



Board of Adjustments regular meeting

September 15, 2020 at 5:00p.m.

Virtual Meeting

Register Online: cityofwinterpark.org/live-broadcasts

Agenda Items

Opening & public comments

Approval

Minutes for the August 18, 2020 Meeting

Old business

1. 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: Increase the height at a portion of the north side wall, and for 2 linear feet of the front wall, to a height of 12', with existing side setbacks ranging from 5.3' to 4.85,' in lieu of the required setback of 7.5'; Allow 10' setback to the 2nd floor in lieu of the required setback of 12.5 feet; 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)

Located at: 626 Bonita Drive

Zoned: R-1AA

New business

1. Request of Angela Whitford-Narine & John Gregory Engeman for variances to allow the construction of a residential deck and pergola .5' and 4' respectively from the rear lot line, and allow the height of sections of the pergola at 14' and 11' above grade in lieu of the maximum permitted height of 10' above grade.

Located at: 1664 Cypress Point Lane

Zoned: R-1A

2. Request of Kent Taylor and Charles Almand for a variance to allow side setbacks of 4.8' to 5.9' along the east side yard wall of a recently constructed dwelling in lieu of the required side setback of 7.5'.

Located at: 1035 Kentucky Avenue

Zoned: R-2

3. Request of Glenn Dobkin for a variance to allow the construction of a warehouse building to be located 10' from the rear lot line, in lieu of the required setback of 30'.

Located at: 661 Harold Avenue

Zoned: I-1

4. **WITHDRAWN on 9-10-2020** Request of Thomas Lamar for Kristopher & Brooke Kest to allow the construction of a one story building addition located 10.7 feet from the east side lot line, in lieu of the required side setback of 14 feet.

Located at: 2101 Banchory Road

Zoned: R-1A

Adjourn

appeals & assistance

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

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



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Old business

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Located at: 626 Bonita Drive

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/LEGISLATIVE AFFAIRS
DATE: September 15, 2020
SUBJECT: SARMAST VARIANCE REQUEST, 626 Bonita Drive

The applicant is returning after making certain modifications repeating all but one of the variances from last month's hearing as follows: Variances to allow remodeling and a second story addition to an existing dwelling with the following variances: Increase the height at a portion of the north side wall, and for 2 linear feet of the front wall, to a height of 12', with existing side setbacks ranging from 5.3' to 4.85', whereas the required setback is 7.5'; allow 10' setback to the 2nd floor whereas the required setback is 12.5 feet; allow the nonconforming side setbacks to permit a floor area ratio of 42.6% whereas the maximum allowed floor area ratio is 38% due to the nonconforming side setbacks.

Staff Report from August 18, 2020 Meeting:

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.

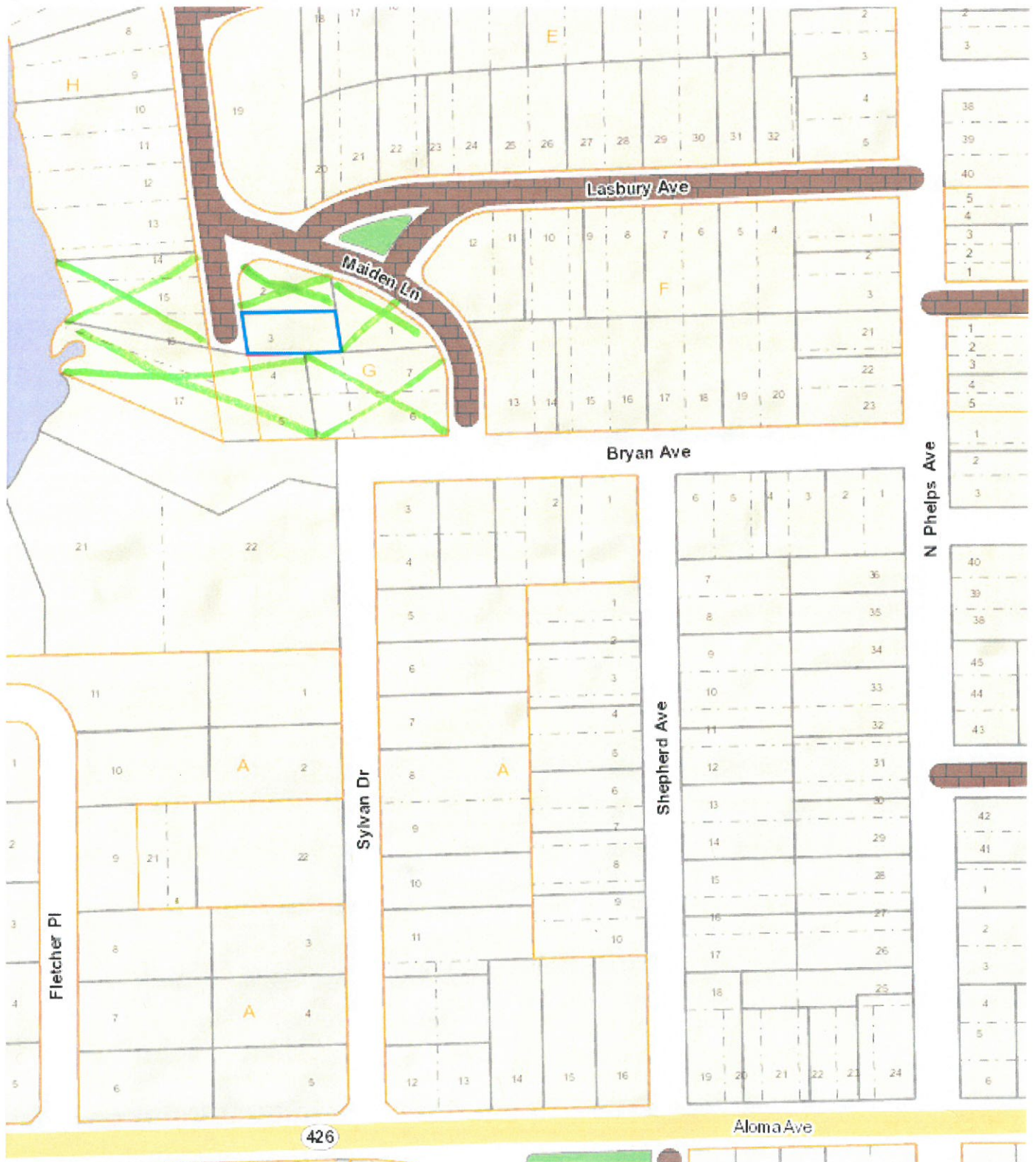
Five letters were provided expressing non-objection to this request from nearby and abutting property owners surrounding this property.

At last month's meeting, concerns were expressed about the scale of the variances needed to accomplish this new architectural design for this home including the higher wall along the side, the second floor setback of only 10' and the appearance of a tall entry feature at the front of the home. In addition, items requiring variances were shown on a plan provided with the application including a questionable location of a swimming pool and height of walls along the side and front of the property that did not appear to meet zoning code setback and height allowances.

The designer has provided updated and more accurate drawings for the Board to view including a rendering of the home with the proposed modifications and a modification of the articulation element sufficiently to be approved without a variance. Therefore, the applicant has reduced the previously 5 variances to 4 variance requests.

No additional letters of non-objection have been provided beyond the original 5 letters expressing no objection.

626 Bonita Drive





PLAN SNAPSHOT REPORT BOA-2020-0008 FOR CITY OF WINTER PARK

Plan Type:	Board of Adjustments	Project:		App Date:	08/26/2020
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: As per previous board meeting allowing us to revise the drawings, here is our request for 626 Bonita Dr.:
1- 10' Second floor setback on south side
2- 42% FAR

We have a hardship to allocate enough width for a habitable space in the second floor for MBR. The reason of asking for this variance is only catching enough room for using it as a bedroom without demolishing the main house.

Meanwhile we worked on the following variances and they are complying with bylaw now. We do not need them to include anymore.

- 1- We worked on articulation on south side and it's now complying with bylaw. No Variance Req.
- 2- We worked on Swimming pool location and it is inside the required setbacks. No Variance Req.
- 3- We worked on the exterior wall height and they are 12' on first floor and complying bylaw. No Variance Req.
- 4- We worked on site boundary walls and they are 3' in front and north, 6' in rear side. No Variance Req.
- 5- We worked on the entry steel element and it has 12' height. No Variance Req.
- 6- We worked on Bay Window and is 10' length with 2' projection. No Variance Req.

Kindly update me if there is any other things need to be considered.

Parcel:	302205159207030	Main	Address:	626 Bonita Dr Winter Park, FL 32789-2779	Main	Zone:	
Applicant		Owner					
Majid Sarmast		Mazda Ekbatani					
13309 FOX GLOVE STREET		Home: (407) 960-7199					
WINTER GARDEN, FL 34787		Mobile: (407) 907-2568					
Mobile: (407) 920-6662							

Plan Custom Fields

Additional Information	Tabled from August 18, 2020	Meeting Date	September 15	Zoning	
Section		Subsection		Is the property on waterfront?	No
Is this property on historic registry or district?	No	Describe variance	O CHANGE THE REAR AND SOUTHSIDE SETBACK LINE FOR THE SECOND FLOOR OF A TWO STORY ADDITION - REQUIRED REAR SETBACK FOR THE SECOND FLOOR IS 35' - WE REQUESTED 32'-3". THE SIDE SETBACK LINE 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 SETBACK LINE. 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 SETBACK LINES REMAIN AS EXISTING.

PLAN SNAPSHOT REPORT (BOA-2020-0008)

How long have you owned the property?	3 Years	How long have you occupied the property?	3 Years	Special Condition	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 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 THE FIRST FLOOR WHERE IS BLOCKED WITH LUSH AND TREES.
Rights/Priv	The current size of the house, no pool. THE CURRENT SIZE OF THE HOUSE IS NOT ENOUGH - FRONT AND REAR YARD UNDEVELOPED - NO PORCH FOR ENTRY - NO OUTDOOR LIVING SPACE	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. The only place that we can add rooms is on the south side with a very limited width. Any foot width considers a lot for a 9.5 width room.	Limited Variance	WILLING TO DISCUSS SETBACK LINE CHANGES IF SECOND FLOOR 10' SIDESETBACKLINE AND 32'-3" BACKYARD NOT APPROVED

Attachment File Name	Added On	Added By	Attachment Group	Notes
CC 2020 626 BONITA - REQ VARIANCE - LR150.pdf	08/26/2020 15:04	Sarmast, Majid		Uploaded via CSS
Signature_Majid_Sarmast_8/26/2020.jpg	08/26/2020 15:04	Sarmast, Majid		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Tabled Fee	\$100.00	\$0.00
Total for Invoice NOT INVOICED		\$100.00	\$0.00
Grand Total for Plan		\$100.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	08/26/2020	08/28/2020		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Official Review	Building & Permitting Services	Wiggins, George	In Review	08/26/2020	08/28/2020	

Workflow Step / Action Name	Action Type	Start Date	End Date
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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:

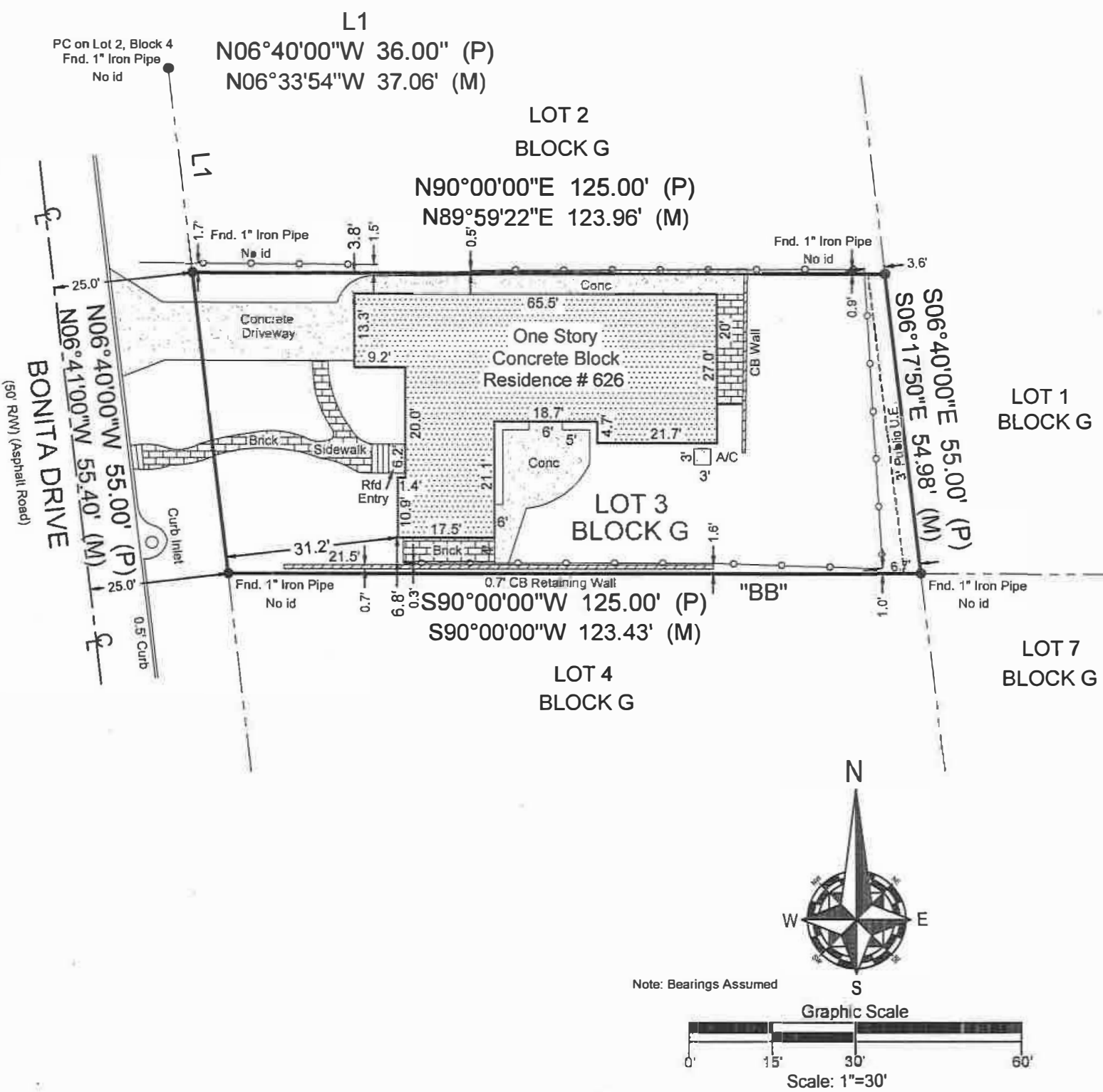
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

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
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Driveway Easement
Exmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
F.F.E.	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radius
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pp	- Pipe
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
Rec.	- Recovered
Rid.	- Riddled
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- Chute Line Profile

