File Number: IS-36411

LOCATION MAP

694 N New York Ave

City of Winter Park
Florida



N
W
E
S

LOCATION MAP

694 N New York Ave

City of Winter Park
Florida

W Webster Ave

City Of Winter Park

City Of Winter Park

S Park Ave

Winter Park
Country Club
City Of Winter Park

Whipple Ave

New York Ave

1 2 3 4 5

6 7 8 9 10

First Church of Christ Scientist

Park Place
Condo

S Park Ave

Diocese Of
Orlando

W Swoope Ave

W Swoope Ave

Winter Park

Century Link
Embarq Corp

St Margaret
Mary Catholic
Church
Diocese Of Orlando

Whipple Ave

New York Ave

First Church of Christ Scientist

65′ 60′ 60′ 60′ 60′

100′ 104′

25′ 60′

13′ 15′ 6.75′ 10′ 9′

1 2 3 4 5

20′ 30′ 10′

10′ 15′ 8.75′ 8.75′ 17.5′ 10′

6 7 8 9 10

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

6. Request of John Stevens in behalf of Lori Naylor for a variance to allow the construction of a one story addition to be located 10.7 feet from the rear lot line in lieu of the required setback of 25', 19.3' from the street side lot line on Mayfield Avenue in lieu of the required setback of 20' and an after-the-fact north side setback of 5' in lieu of 14' to allow 224 square feet of additional floor area.

   Located at: 1218 Alabama Dr Zoned: R-1AA

401 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/LEGIS AFFAIRS

DATE: August 18, 2020

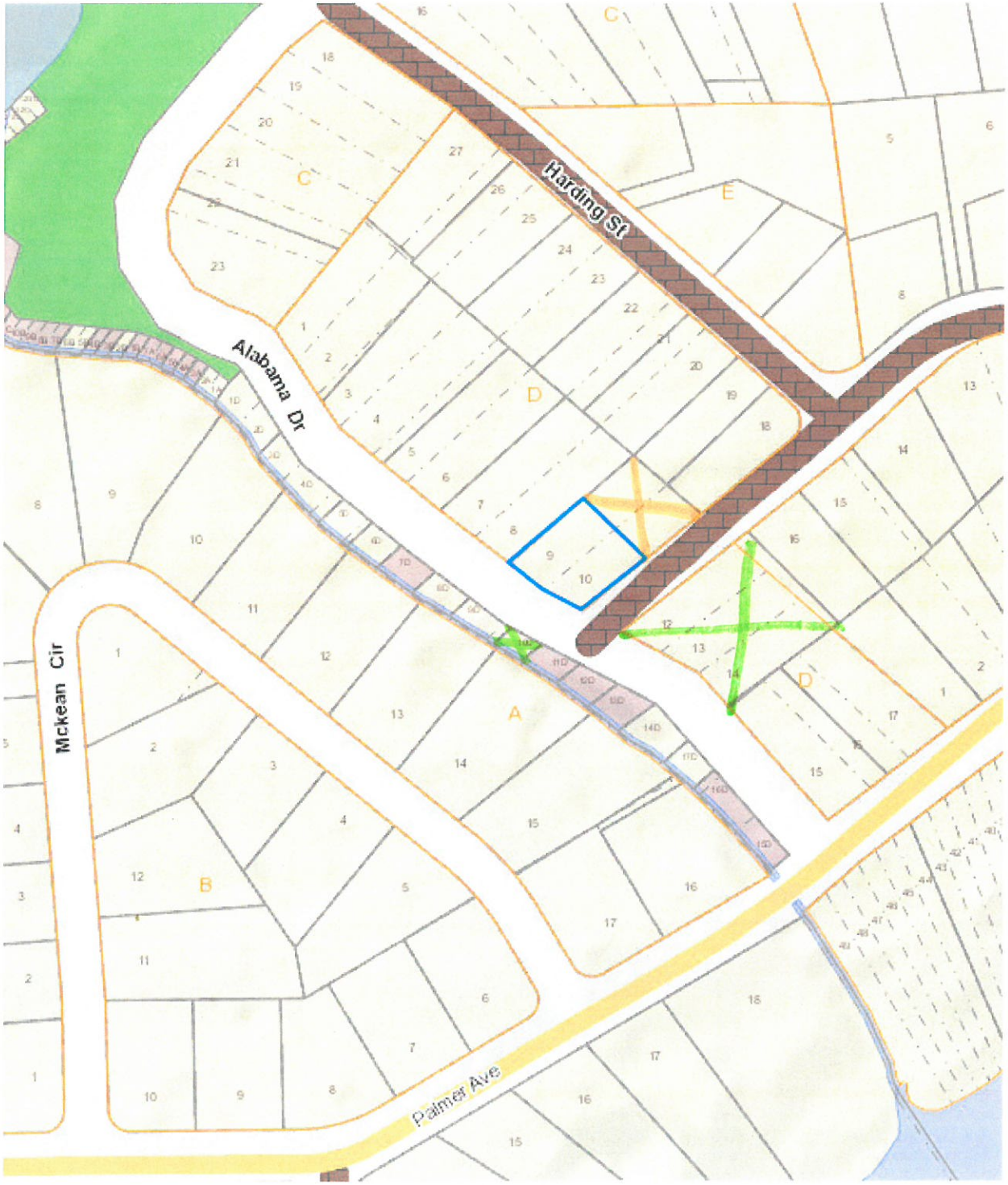
SUBJECT: Stevens VARIANCE REQUEST, 1218 Alabama Drive

The applicant is requesting variances to allow the construction of a one story addition to be located 10.7 feet from the rear lot line whereas the required setback is 25'; 19.3' from the street side lot line on Mayfield Avenue whereas the required setback is 20' and an after-the-fact north side setback of 5' whereas the required setback is 14' in order to allow 224 square feet of additional floor area.

The one story addition includes adding additional 12' of length to the existing garage in order to allow increased living area within the home. Although the Zoning Code allows a 20' setback from the street side lot line to the garage and the request is to extend it to 19.3', the side wall of the garage is nonconforming under the current code and requires a 25' rear setback due to the fact that the home fronts on Alabama Drive.

Two transmittal messages were received concerning this request: One from the abutting property owner on the northeast side expressing opposition and one from the property owner across the street expressing no objection.

1218 Alabama Drive



CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Date Received_____
Assigned _____
Date of Hearing 100

Applicant: Lori Naylor

Owner: 10281.75

(Address)
626 BONITA DRIVE

(City, State) (Zip)
Winter Park, FL 32789

(Phone – Home)
904-233-4848

(Phone – Work or Cell)
lnaylor300@gmail.com

(Email Address)

(Address)

(City, State) (Zip)

(Phone – Home)

(Phone – Work or Cell)

(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section_____, Subsection_____, Zoning_____.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 1218 Alabama Dr

Legal description of property Lots 9 & 10, Block D Kronenberger Subdivision

Parcel ID 31-21-30-4220-04-091

Describe variance request .67' Street Side setback variance, 14.5' Rear yard setback variance, 224 sf FAR Variance

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.

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

Corner lot creates special conditions. Original construction of the house placed it on the property with non-conforming setbacks and the existing garage is 10.25' from the rear property line but could be looked at like a side property line. (Mayfield driveway entrance) Requesting to match existing garage structure side wall location.

How long have you owned the property? 3 years

How long have you occupied the property? 3 years

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?

Due to the corner lot special setbacks the side property line along Mayfield is now considered the rear prop line and requires a larger setback due to current code. The existing garage has a 10.25' setback from the side property line. A master bedroom is req'd on the 1st floor and extending the garage is req'd to do so.

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.

The owner Wes Naylor is a service disabled veteran and requires a 1st floor master bedroom. In order to have enough room to build the 1st floor Master Bedroom, closets and bathroom components, the garage needs to move towards the street. We propose a 12' addition to the garage. Follow the existing roof line and exterior walls. This will open up the buildable space, create a simple extension and allow the 1st floor Master Bedroom

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?

The floorplan is designed for future wheelchair access but a limited variance would be ok. Some clearances will decrease.

Lori Naylor	7/21/2020	MAJID SARMAST
Signature of Applicant	**Date**	**Name of Applicant (PRINT)**

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

From:	jstevens@builtbyarchitects.com
To:	Theresa Dunkle
Cc:	George Wiggins; Lori Naylor
Subject:	[External] Stevens Inc. Variance request Aug 18 for 1218 Alabama Dr / FWD: Wes Naylor Disability Paperwork]
Date:	Wednesday, August 12, 2020 2:11:52 PM
Attachments:	Disability Paper.pdf

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

Theresa,

1. Can you please forward this document to the Variance Board members.

1218 Alabama Dr
Winter Park

Agenda for Aug 18, 2020

It verifies Mr Naylors Disability status which is the basis for our variance request. Mr Naylor needs a bedroom on the first floor of the house that meets accessibility standards. None exists in its present condition.

2. Can you please forward me the virtual meeting address specifics?. I plan on presenting to the board my drawings and design process thoughts. The Naylors would like to be present as well if questions are asked.

Thank you,

John K. Stevens

Stevens, Inc.
PO Box 5381
Winter Park, FL 32793
Wk: 407-422-6330
Mbl: 407-929-8630
www.builtbyarchitects.com

Licensed Professional Services:

Architect AR17529
Building Contractor CBC057825
Roofing Contractor CCC1330561
See our roofing company JK Stevens Roofing, Inc at www.jksroof.com

> -------- Original Message --------
> Subject: Wes Disability Paperwork for variance
> From: Lori Naylor <lnaylor300@gmail.com>

Department of
Veterans Affairs

PO BOX 1437
ST PETERSBURG FL 33731

December 17, 2018

Veteran's Name:
Naylor, Frank, Wesley

000041999 I=0000

41999 1 AV 0.375
FRANK WESLEY NAYLOR
1431 MAYFIELD AVE
WINTER PARK FL 32789

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as housing entitlements, free or reduced state park annual memberships, state or local property or vehicle tax relief, civil service preference, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter replaces VA Form 20-5455, and is considered an official record of your VA entitlement.

--America is Grateful to You for Your Service--

Our records contain the following information:

Personal Claim Information:

Your VA claim number is: 558 55 4387
You are the Veteran

Military Information:

Your character(s) of discharge and service date(s) include:

Navy, Honorable, 11-Jan-1989 - 31-Jul-2016

(You may have additional periods of service not listed above)

VA Benefits Information:

Service-connected disability: Yes
Your combined service-connected evaluation is: 100 PERCENT
The effective date of the last change to your current award was: 01-DEC-2018
Your current monthly award amount is: [redacted]
Are you considered to be totally and permanently disabled due to your service-connected disabilities: Yes

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at http://www.va.gov/statedva.htm.

Need Additional Information or Verification?

If you have any questions about this letter or need additional verification of VA benefits, please call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the federal relay number is 711. Send electronic inquiries through the Internet at https://iris.custhelp.va.gov/.

Sincerely yours,

Regional Office Director

SETBACK / COVERAGE WORKSHEET

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

Address: 626 BONITA DRIVE

Lot width[2]: 100

Submitted by: MAJID SARMAST

Lot area[3]: 10281.75

	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%**	4912.5	46.5	4959	5140
	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**	3760	372	4132 (224 over)	3908
	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				
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). **Front Lot Area:**	**50%**	5323	46.5	5276	5140

NOTES:

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

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions				Existing [13]	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.					
SIDES[1,2] (see other side setback options on pg 4)	1st Floor		See pages 3&4	A	Left / Right	Left / Right
	2nd Floor			B		
REAR[1,3,4]	1st Floor		25 ft.		10.25 proposed =10.25	
	2nd Floor		35 ft[5]			
	Lakefront		see note 6			
CORNER LOT	1st Floor	Lot width ≤ 65 ft.	15 ft.			
		Lot width > 65 ft[7]	20 ft.		31.3 proposed = 19.3	
	2nd Floor	Lot width ≤ 65 ft.	15 ft.			
		Lot width > 65 ft[7]	22.5 ft.			
BUILDING HEIGHT[8,9,10,11,12]	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)				25.25	

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.

SCOPE OF WORK

MASTER BEDROOM REMODEL
GARAGE ADDITION
INTERIOR REMODEL / KITCHEN / BATHROOMS

PROJECT ADDRESS

1218 ALABAMA DR
WINTER PARK, FL 32789

DESIGN CRITERIA

APPLICABLE BUILDING CODES

2017 FLORIDA BUILDING CODE
2017 FLORIDA BUILDING CODE RESIDENTIAL

STRUCTURAL DESIGN CRITERIA

ULTIMATE DESIGN WIND SPEED (FBC FIGURE 1609A) = 140 MPH REGION
NOMINAL DESIGN WIND SPEED (Vult X .7746=Vasd) = 108 MPH

INTERIOR WALL LOAD = 5 MPH

RISK CATAGORY (FBC TABLE 1604.5) = CATEGORY 2

WIND EXPOSURE (FBC TABLE 1609.4.3)= TYPE C

INTERNAL PRESSURE COEFICIENT, ASCE 7
(✓ CHECK ALL THAT APPLY)

FULLY ENCLOSED (PRIMARY RESIDENCE STRUCTURE) +/- .18 Gcpi
✓ PARTIALLY ENCLOSED STRUCTURE +/- .55 Gcpi
OPEN STRUCTURE +/- 0.0 Gcpi

COMPONENT AND CLADDING, FRBC TABLE R301.2 (Vult = 140 MPH)
ZONE 3 (ROOF CORNER) W/ EFFECT. WIND AREA 10 SF = 32.3 PSF /-41.2 PSF
ZONE 4 (WALL) W/ EFFECT. WIND AREA 10 SF = 35.3 PSF /-38.2 PSF
ZONE 5 (WALL CORNER) W/ EFFECT. WIND AREA 10 SF = 35.3 PSF /-47.2 PSF
DOORS & WINDOWS = 35.3 PSF /-47.2 PSF

MINIMUM ROOF LIVE LOAD (TABLE 1607.1) = 20 PSF
MINIMUM ROOF DEAD LOAD = 10 PSF

ROOF LOAD CRITERIA
TC LIVE LOAD = 20 PSF
TC DEAD LOAD = 10 PSF
BC DEAD LOAD = 10 PSF

TOTAL LOAD = 40 PSF AT L/240 DEFLECTION

FLOOR FRAMING CRITERIA
LIVE LOAD = 40 PSF
DEAD LOAD = 10 PSF

TOTAL LOAD = 55 PSF AT L/360 DEFLECTION

MINIMUM STAIR LIVE LOAD = 100 PSF

ZONING

ZONING = R1AA

LOT SIZE: 10,281.75 SF

STREET SIDE SETBACK = 20'

REAR SETBACK = 25'

BUILDING AREAS

LIVING SPACE CALC.
1625 SF 1ST FLOOR A/C
1732 SF 2ND FLOOR A/C
3357 SF TOTAL A/C

603 SF GARAGE

3960 SF TOTAL
-200 SF OPEN LIVING CEILING (FAR REDUCTION)

3760 SF TOTAL FAR

PROPOSED ADDITION GARAGE
372 SF A/C LIVING

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
2. DO NOT SCALE DRAWINGS, THESE ARE CONCEPTUAL PLANS. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER OF RECORD PRIOR TO FABRICATION AND ERECTION.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS, DIMENSIONS AND QUANTITIES. NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE ARCHITECT / ENGINEER. REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER.
4. THE ARCHITECT / ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. GENERAL CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING WORK.
6. MANUFACTURER'S NAMES AND MODEL NO. LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE ARCHITECT / ENGINEER, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS.
7. ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES.
9. THESE DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF UTILITY MAINS AND DO NOT SHOW SERVICE LINES. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY SERVICE WITH UTILITY AGENCY AND SCHEDULE ON-SITE INSPECTION TO LOCATE UTILITY MAINS OR SERVICE LINES.
10. CONTRACTOR TO PERIODICALLY NOTIFY THE ARCHITECT / ENGINEER OF RECORD OF VARIOUS SITE WORK CONDITIONS. IT IS RECOMMENDED THAT A CONSTRUCTION SCHEDULE BE PROVIDED TO THE ARCHITECT / ENGINEER SO THAT SITE INSPECTIONS CAN BE SCHEDULED TO CERTIFY CONSTRUCTION PROGRESS.

SYMBOL LEGEND

DRAWING TITLE — FLOOR PLAN / SCALE: 1/4" = 1'-0" — 1 (DRAWING NUMBER)

BUILDING SECTION REFERENCE — 2 / A201 (SECTION NUMBER; DRAWING ON WHICH SECTION OCCURS)

SPACE IDENTIFICATION — BATHROOM / 101 (SPACE NAME; SPACE NUMBER)

ELEVATION REFERENCE — 2 / A-4 (ELEVATION NUMBER; DRAWING ON WHICH ELEVATION OCCURS)

ENLARGED DRAWING REFERENCE — 2 / A-4 (DRAWING NUMBER; DRAWING ON WHICH ENLARGEMENT OCCURS)

DOOR SCHEDULE REFERENCE — 2 (DOOR NUMBER (REFER TO DOOR SCHEDULE))

CONSTRUCTION NOTE REFERENCE — 3 (NOTE NUMBER (REFER TO NUMBERED NOTES ON THAT PAGE))

DRAWING INDEX

NO	SHEET	TITLE	REVISION INDEX 1	2	3	4	5	6
1	A101	COVER SHEET, CODE DATA						
2	A102	SITE PLAN & PROFILES						
3	A201	EXISTING 1ST FLOOR PLAN						
4	A202	EXISTING 2ND FLOOR PLAN						
5	A203	PROPOSED 1ST FLOOR PLAN						
6	A204	PROPOSED 2ND FLOOR PLAN						
7	A301	BUILDING ELEVATIONS						
8	A302	BUILDING ELEVATIONS						
9	A303	BUILDING ELEVATIONS						
10								
11								
12								
13								
14								
15								
16								
16								
		DATE	7/21/20					

LEGEND

●	DRAWING REVISED. SEE REVISION DATES IN TITLE BLOCK.
○	COVER SHEET DRAWING INDEX REVISION ONLY
◆	DRAWING SHEET ADDED TO CONSTRUCTION DOCUMENT SET.

1218 ALABAMA DR

STEVENS, INC.
ARCHITECTURE
CONSTRUCTION
DESIGN-BUILD
ROOFING

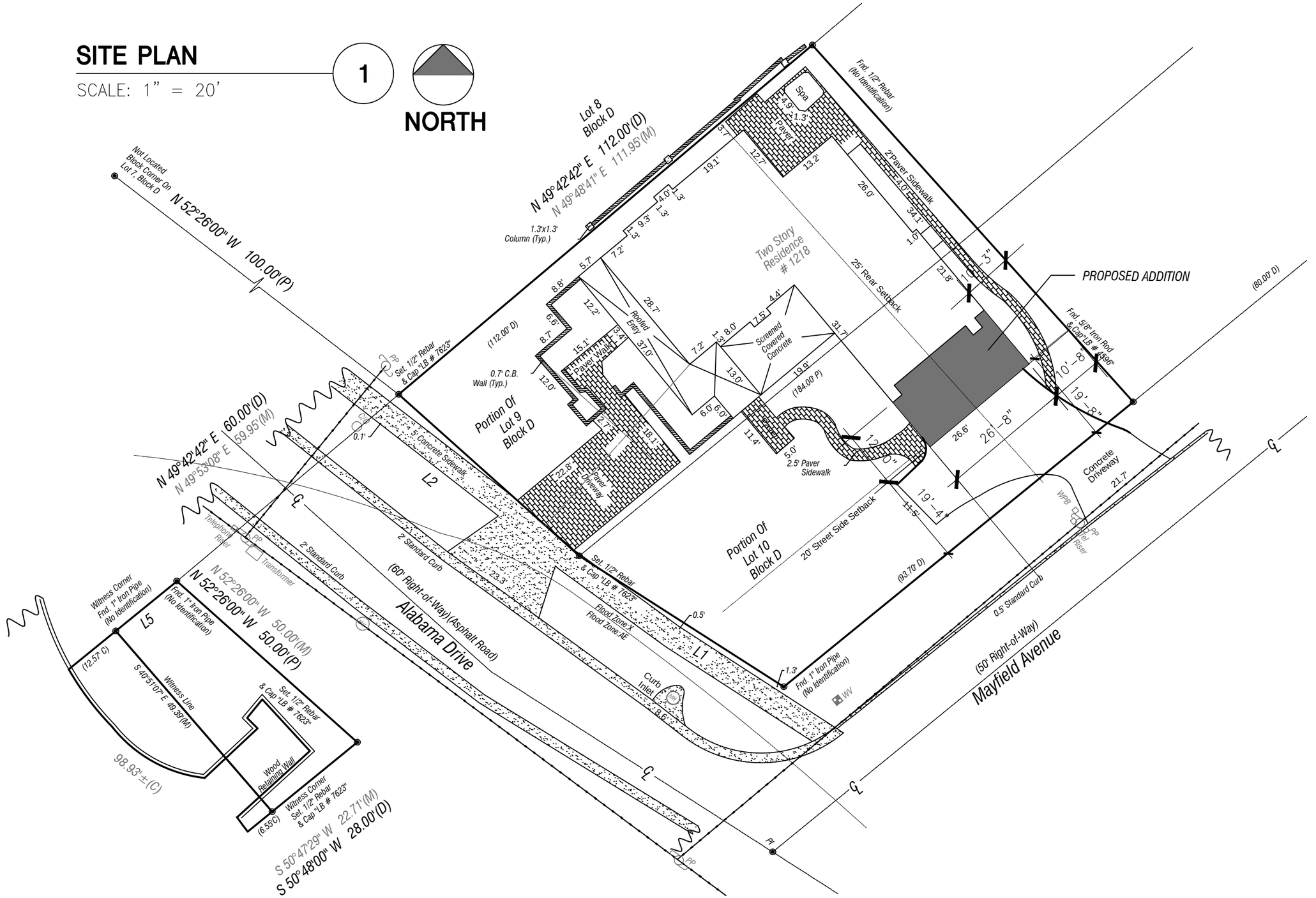
STATE OF FLORIDA ☆ JOHN KELLY STEVENS II ☆ REGISTERED ARCHITECT ☆ AR0017529

SITE PLAN

SCALE: 1" = 20'