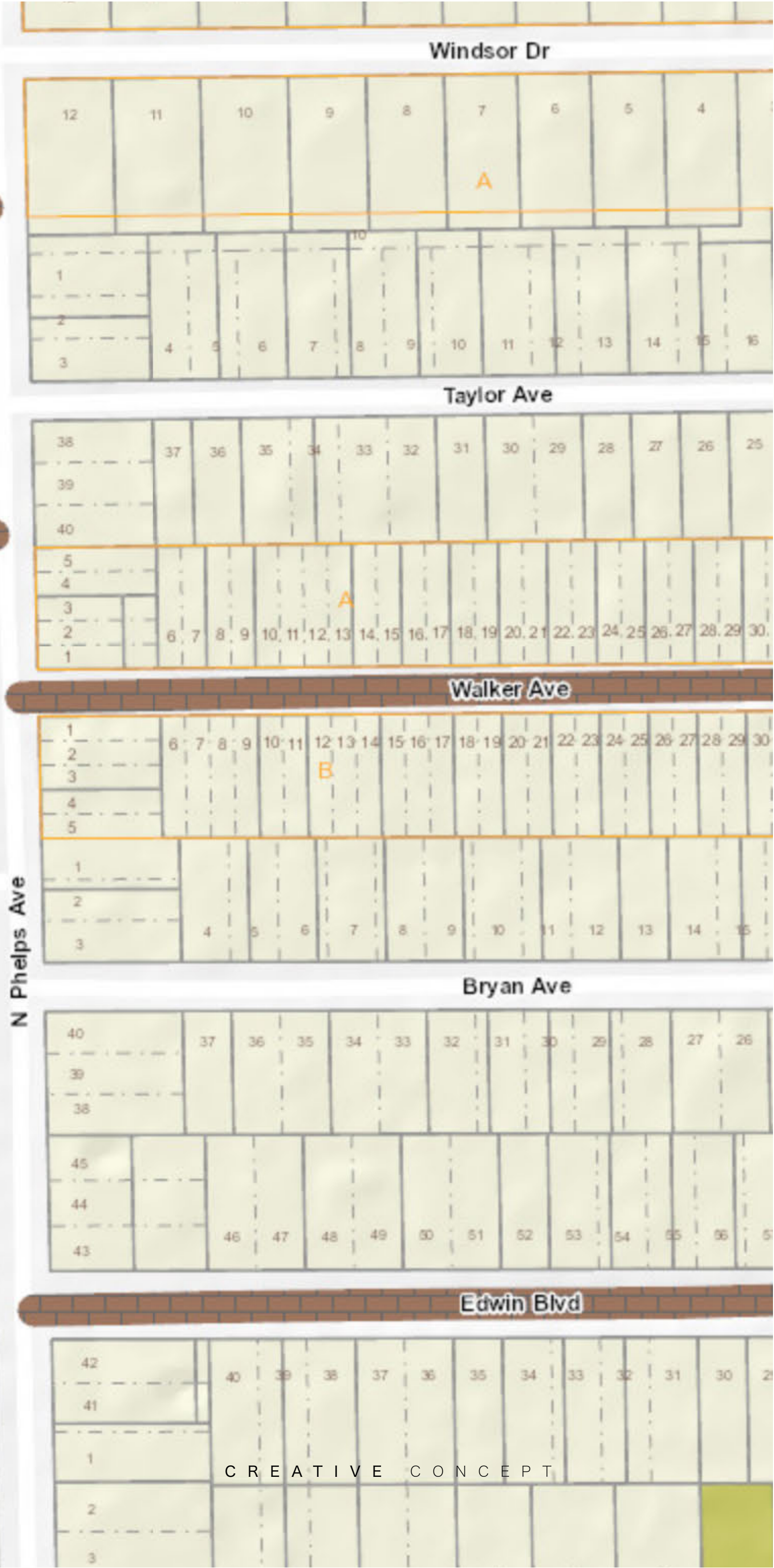
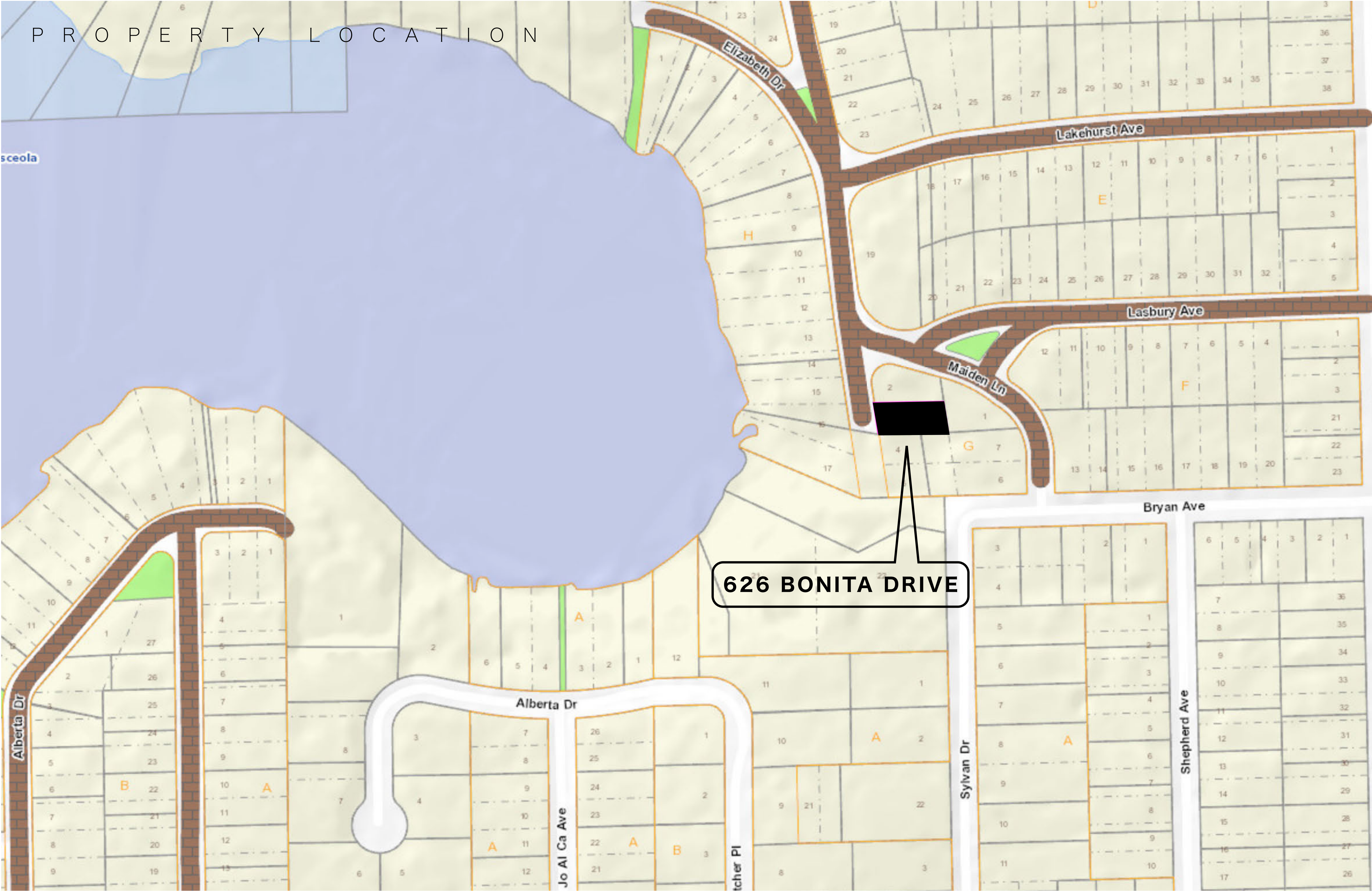
-NOTES-
> Survey is Based upon the Legal Description Supplied by Client.
> Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hints.
> Subject to any Easements and/or Restrictions of Record.
> Bearing basis shown hereon is Assumed and Based upon the Line Denoted with a "BB".
> Building Ties are NOT to be used to reconstruct Property Lines.
> Fence Ownership is NOT determined.
> Reef 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.

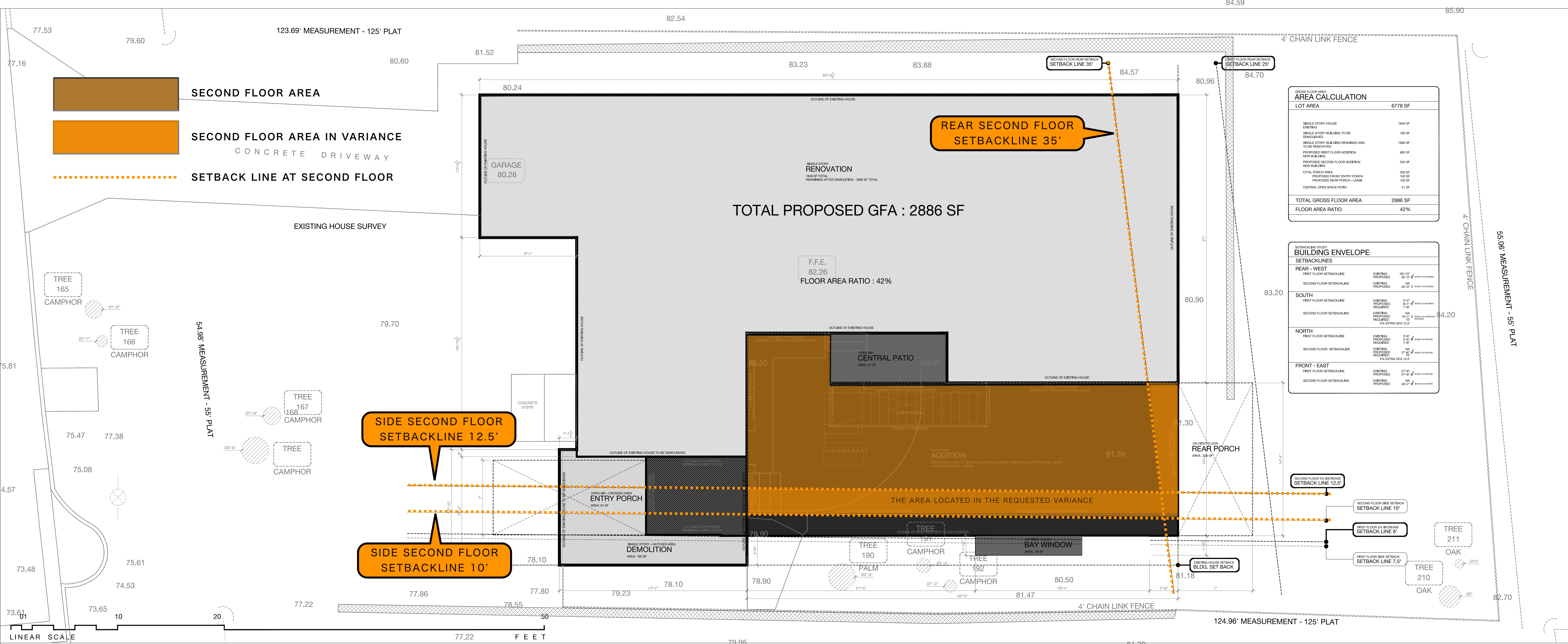
NONE VISIBLE -POINTS OF INTEREST-

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 51-17.052 Florida Administrative Codes, Pursuant to Section 472.201 Florida Statutes.
Patrick K. Ireland, P.S. 6637, L.S. 7623
This Survey is Intended 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

CREATIVE CONCEPT

P R O P E R T Y L O C A T I O N





EXISTING AND ADDITION AREA

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

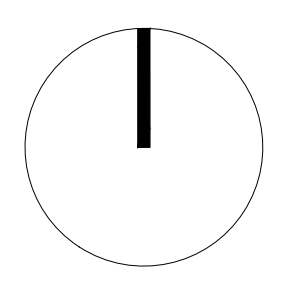
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the designer/engineer of any variations from supplied information. These drawings are for permit application purpose, contractor must check all applicable by-laws and NBC and any local building 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, etc. Information showing on these drawings refer to the appropriate 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

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about any condition arising from this investigation that requires modification or change before proceeding with works. The general contractor shall be responsible for providing all necessary blocking, backing, framing, hangers or any other supports for all fixture 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

REVISION : JUNE 26 - 2020

DRAWING - A07

AREA CALCULATION - PROPOSED



N90°00'00"E 125.00' (P)
N89°59'22"E 123.96' (M)



LOT 7
BLOCK G

A R C H I T E C T U R A L D R A W I N G S

C R E A T I V E C O N C E P T S T U D I O

T O R O N T O - O R L A N D O

C R E A T I V E C O N C E P T

Two Story Dwelling Neighbor - North

3 feet Wall
All the way in
North Side Yard

12 feet

12 feet

6 feet Wall
In Side and Rear

3 feet Wall

3 feet Wall
In Front Yard

Two Story Dwelling Neighbor North

Two Story Dwelling Neighbor South

6 feet Wall At Rear

12 feet

12 feet

6 feet Wall In Side and Rear

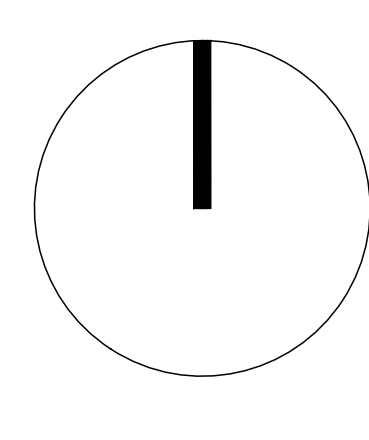
3 feet Wall In Front Yard

3 feet Wall Front and All North Side Yard



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CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE

CONCEPT

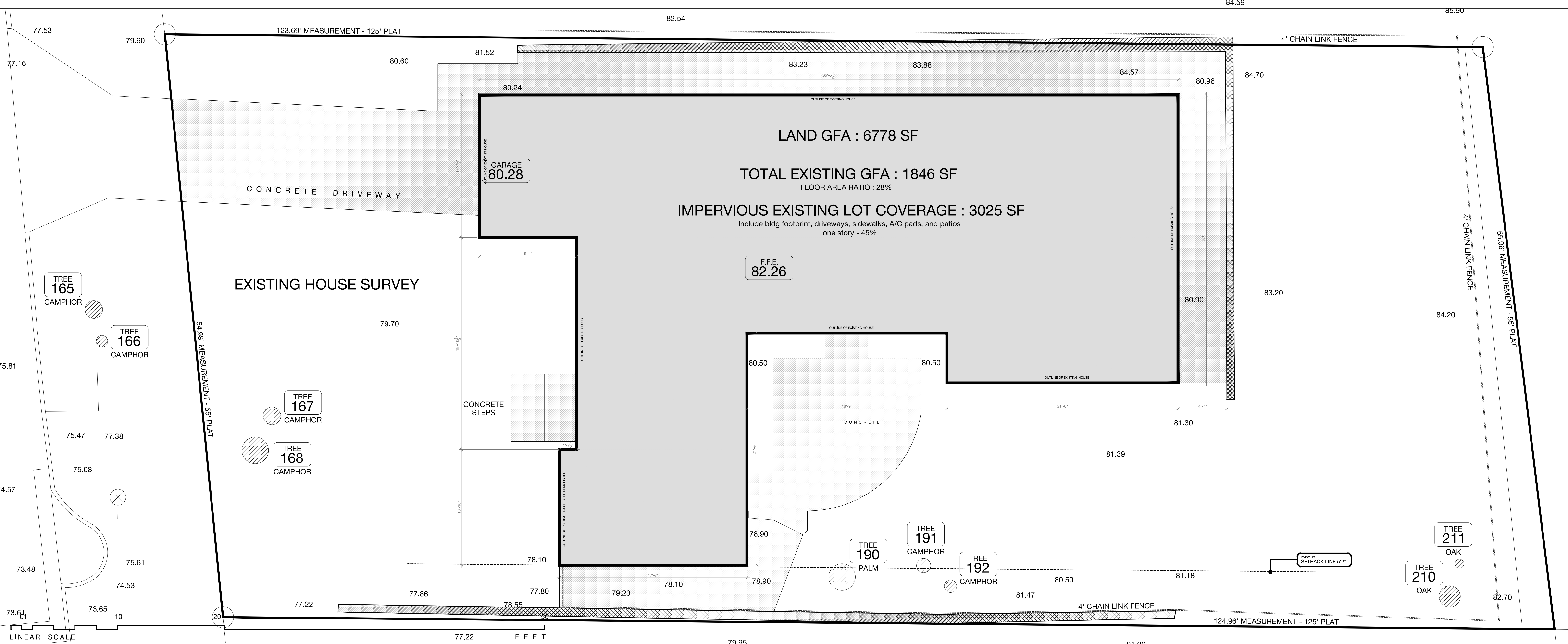
DESIGN STUDIO

ARCHITECTURE

REVISION : JUNE 26 - 2020

DRAWING - AA02

LANDSCAPE



LOT COVERAGE - EXISTING

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

DESIGN STUDIO

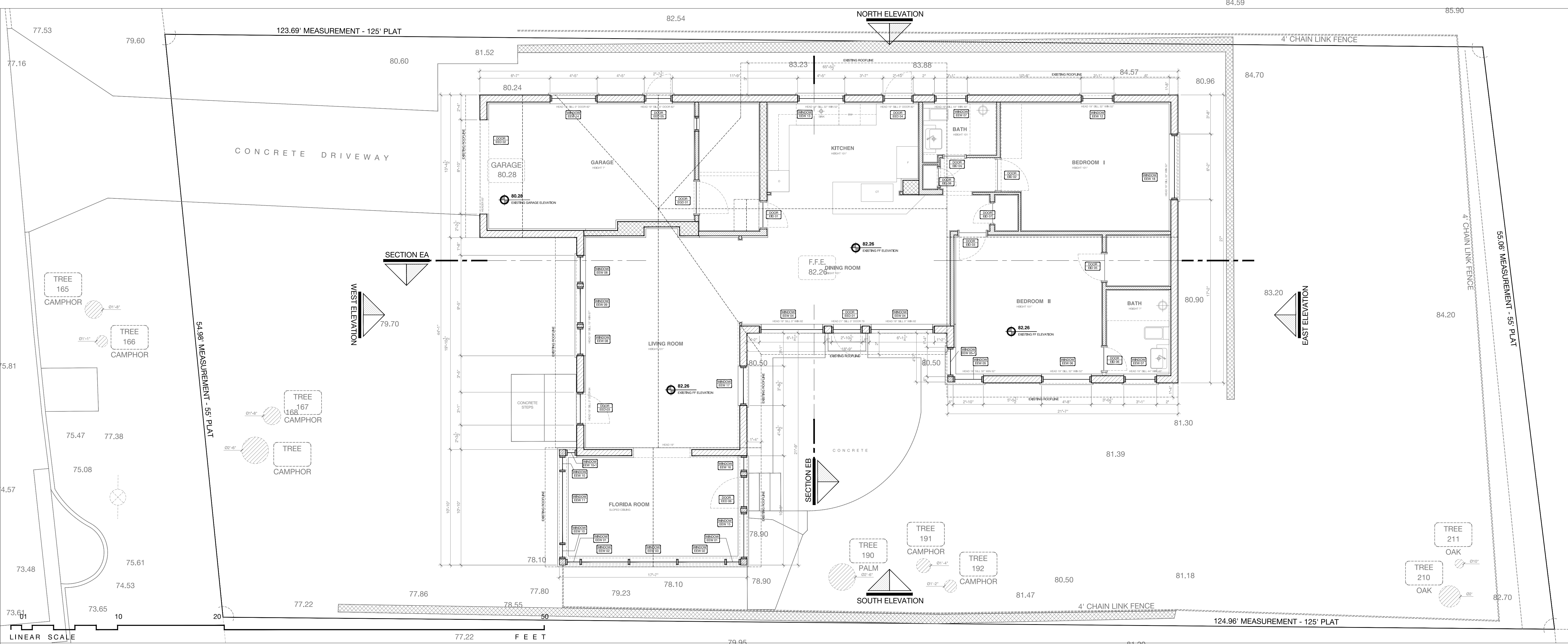
C

ARCHITECTURE

REVISION : JUNE 26 - 2020

DRAWING - A01

AREA CALCULATION - EXISTING



EXISTING MAIN LEVEL LAYOUT

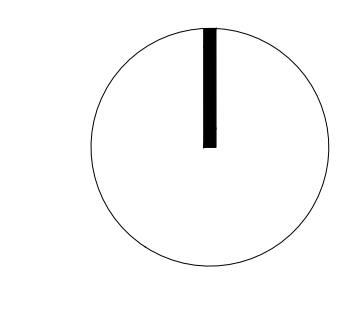
GENERAL NOTES

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 purpose, 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

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CASA BONITA

CLIENT : MAZDA EKBATANI AND SHEILA AMINI

CREATIVE

CONCEPT

DESIGN STUDIO

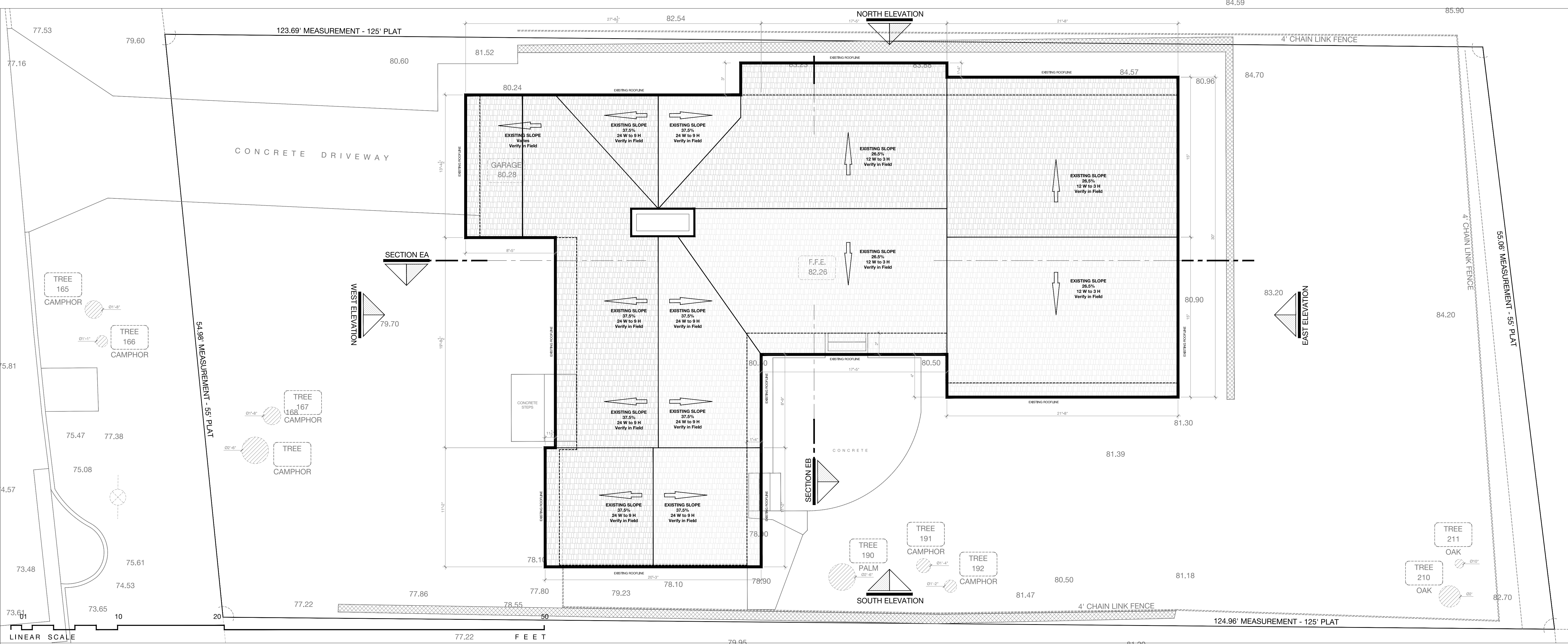
C

ARCHITECTURE

REVISION : JUNE 26 - 2020

DRAWING - A02

EXISTING MAIN LEVEL LAYOUT



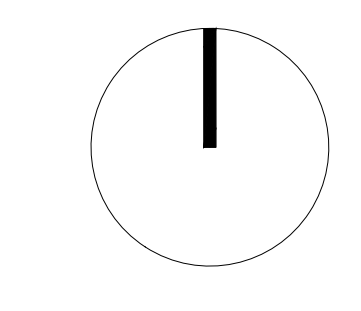
EXISTING ROOF LEVEL LAYOUT

GENERAL NOTES

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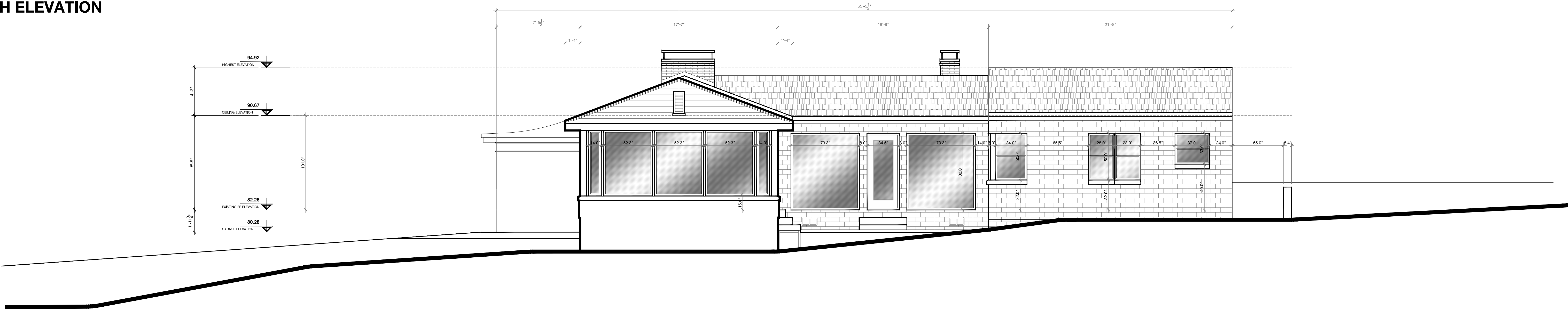
CASA BONITA
CLIENT : MAZDA EKBATANI AND SHEILA AMINI

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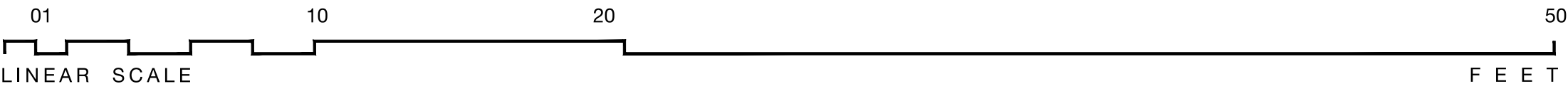
C

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

SOUTH ELEVATION



WEST ELEVATION



EXISTING ELEVATIONS

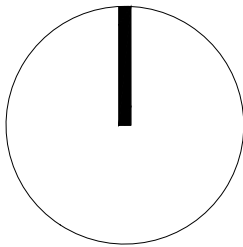
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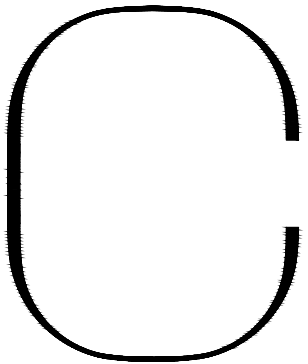
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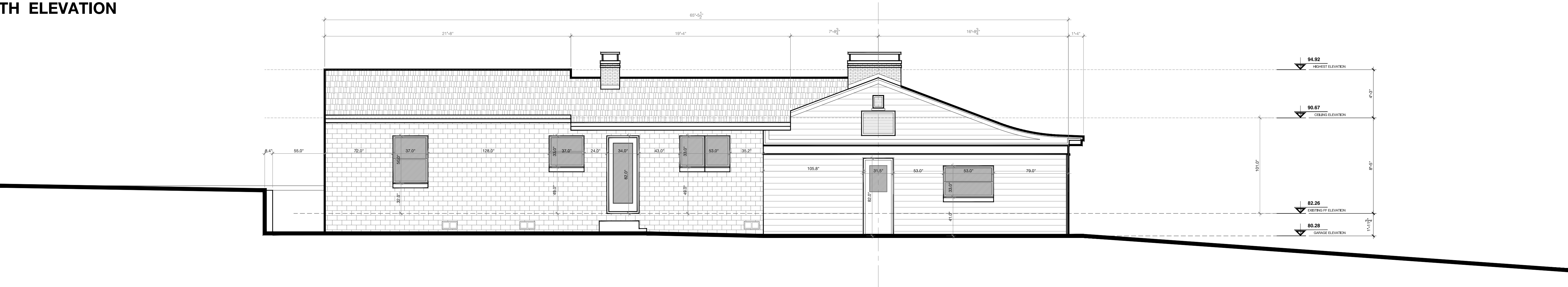


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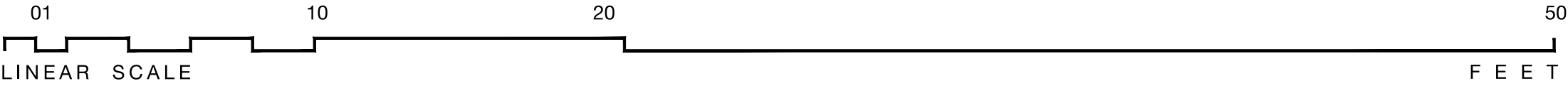


ARCHITECTURE
REVISION : JUNE 26 - 2020
DRAWING - A04
SOUTH - WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION



EXISTING ELEVATIONS

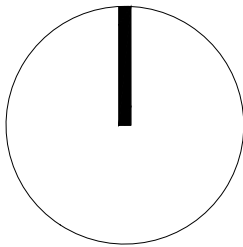
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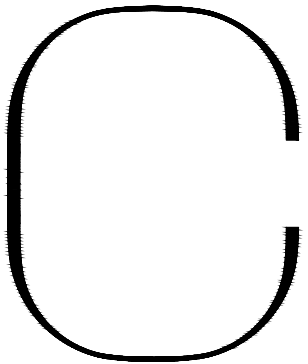
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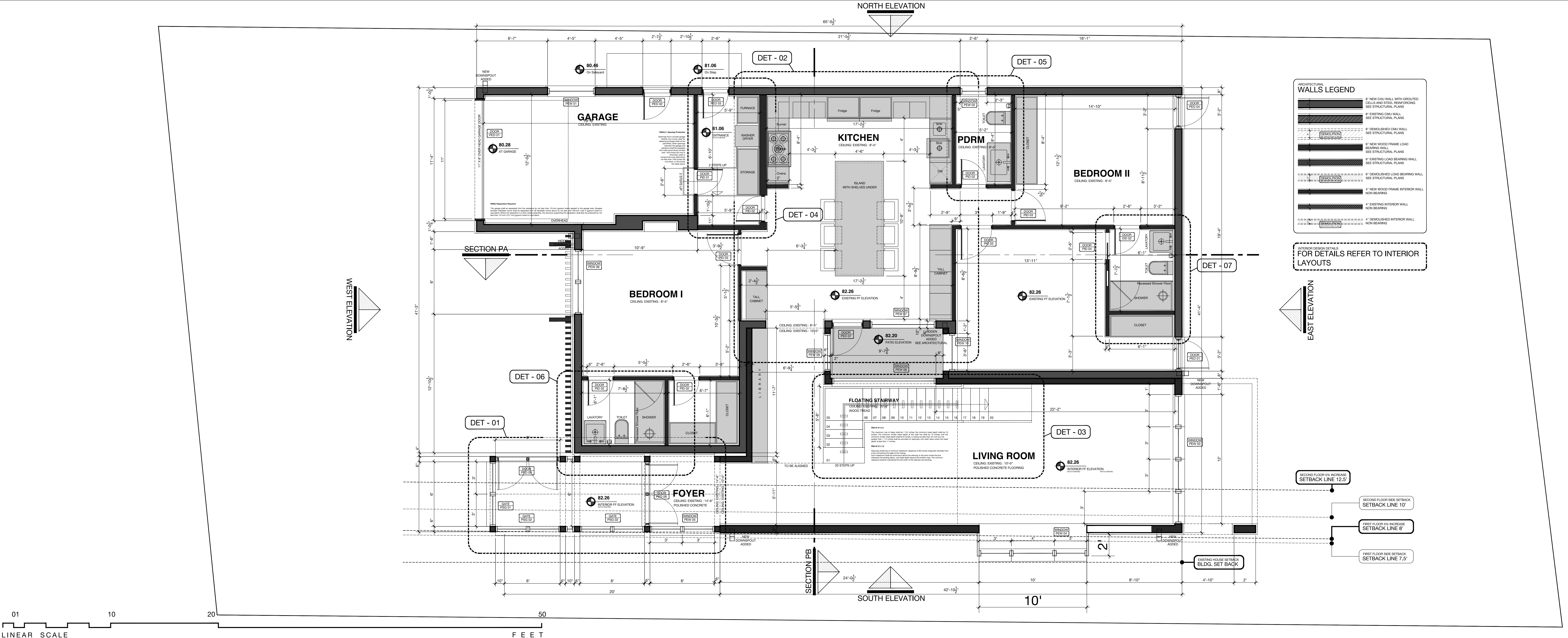
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ARCHITECTURE
REVISION : JUNE 26 - 2020
DRAWING - A05
NORTH - EAST ELEVATION



PROPOSED 1ST LEVEL LAYOUT

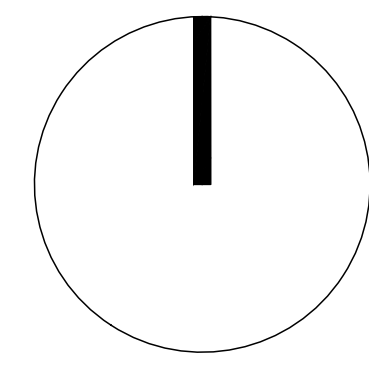
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C

ARCHITECTURE

REVISION - JUNE 26 - 2020

DRAWING - A08

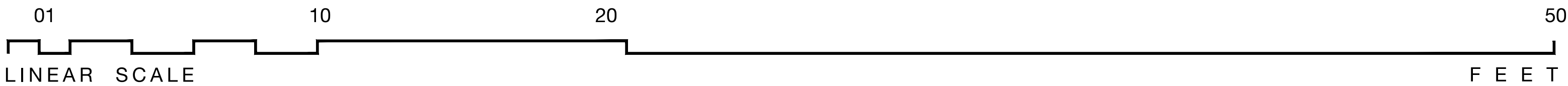
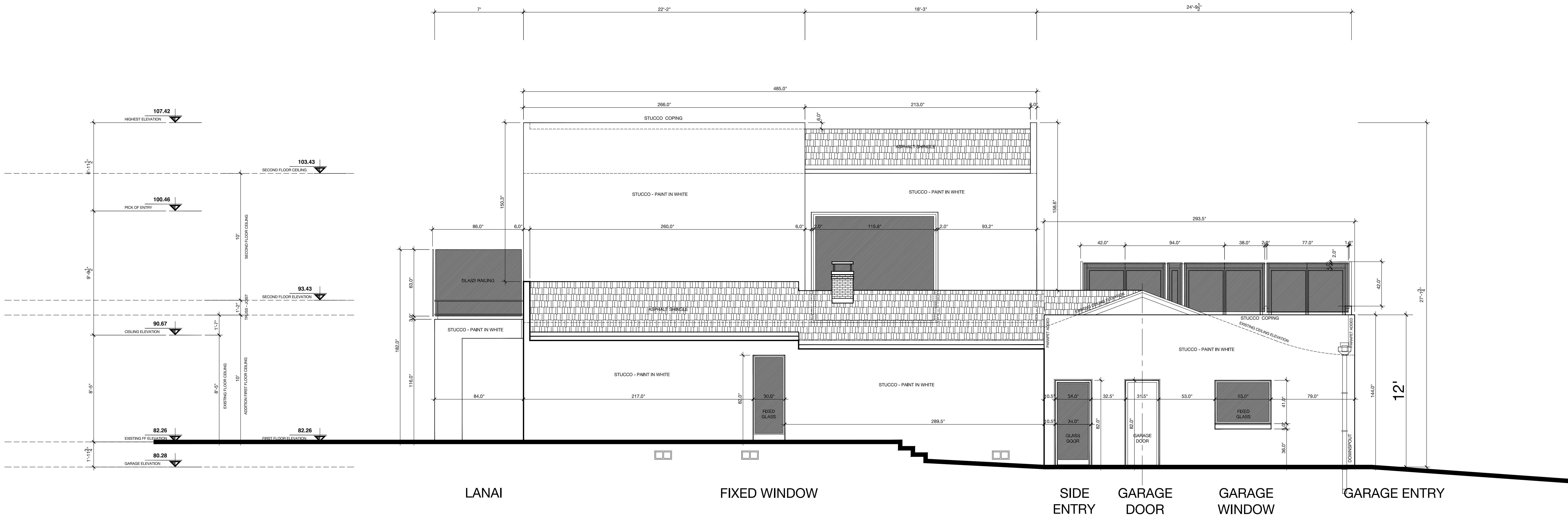
1ST LEVEL LAYOUT - PROPOSED



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The image shows the top portion of a drawing sheet. On the left is the 'Creative Concept' logo, featuring the words 'CREATIVE' and 'CONCEPT' in a large, bold, sans-serif font, with 'DESIGN STUDIO' in a smaller font below. Above this is the text 'CASA BONITA' and 'CLIENT : MAZDA EKBATANI AND SHEILA AMINI'. To the right of the logo is a large, stylized letter 'C'. On the far right is a vertical title block containing the text 'ARCHITECTURE', 'REVISION : JUNE 26- 2020', 'DRAWING - A09', and '2ND LEVEL LAYOUT - PROPOSED'.