1

NORTH



STEVENS, INC.
Architecture . Construction . Design-Build
www.builtbyarchitecta.com
PO Box 5381 Winter Park, FL 32793
PH 407-422-6330
AR0017529 – 26000652

NAYLOR RESIDENCE
1218 ALABMA DR
WINTER PARK, FL 32789

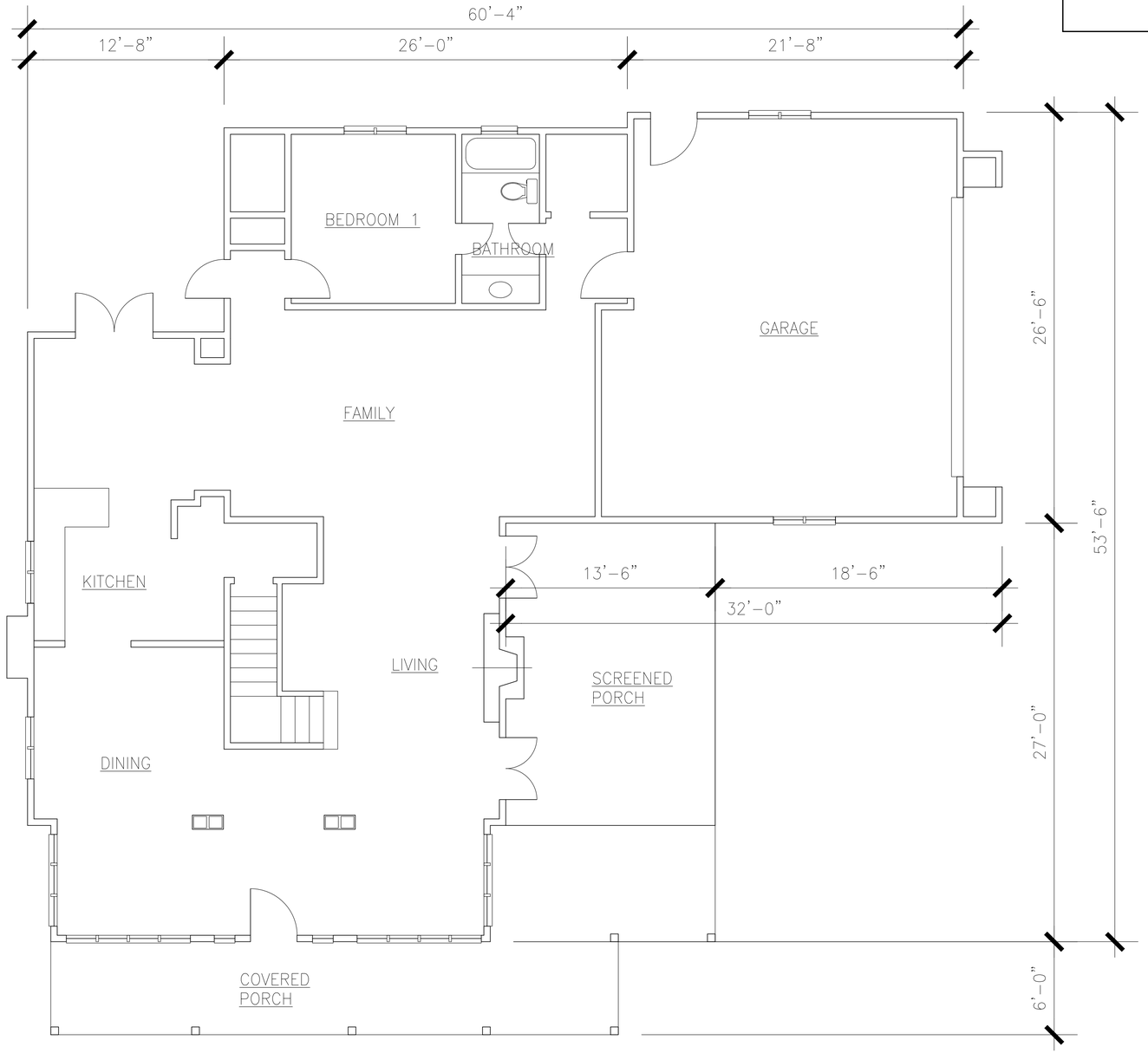
DATE:
21 JULY 2020

DRAWN:
JS

APPROVED:
JS

SCALE:
AS NOTED

REVISIONS:



EXISTING 1ST FLOOR PLAN — 1

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

NORTH

STEVENS, INC.

ARCHITECTURE
CONSTRUCTION
builtbyarchitects.com

POST OFFICE BOX 5381
WINTER PARK, FL 32793-5381
407-422-6330

JOHN K. STEVENS II
FL ARCHITECT AR17529
FL CONTRACTOR CBC057825

See our roofing company
JK STEVENS ROOFING, INC
CCC1330561
jksroof.com

REVISIONS

NO.	DATE	REMARKS

JOB NAME

NAYLOR RESIDENCE ADDITION

1218 ALABAMA
WINTER PARK,
FL 32789

EXISTING 1ST FLOOR PLAN

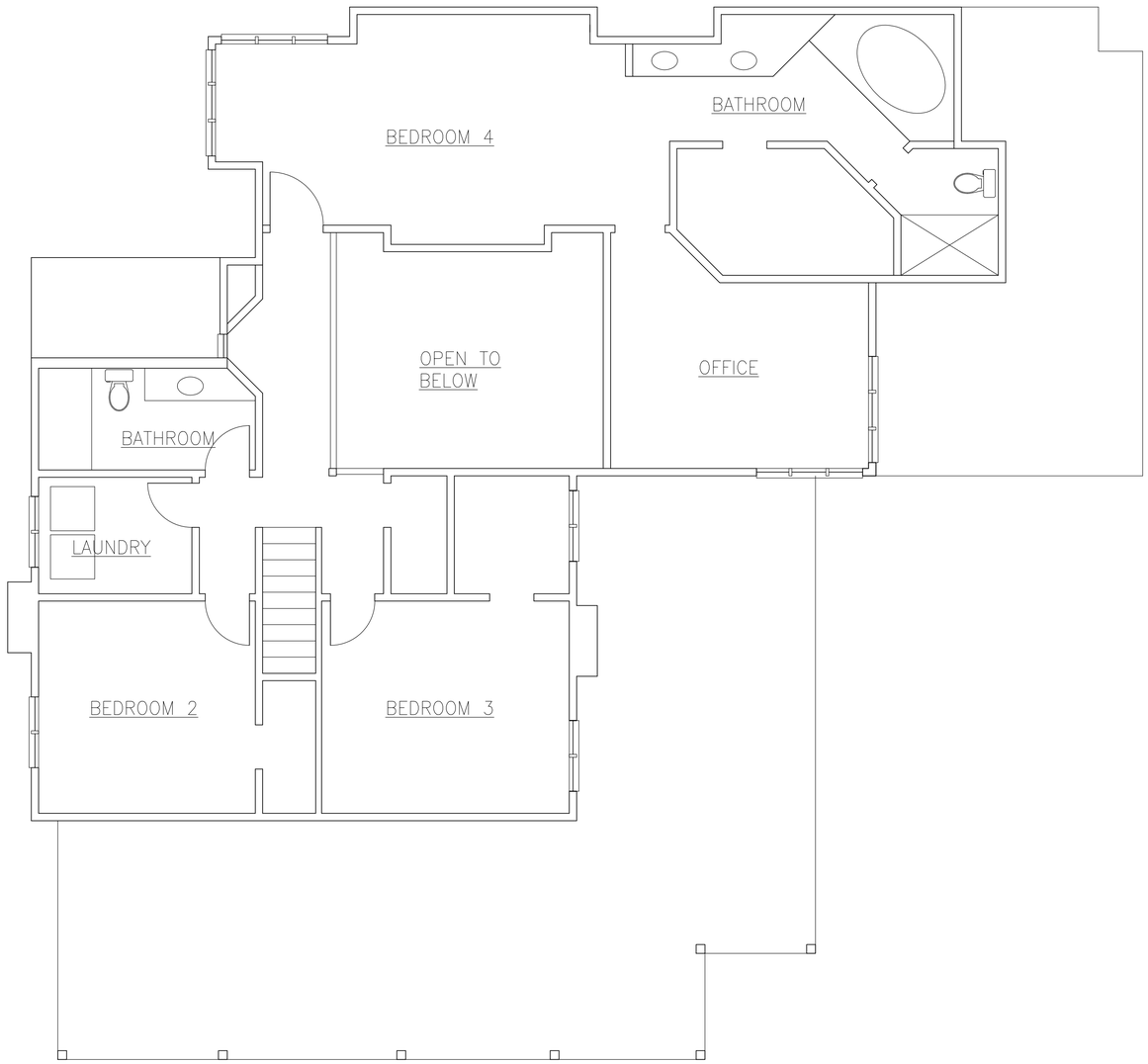
DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

SEAL

STATE OF FLORIDA
WILLIAM KELLY STEVENS
REGISTERED ARCHITECT
AR0017529

A201



EXISTING 2ND FLOOR PLAN — 1
SCALE: 1/4" = 1'-0"

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REVISIONS

NO.	DATE	REMARKS

JOB NAME

NAYLOR RESIDENCE ADDITION

1218 ALABAMA
WINTER PARK,
FL 32789

EXISTING 2ND FLOOR PLAN

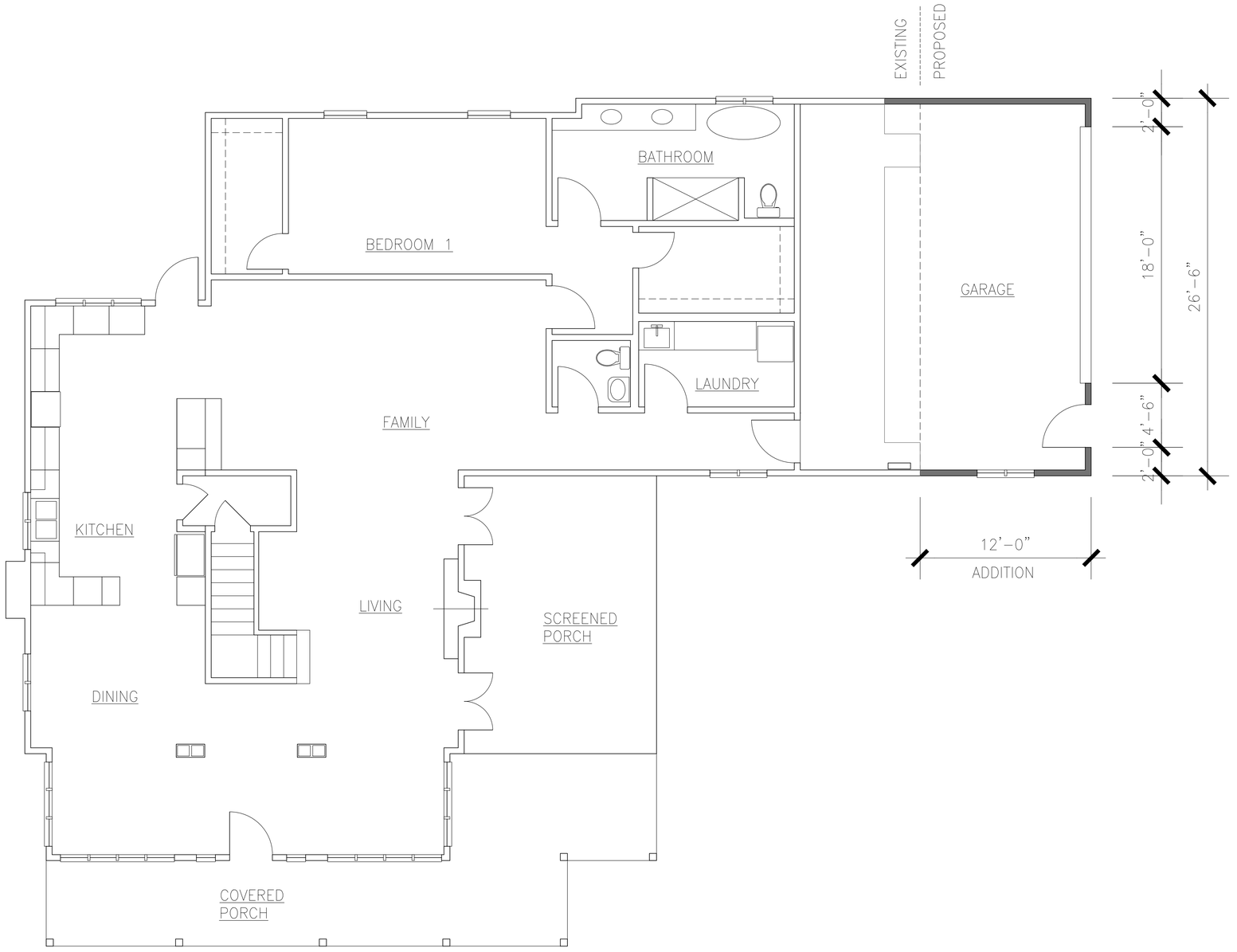
DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

SEAL

STATE OF FLORIDA · KELLY STEVENS II · AR0017529 · REGISTERED ARCHITECT

A201



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

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1218 ALABAMA
WINTER PARK,
FL 32789

PROPOSED 1ST FLOOR PLAN

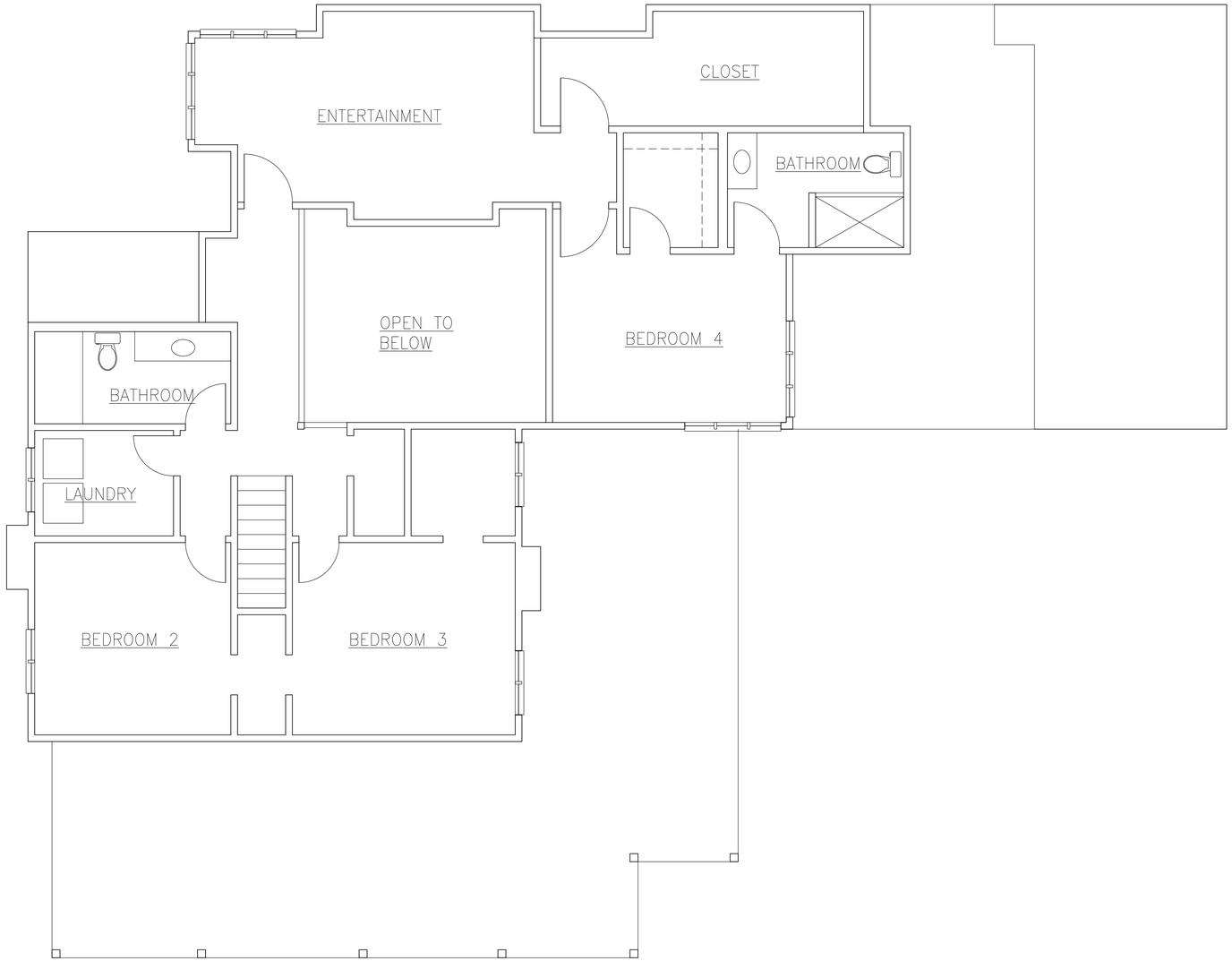
DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

SEAL

STATE OF FLORIDA
JOHN KELLY STEVENS II
AR0017529
REGISTERED ARCHITECT

A201



PROPOSED 2ND FLOOR PLAN

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

1

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REVISIONS

NO.	DATE	REMARKS

JOB NAME

NAYLOR RESIDENCE ADDITION

1218 ALABAMA WINTER PARK, FL 32789

PROPOSED 2ND FLOOR PLAN

DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

SEAL

STATE OF FLORIDA
JOHN KELLY STEVENS II
REGISTERED ARCHITECT
AR0017529

A204

SOUTH ELEVATION EXISTING — 1

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

SOUTH ELEVATION PROPOSED — 2

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

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FL ARCHITECT AR17529
FL CONTRACTOR CBC057825

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REVISIONS

NO.	DATE	REMARKS

JOB NAME

NAYLOR RESIDENCE ADDITION

1218 ALABAMA
WINTER PARK,
FL 32789

BUILDING ELEVATIONS

DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

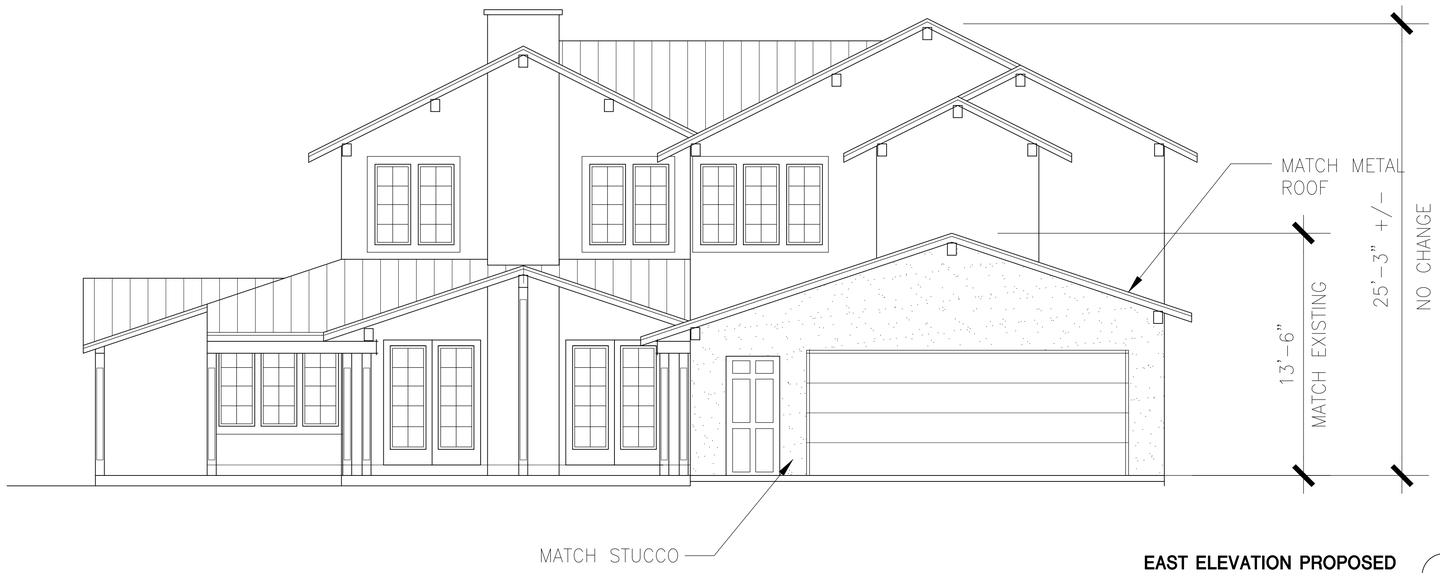
SEAL

STATE OF FLORIDA · JOHN KELLY STEVENS II · REGISTERED ARCHITECT · AR0017529

A301

EAST ELEVATION EXISTING (1)

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



EAST ELEVATION PROPOSED (2)