PROPOSED NORTH ELEVATIONS

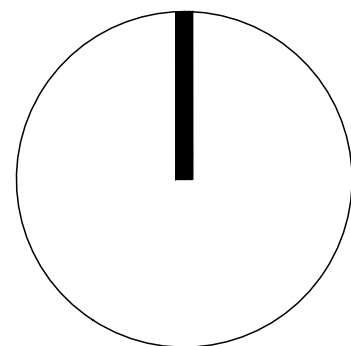
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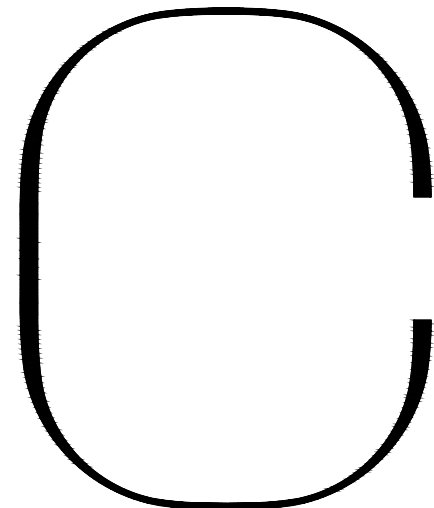
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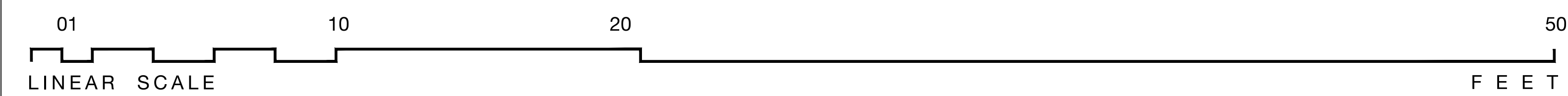
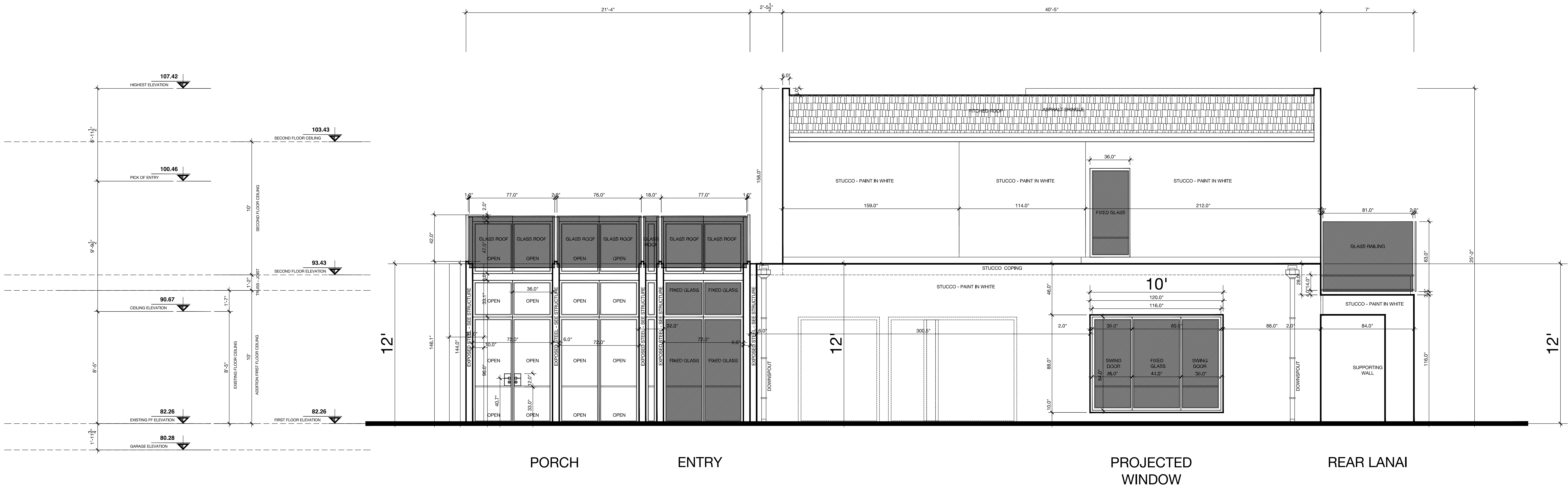
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ARCHITECTURE
REVISION : JUNE 26 - 2020
DRAWING - A13
NORTH ELEVATION - PROPOSED

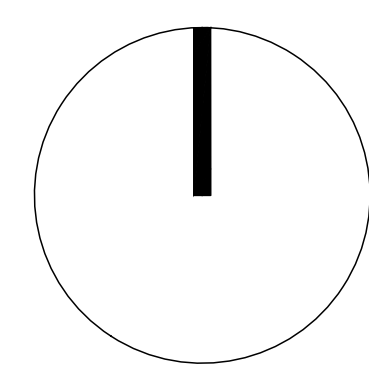


PROPOSED SOUTH ELEVATION

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

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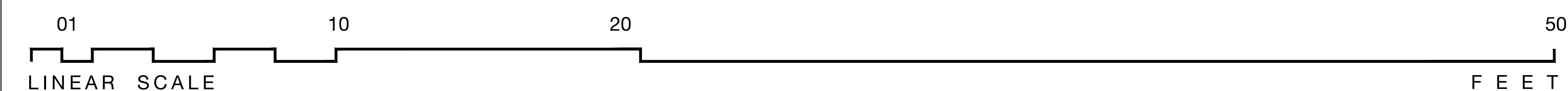
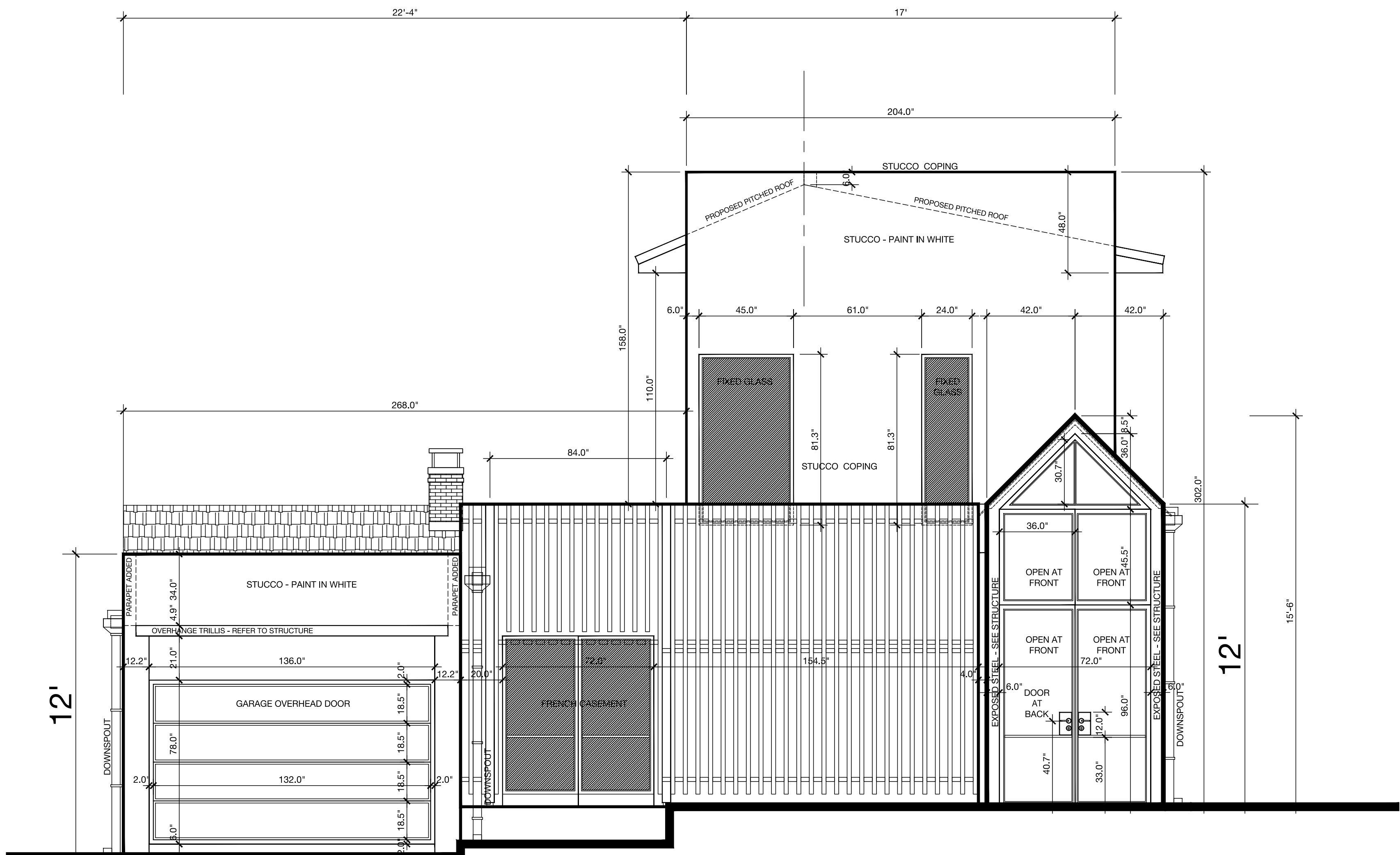
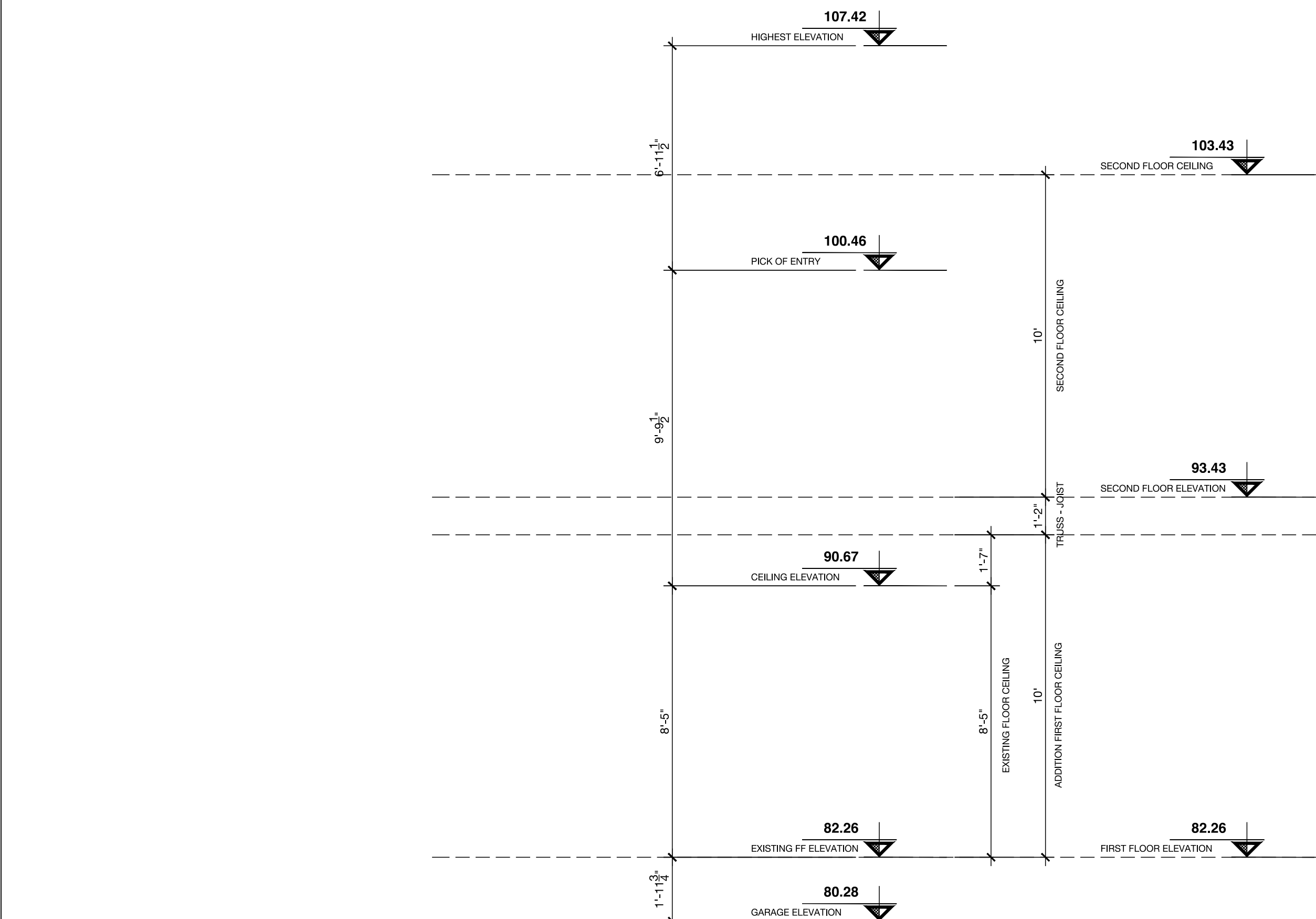
C

ARCHITECTURE

REVISION : JUNE 26 - 2020

DRAWING - A10

SOUTH ELEVATION - PROPOSED



PROPOSED WEST ELEVATION

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

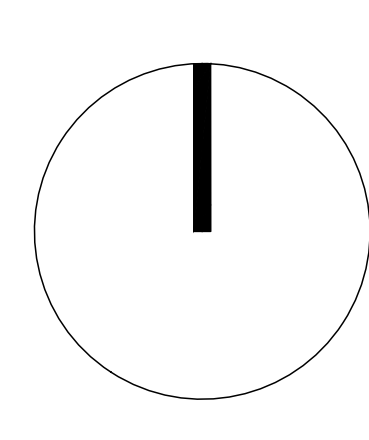
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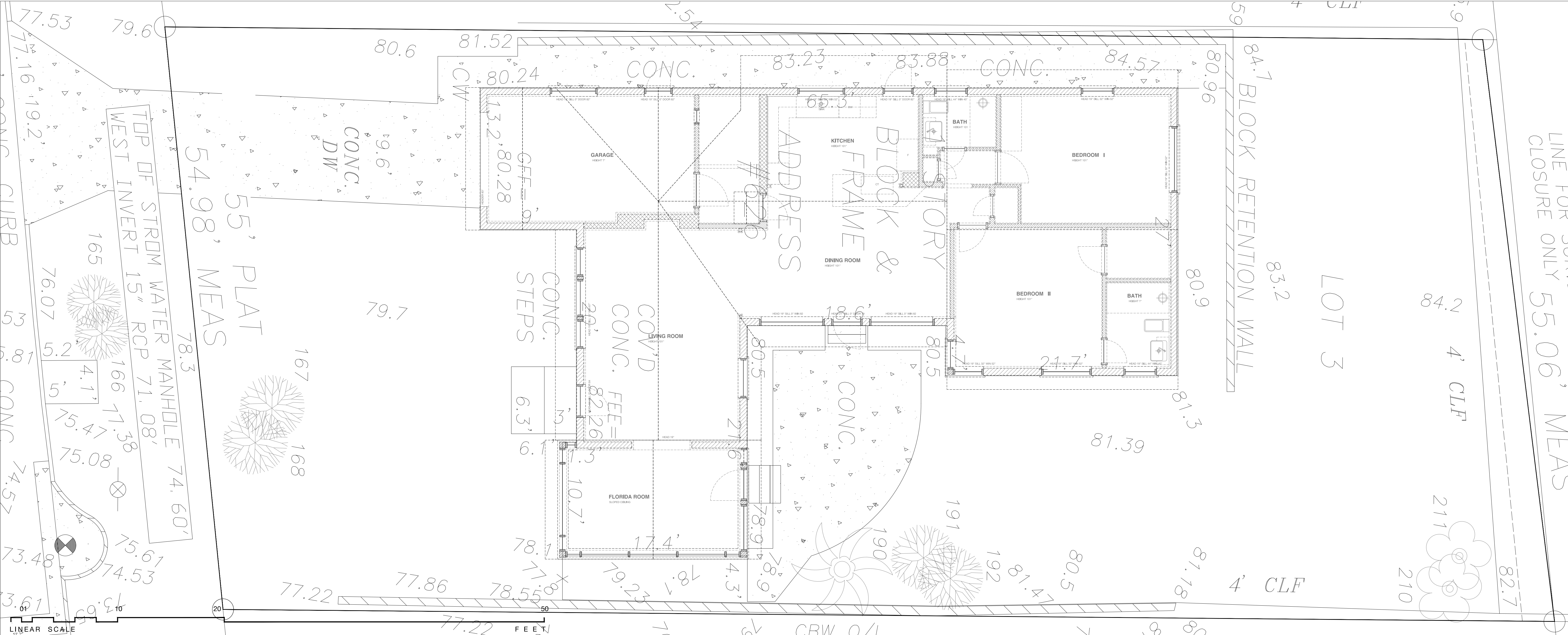
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ARCHITECTURE

REVISION : JUNE 26 - 2020

DRAWING - A11

WEST ELEVATION - PROPOSED



SITE SURVEY - EXISTING

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CREATIVE CONCEPT
DESIGN STUDIO

REVISION : JUNE 26 - 2020

DRAWING - L01

SITE SURVEY - EXISTING



Board of Adjustments regular meeting

September 15, 2020 at 5:00p.m.

Virtual Meeting

Register Online: cityofwinterpark.org/live-broadcasts

Agenda Items

New business

1. Request of Angela Whitford-Narine & John Gregory Engeman for variances to allow the construction of a residential deck and pergola .5' and 4' respectively from the rear lot line, and allow the height of sections of the pergola at 14' and 11' above grade in lieu of the maximum permitted height of 10' above grade.

Located at: 1664 Cypress Point Lane

Zoned: R-1A



401 South Park Avenue • Winter Park, Florida 32789

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

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: September 15, 2020

SUBJECT: WHITFORD-NARINE & ENGEMAN VARIANCE REQUEST, 1664 Cypress Point Lane

The applicant is requesting a variance to allow the construction of a residential deck and pergola .5' and 4' respectively from the rear lot line whereas the permitted rear setback is 5' and allow the height of sections of the pergola to be 14' and 11' above grade whereas the maximum permitted height is 10' above grade.

This property is located on a cul-de-sac which backs up to the Winter Pines Golf Course which has a drainage ditch immediately adjacent to this home. The Zoning Code allows relaxing the rear setback to 10' for a home which abuts a non-residential zoning. In this case a pergola can be placed 5' from the rear lot line with the 10' height limit. See zoning code reference below:

Sec. 58-71. - General provisions for residential zoning districts.

(i)(9) An arbor, pergola or trellis structure may be placed up to five feet from side and rear lot lines and the overhead beams or framing members may be permitted to terminate on top of a six-foot wall or solid fence subject to a maximum length of 18 feet when attached along a side or rear yard wall or fence. The overall maximum height shall be ten feet, except within the building area of the lot, the structure may extend to no higher than the height of the principal building on the property.

The plan includes digging down into the rear yard existing grade near the house wall in order to build a deck which will extend out to a retaining wall that returns to the natural grade. The pergola will then be built on top of this new deck surface. The deck will be lower than the house floor elevation by 1'2" and then the taller section of the pergola will have a height above the deck of 12' 1". This plan shows the tallest portion of the pergola at a height of approximately 2' above the edge of the roof of the home, and then the remainder of the pergola on each side has a height of 9.1' above the deck. Depending on the amount of excavation or fill for the deck the resultant height as shown on the plan provided will be slightly less than 14' for the taller section and slightly less than 11' for the other portions of the pergola.

The new deck will extend into the required 5' rear setback almost to the lot line with steps and will have a height less than 29" at the lower portion of the existing yard area and is shown on one plan to have guardrail along the southern portion of the deck. Under the building code a guardrail is required when the elevation drop to grade is 30" or more.

1664 Cypress Point Lane





PLAN SNAPSHOT REPORT BOA-2020-0006 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 08/12/2020
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Fees Paid	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Wiggins, George	Approval Expire Date:
Description: Variance for accessory structure larger then 100sqft and requesting a 5' rear setback opposed to a 10' rear setback		

Parcel: 302216319005110	Main	Address: 1664 Cypress Point Ln Ln	Main	Zone:
		Winter Park, FL 32792-5138		

Applicant Tricia M Hage 2028 W. Washington Street ORLANDO, FL 32805 Business: (407) 730-9532 Mobile: (321) 239-0210	Owner Gregory Engeman Home: (321) 299-4602
---	---

Plan Custom Fields

Meeting Date	Sept 15, 2020	Deadline	Aug 21 2020 12:00AM	Zoning	R-1A
Section	16-22-30-3190-05-110	Subsection	0140-Sfr-Golf	Is the property on waterfront?	No
Is this property on historic registry or district?	No	Describe variance	Requesting a variance for installing an accessory structure over 100sqft as well as a 5' rear property setback instead of a 10' rear setback	How long have you owned the property?	3 years
How long have you occupied the property?	3 years	Special Condition	The property is on a cul-de-sac and backs to a golf course. The way the house was built on this irregular shaped lot presents a hardship by leaving him little to no useable space in the rear of his yard. In addition the yard also has elevation changes which makes it even more of a challenge to have useable backyard space.	Rights/Priv	The surrounding houses have more space from the rear set back to enjoy their backyard on level ground.
Hardship	The property is on a cul-de-sac and backs to a golf course. The way the house was built on this irregular shaped lot presents a hardship by leaving him little to no useable space in the rear of his yard. In addition the yard also has elevation changes which makes it even more of a challenge to have useable backyard space. By building this pergola it will enable the homeowners to have an aesthetically pleasing structure over the top of the proposed pavers being permitted #2020-0308 that will add character, charm and value to this property.	Limited Variance	Yes if the requirement is reasonable to what is trying to be accomplished. The only variance we are asking is to allow the accessory structure to be 5' from the rear setback instead of 10' and the overall sqft of the structure to be 600sqft. The pergola does not project out past the 5' rear setback and runs along the back of the house so it is not affecting any other requirement as far as I can tell.		

PLAN SNAPSHOT REPORT (BOA-2020-0006)

Attachment File Name	Added On	Added By	Attachment Group	Notes
01 Rendering.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
02 Rendering.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
04 Rendering.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
05 Rendering.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Engeman NOC.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Engeman Pergola Survey.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Engeman Setback Form.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Engeman_Engineered_Binder_7_1_2020.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Variance Authorization Letter.pdf	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Signature_Trícia_Hage_8/12/2020.jpg	08/12/2020 12:01	Hage, Tricia		Uploaded via CSS
Engeman Setback Form.pdf	08/25/2020 14:06	Hage, Tricia		Uploaded via CSS
Engeman Survey 8.25.2020 Pavers.pdf	08/25/2020 14:06	Hage, Tricia		Uploaded via CSS
Engeman_7_31_2020_A1(2).pdf	08/25/2020 14:06	Hage, Tricia		Uploaded via CSS
Engeman_7_31_2020_CP (2).pdf	08/25/2020 14:06	Hage, Tricia		Uploaded via CSS
Variance Application 8.25.2020.pdf	08/25/2020 16:01	Hage, Tricia		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00000924	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00000924		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	08/26/2020	08/28/2020		No	No
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	08/14/2020	08/17/2020	08/20/2020	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Official Review	Building & Permitting Services	Wiggins, George	Approved	08/14/2020	08/17/2020	08/20/2020

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			08/14/2020 10:09
Confirm Application Complete v.1	Generic Action		08/14/2020 10:09
Review v.1			08/20/2020 14:51
Board of Adjustments Review v.1	Receive Submittal	08/14/2020 0:00	08/20/2020 12:30
Board of Adjustments Review v.1	Receive Submittal	08/26/2020 0:00	
Issue Invoice v.1	Generic Action		08/26/2020 15:38
Issue Invoice v.1	Generic Action		08/20/2020 14:51
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

**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 8/25/2020
Assigned _____
Date of Hearing 9/15/2020

Applicant: Tricia Hage

2028 W. Washington Street
(Address)
Orlando, FL 32805
(City, State) (Zip)
321-239-0210 cell
(Phone – Home)

(Phone – Work or Cell)
tricia@ohanaoutdoorliving.com
(Email Address)

Owner: Greg Engeman & Anglea Whitford

1664 Cypress Point Lane
(Address)
Winter Park, FL 32792
(City, State) (Zip)
321-299-4602 cell
(Phone – Home)

(Phone – Work or Cell)
igengeman@gmail.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 16, Subsection 22, Zoning R-1A.

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

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

Street address of property 1664 Cypress Point Lane

Legal description of property GREENVIEW AT WINTER PARK PINES 7/31 LOT 11 BLK E

Describe variance request: This is an addition to variance request that was submitted BOA-2020-0006. Allow the construction of a residential paver deck .5' and pergola 5' from rear property line. Allow pergola height to vary to max height of 12' 1" from grade. Accessory structure over 100sqft.

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?

The subject property is on a cul-de-sac and backs to a golf course. The way the house was built on this irregular shaped lot presents a hardship by leaving the property with little to no usable space in the rear of the yard. In addition, the yard has elevation changes which makes it even more challenging to use the space.

How long have you owned the property? 3 years

How long have you occupied the property? 3years

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 other houses on the golf course have more room between the set back and the rear of the house allowing them to use the space more efficiently, most do not have the elevation changes which is currently part of the problem. Yes it is my belief that if this variance is not granted then these homeowner are being deprived of being able to use their backyard.

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 subject property is on a cul-de-sac and backs to a golf course. The way the house was built on this irregular shaped lot presents a hardship by leaving the property with little to no usable space in the rear of the yard. In addition, the yard has elevation changes which makes it even more challenging. It makes it difficult to mow, to keep the dirt from eroding, can't set a table and chairs out back or entertain family and friends outside. Currently they can only use the sides of the house. By allowing us to build this pergola with paver deck below and landscape wall it will enable the homeowners to have an aesthetically pleasing structure that will give them ability to fully utilize their backyard. It will eliminate the erosion problem and having to maintain grass or plants on a slope.

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?

Yes we are open to partial approval- such as pavers are allowed but only one pergola in the middle- however we think the project looks and functions the best the way it is currently drawn.

Tricia Hage
Signature of Applicant

8/25/2020
Date

Tricia Hage
Name of Applicant (PRINT)

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: _____ Lot area¹: _____

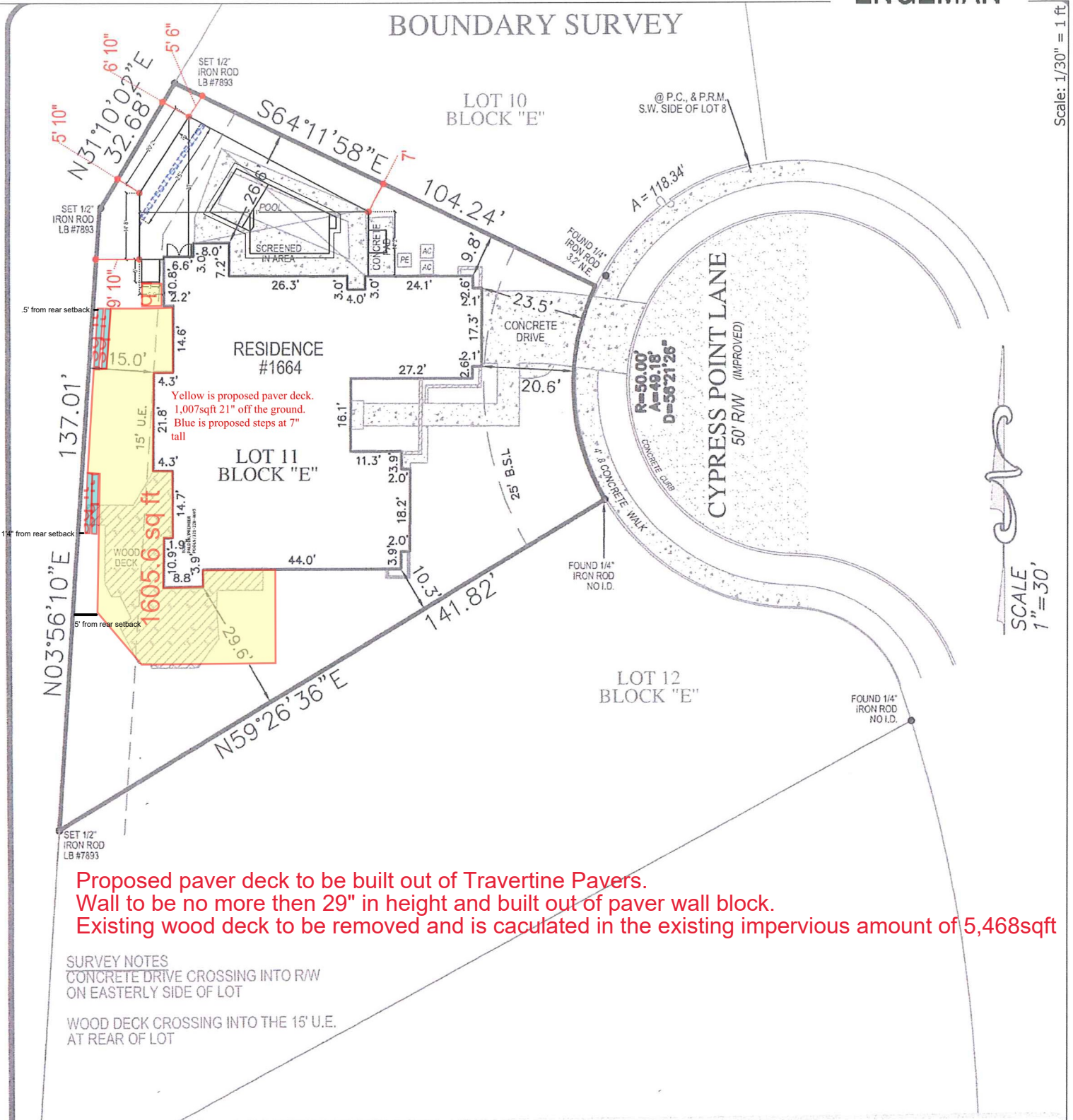
	Maximum % Allowed ³	Existing Area	Additional Proposed Area	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, pools, A/C pads, artificial turf, etc. (show area tabulations)	2 story home 50%				
	1 story home 60%				

	MINIMUM ALLOWABLE SETBACK			PROPOSED
SWIMMING POOL/SPA ²	Interior Side	Lot width ≤ 60 ft.	7.5 ft.	
		Lot width > 60 ft.	10 ft.	
	Rear	All lots	10 ft.	
	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		
	Rear			
	Street Side ³			
	Lakefront ^{3,4,5}	50 ft. from ordinary high water elev.		

Note:

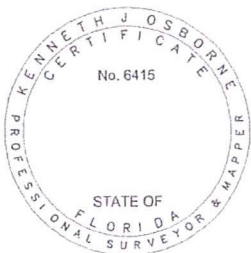
1. Submerged lands or lakefront land across streets shall not be included.
2. Setback measured from the property line to the ordinary high water line.
3. See LCD Section 58-71(n) for walls and fences regulations.
4. Retaining walls and the edge of pool decks on the lake side are limited to 3ft.
5. Streamfront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

BOUNDARY SURVEY



Proposed paver deck to be built out of Travertine Pavers.
 Wall to be no more then 29" in height and built out of paver wall block.
 Existing wood deck to be removed and is caculated in the existing impervious amount of 5,468sqft

SURVEY NOTES
 CONCRETE DRIVE CROSSING INTO R/W
 ON EASTERLY SIDE OF LOT
 WOOD DECK CROSSING INTO THE 15' U.E.
 AT REAR OF LOT



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
 IS A TRUE AND CORRECT REPRESENTATION OF A
 SURVEY PREPARED UNDER MY DIRECTION.
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
 SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
 OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**Kenneth
 Osborne**

Digitally signed by Kenneth
 Osborne
 DN: cn=Kenneth Osborne,
 o=Target Surveying, LLC, ou,
 email=Ctumbull@targetsurveyin
 g.net, c=US
 Date: 2017.09.01 15:41:34 -0400'

PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC

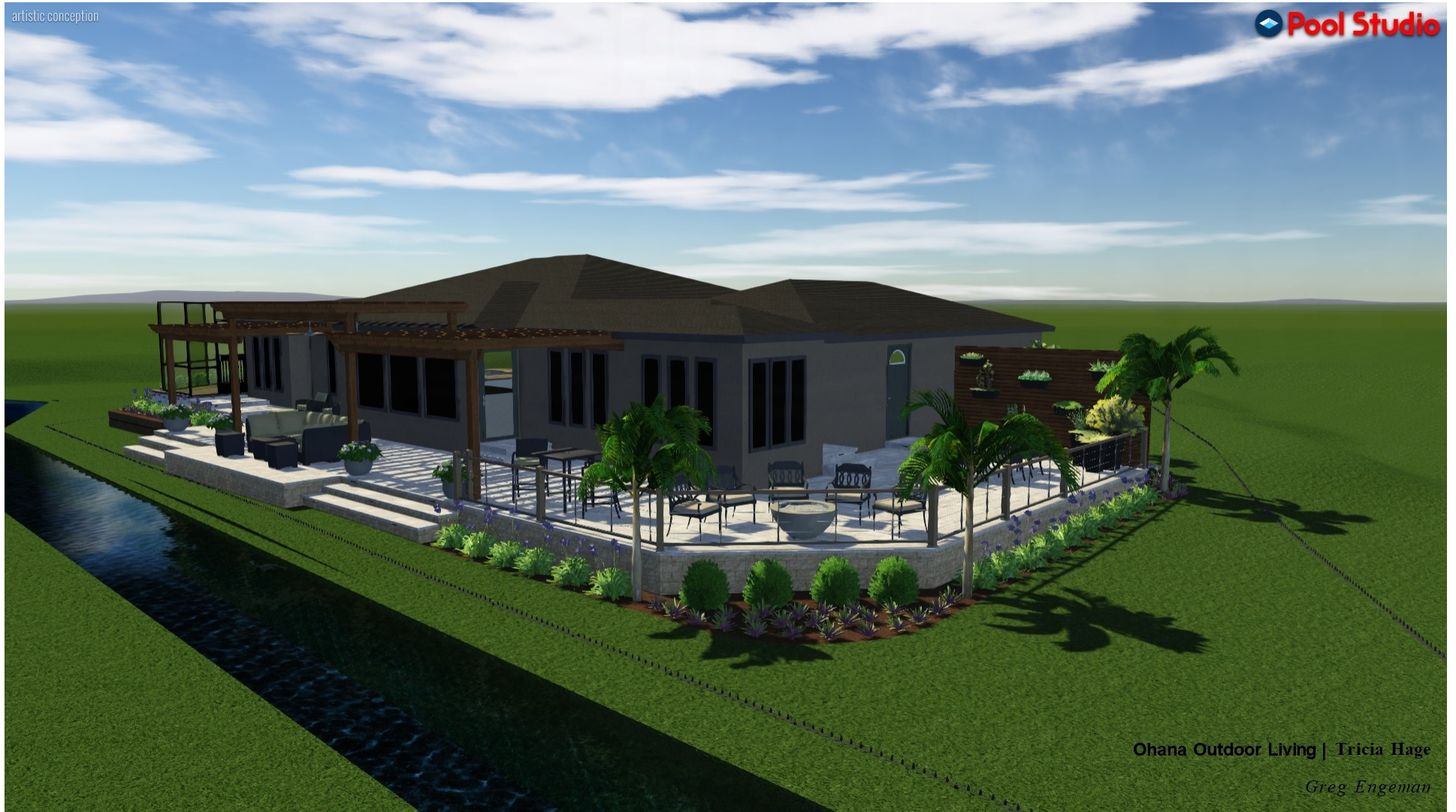
LB #7893

SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

(SIGNED) KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

artistic conception

 **Pool Studio**



Ohana Outdoor Living | Tricia Hage

Greg Engeman

artistic conception

 **Pool Studio**

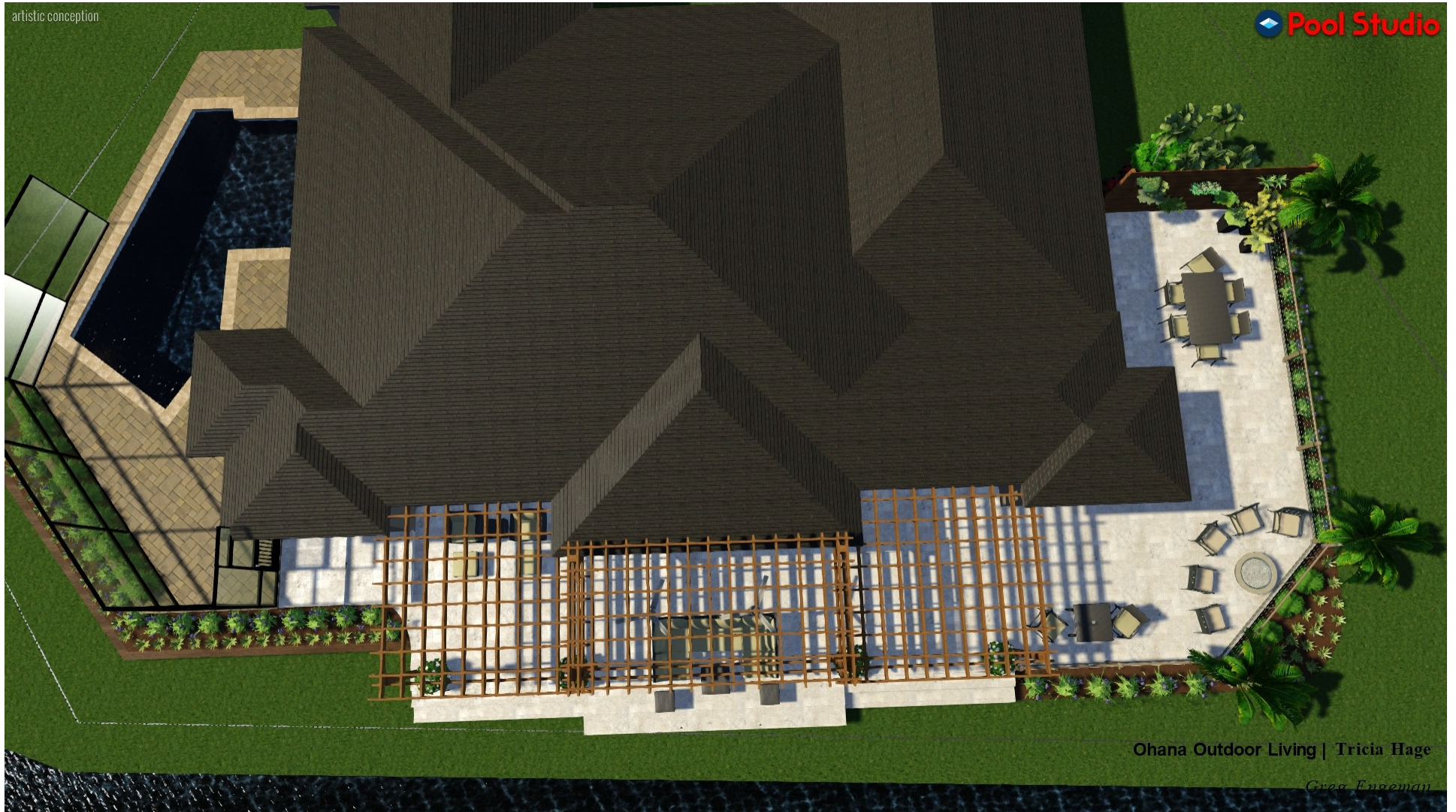


Ohana Outdoor Living | Tricia Hage

Greg Engeman

artistic conception

 **Pool Studio**



Ohana Outdoor Living | Tricia Hage

Greg Engeman

artistic conception

 **Pool Studio**



Ohana Outdoor Living | Tricia Hage

Greg Engeman











<u>Floor Live Loads</u>	
Patio	- 40 psf
<u>Roof Live Loads</u>	
Roofs:	- 20 psf
<u>Wind Design Data</u>	
Ultimate Wind Speed	- 139 mph
Basic Wind Speed	- 108 mph
 Risk Category	- II
Wind Exposure	- C
Exposure Class	- Not Enclosed
Int pressure Coeff	- 0.55+/-

Roofing Zones	
Zone 1 (psf)	- +27.7 / -77.6
Zone 2 (psf)	- +27.7 / -77.6
Zone 3 (psf)	- +27.7 / -66.7

Stucco, Cladding, Doors & Windows
Not applicable

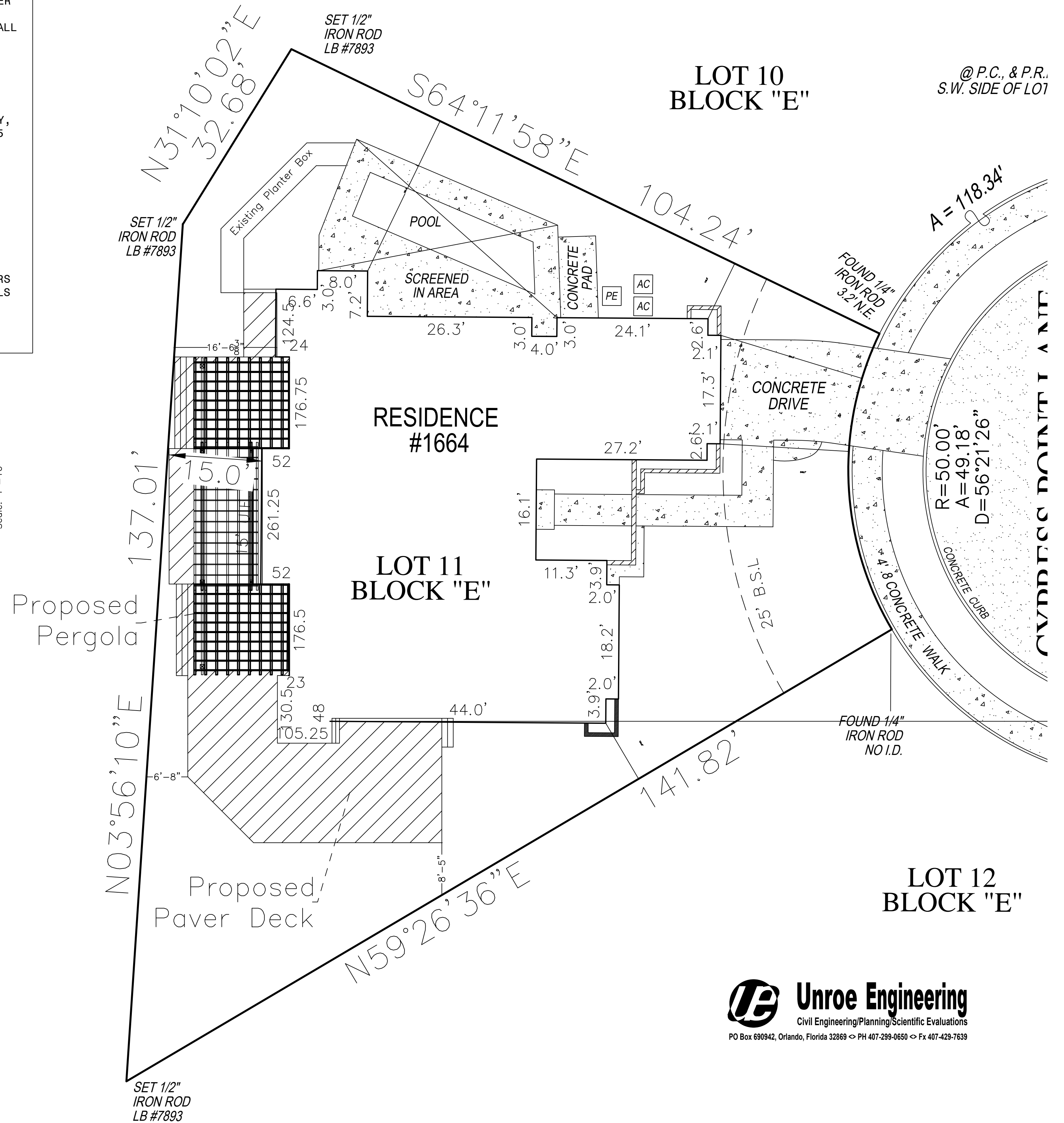
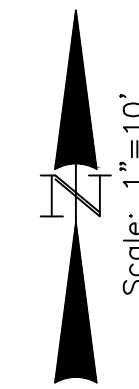
Note: The ultimate wind speed was used to determine the Component & Cladding pressures.

Design Soil Load-Bearing Capacity - 1,500 psf

Flood Zone - X

CP
A1
A2
A3
S1

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, EQUIVALENT TO FLORIDA BUILDING CODE 2017 RESIDENTIAL
2. ALL STRUCTURAL WOOD MEMBERS SHALL HAVE A MINIMUM EXTREME FIBER STRESS IN BENDING (F_b) = 1000 PSI.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM LUMBER GRADES SHALL BE USED:
 - 3.1. STRUCTURAL LIGHT FRAMING SIZE 2"x4" WIDE NO. 2 OR BETTER
 - 3.2. STRUCTURAL JOISTS AND PLANK SIZES 2" TO 4" THICK X 5" AND WIDER - NO. 2 OR BETTER
 - 3.3. LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE NO. 2 OR BETTER
4. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED OR PROTECTED BY #15 FELT.
5. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80
6. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH A.I.S.C. SPECIFICATIONS.
7. ALL HEADERS TO BE NO. 2 OR EQUAL.
8. PROVIDE 2-12d NAILS AT 3' O.C. AT ALL HEADERS.
9. ALL ANCHORS SHOWN TO BE SIMPSON STRONG-TIE CONNECTORS OR EQUIVALENT
10. THE NUMBER AND SIZE OF NAILS OR STAPLES CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN SPECIFIED IN TABLE 2304.9.1 WHERE NAILS OF A TYPE OTHER THAN THOSE SHOWN IN THE TABLE ARE USED, THE NUMBER AND SPACING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS



@ P.C., & P.R.
S.W. SIDE OF L07



2028 W Washington St, Orlando, FL 32805
ph (407) 730-9352

Cover Sheet

The Engeman Residence
1664 Cypress Point Lane, Winter Park, FL 32792

SM	Drawn
BB	Checked
Per plan	Scale
/11/2020	Date
ngeman	File

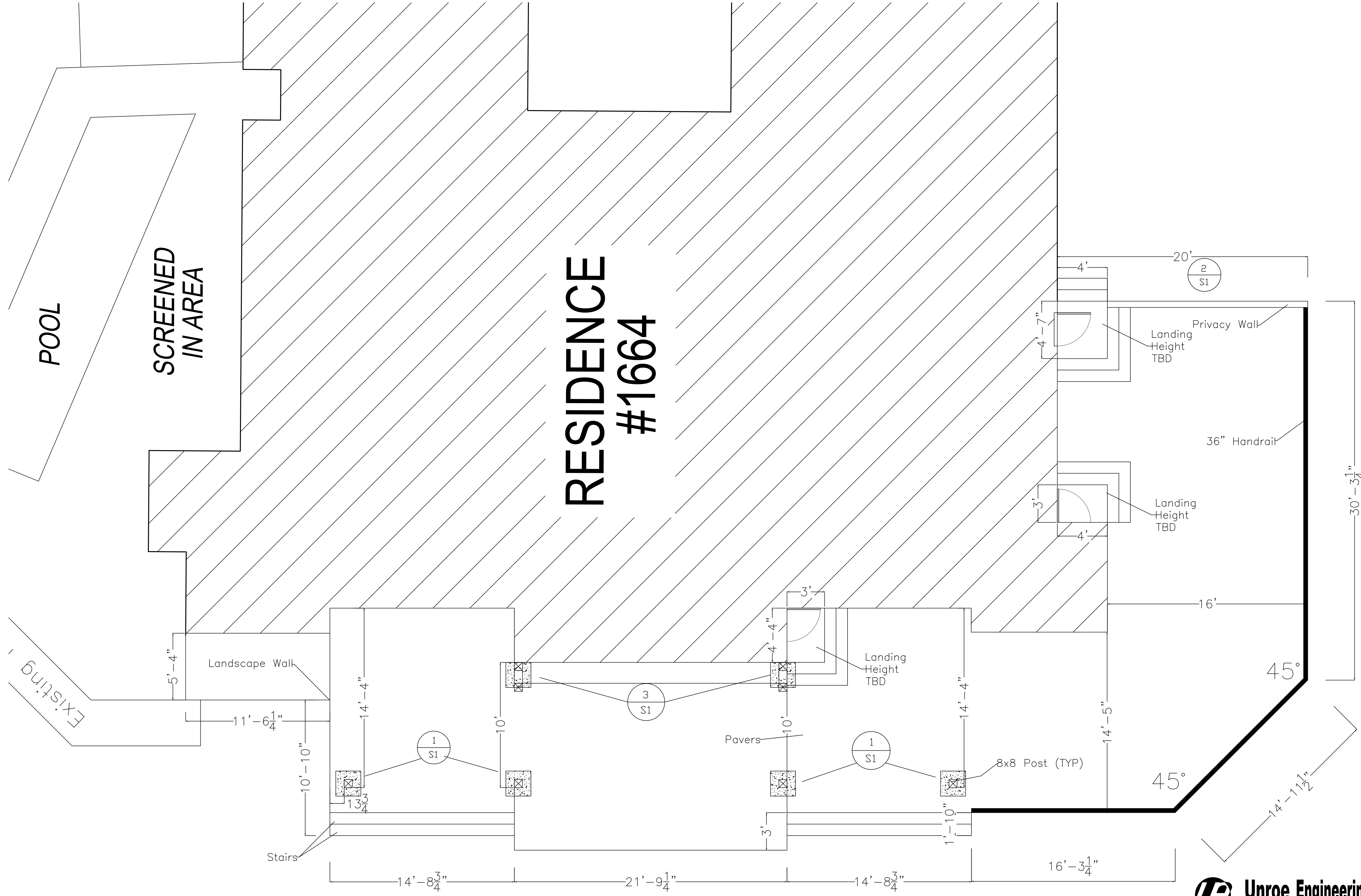
Fig. No.

CP

1 of 5

 **Unroe Engineering**
Civil Engineering/Planning/Scientific Evaluations
PO Box 690942, Orlando, Florida 32869 <> PH 407-299-0650 <> Fx 407-429-7639

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARCY UNROE,
PE 60929 ON THE DATE INDICATED USING A DIGITAL SIGNATURE
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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.