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

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FL ARCHITECT AR17529
FL CONTRACTOR CBC057825

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REVISIONS

NO.	DATE	REMARKS

JOB NAME

NAYLOR RESIDENCE ADDITION

1218 ALABAMA WINTER PARK, FL 32789

BUILDING ELEVATIONS

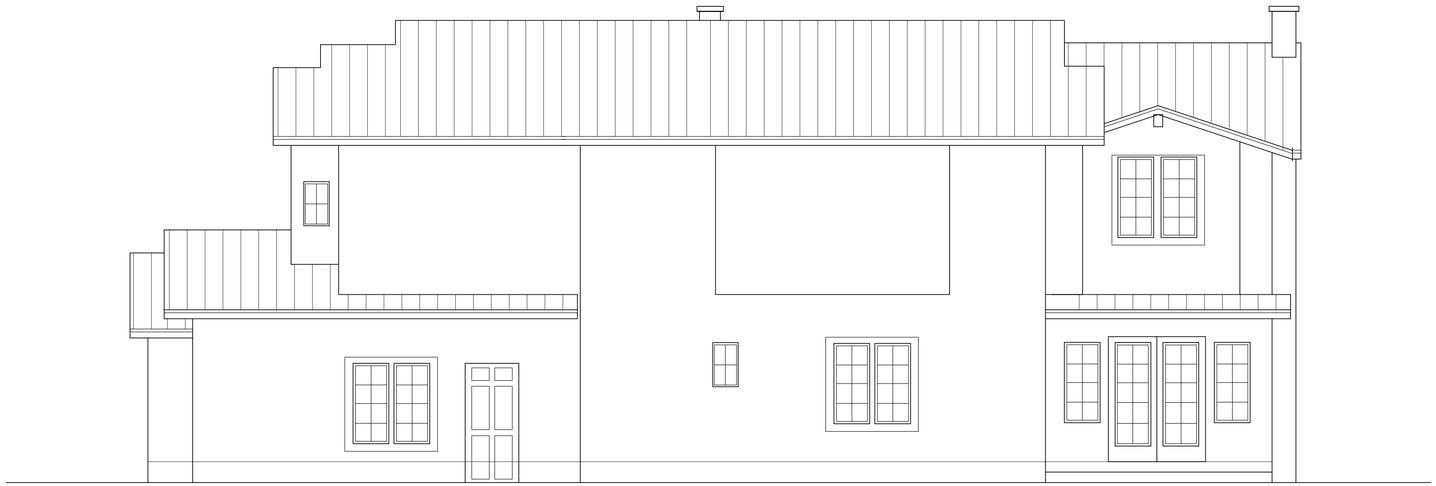
DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

SEAL

STATE OF FLORIDA · JOHN KELLY STEVENS II · AR0017529 · REGISTERED ARCHITECT

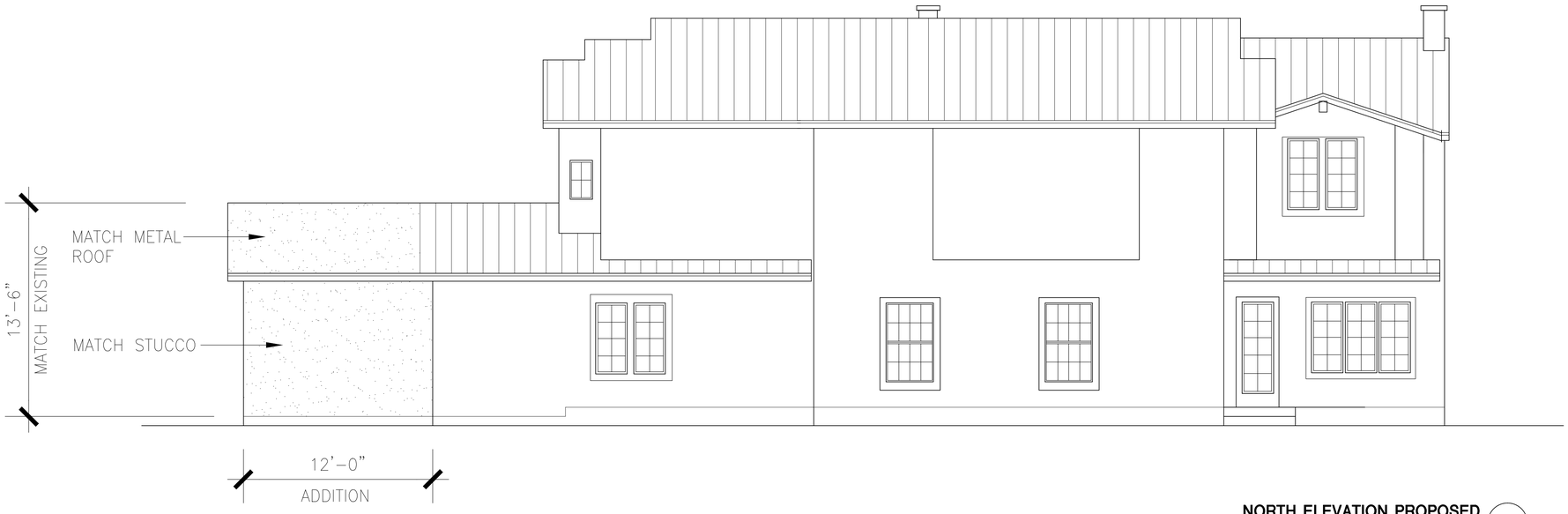
A302



NORTH ELEVATION EXISTING

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

1



NORTH ELEVATION PROPOSED

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

2

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WINTER PARK, FL 32793-5381
407-422-6330

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FL ARCHITECT AR17529
FL CONTRACTOR CBC057825

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CCC1330561
jksroof.com

REVISIONS

NO.	DATE	REMARKS

JOB NAME

NAYLOR RESIDENCE ADDITION

1218 ALABAMA
WINTER PARK,
FL 32789

BUILDING ELEVATIONS

DATE
19 JULY 2020

DRAWN / APPROVED
JS / JS

SEAL

STATE OF FLORIDA
JOHN KELLY STEVENS II
AR0017529
REGISTERED ARCHITECT

A303

From: George Wiggins
To: "Laura Subin"
Cc: Lori Naylor; Theresa Dunkle
Subject: RE: [External] Proposed Variance Request for Lori and Wes Naylor
Date: Thursday, August 6, 2020 8:53:45 PM

Thank you for your message. We will also pass this on to our Board members.

George Wiggins
Director of Bldg/Legis Affairs
Building & Permitting Services

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3426

From: Laura Subin <lsubin1020@gmail.com>
Sent: Thursday, August 6, 2020 5:42 PM
To: George Wiggins <Gwiggins@cityofwinterpark.org>
Cc: Lori Naylor <lnaylor300@gmail.com>
Subject: [External] Proposed Variance Request for Lori and Wes Naylor

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

Dear Mr. Wiggins - Our new neighbors Lori and Wes Naylor have explained a proposed variance request for 1218 Alabama Drive. We are in favor for allowing them to extend their garage to match the same setback as their neighbors Mike and Diane Levine on Mayfield Avenue.

We are The Subin Family located at 800 Mayfield Ave, Winter Park, FL 32789.
Please feel free to contact me if you have any questions.

Laura Subin
(407) 760-1515

--
Laura Subin
(407) 760-1515

From: Diane Levine
To: George Wiggins
Cc: Theresa Dunkle
Subject: [External] 1218 Alabama Av #01200722
Date: Thursday, August 13, 2020 9:21:42 AM

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

Dear Mr. Wiggins,

We are the immediate next door neighbors at 821 Mayfield Avenue. We are opposed to the variance that has been proposed. This variance would affect us negatively by allowing the extension of a garage wall.This wall will block light, view, and foliage from our side windows where we dine.

The street view from Mayfield will be more enclosed by this large structure immediately adjacent to our dinning room and home.

I have e-mailed Mrs.Naylor and they do have a Plan B ready to go if variance is not permitted.

It is our understanding they will also need a retrospective variance on the North side to allow them some of the extra footage to build.

We would like to attend the upcoming meeting on Zoom and will register to do so for the Tuesday, August 18, 2020, meeting.

Thank you for your consideration in this housing matter.

Sincerely,

Michael and Diane Levine
821 Mayfield Ave
Winter Park, Fl 32789
352-406-3655 Cell

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

7. Request of Scott Richardson for a variance to allow enlarging a garage under construction to an area of 660 square feet with a 5’ setback to west lot line in lieu of the required setback of 10’.

   Located at: 1161 Valencia Ave Zoned: R-1A

ark Avenue • Winter Park, Florida 32789

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

Building & Permitting Services

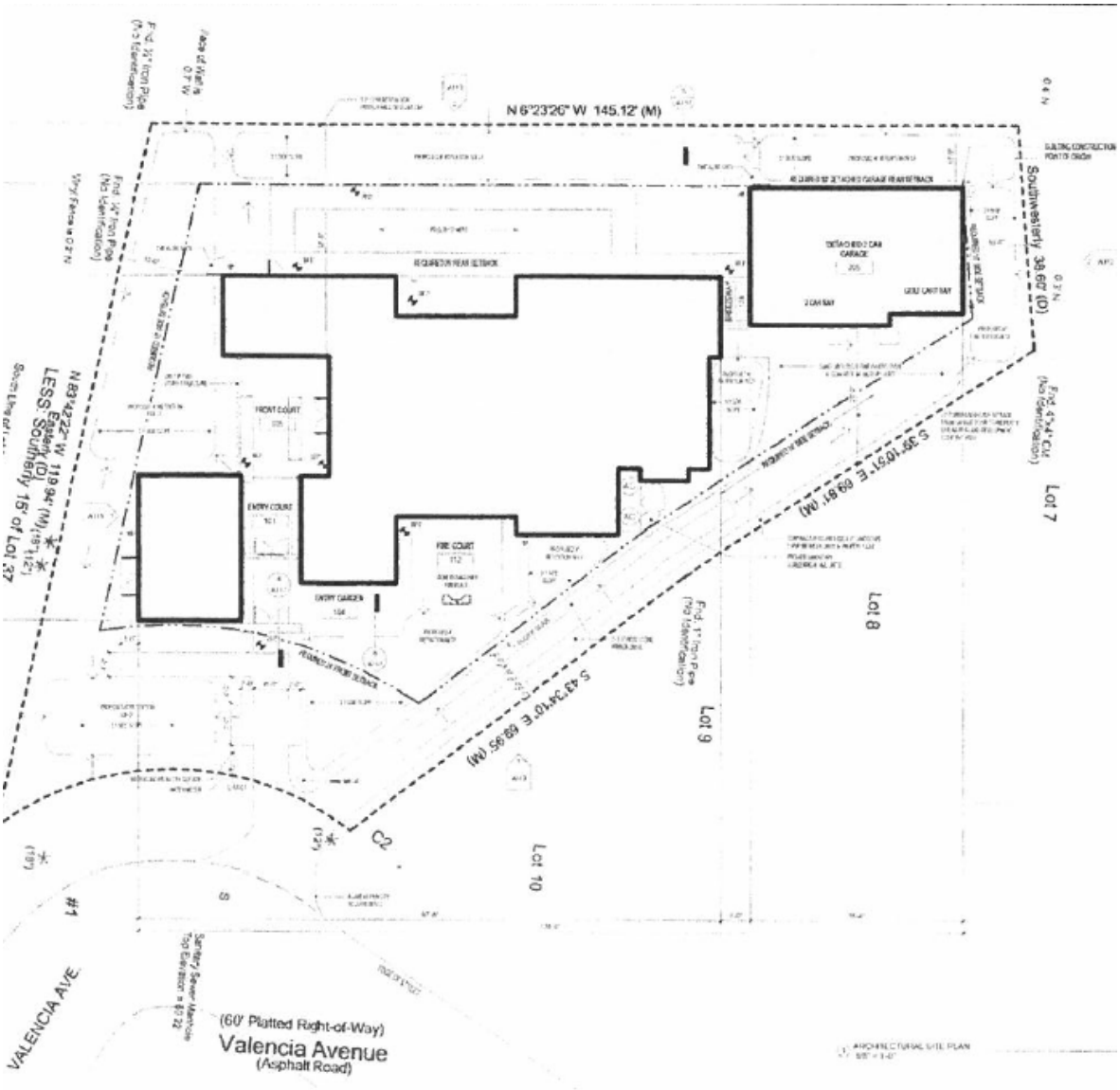
TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGIS AFFAIRS

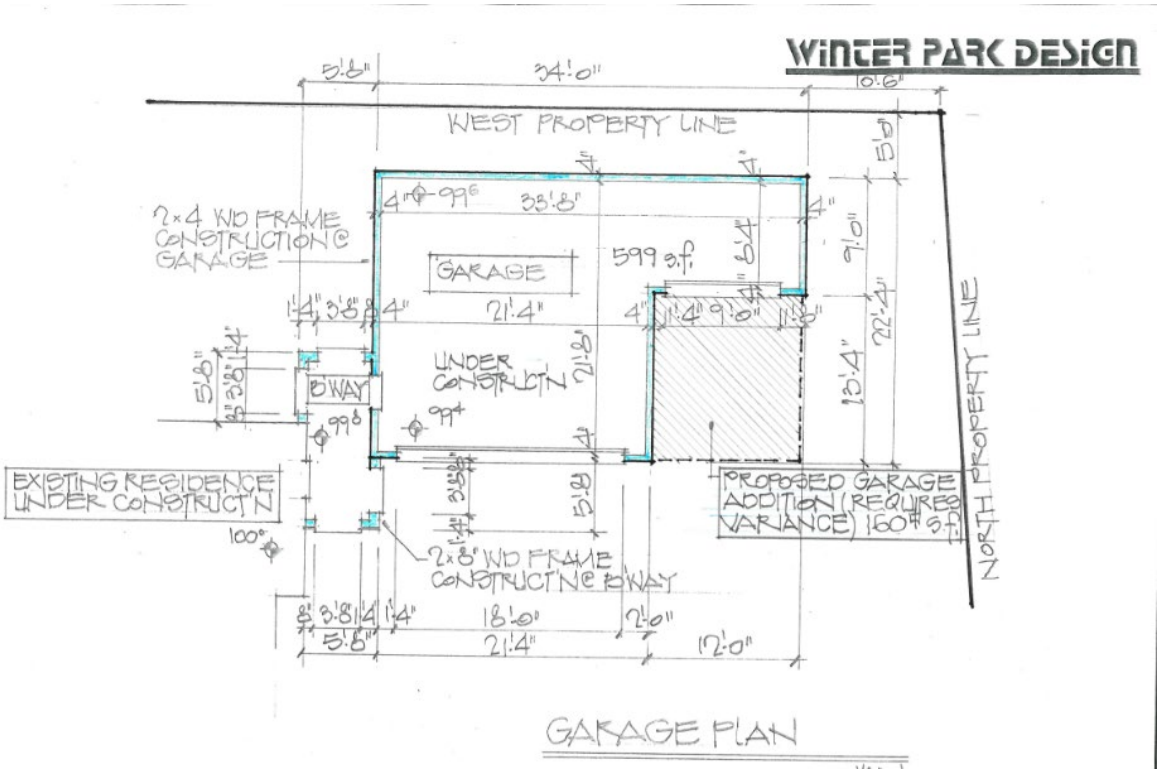
DATE: August 18, 2020

SUBJECT: Richardson VARIANCE REQUEST, 1161 Valencia Avenue
The applicant is requesting a variance to allow enlarging a garage under construction to an area of 660 square feet with a 5' setback to west lot whereas the required setback is 10'.

The home on this property was designed with a garage with three vehicle bays in the upper right corner. See original approved plan below:



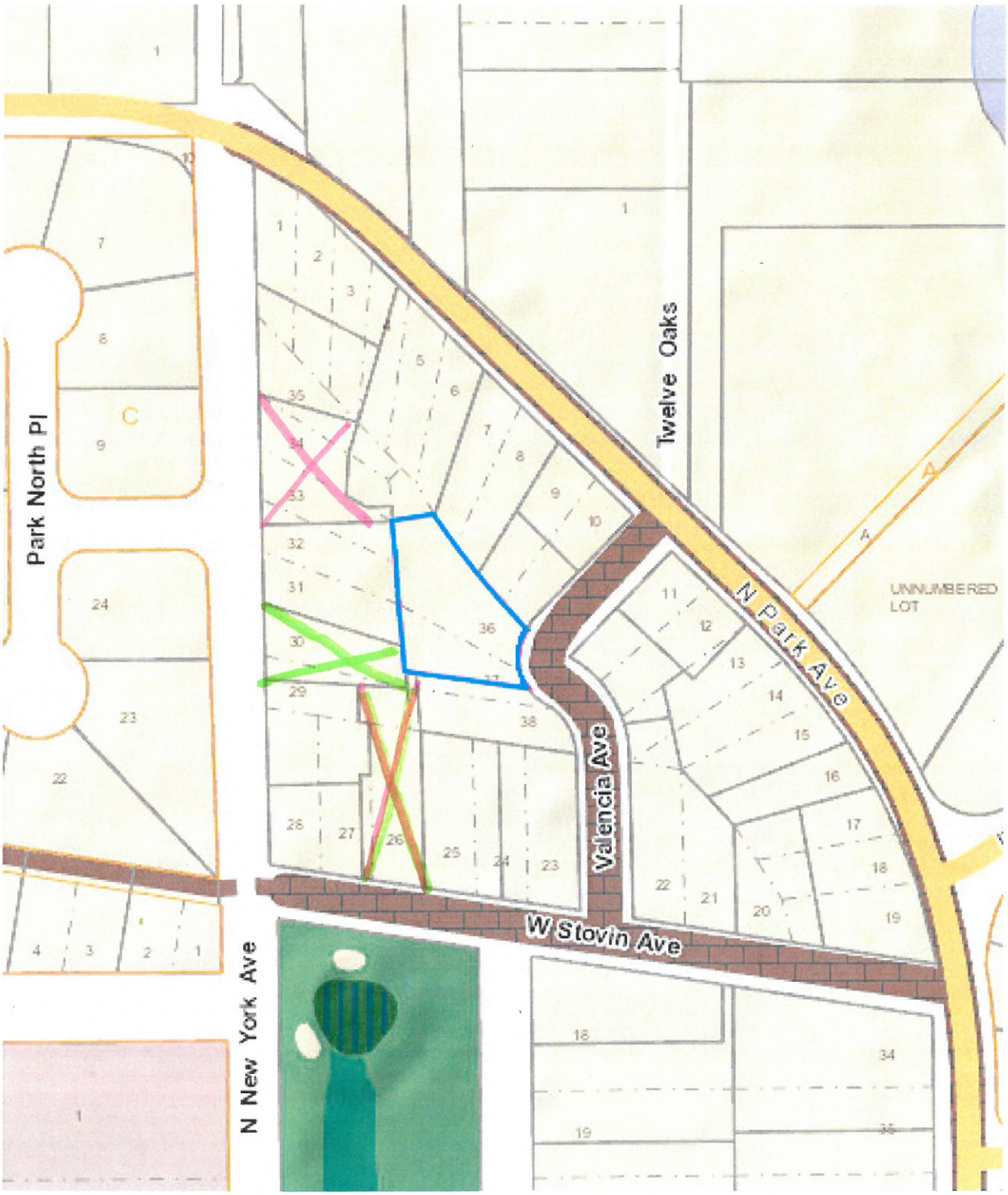
At some point during construction, the builder and designer discovered that there was insufficient back up or turn around room for vehicles to pull in and out of the garages. The solution was to reduce the size of the garage and move the garage to a 5 foot setback on the west side which is allowed for garages with a maximum area of 600 square feet. The plan below with a small third bay that could be used for bicycles or a golf cart was prepared and approved, and is built at the site with an area of 599 square feet.



The new home and garage do not exceed the allowable gross floor area or impervious coverage as planned and under construction. The home and garage under construction are under the allowable coverage by over 350 square feet.

Three transmittal messages were received concerning this request: One expressing no objection from property owners at the southwest corner of this property, and two expressing opposition from property owners at the northwest corner and southwest corner of the subject property.

1161 Valencia Ave



CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Date Received 7/28/2020
Assigned _____
Date of Hearing _____

Applicant: Scott Richardson
231 E. Grant St.
(Address)
Orlando, FL 32806
(City, State) (Zip)

(Phone – Home)
312 305-0550
(Phone – Work or Cell)
Scott.richardson@sedgwick.com
(Email Address)

Owner: Scott Richardson
1161 Valencia Ave
(Address)
Winter Park, FL 32789
(City, State) (Zip)

(Phone – Home)
312 305-0550
(Phone – Work or Cell)
Scott.richardson@sedgwick.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section _____, Subsection _____, Zoning ✓.

State briefly (Clearly Printed or Word Processed) answers to all questions.
Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 1161 Valencia Ave, Winter Park, FL 32789
Legal description of property Lots 36 + 37, Valencia Terrace according to the plat thereof, as recorded in plat book K page 124, of the public records of Orange county, FL.
Describe variance request We are requesting variance to have a 3 car garage vs a 2.5 car garage.

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

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

Please refer to cover letter

How long have you owned the property? purchased 1st April 2019

How long have you occupied the property? we haven't yet.

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?

1) availability and regular street parking
2) full utilization of the FAR

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.

Please refer to coverletter

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?