1
A2

Foundation Plan

1
A3

Unroe Engineering
Civil Engineering/Planning/Scientific Evaluations
PO Box 690942, Orlando, Florida 32869 ◁ PH 407-299-0650 ▷ FX 407-423-7639

Revisions		Revisions	
#	Date	#	Date



2028 W Washington St, Orlando, FL 32805
ph (407) 730-9352

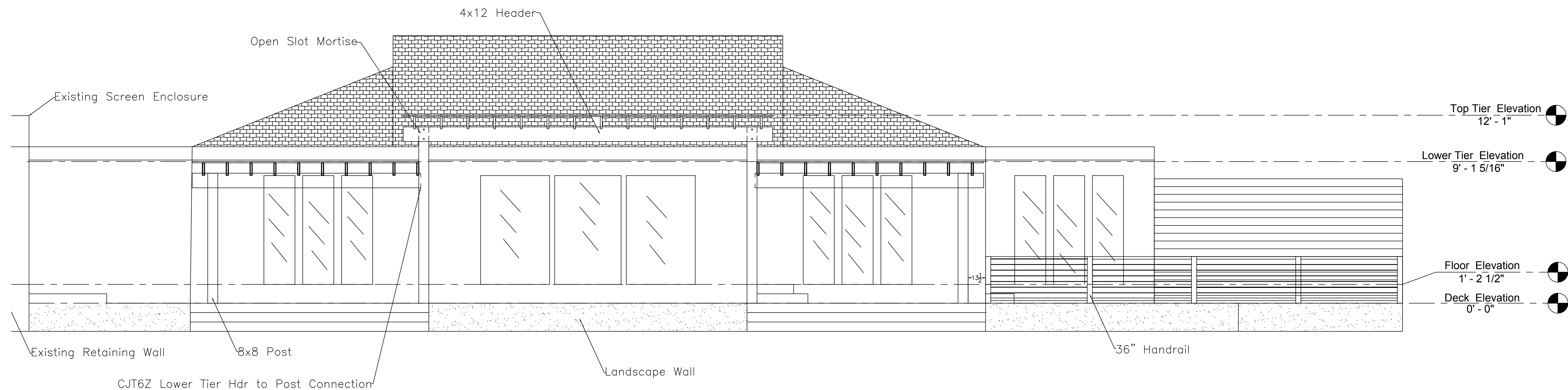
Foundation Plan

The Engeman Residence

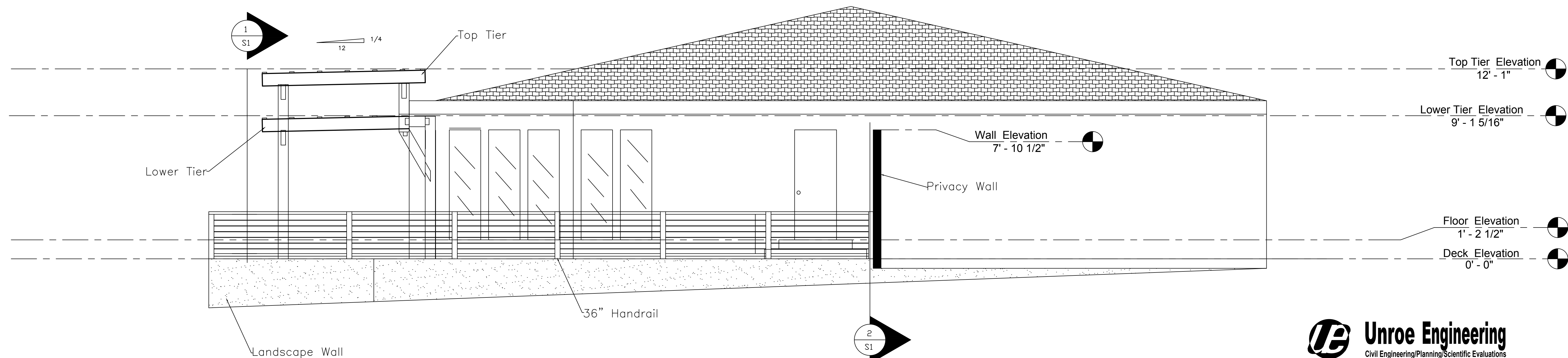
1664 Cypress Point Lane, Winter Park, FL 32792

SM	Drawn
BB	Checked
Per plan	Scale
6/11/2020	Date
Engeman	File
Dwg. No.	
A1	
2	of 5

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1
A3 West Elevation



2
A3 South Elevation

Unroe Engineering
Civil Engineering/Planning/Scientific Evaluations
PO Box 690942, Orlando, Florida 32869 < PH 407-299-0650 < Fx 407-429-7639



2028 W Washington St, Orlando, FL 32805
ph (407) 730-9352

Elevations
The Engeman Residence
1664 Cypress Point Lane, Winter Park, FL 32792

SM	Drawn
BB	Checked
Per plan	Scale
6/11/2020	Date
Engeman	File

Dwg. No.

A3

4 of 5

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Board of Adjustments regular meeting

September 15, 2020 at 5:00p.m.

Virtual Meeting

Register Online: cityofwinterpark.org/live-broadcasts

Agenda Items

New business

2. Request of Kent Taylor and Charles Almand for a variance to allow side setbacks of 4.8' to 5.9' along the east side yard wall of a recently constructed dwelling in lieu of the required side setback of 7.5'.

Located at: 1035 Kentucky Avenue

Zoned: R-2



401 South Park Avenue • Winter Park, Florida 32789

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

**Building &
Permitting
Services**

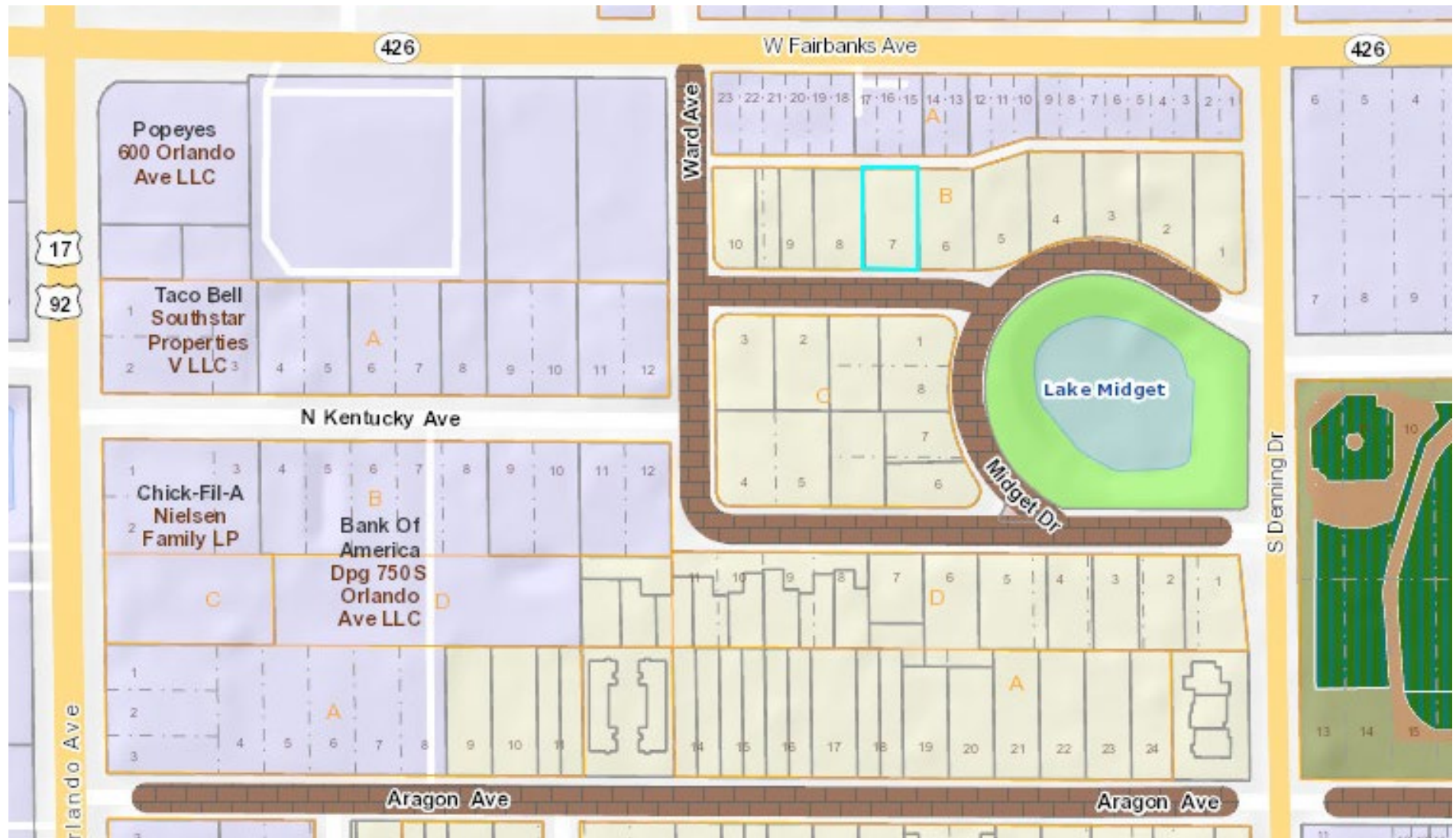
TO: BOARD OF ADJUSTMENTS MEMBERS
FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS
DATE: September 15, 2020
SUBJECT: Ireland VARIANCE REQUEST, 1035 Kentucky Avenue

The applicant is requesting an after the fact variance to allow side setbacks of 4.8' to 5.9' along the east side yard wall of a recently constructed dwelling in lieu of the required side setback of 7.5'.

Due to a (boundary line) surveying error not found until after the construction of this new home occurring when construction began on the adjacent lot, the applicant is seeking a formal variance to recognize these nonconforming side setbacks on one side of this home. This error was only discovered recently and will restrict the owner's ability to sell the property in the future if not resolved through receiving a variance. No other zoning parameters are impacted by this request, however, a slightly larger setback is achieved on the west side of this property by a distance of 1.2' at the northwest corner of the home.

No letters have been received concerning this request.

1035 Kentucky Avenue





PLAN SNAPSHOT REPORT BOA-2020-0007 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 08/20/2020
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 reduce building setback requirement		

Parcel: 292212255602070	Main	Address: 1035 N Kentucky Ave Winter Park, FL 32789-4738	Main	Zone:
Applicant Patrick Ireland 800 Currency CIR 1020 Lake Mary, FL 32746		Owner Kent B Taylor / Charles Almand 1035 N KENTUCKY AVEUE ST Home: 00 Business: 00 Mobile: 00		

Plan Custom Fields

Meeting Date	Sept 15, 2020	Deadline	Aug 21 2020 12:00AM	Zoning	R-2
Section	58-67	Subsection	F	Is the property on waterfront?	No
Is this property on historic registry or district?	No	Describe variance	This variance application request is to reduce the building setback requirement for 1035 N Kentucky Avenue, Winter Park.	How long have you owned the property?	November 2016
How long have you occupied the property?	November 2016	Special Condition	The special circumstance peculiar to the land and buildings involved is that the existing deficient setback that occurred during the building process is due to the original boundary lines being established incorrectly, which was not discovered until the adjacent Lot 6 was being developed.	Rights/Priv	The owners will be deprived of the ability to sell the property with clear title, and deprived of the ability to pull permitting for any new improvements because of enforcement of the Zoning Ordinance.
Hardship	The residence encroaches into the building setback requirements. This hardship will affect the owner's ability to develop any additional improvements on the property in the future. This encroachment will also restrict the owner's ability to sell the property in the future if they do not receive the variance.	Limited Variance	Yes, the applicant will accept a limited variance to the extent that the setback in which that portion of the residence encroaches, will be reduced.		

Attachment File Name	Added On	Added By	Attachment Group	Notes
1035 N Kentucky Setback - Coverage Worksheet.pdf	08/20/2020 12:09	Ireland, Patrick		Uploaded via CSS
1035 N Kentucky Setbacks Worksheet.pdf	08/20/2020 12:09	Ireland, Patrick		Uploaded via CSS
5813_survey_r2.pdf	08/20/2020 12:09	Ireland, Patrick		Uploaded via CSS
Signed Letter.pdf	08/20/2020 12:09	Ireland, Patrick		Uploaded via CSS
Signature_Patrick_Ireland_8/20/2020.jp	08/20/2020 12:09	Ireland, Patrick		Uploaded via CSS

PLAN SNAPSHOT REPORT (BOA-2020-0007)

g

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Residential Variance Application Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	08/20/2020	08/24/2020		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Official Review	Building & Permitting Services	Wiggins, George	In Review	08/20/2020	08/24/2020	

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			08/20/2020 12:22
Confirm Application Complete v.1	Generic Action		08/20/2020 12:22
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	08/20/2020 0:00	
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



SETBACK / COVERAGE WORKSHEET

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

Address: 1035 N Kentucky Avenue, Winter Park

Lot width²: 60.0 ft

Submitted by: Patrick Ireland, Ireland and Associates Surveying Lot area³: 6,634 sq ft

	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%	<u>50 %</u>			
	1 story - 60%	<u>N/A</u>			
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	<u>60 %</u>			
	Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area	<u>N/A</u>			
	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	<u>N/A</u>			
SCREEN POOL ENCLOSURE	8%¹⁰	<u>8 %</u>			

	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%	<u>24 %</u>			

NOTES:

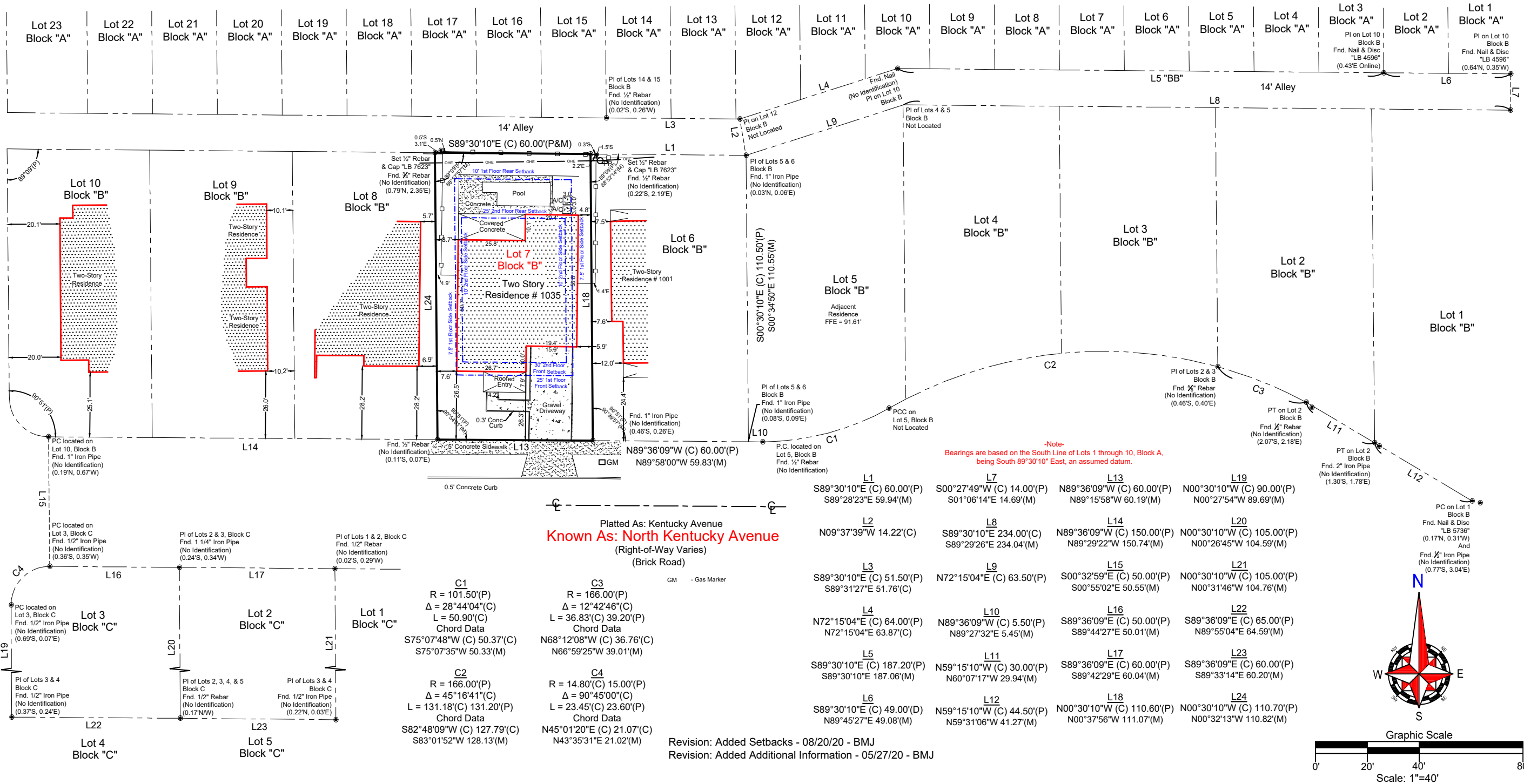
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall 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} <small>SIDES</small> (see other side setback options on pg 4)	1st Floor <small>see pages 3 & 4</small>	See pages 3&4	A	7.5' Left 10'	7.5' Right 10'
	2nd Floor		B		
REAR ^{1,3,4} <small>REAR</small>	1st Floor	25 ft.		10'	
	2nd Floor	35 ft ⁵		25'	
	Lakefront	see note 6		N/A	
CORNER LOT <small>CORNER LOT CORNER LOT CORNER LOT</small>	1st Floor <small>1ST FLOOR</small>	Lot width ≤ 65 ft.	15 ft.	N/A	
		Lot width > 65 ft ⁷	20 ft.	N/A	
	2nd Floor <small>2ND FLOOR</small>	Lot width ≤ 65 ft.	15 ft.	N/A	
		Lot width > 65 ft ⁷	22.5 ft.	N/A	
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)			30'	

Notes:

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



BOUNDARY SURVEY

Legal Description:

LOT 7, BLOCK B FAIRBANKS PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE 46 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:

CHUCK V ALMAND AND KENT B TAYLOR; SOUTHEAST PROFESSIONAL TITLE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; THE MORTGAGE FIRM, INC.; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR



Revision: Added Setbacks - 08/20/20 - BMJ
Revision: Added Additional Information - 05/27/20 - BMJ

1035 N. KENTUCKY AVENUE, WINTER PARK, FLORIDA 32789

Field Date: 11/8/2016 Date Completed: 11/09/16
Drawn By: G.S. File Number: IS-32782

-Legend-	
C	- Calculated
CB	- Centerline
CM	- 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
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- Chain Link Fence

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

NONE VISIBLE

-POINTS OF INTEREST-

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-107.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.S.M. 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.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



August 13, 2020

To Whom It May Concern:

I, Patrick Ireland, President of Ireland & Associates Surveying, Inc., am the applicant for the attached variance application for the property 1035 North Kentucky Avenue, Winter Park, on behalf of the owners Charles V. Almand and Kent B. Taylor.

Respectfully,

A handwritten signature in blue ink, appearing to read "Patrick K. Ireland".

Patrick K. Ireland

Licensed Surveyor & Mapper

PSM #6637

A handwritten signature in blue ink, appearing to read "Charles V. Almand".

Charles V. Almand

A handwritten signature in blue ink, appearing to read "Kent B. Taylor".

Kent B. Taylor

Property Owners of 1035 N.

Kentucky Avenue, Winter Park



Board of Adjustments regular meeting

September 15, 2020 at 5:00p.m.

Virtual Meeting

Register Online: cityofwinterpark.org/live-broadcasts

Agenda Items

New business

3. Request of Glenn Dobkin for a variance to allow the construction of a warehouse building to be located 10' from the rear lot line, in lieu of the required setback of 30'.

Located at: 661 Harold Avenue

Zoned: I-1



401 South Park Avenue • Winter Park, Florida 32789

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

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS
FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS
DATE: September 15, 2020
SUBJECT: SCARPA VARIANCE REQUEST, 661 Harold Avenue

The applicant is requesting a variance to allow the construction of a warehouse building to be located 10' from the rear lot line, whereas the required setback 30'.

A similar variance was granted for a warehouse building directly across the street by the Board on 12/15/2017.

The subject property is a lot with dimensions of 50 feet by 136 feet (6,800 square feet) and is zoned I-1, Limited Industrial & Warehouse District. In this zoning district, the required rear setback is 30 feet.

Generally, I-1 zoning properties in areas are located along the railroad such as the properties on Solana and Railroad Avenue. However, in this case this site backs up to Having one small narrow industrial zoned lot backing up to other commercially zoned properties that already have buildings with smaller rear setbacks is unusual except in this transitional area of the City.

This situation was created when these abutting properties were developed in unincorporated Orange County before annexation into Winter Park and the smaller rear setbacks were allowed in the range of 5 to 10 feet. There are several surrounding buildings that do not have rear setbacks of 30 feet including the abutting property on the north side and also behind that same property.

The proposed use of the building as a warehouse, requires minimal parking at a ratio of one space for each 1,000 square feet of gross building area, and 3 spaces are planned to be provided for 3,040 square feet of building area. All other city code criteria, such as storm water retention and landscaping will be required to be met if this variance is granted. The applicant has proceeded with addressing this area as shown on the plan provided.

No letters have been received regarding this request.

661 Harold Avenue





PLAN SNAPSHOT REPORT BOA-2020-0005 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 07/30/2020
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: Build metal building warehouse for personal use only. Building sq footage 3,040 with a 10 ft rear set back.
I have contacted David Zusy and have not heard back regarding sewer completion.

Parcel: 292212500003130	Main	Address: 661 Harold Ave Winter Park, FL 32789	Main	Zone:
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Owner Glenn Dobkin Home: (407) 466-3158 Business: (407) 466-3158 Mobile: (407) 466-3158	Applicant Ron Scarpa po box 3257 WINTER PARK, FL 32790
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Plan Custom Fields

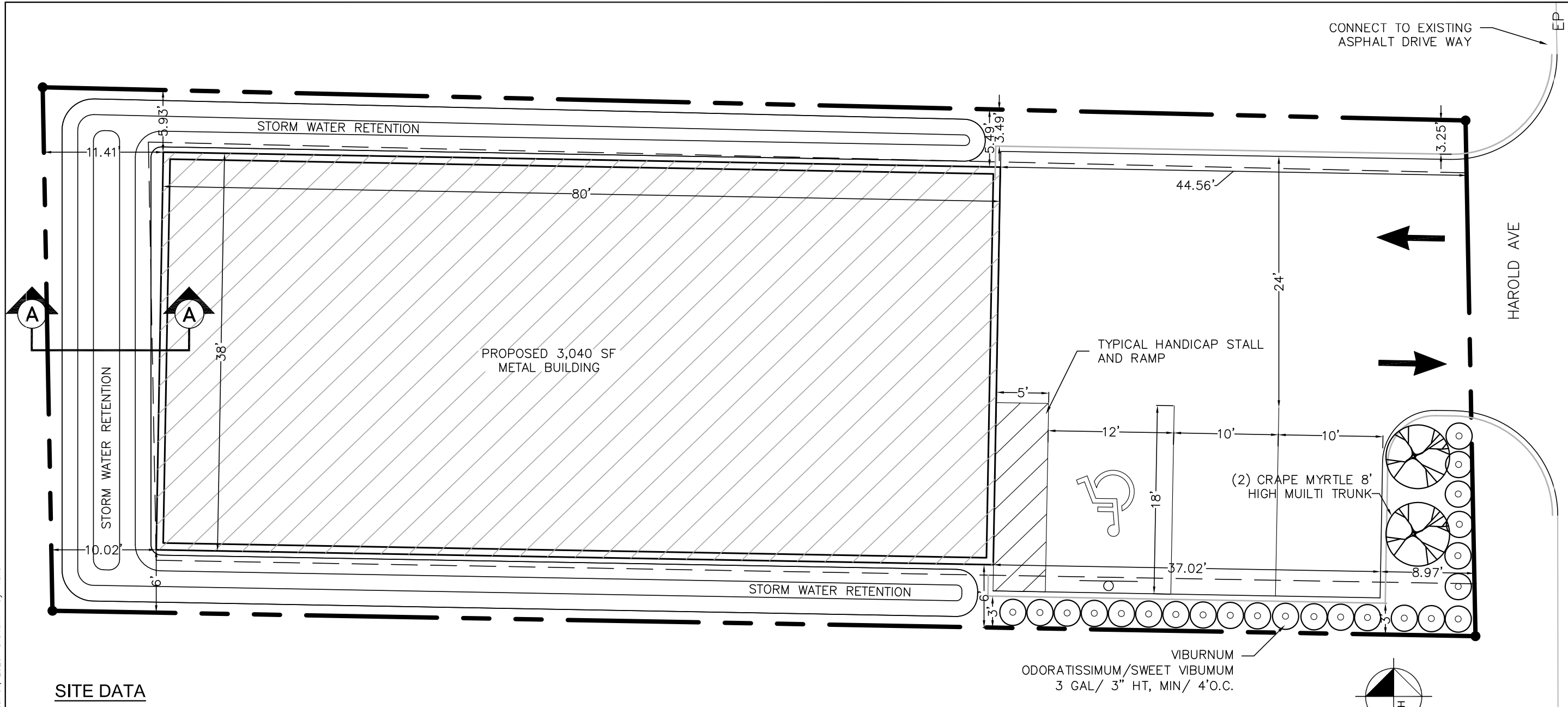
Zoning		Section		Subsection	
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	building metal structure 10 ft from the rear property line per site plan.
How long have you owned the property?	2003	How long have you occupied the property?	2003	Special Condition	The owner has a special needs son bound to a wheelchair and he is creating a workshop/studio for him. Warehouse will be for personal use only.
Rights/Priv	700 Harold St has recently completed a similar project that was granted a variance.	Hardship	Due to a 14 years old son bound to a wheelchair there are limited places to explore/learn and work maximizing his abilities. this space will enable both father and son to accomplish their goals.	Limited Variance	Yes

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ron_Scarpa_7/30/2020.jpg	07/30/2020 12:42	Scarpa, Ron		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Reinstatement/Extension Variance Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

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

Drawing name: Z:\Projects\5800-Ron Scarpa\20-300 Harold Ave\Site Plan.dwg Layout1 Jul 01, 2020 8:54am by: Yulia



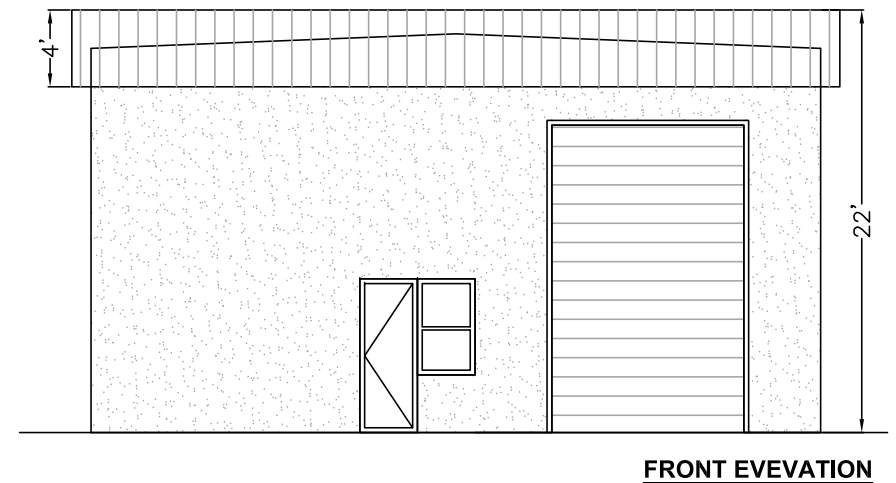
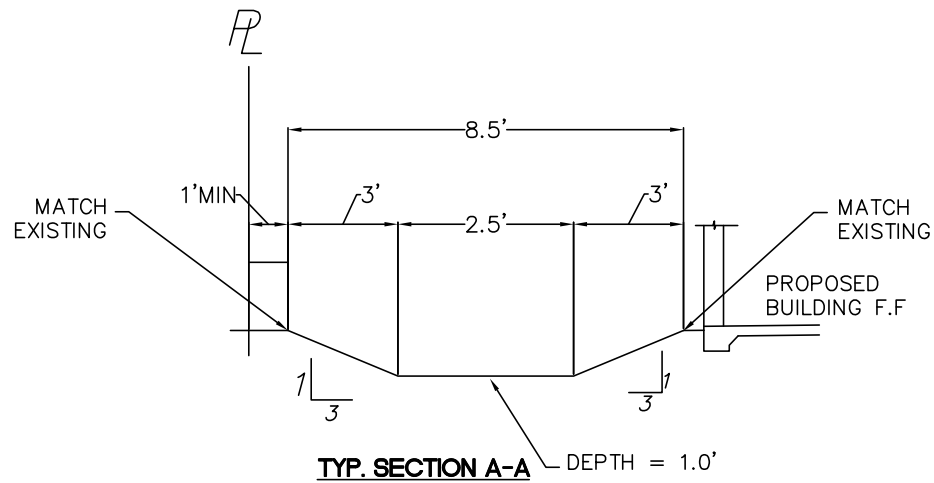
SITE DATA

PARCEL ID# 12-22-29-5000-03-130
PROPERTY AREA: 6,791 SF
EXISTING ZONING: I-1 (INDUSTRIAL/WAREHOUSE)
EXISTING USE: OFFICE
PROPOSED USE: WAREHOUSE
BUILDING: 3,040 SF
MAXIMUM BUILDING HEIGHT: 30'
PROPOSED BUILDING HEIGHT: 22'

MAXIMUM IMPERVIOUS AREA: 85%
IMPERVIOUS AREA:
CONCRETE: 1,818 FEET (27%)
BUILDING AREA: 3,040 FEET (45%)
ON SITE IMPERVIOUS AREA: 4,858 FEET (72%)

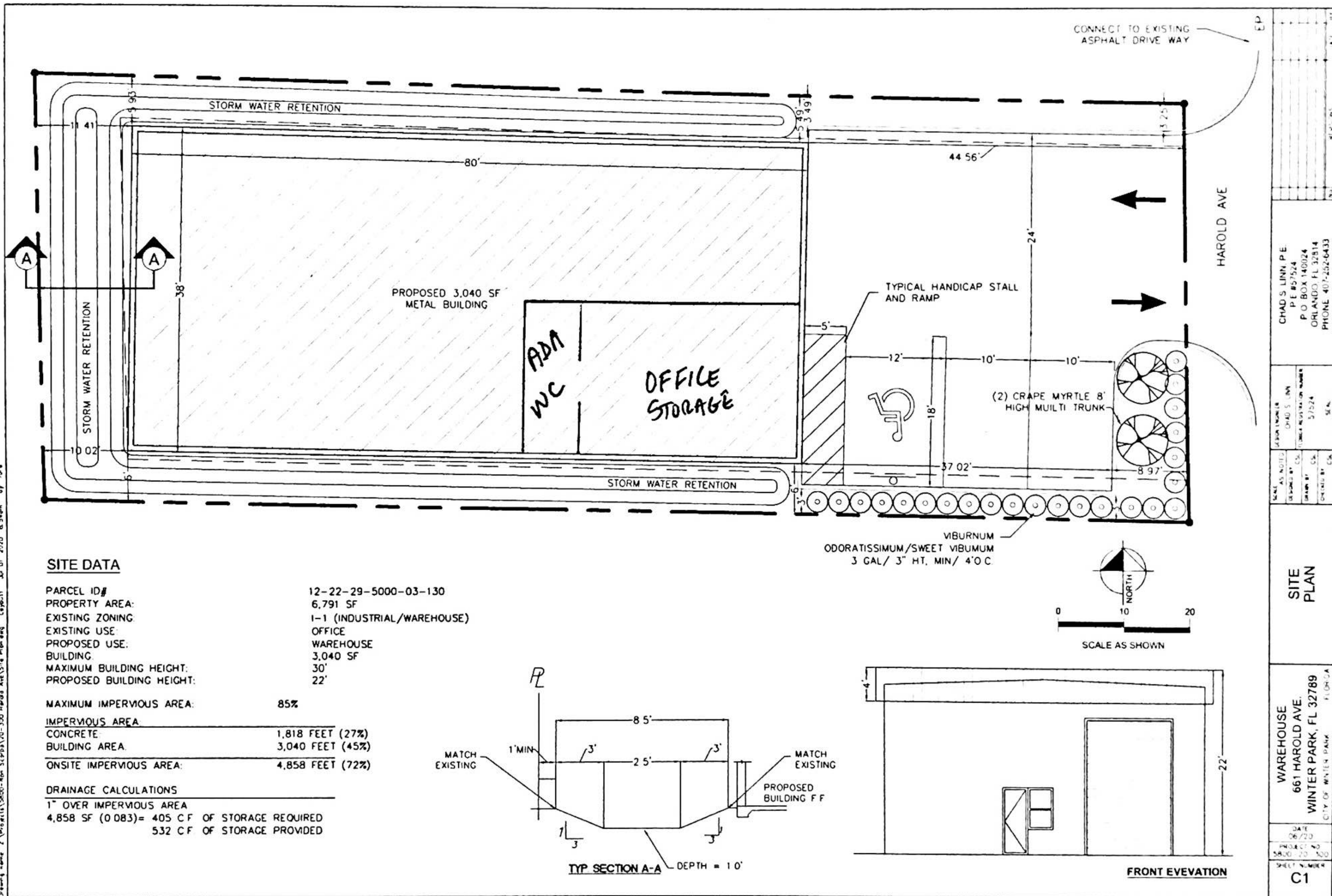
DRAINAGE CALCULATIONS

1" OVER IMPERVIOUS AREA
4,858 SF (0.083)= 405 C.F. OF STORAGE REQUIRED
532 C.F. OF STORAGE PROVIDED



DATE 06/20		CITY OF WINTER PARK FLORIDA		SITE PLAN		CHAD S. LINN		CHAD S. LINN, P.E. P.E.#57524 P.O. BOX 140024 ORLANDO FL 32814 PHONE: 407-252-6433	
PROJECT NO. 800-20-300		WAREHOUSE 661 HAROLD AVE. WINTER PARK, FL 32789		AS NOTED CSL		DESIGNED BY CSL		FLORIDA REGISTRATION NUMBER: 57524	
SHEET NUMBER C1				DRAWN BY CSL		CHECKED BY CSL		SEAL	
								No.	
								REVISIONS	
								DATE	
								BY	

Drawing name: 2\Projects\5000-Ron Stoppa\20-300 Harold Ave\Site Plan.dwg Layout:11 Jun 01 2020 B.Steen by Tye





Board of Adjustments regular meeting

September 15, 2020 at 5:00p.m.

Virtual Meeting

Register Online: cityofwinterpark.org/live-broadcasts

Agenda Items

New business

1. **WITHDRAWN on 9-10-2020** Request of Thomas Lamar for Kristopher & Brooke Kest to allow the construction of a one story building addition located 10.7 feet from the east side lot line, in lieu of the required side setback of 14 feet.

Located at: 2101 Banchory Road

Zoned: R-1A