No just not applicable for a 3rd car garage

Signature of Applicant	Date	Name of Applicant (PRINT)
	7/24/2020	Scott Richardson

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

From the Desk of Scott Richardson
231 E. Grant Avenue
Orlando, FL 32806
312-305-0550

City of Winter Park
Building and Permitting Services Department
401 S. Park Avenue
Winter Park, FL 32789

RE: 1161 Valencia Avenue
Winter Park, FL 32789

Dear Mr. Wiggins et al,

We are seeking a variance per the attached for a return to a full three car garage as originally drawn and approved. We purchased this lot in April of 2019 with the full intention to having a three-car garage as part of the home. Our family dynamic includes several full-time drivers and guests that will need parking availability and ease of access.

Our original plans for a design we loved, called for a two car garage; however, we knew this would not work for our family and altered the plans per the attached to include a three car garage giving up other features and square footage due to the FAR limitation. A three-car garage has always been one of our top two priorities. We would not have purchased the lot had we not been able to accommodate this given the street parking availability and access.

The current disposition of the FAR is as follows as shown in Exhibit C:

Current FAR:	4,824
Remaining FAR:	438
Enclosed Garage:	160
Cabana (14 x 20):	278

Current Garage 598 – Limited to 600 feet with the 5 & 10 Rule.

Completing our garage and enclosing the last space will still keep us below the total allowed FAR, so we really aren't exceeding or requesting anything past what is normally allowed or allocated. A couple of other points:

- As you are aware or can see from the attached, our lot is not a standard shaped lot. It has limited street access to begin with and we are working with limited curb space.

From the Desk of Scott Richardson
231 E. Grant Avenue
Orlando, FL 32806
312-305-0550

- The curb space on Valencia is incredibly small, and a very short and winding street. Our lot sits on a sharp inside turn and the street parking is reduced because of access and bends. (Our neighbors will not be excited about the inability to drive down Valencia with the increase in parked cars.)
- We currently have four active drivers living in our household.
- Our brother-in-law, David Buck, passed away suddenly last October, and was electrocuted working on commercial construction downtown at the Citrus Center.
- He has three surviving children ages 21, 19, and 14 who have lived with us in the past. While the children don't live with us full time, we do care for them and they have lived with us for years. They are going through a very rough period with the loss of their father and the instability of their non-working mother and turn to us for guidance, support, etc. (We can provide more details as needed on this situation.)
- That is a total of 4 vehicles daily and 6 on a weekly basis. This doesn't even include visitors, friends, or elderly parents coming to visit.
- In addition, Shawn, my wife, is currently pregnant, and shuffling cars up and down the long narrow driveway is not ideal either in her current state or a newborn.
- We have attached neighbor's correspondence's who would approve this and we are working on others as well.

We can provide further information and detail if needed to disclose to fully understand the extent of the situation and look forward to meeting with you at the meeting.

Sincerely,

Scott A. Richardson

Attachments:

Exhibit A – Survey to Scale

Exhibit B – Site Plan to Scale

Exhibit C – Coverage Calculation

Exhibit D – Floor Plan of Change

Exhibit E – Neighbor Correspondence – Diehl

Exhibit F – Neighbor Correspondence - Tessel

Boundary Survey

Legal Description:

LOTS 36 AND 37, VALENCIA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS BEGIN AT THE SE CORNER OF LOT 37, VALENCIA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. RUN THENCE WESTERLY ALONG THE SOUTHERLY LOT LINE OF SAID LOT 37 TO THE SW CORNER OF SAID LOT 37, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LOT LINE OF SAID LOT 37, A DISTANCE OF 15 FEET, THENCE EASTERLY AND PARALLEL TO THE SOUTHERLY LOT LINE OF SAID LOT 37 TO THE EASTERLY LOT LINE OF SAID LOT 37, THENCE SOUTHWESTERLY ALONG THE EASTERLY LOT LINE OF SAID LOT 37 TO THE POINT OF BEGINNING.

LESS: BEG. AT A POINT ON THE WESTERLY LINE OF LOT 35 A DISTANCE OF 80 FEET NORTHERLY FROM THE SW CORNER THEREOF, SAID POINT BEING ALSO COMMON TO THE SE CORNER OF LOT 34; RUN THENCE NORTHERLY 45 FEET ALONG THE EASTERLY LINE OF LOT 34, THENCE NORTHEASTERLY 18.7 FEET ALONG THE EASTERLY LINE OF LOT 33 TO A POINT ON THE SOUTHERLY LINE OF LOT 6, THENCE SOUTHEASTERLY 21.2 FEET TO THE SE CORNER OF LOT 5, THENCE SOUTHEASTERLY 35 FEET TO THE SE CORNER OF LOT 6, THENCE SOUTHWESTERLY 38.6 FEET TO THE POINT OF BEGINNING.

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 9/25/2009

CERTIFIED TO: Scott Richardson; South Milhausen, P.A.; Synovus Bank; Old Republic National Title Insurance Company

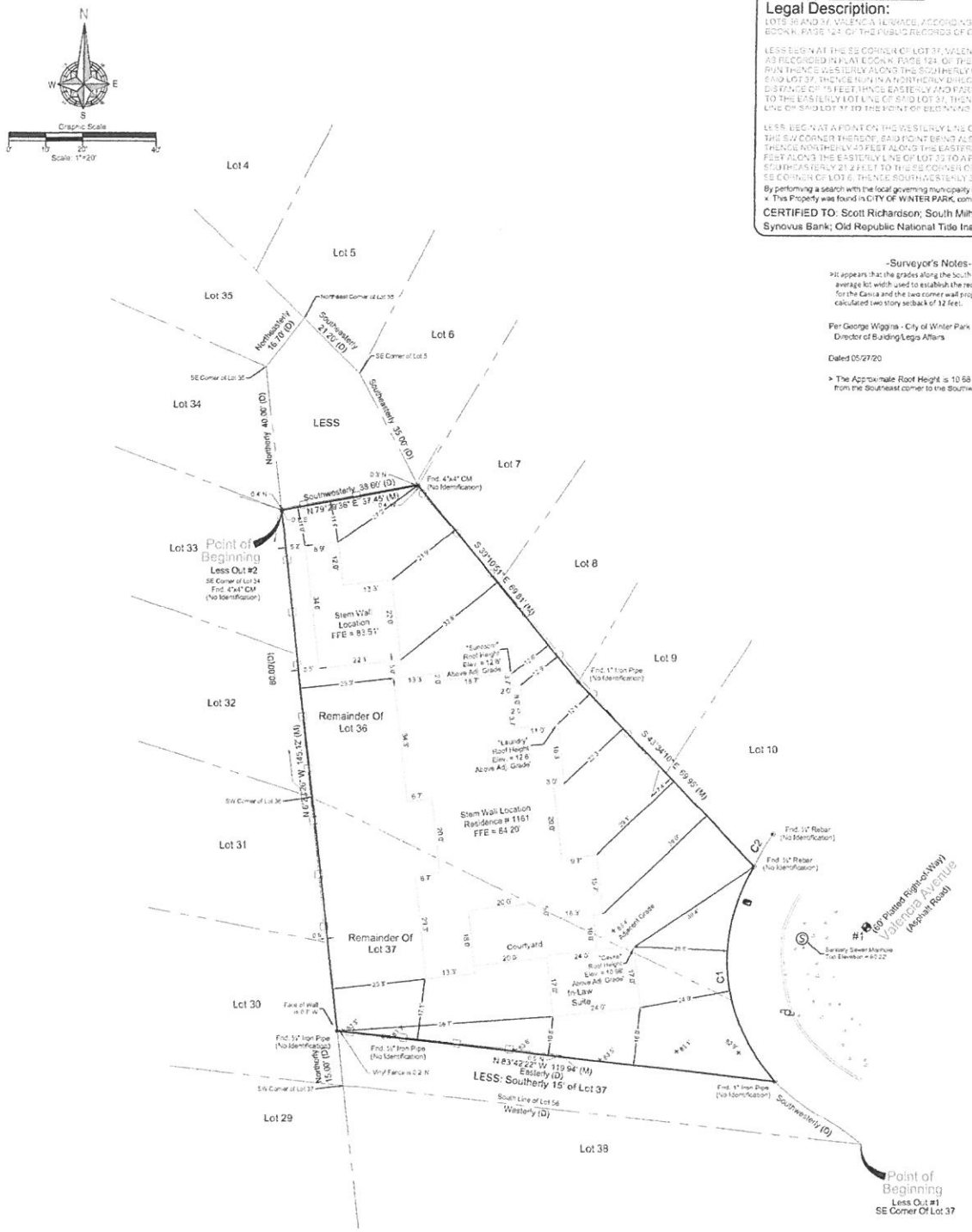
-Surveyor's Notes-

> It appears that the grades along the south side wall setback line and the determinations of the average lot width used to establish the required side setback does satisfy the code height allowed for the Casita and the two corner wall projections along the Northeast side wall lot line using the calculated two story setback of 12 feet.

Per George Wiggins - City of Winter Park
Director of Building/Legis Affairs

Dated 05/27/20

> The Approximate Roof Height is 10.58 Feet above the average grade at the south property from the Southeast corner to the Southwest corner



-Site Benchmark Information-

#1
Set Nail & Disk (LB 7623) in Centerline.
Elevation: 79.93'

#2
Set Nail & Disk in top of concrete curb.
Elevation: 79.72'

-Benchmark Information-
Orange County Datum
Elevations are referenced to Orange County Benchmark Designation #L64516.
(Elevations are based upon NAVD 88 Datum)

C1
R=50.00'
L=64.01'
Delta=073°20'46"
Chord Bearing=S05°59'12"E
Chord=59.72'

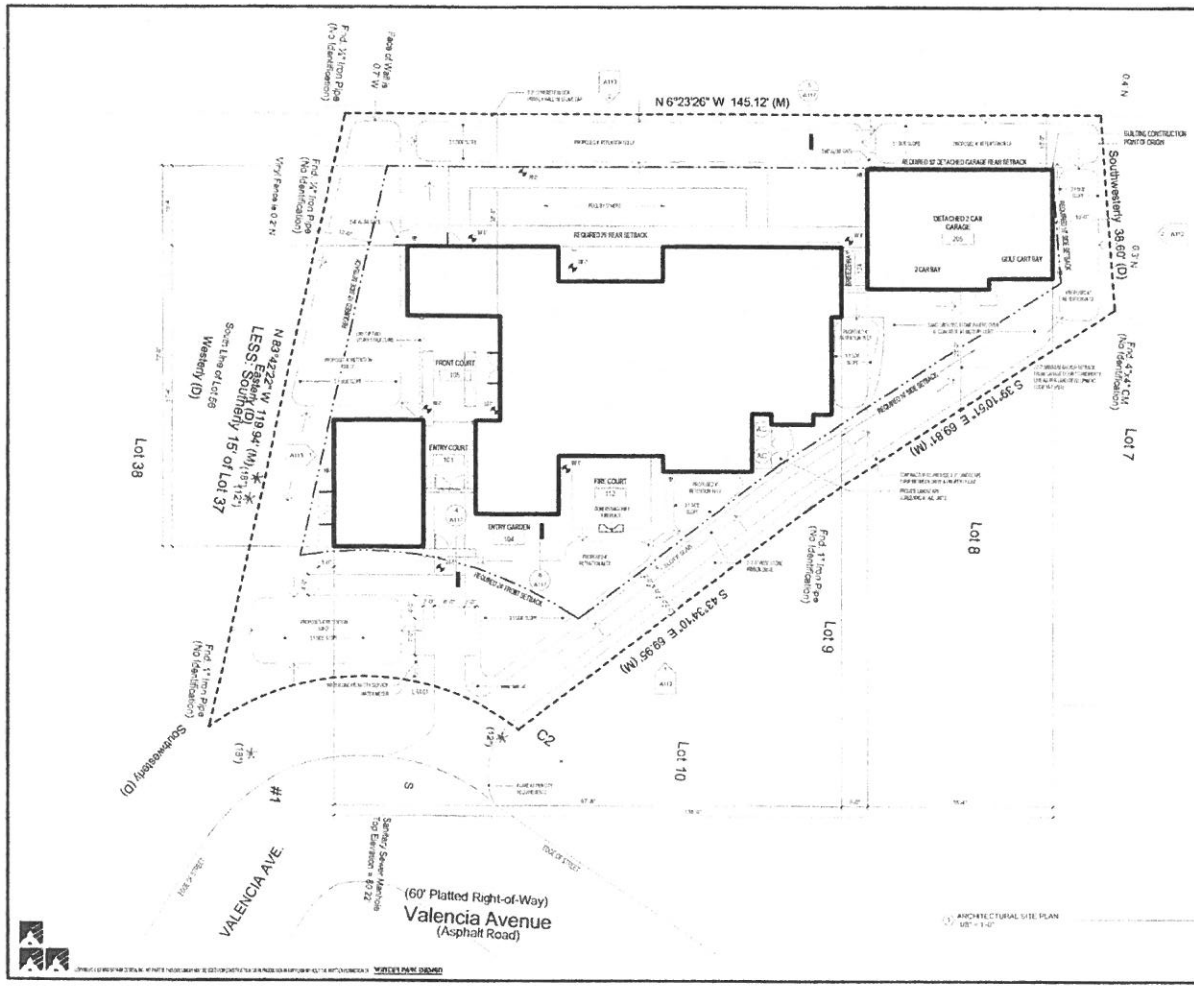
C2
R=50.00'
L=10.14'
Delta=011°37'18"
Chord Bearing=S30°22'18"W
Chord=10.12'

Revised Foundation Survey: 06/02/20
Add Roof Heights: 05/22/20
Revised Certifications: 05/12/20
Foundation Survey: 03/31/20
Revised Certifications: 03/25/19

Patrick K. Hyland, PSM 6570 (LB 7623)
Hyland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
Office 407.678.3366 Fax 407.320.8165
www.HylandSurveying.com

Exhibit A

Exhibit B



SITE ANALYSIS

AREA CALCULATIONS	
PROPERTY ADDRESS	1161 VALENCIA AVE
FIRST FLOOR	3,466
GARAGE	462 SF PROP.
TOTAL	3,928 SF
BUILDING AREA	
FIRST FLOOR	3,723 SF
GARAGE	462 SF
PORCH	205 SF
TOTAL FIRST	4,390 SF
ENTRY COURT	101 SF
FRONT COURT	105 SF
PAR COURT	111 SF
ENTRY GARDEN	104 SF
TOTAL BUILDING AREA	4,811 SF
LOT AREA	14,400 SF
FAR - MAX	5,040 SF
FAR - PROPOSED	4,811 SF
TOTAL CONSTRUCTION	3,723 SF
IMPERVIOUS COVERAGE	
A. ZONING	7,920 SF 55%
PROPOSED IMPERVIOUS AREA	6,882 SF
LESS: ALLOWABLE IMPERVIOUS AREA	1,038 SF
TOTAL IMPERVIOUS AREA	6,882 SF 48%
TOTAL PERVIOUS AREA	7,518 SF 52%
FLOOR AREA RATIO	
ALLOWED	5,040 SF 35%
PROPOSED	4,811 SF 33.4%

SETBACKS	REQUIRED	PROPOSED
FAR (MAX. PROPERTY SIZE)	35% MAX.	33.4%
FRONT YARD	25.0'	25.0'
SIDE YARD	10.0'	10.0'
REAR YARD	25.0'	25.0'

BUILDING HEIGHT	REQUIRED	PROPOSED
	30' MAX.	25'

LEGAL DESCRIPTION

LOT 8, BLOCK 4, ORANGE AVENUE ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 104, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS: BEGIN AT THE SW CORNER OF LOT 8 ALONG THE NORTH RIGHT OF WAY LINE OF VALENCIA AVENUE, THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 15 FEET, THENCE RUN NORTHWESTERLY PARALLEL WITH THE WEST LINE OF SAID LOT 8 TO THE NORTH LINE OF SAID LOT 8, THENCE RUN SOUTHWESTERLY ALONG SAID NORTH LINE TO THE NW CORNER OF SAID LOT 8, THENCE RUN SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

PROPOSED DRAINAGE CALCULATIONS

	6,882 SQ.FT. PROP. IMPERV. AREA
	1,038 SQ.FT. ALLOWABLE IMPERV. AREA
	5,844 SQ.FT. PROP. IMPERV. AREA TO RETAIN

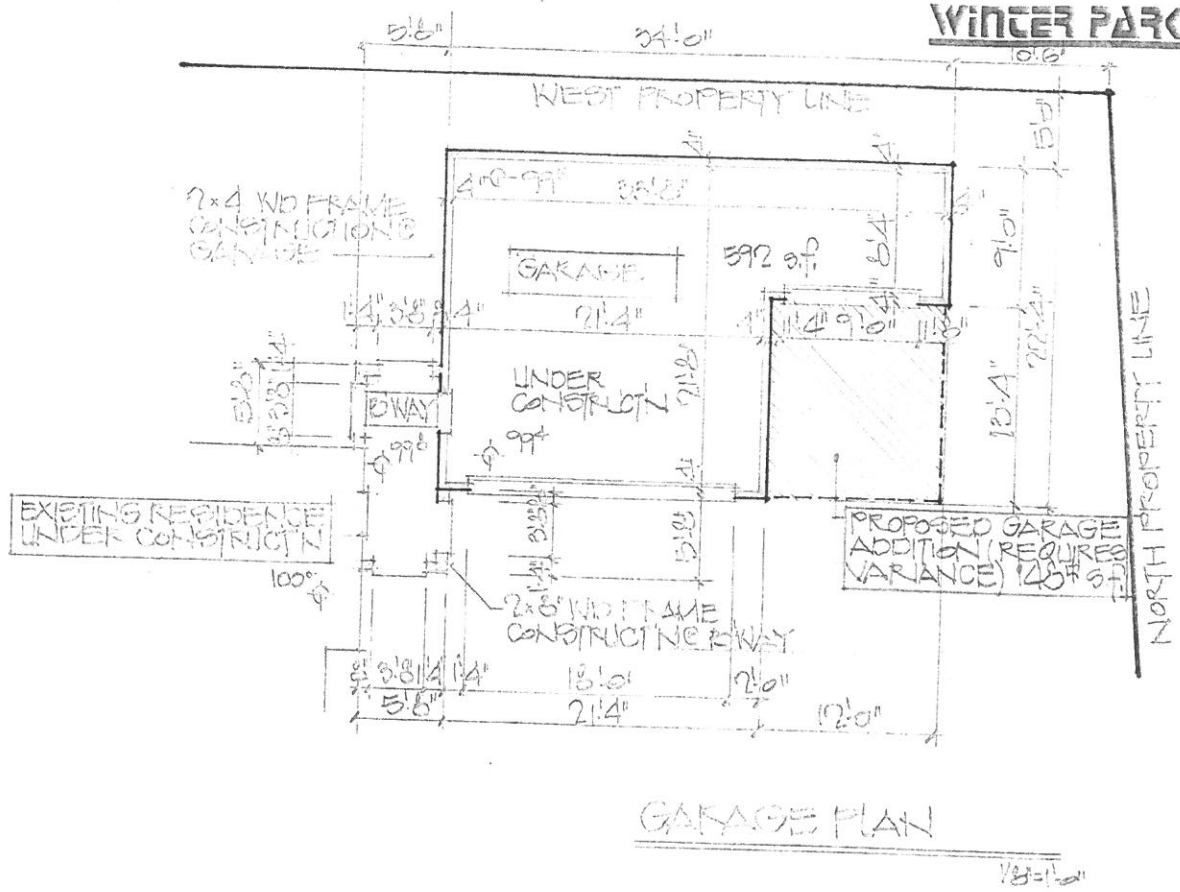
FIRST FLOOR REFERENCE DATUM

ASSUMED	100.00'
ELEVATION - CONSTRUCTION	100.00'
ELEVATION - SURVEY	100.00'

PROJECT NOTES

1. [illegible] SHALL BE [illegible] AND SHALL BE [illegible] AND [illegible] AND [illegible] AND

WINTER PARK DESIGN



GARAGE PLAN

1/8"=1'-0"

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151 CIRCLE DRIVE
MAITLAND, FL 32751
PHONE 407 • 644-8993
FAX 407 • 644-7606

From: **Zane Williams** zane@zpropertiesinc.com
Subject: Valencia FAR
Date: June 16, 2020 at 8:40 AM
To: Zane Williams zane@zpropertiesinc.com

Current FAR: 4,824

Remaining FAR: 438

VARIANCE Enclose Garage: 160

Cabana: 278 (14x20)

Current Garage: 598. Limted to 600 feet with 5 & 10 Rule

ZANE WILLIAMS
271 N. Pennsylvania Ave., Ste 1
Winter Park, FL 32789
zane@zpropertiesinc.com
407 | 929 | 3303

Z PROPERTIES

Exhibit D

SETBACK / COVERAGE WORKSHEET

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

Address: 1161 Valencia Avenue

Submitted by: Z Properties

Lot width[2]**:** 71'-0" at front setback

Lot area[3]**:** 13848

	Maximum % Allowed[4]	Existing Area[10]	Additional Proposed Area[10]	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%			6924	6924
	1 story - 60%				
FLOOR AREA RATIO (F.A.R.)[5,6] 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[7], and accessory bldgs. EXCLUDE - pool screen enclosure areas and certan open front, side & rear porches[8].	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	4823	148	4971	5262
SCREEN POOL ENCLOSURE	8%[9]				

	Minimum % Required	Existing Area[10]	Landscape Area Reduced[10]	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%	1566		1029	778

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 vancant 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 setbackas 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. See page 3 on how to achieve maximum F.A.R.
7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
8. 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. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
10. These columns only apply to existing homes.

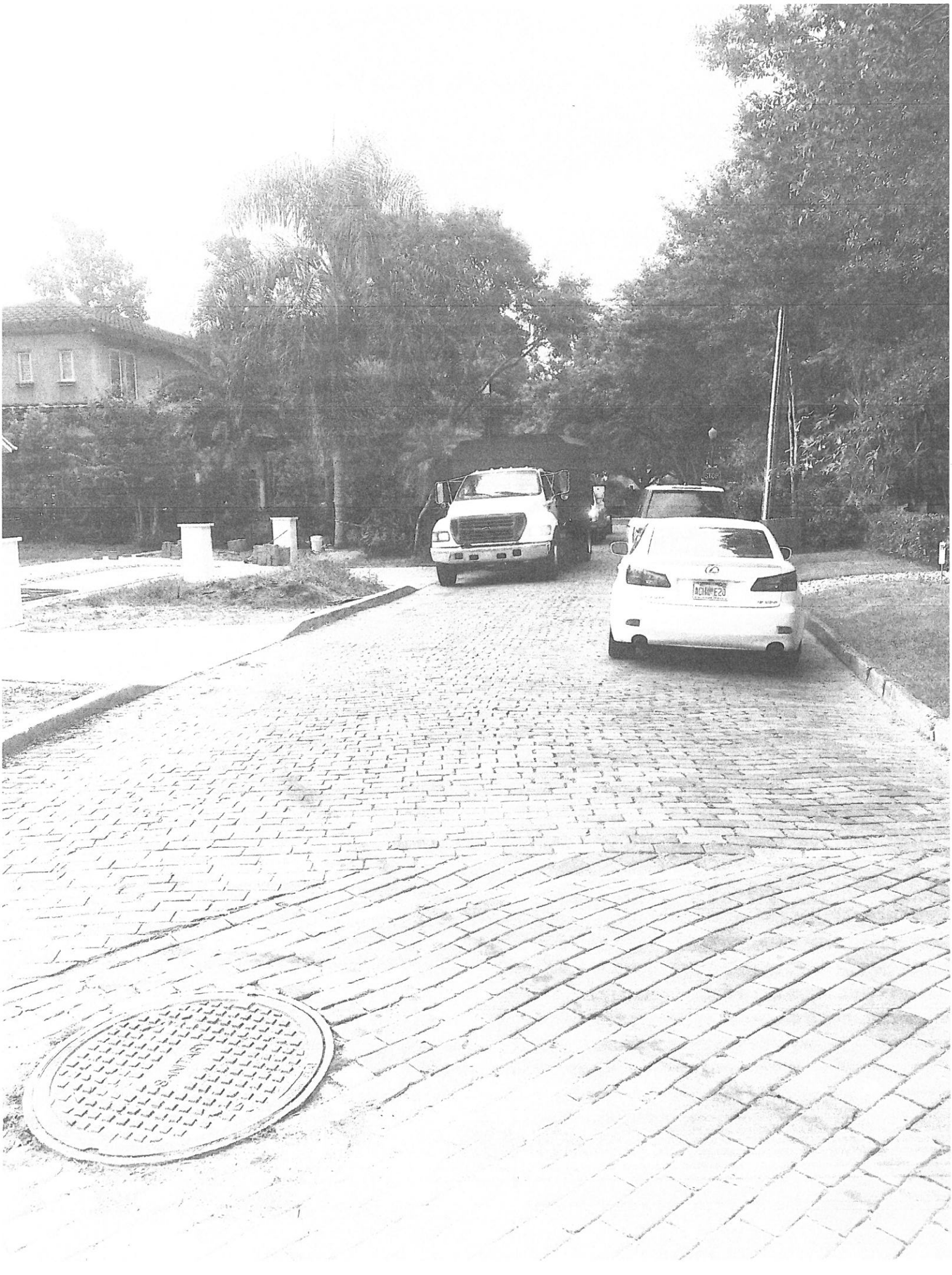
Exist Residence Under Construction

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Existing	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			20'-0"	1st flr: 10'-0" / 25'-0" / 12'-0"; 2nd flr: 23'-0" / 38'-8" / 27'-6"
SIDES[1,2] (see other side setback options on pg 4)	1st Floor	See pages 3&4	A South West	Left / Right	
	2nd Floor		B East		
REAR[1,3,4]	1st Floor		25 ft North		51'-0" / 106'-0"
	2nd Floor		35 ft[5]		
	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]	22.5 ft		
BUILDING HEIGHT[8,9,10,11,12]	30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)				32'-0"

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.
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 commision 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 buildng.
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 buildng heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.



Detached Garage

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Existing	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.				
SIDES[1,2] (see other side setback options on pg 4)	1st Floor	See pages 3&4	A West	Left 5'-0" Right	Left 5'-0" Right
	2nd Floor		B		
REAR[1,3,4]	1st Floor		25 ft North	10'-0"	10'-0"
	2nd Floor		35 ft[5]		
	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]	22.5 ft		
BUILDING HEIGHT[8,9,10,11,12]	30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)			10'6"	10'6"

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.
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 commision 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 buildng.
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 buildng heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.

KIRK + DEBBIE TASSELL
1140 N NEW YORK AVENUE
WINTER PARK, FL 32789

July 23, 2020

CITY OF WINTER PARK
401 S PARK AVENUE
WINTER PARK, FL 32789

SUBJ: 1161 VALENCIA AVENUE
WINTER PARK, FL 32789
SCOTT RICHARDSON

Dear Members of the Planning & Zoning Board, The City Commission, Mr. George Wiggins and Mr. Jeffrey Briggs,

We are writing this letter as residents of Winter Park, and as direct neighbors of Mr. and Mrs. Scott Richardson at 1161 Valencia Avenue. It has come to our attention that Mr. & Mrs. Richardson are seeking approval from The City to grant a variance to allow a three-car garage be built on their property. As a neighbor sharing a lot line with the Richardson's, we fully support their request.

We know the Richardson's are not only expecting their first child together, but also have extended family who will be residing with them at their residence once their home is complete. One of the most important criteria for them in finding a home or home site was to have a three-car garage. They were informed by their architect and builder the 14,000 SF lot would be able to accommodate a detached three car garage along with their proposed home and outdoor space. Given this information, they proceeded further with a contract with their builder. The lot on which their home is being built is a unique parcel in that it shares 7 lot lines with surrounding neighbors. Valencia Avenue is a short, narrow street with three homes currently under construction or under complete remodeling. On-street parking is difficult, especially with tradesmen, lawn care vehicles, delivery vehicles, etc. I believe the Richardson's are requesting additional garage square footage of approximately 100 SF, which we feel will not negatively affect the neighborhood nor the surrounding homes.

We have been long-time residents of Winter Park, having also built our current home, and respect the City's need to oversee development, and to protect our city's history and charm. We hope you will understand the Richardson's situation, and grant their variance request.

With Kindness and Respect,

Kirk + Debbie Tassell

Exhibit F

From: diehl.sa2@gmail.com <diehl.sa2@gmail.com>
Sent: Saturday, August 15, 2020 3:10 PM
To: George Wiggins <Gwiggins@cityofwinterpark.org>
Cc: Randall Slocum <rslocum@slocumplatts.com>
Subject: [External] Re: 1161 Valencia Avenue

Dear Mr. Wiggins,
We had previously written a letter in support of the variance requested by Scott Richardson for the garage at 1161 Valencia Ave., Winter Park. However after reconsidering this issue and discussing it with other neighbors we now would like to withdraw our support for this garage enlargement variance.
Our neighbors have brought up the issue of drainage on this lot which we think is a real concern.
Although this is after the fact, we were surprised that we were not notified prior to construction of the scope and design of this building as we are abutters and this directly affects our property.
Therefore in conclusion we no longer support this variance and are against it.
Sincerely,
Scott and Angela Diehl
187 W. Stovin Avenue, Winter Park, FL
Sent from my iPhone

From:	George Wiggins
To:	Theresa Dunkle
Cc:	Gene Godbold; bravo_andrea@yahoo.com; diehl.sa2@gmail.com; Rosalyn Diehl
Subject:	RE: 1161 Valencia Avenue
Date:	Friday, August 14, 2020 4:46:07 PM
Attachments:	image002.png image003.png

From: Randall Slocum <rslocum@slocumplatts.com>
Sent: Friday, August 14, 2020 4:22 PM
To: George Wiggins <Gwiggins@cityofwinterpark.org>
Cc: Gene Godbold <ghgodbold@gmail.com>; bravo_andrea@yahoo.com; diehl.sa2@gmail.com; Rosalyn Diehl <j.rosalyn.diehl@gmail.com>
Subject: [External] [WARNING: ATTACHMENT UNSCANNED]1161 Valencia Avenue

Mr. George Wiggins,

This email is intended to serve as a notice to the Board Of Adjustments as my NON-support of the Variance Requested by Mr. Scott Richardson, regarding 1161 Valencia Avenue.

There are 16 lots in this immediate area bounded by W. Stovin Avenue (south), N. New York Avenue (west), N. Park Avenue (north) and Valencia Avenue (east), with this property basically in the middle on Valencia Avenue. Per Orange County Property Appraiser, this lot is +/- 13,848 square feet, which is the second largest property within this enclave, as 1245 N. Park Avenue is the largest at +/- 17,756 square feet. Additionally, although this property has an unusual shape, so do the majority of the other 15 lots……including mine at 1162 N. New York Avenue, which is +/- 10,265 square feet, and built following the Winter Park Building codes without variances. Therefore, with new construction on the second largest lot in the neighborhood, why should they need a variance at all? To compound matters, this lot was raised with fill which now makes it higher than all other lots directly around this lot, possibly other then, 1141 Valencia Avenue, which is located to the left (south) side of this lot. Furthermore, I already sent emails to the building department, regarding the height and location of the garage (under construction) as it is currently 5’ from the Rear (west) boundary, and already has an extremely negative impact, since the building wall heights are supposed to be measured from natural grade, not newly created grade. I certainly cannot support a variance for this LARGER garage, especially since I don’t think any garage should be allowed at any size only 5’ from the property line in lieu of 10’.

I now have concerns regarding retention / drainage, since the lot grade was raised and appears to be +/- 2’ higher than natural grade, how will they be able to maintain drainage from all of the impervious areas on their lot? As a neighboring property, I will be exceedingly angry if and/or when water runs off this property either through or under my fence and onto my property.

In closing, I don’t support this variance and would actually like to see the current garage demolished and moved to meet the requirements established in the code regarding detached structures with

further adjustments made to the building height, now that the building pad has been elevated much higher than natural grade and in relationship to all of the adjoining and negatively affected properties.

Thank you,
Randall

Randall J. Slocum
Principal

SLOCUM PLATTS
ARCHITECTS
AA003669

670 North Orlando Avenue, Suite 1001
Maitland, FL 32751, PH: (407) 645-3019
www.slocumplatts.com

DRAWING INDEX

NUMBER	NAME	ISSUE DATE
A100	COVER SHEET	08/31/19
A101	ARCHITECTURAL SITE PLAN	08/31/19
A102	PRESENTATION PLAN	08/31/19
A103	PRESENTATION PLAN	08/31/19
A104	PERSPECTIVES	08/31/19
A105	DIMENSION PLAN	08/31/19
A106	DIMENSION PLAN	08/31/19
A107	FOUNDATION PLAN	08/31/19
A108	LINTEL BEAM PLAN	08/31/19
A109	ROOF PLAN	08/31/19
A110	REFLECTED CEILING PLAN	08/31/19
A111	REFLECTED CEILING PLAN	08/31/19
A112	BUILDING ELEVATIONS	08/31/19
A113	BUILDING ELEVATIONS	08/31/19
A114	BUILDING SECTIONS	08/31/19
A115	BUILDING SECTIONS	08/31/19
A116	WALL SECTIONS	08/20/19
A117	WALL SECTIONS	08/31/19
A118	MOISTURE PROTECTION	08/31/19
A119	DOOR AND WINDOW DETAILS	08/31/19
A120	ELECTRICAL PLAN	08/31/19
A121	ELECTRICAL PLAN	08/31/19

VALENCIA RESIDENCE

WINTER PARK, FL

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WINTER PARK DESIGN
721 ORCA COVE
MAITLAND, FL 32751
PHONE: 407.644.6883
FAX: 407.647.6139

T.S. CHELLA
PROFESSIONAL ENGINEER
REGISTERED IN FLORIDA
ALTAMONTE SPRINGS, FL 32714
(407) 862-1343
LIC NO. 0040748

BUILDING AND PERMITTING
04-17-20

N

VALENCIA RESIDENCE
1161 VALENCIA AVE WINTER PARK, FL.

JOB NUMBER
1919

DRAWN
M.C.P.CH.

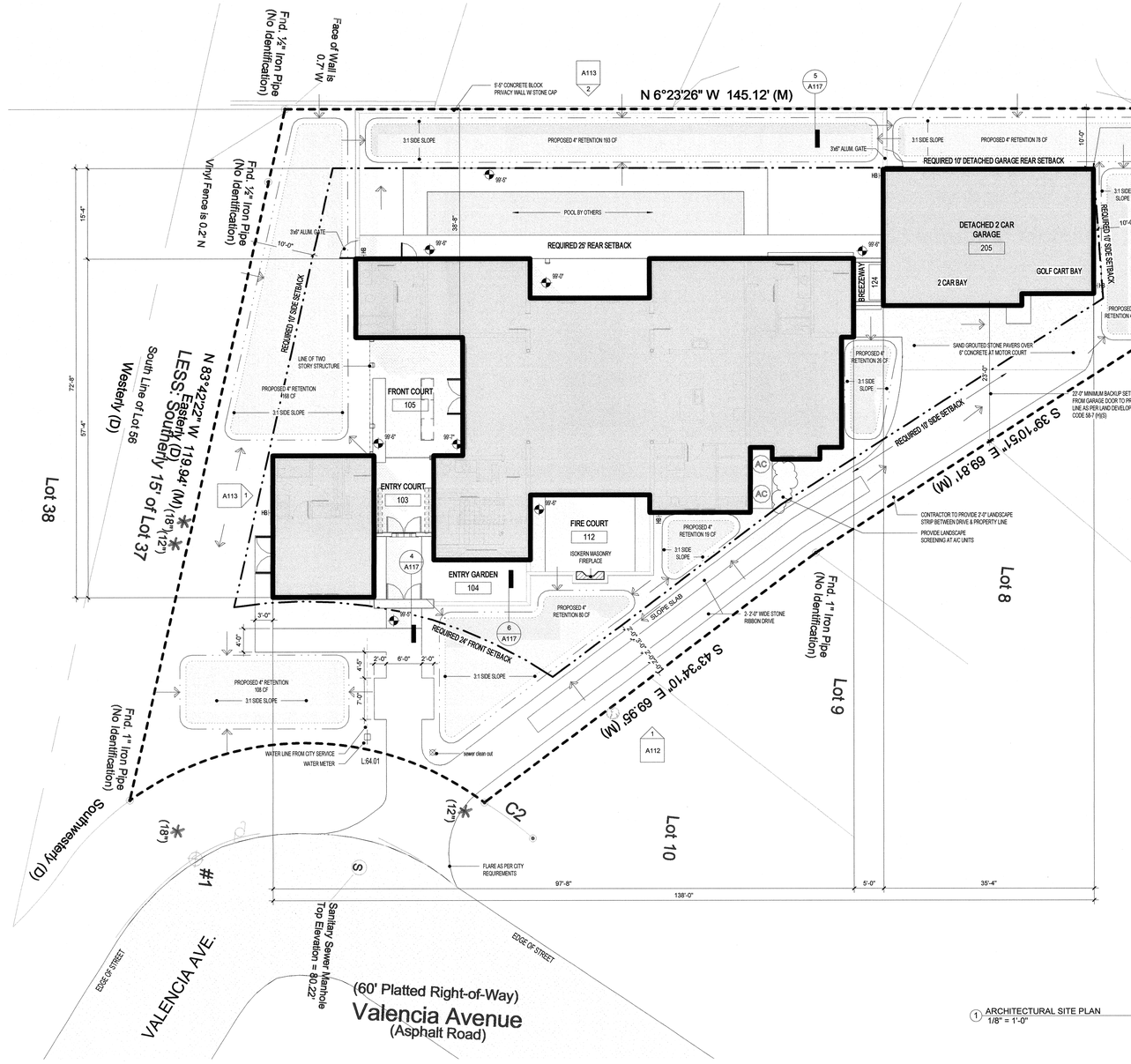
CHECKED
CH

DATE
08/31/19

REVISIONS

COVER SHEET

A100



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

SITE ANALYSIS

AREA CALCULATIONS

PROPERTY ADDRESS:	: 1161 VALENCIA AVENUE
EXISTING ZONING	: R-1AA
LOT WIDTH	: 64'-0" AT FRONT
LOT AREA :	: 13,848 SF

BUILDING AREA

FIRST FLOOR	: 2,814 SF
SECOND FLOOR	: 951 SF
CASITA	: 416 SF
TOTAL LIVING	: 4,181 SF
GARAGE	: 807 SF
PORCH FAR	: 43 SF
TOTAL FAR	: 5,292 SF
ENTRY COURT	: 313 SF
FRONT COURT	: 133 SF
BREEZEWAY	: 42 SF
TOTAL BUILDING AREA	: 5,473 SF
ENTRY GARDEN	: 318 SF
FIRE COURT	: 284 SF
POOL COURT	: 2,235 SF
TOTAL CONSTRUCTION	: 8,310 SF

IMPERVIOUS COVERAGE

ALLOWED (50%)	: 6,924 SF (50%)
PROPOSED BUILDING	: 4,483SF
BUILDING COVERAGE PORCHES, DRIVE, WALKS, TERRACES, POOL AND A/C PADS	: 2,441 SF
TOTAL IMPERVIOUS PROPOSED	: 6,924 SF (50%)
TOTAL IMPERVIOUS ALLOWED	: 6,924 SF (50%)

FLOOR AREA RATIO

ALLOWED	: 5,292 SF (38%)
PROPOSED	: 5,031 SF (36.3%)

SETBACKS	**REQUIRED**	**PROPOSED**
EAST - FRONT (PROPERTY LINE)	24'-0" MIN (VARIES)	24'-0"
WEST - REAR	25'-0" / 30'-0"	25'-0" / 38'-9"
SOUTHSIDE	10'-0"/15'-0"	10'-0"/23'-0"
NORTHSIDE	10'-0"/15'-0"	12'-0"/27'-8"

BUILDING HEIGHT	**REQUIRED**	**PROPOSED**
	32'-0"	32'-0"

LEGAL DESCRIPTION

LOTS 36 & 37, VALENCIA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS: BEGIN AT THE SE CORNER OF LOT 37, VALENCIA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WESTERLY ALONG THE SOUTHERLY LOT LINE OF SAID LOT 37 TO THE SW CORNER OF SAID LOT 37, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LOT LINE OF SAID LOT 37, A DISTANCE OF 15 FEET, THENCE EASTERLY AND PARALLEL TO THE SOUTHERLY LOT LINE OF SAID LOT 37 TO THE EASTERLY LOT LINE OF SAID LOT 37 TO THE POINT BEGINNING.

LESS: BEGIN AT A POINT OF THE WESTERLY LINE OF LOT 36 A DISTANCE OF 80 FEE NORTHERLY FROM THE SW CORNER THEREOF, SAID POINT BEING ALSO COMMON TO THE SE CORNER OF LOT 34, RUN THENCE NORTHERLY 40 FEET ALONG THE EASTERLY LINE OF LOT36, THENCE NORTHEASTERLY 16.7 FEET ALONG THE EASTERLY LINE OF LOT 36 TO A POINT ON THE SOUTHERLY LINE OF LOT 5, THENCE SOUTHEASTERLY 21.2 FEET TO THE SE CORNER OF LOT 5, THENCE SOUTHEASTERLY 39 FEET TO THE SE CORNER OF LOT 6, THENCE SOUTHWESTERLY 36.6 FEET TO THE POINT OF BEGINNING.

PROPOSED DRAINAGE CALCULATIONS

6924 TOTAL IMPERVIOUS	X 0.0833 FIRST 1" RAINFALL - 576 CF
576 CU. FEET OF RETENTION REQUIRED	
712 CU. FEET OF RETENTION PROVIDED	

FRONT SETBACK IMPERVIOUS RATIO

AREA	: -SF : 1,556SF
REQUIRED	: -SF (50%) : 778SF (50%)
PROPOSED	: -SF (-%) : 1,026SF (66%)

PROJECT NOTES

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE W/ ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE W/ ALL APPLICABLE CODES & REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWING AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED W/OUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
6. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
7. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2000 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.
9. PROJECT SHALL BE TURNED OVER TO TENANT IN CLEAN CONDITION W/ ALL TRASH AND DEBRIS REMOVED FROM SITE, ALL WINDOWS AND GLASS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER.
10. CONTRACTOR SHALL HAUL ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.
11. CONTRACTOR TO OBTAIN ALL PERMITS AND TO PAY FEES AND TAXES.
12. DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATA OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING W/ ANY WORK THAT IS DEPENDANT UPON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, ANY RESULTANT EXTRA COST FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR W/OUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
13. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
14. CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETING THE WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED. ALL CONTRACTOR TOOL BOXES, CONTAINER, ETC., ARE SUBJECT TO OWNERS INSPECTION CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, STORING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED TO OWNER BY THE CONTRACTOR.
15. ALL WIND LOAD CALCULATIONS & DESIGN CRITERIA ARE BASED ON A "ENCLOSED" STRUCTURE. ANY BREACH OR PENETRATION, SUCH AS WINDOWS, DOORS, GARAGE DOORS, ETC., DURING STORM EVENT WILL COMPROMISE STRUCTURAL INTEGRITY.
16. ALL DOOR AND WINDOW OPENINGS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION.
17. ALL SHEAR WALLS MUST TRANSFER LOADS TO FLOOR JOISTS OR FOUNDATION.
18. DIAPHRAGM SYSTEMS MUST BE ATTACHED TO END WALLS AND/OR SIDE WALLS.
19. TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS.
20. TRUSSES, GIRDERS AND BEAM TIE DOWNS ARE SIZED PER UPLIFT REQUIREMENTS. ANY QUESTIONS AS TO SIZE, TYPE OR VALUE OF A NAIL STRAP OR CLIP SHOULD BE VERIFIED BY STRUCTURAL ENGINEER.
21. ALL WINDOWS TO COMPLY W/ THE 2017 FLORIDA BUILDING CODE 130 MPH WIND LOAD REQUIREMENT.
22. SUBCONTRACTORS SHALL VERIFY ALL APPLICABLE DIMENSIONS AND FUTURE LOCATIONS.
23. ALL INTERIOR SLABS TO HAVE STEEL TROWEL FINISH. ALL EXTERIOR SLABS TO HAVE MEDIUM BROOM FINISH.
24. REFER TO TUBSHOWER MANUFACTURER FOR DRAIN LOCATION, PER OWNERS SELECTION.
25. ALL PLUMBING TO MEET LOCAL PLUMBING CODES.
26. PROVIDE STUB-OUT FOR ICE MAKER AT REFRIGERATOR LOCATION. WINDOWS AND EXTERIOR DOORS SHALL COMPLY W/ SBC WIND LOAD REQUIREMENTS.
27. USE GREENBOARD AT WET WALLS.
28. PROVIDE BLOCKING AT 33"-36" AFF IN BATHROOM WALLS ABOVE WATER CLOSET, TUBSHOWER FAUCETS AND TUB SOAP DISH FOR FUTURE GRAB BARS.
29. CONTRACTOR TO PROVIDE SITE ACCESS PER SECTION R-319-3F 2017 FBCR.
30. FOAM PLASTIC MATERIALS TO MEET THE REQUIREMENTS OF THE 2017 FBCR.
31. PROTECTION OF WOOD DECAY TO MEET THE REQUIREMENTS OF THE 2017 FBCR.
32. PROVIDE HANDICAP ACCESSIBILITY PER SECTION R-320 OF THE 2017 FBCR.
33. TERMITE TREATING AND PROTECTION TO MEET THE REQUIREMENT OF SECTION R-318 OF THE 2017 FBCR.
34. FINISHED FLOOR TO MINIMUM 8" ABOVE GRADE. FINISHED FLOOR TO MINIMUM 12" ABOVE CROWN OF ROAD.
35. THIS STRUCTURE MEETS THE REQUIREMENTS OF THE 2017 FBCR.

TERMITE NOTES

R-318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES. R-318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND RESTRICTED INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF APPLICATION OF THE TERMITE PROTECTION TREATMENT. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONSUMER SERVICES."

USE REGISTERED TERMITICIDES OR OTHER APPROVED METHODS.

SOIL TREATMENTS FOR SUBTERRANEAN TERMITES.

PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.

DISTURBED SOIL TREATMENT MUST BE RETREATED.

TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.

TREATMENT AROUND EXTERIOR OF FOUNDATION SHALL BE DONE AFTER REMOVAL OF CONCRETE OVER POURS OR ACCUMULATED MORTAR.

TREATMENT APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE W/IN 1 FOOT OF PRIMARY STRUCTURE BOEWALLS. VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION COMPLETION. (INCLUDING LAND SCAPING AND IRRIGATION/SPRINKLER INSTALLATION.)

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PER RULES AND LAWS ESTABLISHED FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB ON SLAB GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

CODE COMPLIANCE

BUILDING
CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE RESIDENTIAL

ELECTRICAL
ALL ELECTRICAL SHALL BE IN ACCORDANCE W/ THE 2011 NATIONAL ELECTRICAL CODE.

GAS
ALL GAS SHALL BE IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE GAS.

MECHANICAL
ALL MECHANICAL SHALL BE IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE MECHANICAL.

PLUMBING
ALL PLUMBING SHALL BE IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE PLUMBING CODE.

DRAINAGE NOTE

NO DRAINAGE IS PERMITTED TO BE DISCHARGED ONTO SURROUNDING PRIVATE PROPERTY. NOR CAN EXISTING DRAINAGE PATTERNS BE ADVERSELY AFFECTED BY ANY CONSTRUCTION. SURFACE DRAINAGE TO MEET THE REQUIREMENTS OF THE WINTER PARK CODE OF ORDINANCES.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
1. WIND SPEED= 130 MPH ULTIMATE WIND SPEED (VULTIMATE 139 MP (Vasd)
2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

TRUE NORTH

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AUTHORIZATION #28249

SIGNED AND SEALED
04-__-2019

VALENCIA RESIDENCE
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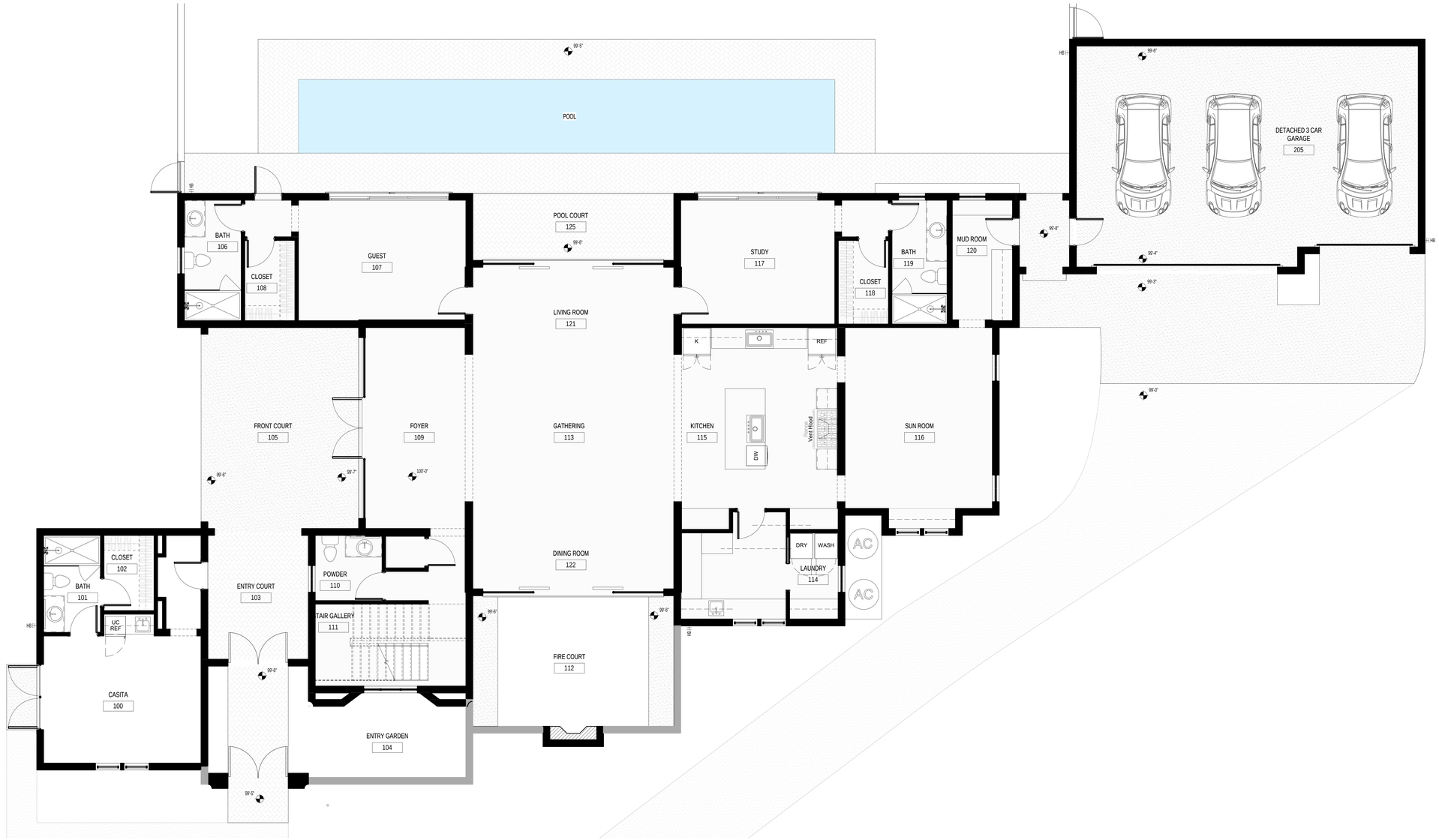
JOB NUMBER: 1119
DRAWN: Author
CHECKED: Checker
DATE: 04.22.19
REVISIONS:

ARCHITECTURAL SITE PLAN
A101



1 PRESENTATION PLAN - LEVEL 1
1/4" = 1'-0"

GENERAL NOTES

1. ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 139 MPH WIND LOADS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE AND THE ANCHORING REQUIREMENTS OF SECTIONS R612.6 AND R612.8.1 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
2. WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/ CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
3. THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE USED AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
4. THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING TAKES PLACE.
5. ALL HABITABLE ROOMS TO MEET THE MINIMUM LIGHT AND VENTILATION REQUIREMENTS OF SECTION R303.1 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
6. STAIRS TO MEET THE REQUIREMENTS OF SECTION R311.7 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
7. PROVIDE SMOKE DETECTION AT ALL BEDROOMS (INSIDE & OUTSIDE) ADJACENT TO BEDROOM DOOR. ALSO PROVIDE SMOKE DETECTORS AT FIRST & SECOND FLOOR IN CLOSE PROXIMITY TO STAIRS AS PER SECTION R314 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
8. PROVIDE CARBON MONOXIDE ALARM WITH 10'-0" OF THE BEDROOMS AS PER SECTION R 315 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
9. GARAGE DOORS TO MEET THE REQUIREMENTS OF SECTION R-602.8.5 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
10. CONTRACTOR TO SUBMIT WIND TEST CERTIFICATION FOR OVERHEAD DOORS PER SECTION R-602.8.5 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.

FIRE PLACE NOTES

COMBUSTIBLE MANTLE/TRIM PER SECTION R1001 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
-CLEARANCE MIN 6" FROM FIREPLACE OPENING
-SIDE TRIM
-PROJECTION > 1-1/2"=6"=PROJECTION DEPTH
-MANTLE PROJECTION > 1-1/2"=MIN 12" ABOVE
(VERIFY DESIGN W OWNER)

HEARTH EXTENSION PER SECTION R1001.0/R1001.10/R-1001.9 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
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LESS THAN 6 SQ. FT.= 16" FRONT, 8" SIDE 6 SQ. FT. OR LARGER = 20" FRONT, 12" SIDE
-EXTEND FROM FLOOR TO ELEVATED FIREBOX
(VERIFY DESIGN W OWNER)

ATTIC ACCESS NOTES

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FLASHING NOTES

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LOCATIONS: FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS: INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE) 0.021 MM) GALVANIZED SHEET.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
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TRUE NORTH

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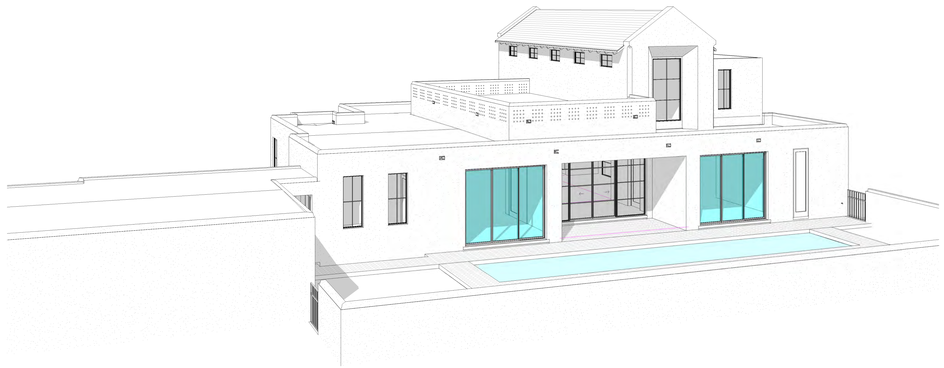
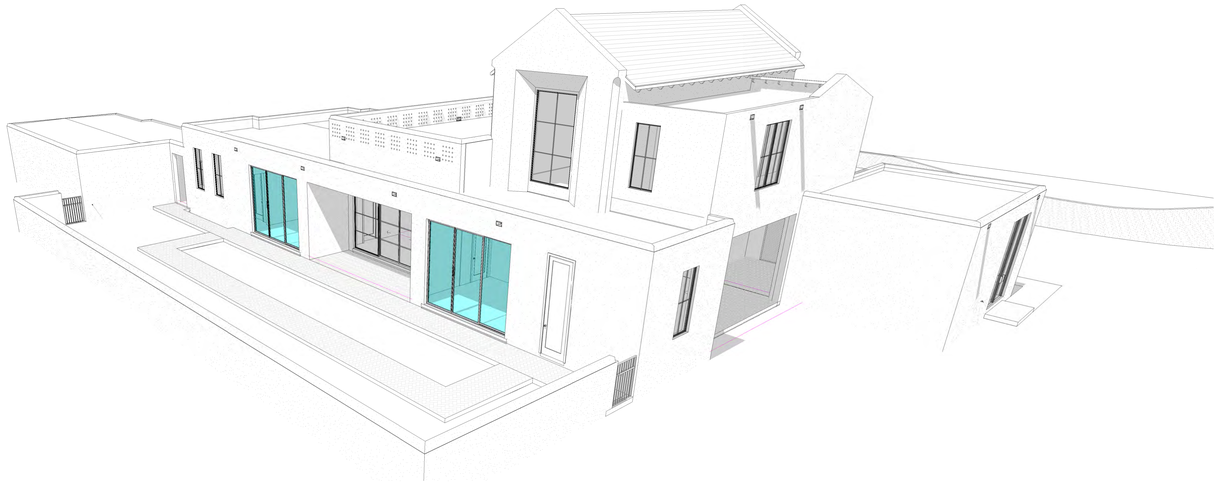
DRAWN ADBW
CHECKED Checker
DATE 04/17/19
REVISIONS

PRESENTATION PLAN
A102



4 PERSPECTIVE - WEST



3 PERSPECTIVE - NORTHWEST

2 PERSPECTIVE - ENTRY

1 PERSPECTIVE - EAST

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TRUE NORTH

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY T.S. CHELLAM ON 04-17-20
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BUILDING AND PERMITTING

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VALENCIA RESIDENCE

1161 VALENCIA AVE WINTER PARK, FL.

JOB NUMBER
1920

DRAWN
ADBW

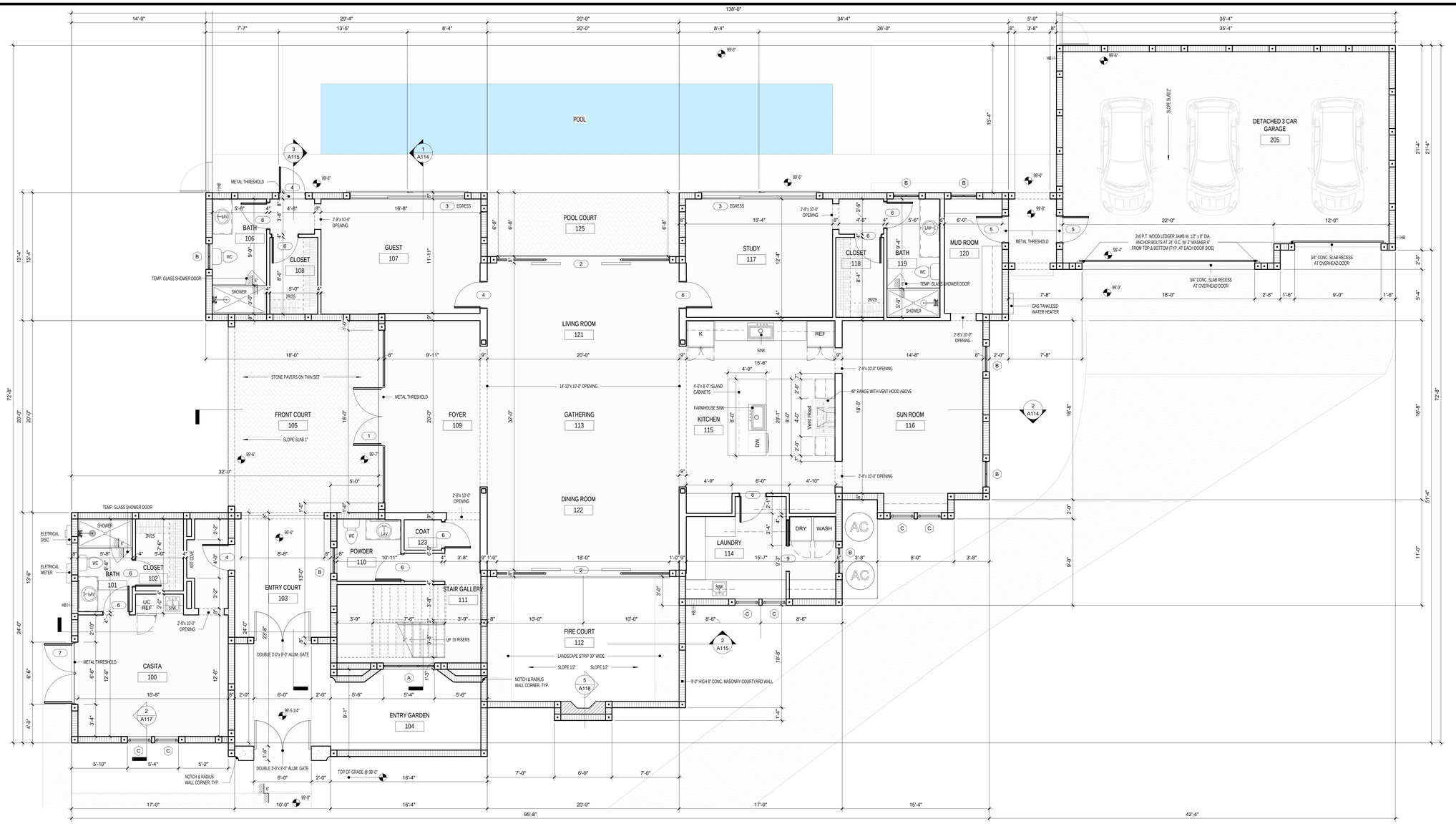
CHECKED
Checker

DATE
04.17.20

REVISIONS

PERSPECTIVES

A104



1 DIMENSION PLAN - LEVEL 1
1/4" = 1'-0"

0 2' 4' 8' 12'
1/4" = 1'-0"

TRUE NORTH

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8. PROVIDE CARBON MONOXIDE ALARM WITH 10'-0" OF THE BEDROOMS AS PER SECTION R 315 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL.
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BUILDING AND PERMITTING

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JOB NUMBER 1737

DRAWN MCJ

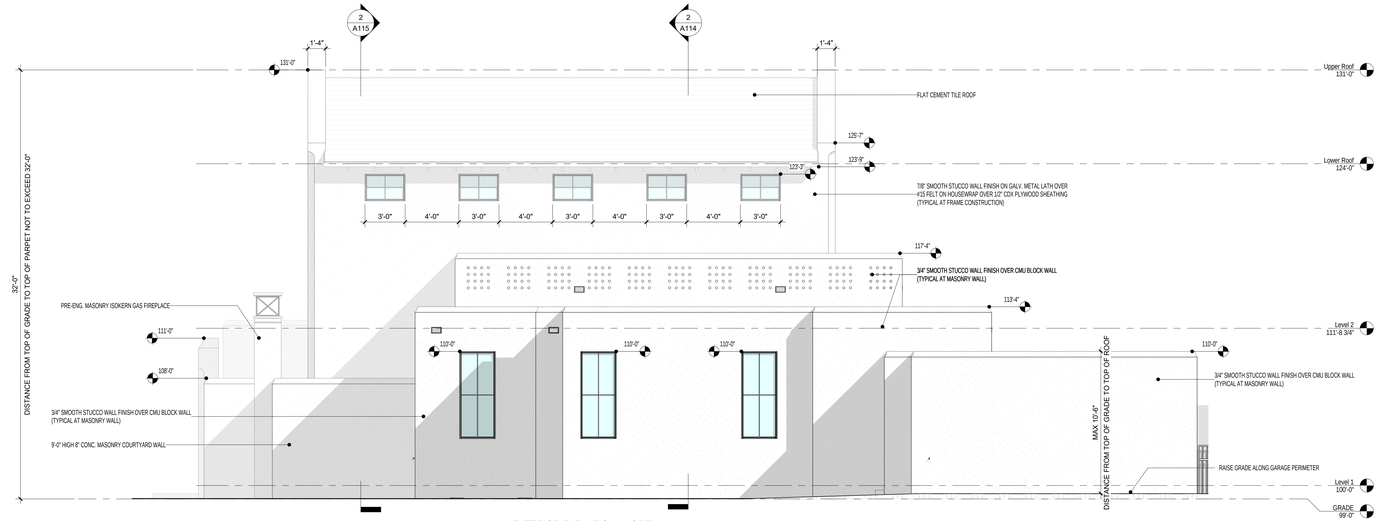
CHECKED Checker

DATE 04/17/19

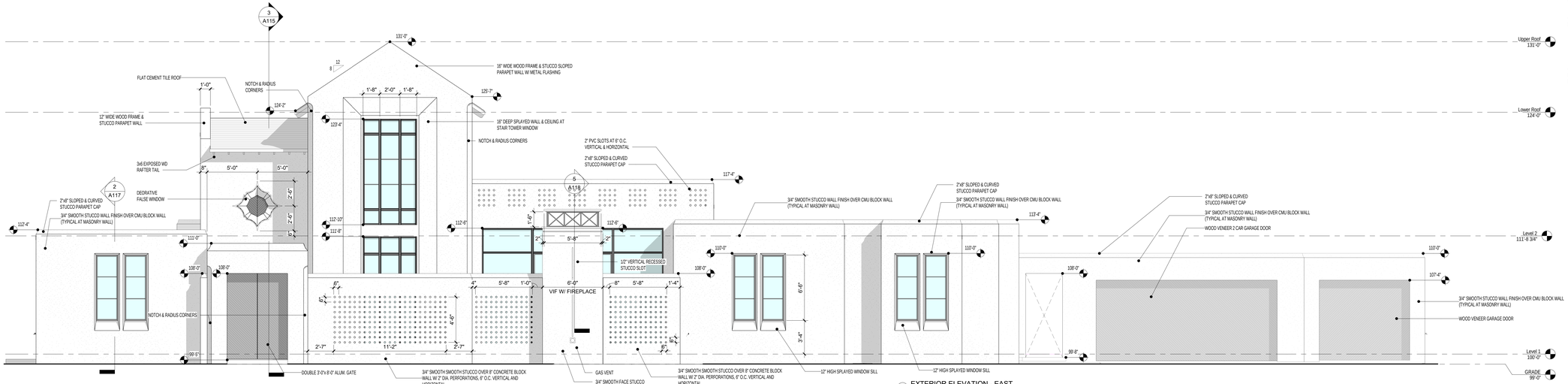
REVISIONS

DIMENSION PLAN

A105



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

ROOF FLASHING NOTES

BASE & CAP FLASHING:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB. PER 100 SQ. FT. (3.78KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

VALLEYS: AS NEEDED
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED.

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED W/ METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN
TABLE 1507.3.9.2

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE

3. FOR CLOSED VALLEYS (VALLEY COVERED W/ SHINGLE) VALLEY LINING SHALL BE ONE OF THE FOLLOWING:

A. BOTH TYPES 1 AND 2 ABOVE, COMBINED

B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 224.

C. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 1970.

DRIP EDGE:
DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVER LAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER.

CRICKETS OR SADDLES
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES (762 MM) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

SIDEWALL FLASHING
FLASHING AGAINST THE VERTICAL SIDEWALL SHALL BE BY THE STEP FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF 4" HIGH AND 4" WIDE. AT THE END OF THE VERTICAL SIDEWALL THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL ON ONTO THE ROOF.

FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

LOCATIONS: FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

ROOF NOTES

1. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R-905.3.8, R-905.2.8.1, R-905.2.8.2 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
2. ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R-806 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MINIMUM OF ONE FOOT AWAY FROM RESIDENCE

ROOF VENT NOTES

ROOF VENTING PER SECTION R-806 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
1. VENTING SHALL PROVIDE CROSS VENTILATION OF ATTIC SPACE W/ WEATHER PROTECTED VENTS
2. ALL VENTS SHALL BE SCREENED W/ MAXIMUM 1/4" OPENINGS, TO PREVENT INTRUSION OF BIRDS, SQUIRRELS, RODENTS, ETC.
3. RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL BE NOT LESS THAN 1/150
4. OFF RIDGE VENTS TO BE ALUMINUM W/ SCREEN. PAINT TO MATCH ROOF

FENESTRATION REQUIREMENTS

1. ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 130 MPH WIND LOADS AND THE ANCHORING REQUIREMENTS OF SECTION R-612.6 & R-612.8.1 OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL
2. GARAGE DOORS TO MEET THE REQUIREMENTS OF SECTION R-612.8.5 FLORIDA BUILDING CODE RESIDENTIAL
3. WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
4. THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
5. THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE.

ROOF DRAINAGE REQUIREMENTS

ROOF DRAINAGE SHALL COMPLY WITH SECTION R903 OF THE FLORIDA BUILDING CODE RESIDENTIAL (FBC-R) 6TH EDITION (2017) AS FOLLOWS:

-R903.4 ROOF DRAINAGE
UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. WHERE REQUIRED FOR ROOF DRAINAGE, SCUPPERS SHALL BE PLACED LEVEL WITH THE ROOF SURFACE IN A WALL OR PARAPET. THE SCUPPER SHALL BE LOCATED AS DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA.

-R903.4.1 OVERFLOW DRAINS AND SCUPPERS
WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 4" (51 MM) NOR MORE THAN 6" (152 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. OVER FLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

-R903.4.2 ONE AND TWO FAMILY DWELLINGS AND PRIVATE GARAGES
WHEN GUTTERS AND LEADERS ARE PLACED ON THE OUTSIDE OF BUILDINGS, THE GUTTERS AND LEADERS SHALL BE CONSTRUCTED OF METAL OR APPROVED PLASTIC FOR OUTDOOR EXPOSURE WITH LAPPED, SOLDERED OR CAULKED JOINTS AND SHALL BE SECURELY FASTENED TO THE BUILDING WITH A CORROSION RESISTANT FASTENING DEVICE OF SIMILAR OR COMPATIBLE MATERIAL TO THE GUTTERS AND DOWNSPOUTS.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (VultMAX) 108 MP (Vasd)
2. RISK CATEGORY 2/ CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

TRUE NORTH

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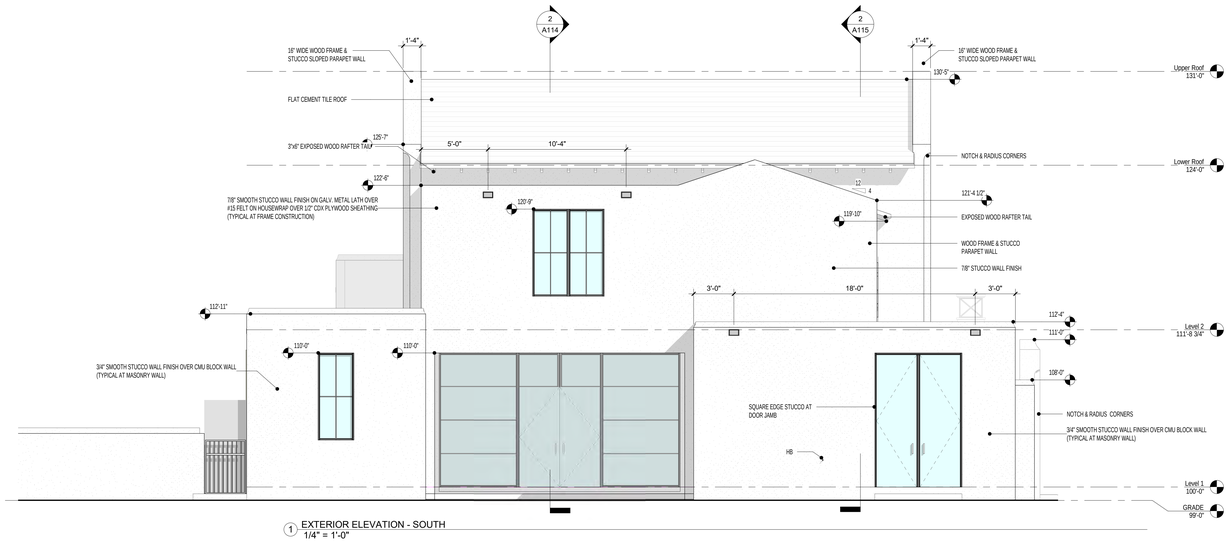
STATE OF FLORIDA
T.S. CHARLES
REGISTERED
PROFESSIONAL ENGINEER
ALTAMONTE SPRINGS, FL 32714
04-17-19
LC NO. 0040148
NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND EMBOSSED SEAL

7

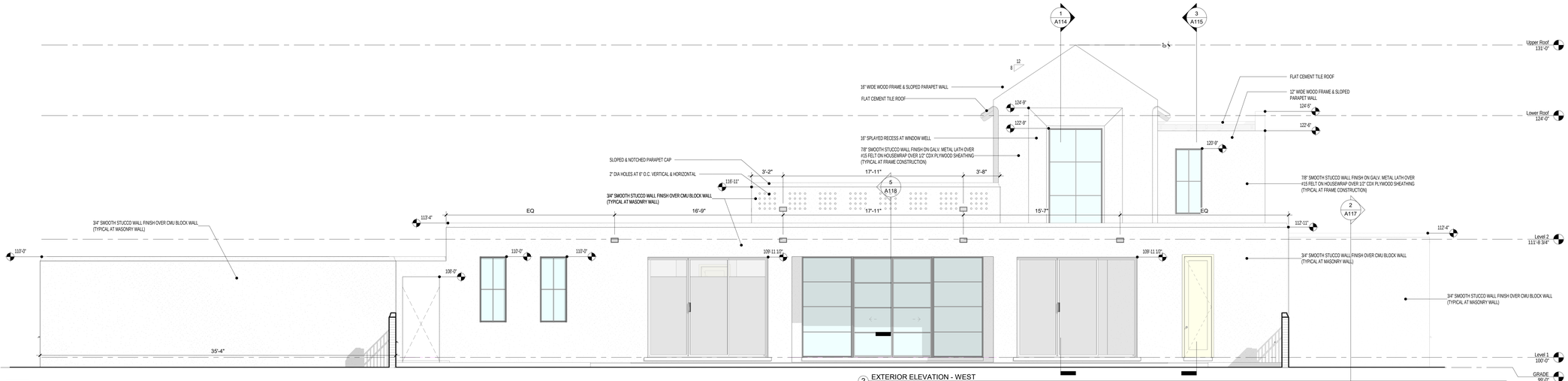
VALENCIA RESIDENCE
1161 VALENCIA AVE WINTER PARK, FL.

JOB NUMBER 1737
DRAWN Ashley
CHECKED Chuckie
DATE 04/17/19
REVISIONS

BUILDING ELEVATIONS
A112



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

ROOF FLASHING NOTES

BASE & CAP FLASHING:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB. PER 100 SQ. FT. (3.79KGM2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

VALLEYS: AS NEEDED
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED.

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED W/ METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE

3. FOR CLOSED VALLEYS (VALLEY COVERED W/ SHINGLE) VALLEY LINING SHALL BE ONE OF THE FOLLOWING:

A. BOTH TYPES 1 AND 2 ABOVE, COMBINED

B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 224.

C. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 1970.

DRIP EDGE:
DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVER LAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER.

CRICKET OR SADDLE:
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES (762 MM) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

SIDEWALL FLASHING
FLASHING AGAINST THE VERTICAL SIDEWALL SHALL BE BY THE STEP FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF 4" HIGH AND 4" WIDE. AT THE END OF THE VERTICAL SIDEWALL THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL ON ONTO THE ROOF.

FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

LOCATIONS: FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

ROOF NOTES

1. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R-905.3.8, R-905.2.8.1, R-905.2.8.2 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
2. ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R-806 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
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2. ALL VENTS SHALL BE SCREENED W/ MAXIMUM 1/4" OPENINGS, TO PREVENT INTRUSION OF BIRDS, SQUIRRELS, RODENTS, ETC.
3. RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL BE NOT LESS THAN 1/150
4. OFF RIDGE VENTS TO BE ALUMINUM W/ SCREEN. PAINT TO MATCH ROOF

FENESTRATION REQUIREMENTS

1. ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 138 MPH WIND LOADS AND THE ANCHORING REQUIREMENTS OF SECTION R-612.6 & R-612.8.1 OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL
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4. THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA
5. THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE

ROOF DRAINAGE REQUIREMENTS

ROOF DRAINAGE SHALL COMPLY WITH SECTION R903 OF THE FLORIDA BUILDING CODE RESIDENTIAL (FBC-R) 6TH EDITION (2017) AS FOLLOWS:

-R903.4 ROOF DRAINAGE
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-R903.4.1 OVERFLOW DRAINS AND SCUPPERS
WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2" (51 MM) NOR MORE THAN 4" (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. OVER FLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

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NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA [illegible] LOWING ASCE 7-10.
1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (VULTIMATE) 105 MP (Vasd)
2. RISK CATEGORY 2/ CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

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T.S. CHARLES
PROFESSIONAL ENGINEER
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LIC NO. 0040148

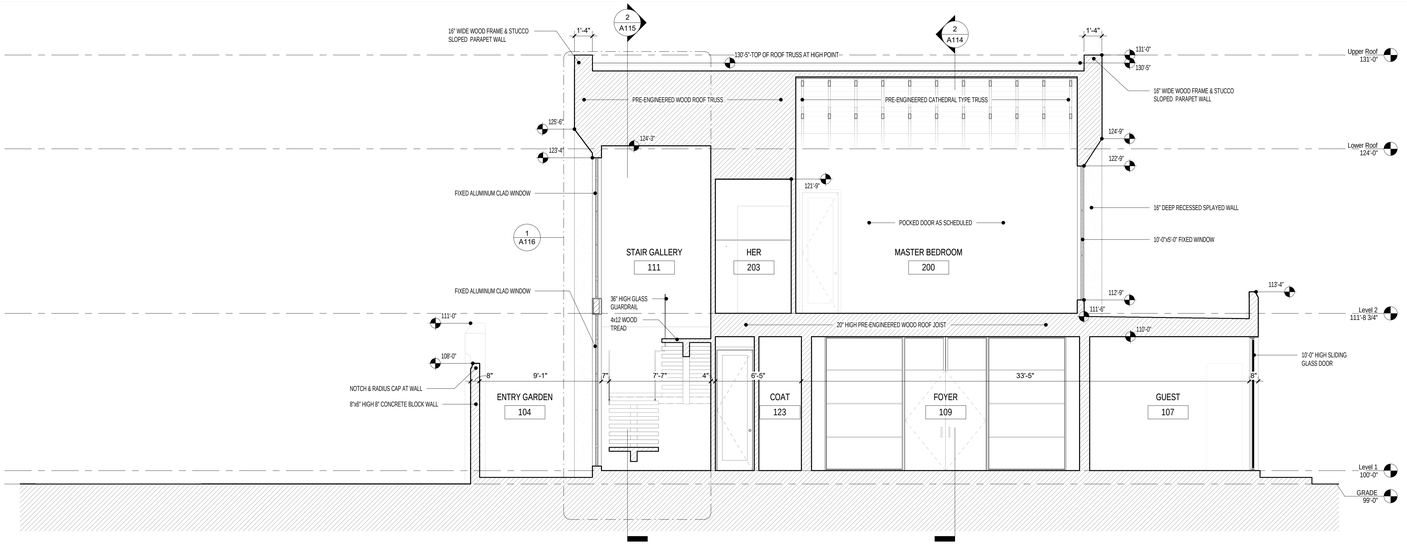
Z

VALENCIA RESIDENCE

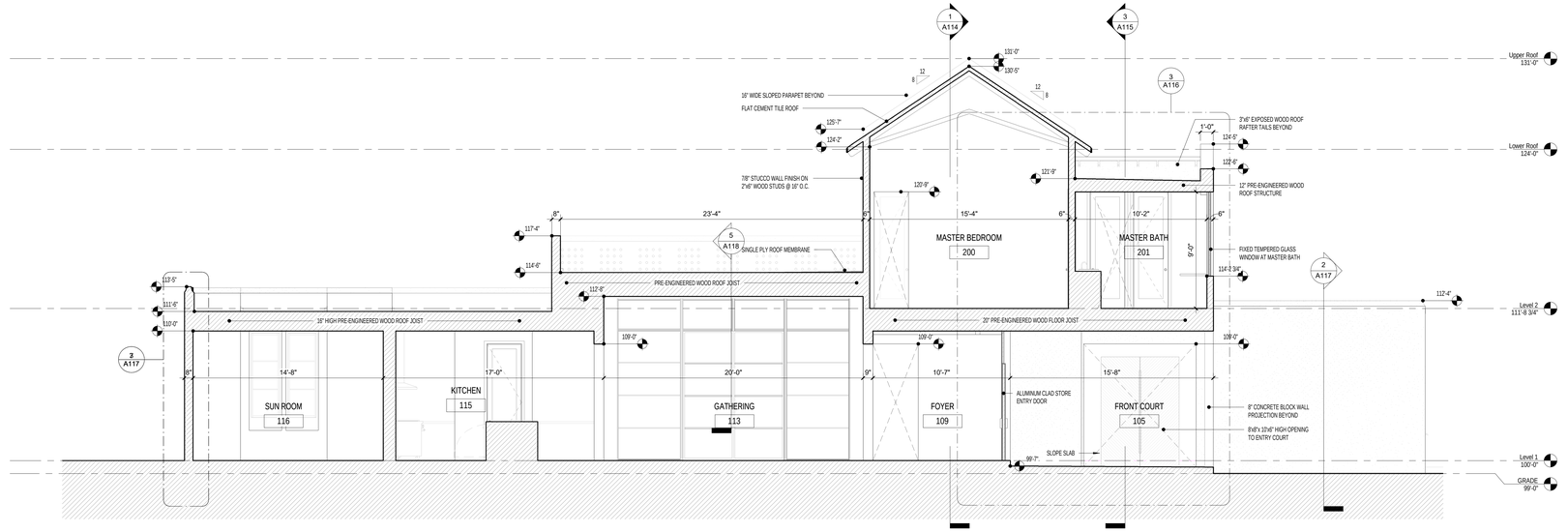
1161 VALENCIA AVE WINTER PARK, FL.

JOB NUMBER 1737
DRAWN ABW
CHECKED Checker
DATE 06/27/23
REVISIONS

BUILDING ELEVATIONS
A113



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



2 Section 2
1/4" = 1'-0"

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R903.4.1 OVERFLOW DRAINS AND SCUPPERS
WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 3" (51 MM) NOR MORE THAN 4" (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS ON WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. OVER FLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

R903.4.2 ONE AND TWO FAMILY DWELLINGS AND PRIVATE GARAGES
WHEN GUTTERS AND LEADERS ARE PLACED ON THE OUTSIDE OF BUILDINGS, THE GUTTERS AND LEADERS SHALL BE CONSTRUCTED OF METAL OR APPROVED PLASTIC FOR OUTDOOR EXPOSURE WITH LAPPED, SOLDERED OR CAULKED JOINTS AND SHALL BE SECURELY FASTENED TO THE BUILDING WITH A CORROSION RESISTANT FASTENING DEVICE OF SIMILAR OR COMPATIBLE MATERIAL TO THE GUTTERS AND DOWNSPOUTS.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
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2. RISK CATEGORY 2/ CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

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T.S. CHARLES
PROFESSIONAL ENGINEER
ALTAMONTE SPRINGS, FL 32714
LIC NO. 0047148

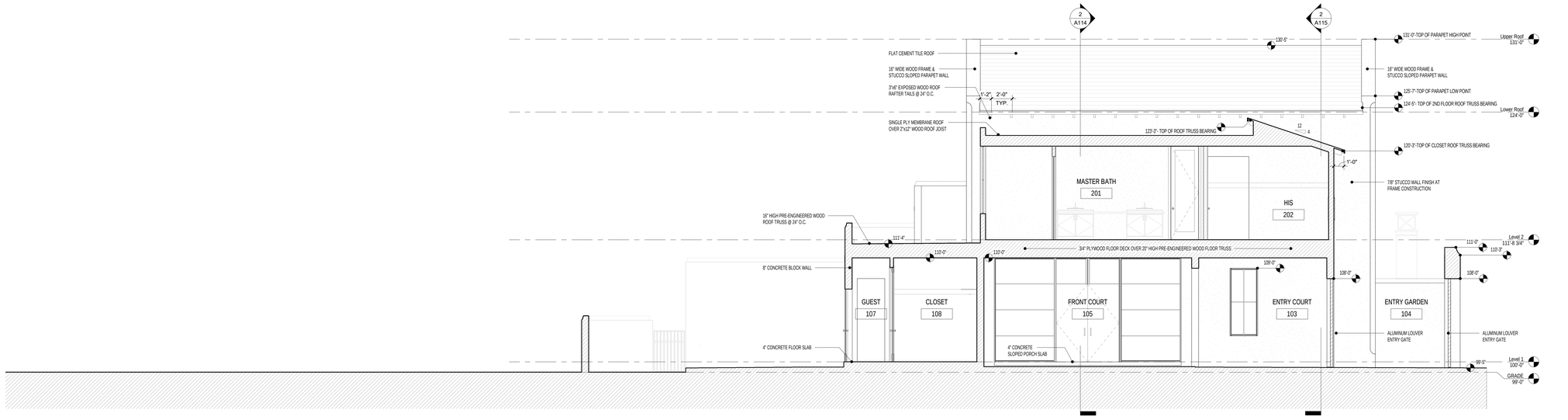
Z

VALENCIA RESIDENCE

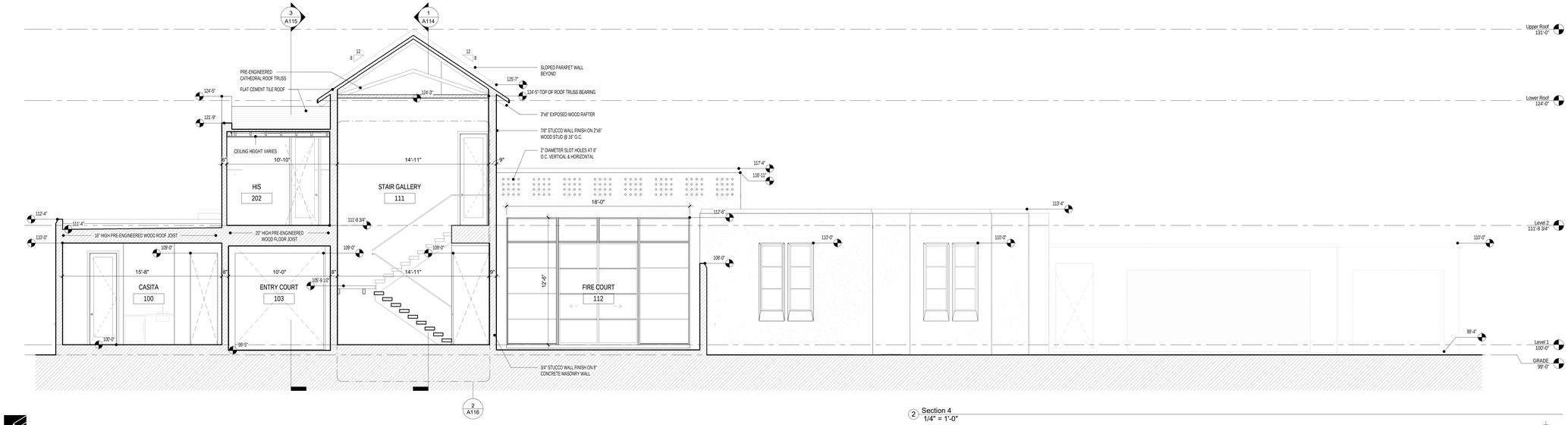
1161 VALENCIA AVE WINTER PARK, FL.

JOB NUMBER 1727
DRAWN ABW
CHECKED Checker
DATE 04/12/18
REVISIONS

BUILDING SECTIONS
A114



3 Section 5
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"

ROOF FLASHING NOTES

BASE & CAP FLASHING:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB. PER 100 SQ. FT. (3.76KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

VALLEYS: AS NEEDED
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED.

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED W/ METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN
TABLE 1507.3.9.2

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE

3. FOR CLOSED VALLEYS (VALLEY COVERED W/ SHINGLE) VALLEY LINING SHALL BE ONE OF THE FOLLOWING:

A. BOTH TYPES 1 AND 2 ABOVE, COMBINED

B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 224.

C. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 1970.

DRIP EDGE:
DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVER LAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER.

CRICKET OR SADDLE:
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES (762 MM) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

SIDEWALL FLASHING
FLASHING AGAINST THE VERTICAL SIDEWALL SHALL BE BY THE STEP FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF 4" HIGH AND 4" WIDE. AT THE END OF THE VERTICAL SIDEWALL THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL ON ONTO THE ROOF.

FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

LOCATIONS: FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

ROOF NOTES

1. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R905.3.8, R-905.2.8.1, R-905.2.8.2 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
2. ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R-806 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MINIMUM OF ONE FOOT AWAY FROM RESIDENCE

ROOF VENT NOTES

ROOF VENTING PER SECTION R-806 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL
1. VENTING SHALL PROVIDE CROSS VENTILATION OF ATTIC SPACE W/ WEATHER PROTECTED VENTS
2. ALL VENTS SHALL BE SCREENED W/ MAXIMUM 1/4" OPENINGS, TO PREVENT INTRUSION OF BIRDS, SQUIRRELS, RODENTS, ETC.
3. RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL BE NOT LESS THAN 1/150
4. OFF RIDGE VENTS TO BE ALUMINUM W/ SCREEN. PAINT TO MATCH ROOF

FENESTRATION REQUIREMENTS

1. ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 138 MPH WIND LOADS AND THE ANCHORING REQUIREMENTS OF SECTION R-612.6 & R-612.8.1 OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL
2. GARAGE DOORS TO MEET THE REQUIREMENTS OF SECTION R-612.8.5 FLORIDA BUILDING CODE RESIDENTIAL
3. WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
4. THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
5. THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE.

ROOF DRAINAGE REQUIREMENTS

ROOF DRAINAGE SHALL COMPLY WITH SECTION R903 OF THE FLORIDA BUILDING CODE RESIDENTIAL (FBC-R) 6TH EDITION (2017) AS FOLLOWS:

-R903.4 ROOF DRAINAGE
UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. WHERE REQUIRED FOR ROOF DRAINAGE, SCUPPERS SHALL BE PLACED LEVEL WITH THE ROOF SURFACE IN A WALL OR PARAPET. THE SCUPPER SHALL BE LOCATED AS DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA.

-R903.4.1 OVERFLOW DRAINS AND SCUPPERS
WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 3" (51 MM) NOR MORE THAN 4" (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. OVER FLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

-R903.4.2 ONE AND TWO FAMILY DWELLINGS AND PRIVATE GARAGES
WHEN GUTTERS AND LEADERS ARE PLACED ON THE OUTSIDE OF BUILDINGS, THE GUTTERS AND LEADERS SHALL BE CONSTRUCTED OF METAL OR APPROVED PLASTIC FOR OUTDOOR EXPOSURE WITH LAPPED, SOLDERED OR CAULKED JOINTS AND SHALL BE SECURELY FASTENED TO THE BUILDING WITH A CORROSION RESISTANT FASTENING DEVICE OF SIMILAR OR COMPATIBLE MATERIAL TO THE GUTTERS AND DOWNSPOUTS.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (VultAND 108 MP (Vasd)
2. RISK CATEGORY 2/ CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

TRUE NORTH

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WINTER PARK DESIGN
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MAITLAND, FL 32751
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T.S. CHARLES
PROFESSIONAL ENGINEER
ALTAMONTE SPRINGS, FL 32714
LIC NO. 0040148

7

VALENCIA RESIDENCE

1161 VALENCIA AVE WINTER PARK, FL.

JOB NUMBER 1737
DRAWN ABW
CHECKED Checker
DATE 8/27/18
REVISIONS

BUILDING SECTIONS
A115

Board of Adjustments regular meeting

August 18, 2020 at 5:00p.m.

Agenda Items

New business

8. Request of Sheila Cichra on behalf of Zonvos Holdings LLC for a variance to allow the construction of a new boathouse to extend approximately 42 feet into Lake Virginia in lieu of the maximum permitted distance of 30 feet. In addition, to allow an area of 650 square feet, in lieu of the maximum allowed area of 600 square feet.

   Located at: 1119 Preserve Point Dr. Zoned: PURD

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/LEGIS AFFAIRS

DATE: August 18, 2020

SUBJECT: Cichra VARIANCE REQUEST, 1119 Preserve Point Dr

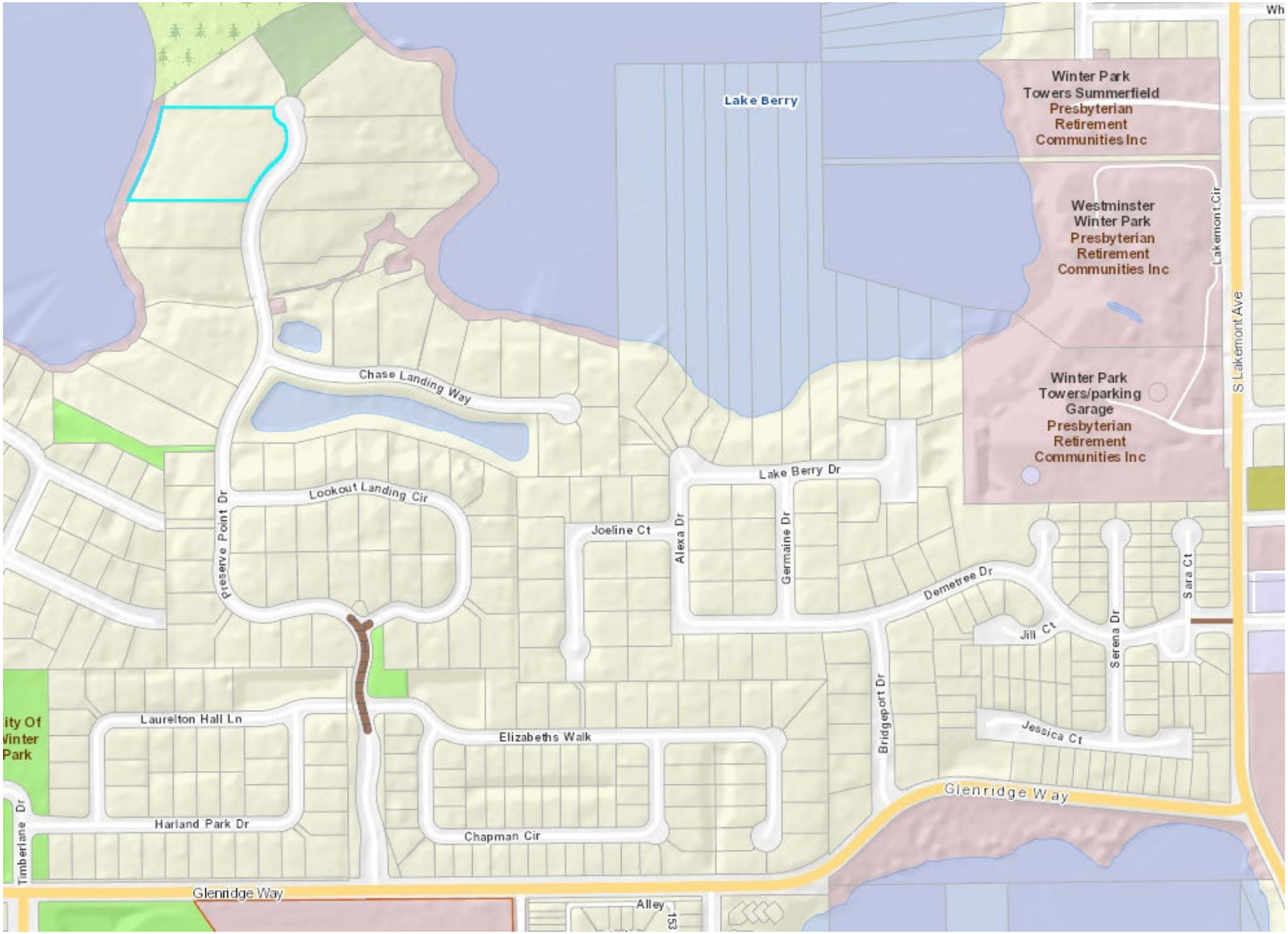
The applicant is requesting variances to allow the construction of a new boathouse to extend approximately 42 feet into Lake Virginia whereas the maximum permitted distance into a lake is 30 feet. In addition, the request includes allow an area of 650 square feet, whereas the maximum allowed area is 600 square feet.

Mr. Tim Egan, the City's Environmental Resource Manager, transmitted a message that this new boathouse construction came before the Lakes and Waterways Board on August 11, 2020 and was approved subject to the Board of Adjustments decision on granting the requested variances. This procedure is followed in each case where an applicant requesting a boathouse or dock variance from the Zoning Code limitations on these types of structures.

Typically, in cases where a boathouse extends further into a lake than permitted and exceeds the maximum permitted area, the applicant will produce documentation to verify the unusual shallow water depth at the location being proposed to build the boathouse. In addition, when it is necessary to extend further out into a lake, typical an additional area limitation variance is needed due to having to extend the walkway from the shore to the boathouse.

No letters have been received regarding this variance request.

1119 Preserve Point Dr.



VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT

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

Date Received 07/15/2020
Assigned
Date of Hearing 08/18/2020

Applicant: Sheila Cichra

2154 Oak Beach Blvd
(Address)
Sebring, FL 33875
(City, State) (Zip)
(863) 314-6711
(Phone – Home)
(407) 450-4241
(Phone – Work or Cell)
sheilacichra@gmail.com
(Email Address)

Owner: Zonvos Holdings LLC

1000 Legion Palce, Ste 1200
(Address)
Orlando, FL 32801
(City, State) (Zip)
Builder - Richard Woodruff
(Phone – Home)
(321) 282-8021
(Phone – Work or Cell)
WoofruffHomes@me.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-87, Paragraph (c) (4), Zoning R-1AAA.

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 1119 Preserve Point Drive

Legal description of property Lots 6 and 7, Windsong - Preserve Point as per plat book 43, page 76

Parcel ID 31-21-30-4220-04-091

Describe variance request Increase length from 30' allowed to 42'

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?

Corner lot creates special conditions. Original construction of the house placed
The lake bottom slopes down very gradually. At 30' from NHWE, the water depth is just 20".
it on the property with non-conforming setbacks and the existing garage is
10.25' from the rear property line but could be looked at like a side property line.
(Mayfield driveway entrance) Requesting to match existing garage structure side wall location.

How long have you owned the property? 3 years 2 years

How long have you occupied the property? 3 years N/A - the home is under construction

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?

Due to the corner lot special setbacks the side property line along Mayfield is now considered the rear prop line.
If the boathouse were built at only 30' in length, the boat slip wouldn't be functional.
and requires a larger setback due to current code. The existing garage has a 10.25' setback from the side property line.
A master bedroom is req'd on the 1st floor and extending the garage is req'd to do so.

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.

Not being able to have a functional boathouse would definitely be a hardship.

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

The floorplan is designed for future wheelchair access but a limited variance would be ok. Some clearances will decrease.
We believe that we are asking for the minimum variance. The depths are noted on the plans.

Signature of Applicant	Date	Name of Applicant (PRINT)
	7/21/2020 07/14/2020	MAJID SARMAST Sheila Cichra

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

I, William R Bird, Jr, manager of Zonvos Holdings LLC, which owns the property located at 1119 Preserve Point Drive, in the City of Winter Park, hereby grant permission to Sheila Cichra, of Streamline Permitting, Inc., to act as my agent in obtaining all permits associated with the construction of the boat dock.

William R Bird Jr 4-13-20

(Signature) (Date)

William R. Bird, JR. Manager

(Print Name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of April 2020, by William R. Bird, JR.

(NOTARY SEAL) Jo Ann Crumpton

(Signature of Notary Public – State of Florida)

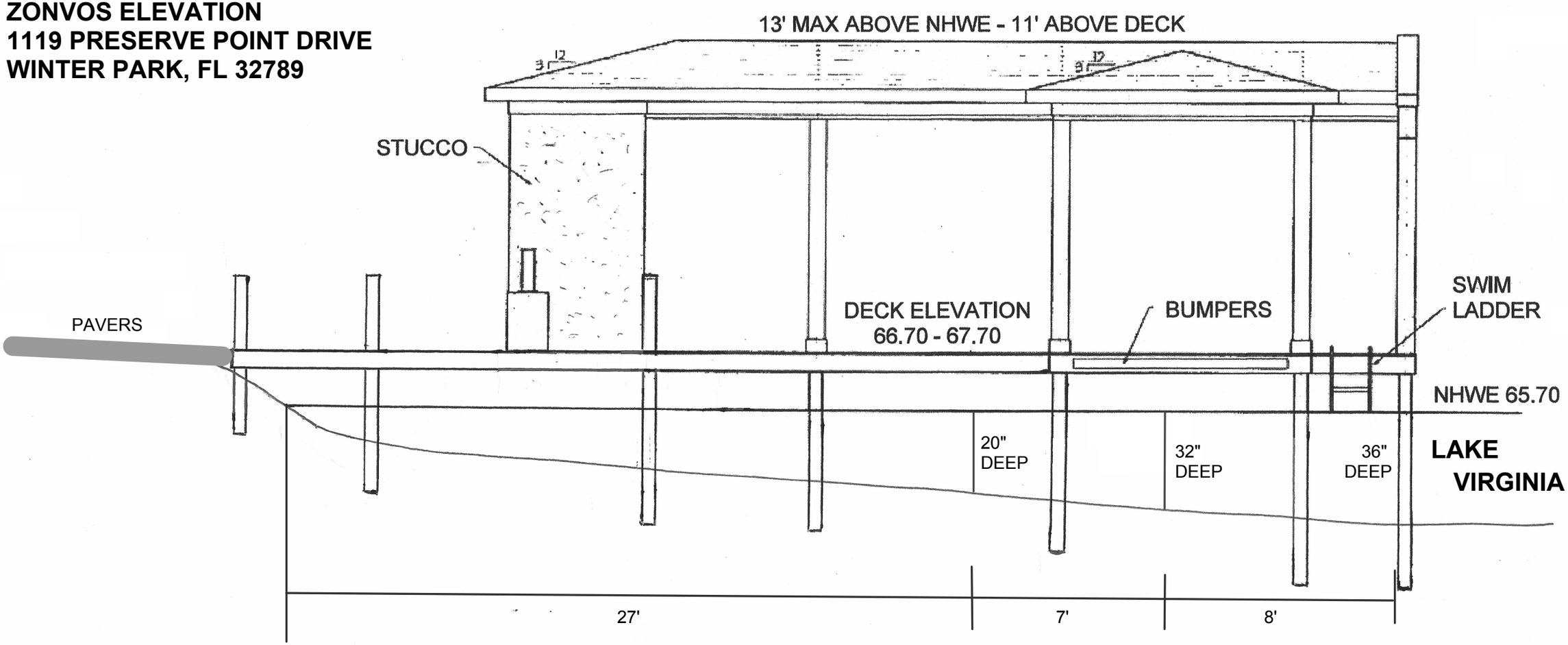
Personally Known ✓ OR Produced Identification _____

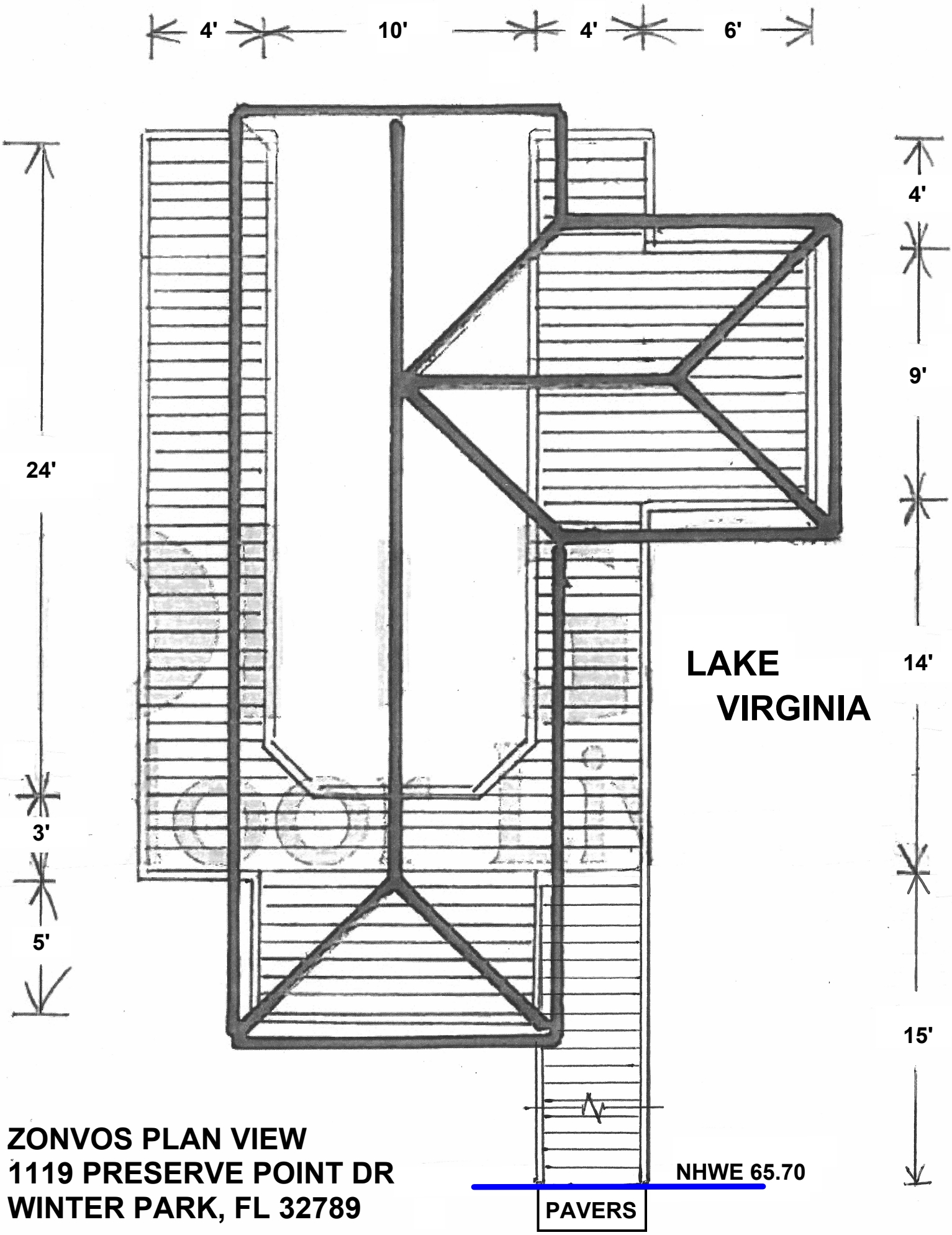
Type of Identification Produced

_____

JO ANN CRUMPTON
Notary Public - State of Florida
Commission # GG 963523
My Comm. Expires Apr 6, 2024
Bonded through National Notary Assn.

ZONVOS ELEVATION
1119 PRESERVE POINT DRIVE
WINTER PARK, FL 32789





ZONVOS PLAN VIEW
1119 PRESERVE POINT DR
WINTER PARK, FL 32789

ZONVOS BOAT DOCK SITE PLAN
1119 PRESERVE POINT DRIVE
WINTER PARK, FL 32789