

Board of Adjustments regular meeting

March 16, 2021 at 5:00p.m.

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

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

Agenda Items

Call to Order

Consent Agenda

Minutes for the February 16, 2021 Meeting

Staff Updates

Citizen Comments

Action Items

Public Hearings

1. Request of Erin Duffy, on behalf of Jonathan Cole, for variances to allow the construction of a boathouse to extend 40 feet into Lake Virginia, in lieu of the maximum permitted distance of 30 feet, and to allow an area of 645 square feet, in lieu of the maximum allowed area of 600 square feet.

Located at: 721 Virginia Drive

2. Request of Thomas Lamar on behalf of Kevin Rogers, for variances to allow rebuilding a carport into a garage with a side setback of 8.1 feet in lieu of the required setback of 9 feet, and to allow building a new open front porch encroaching 4 feet into the front setback.

Located at: 2019 Byron Road

3. Request of Mojgan Kianfar, on behalf of Carol Zurcher for a variance to allow the enclosure of an open porch and covered entry, located 29.5 feet from the front lot line, in lieu of the required front setback of 36 feet and required to remain open in order to encroach 5 feet into the front setback.

Located at: 1016 Anchorage Court

Zoned: R-1AA

Zoned: R-1A

Zoned: R-1AAA

4. Request of E2 Homes LLC, on behalf of Kristine Dionne, for a variance to allow converting an existing detached 2-car garage into a guesthouse with a rear setback of 13 feet, and a side setback of 10.5 feet, in lieu of the required setbacks of 25 feet and 11 feet respectively.

Located at: 1246 Alabama Drive

Zoned: R-1AA

5. Request of Thomas Ladyman, on behalf of Idelisa Torres, for a variance to allow an existing screen enclosure to remain, located 9.1 feet from the rear lot line, in lieu of the required rear setback of 10 feet.

Located at: 1737 Magnolia Ave

Board Comments

Discuss moving July 20, 2021 meeting to July 13, 14, 15 or July 27th.

Adjournment

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

March 16, 2021 at 5:00p.m.

Agenda Items

Public Hearings

1. Request of Erin Duffy, on behalf of Jonathan Cole, for variances to allow the construction of a boathouse to extend 40 feet into Lake Virginia, in lieu of the maximum permitted distance of 30 feet, and to allow an area of 645 square feet, in lieu of the maximum allowed area of 600 square feet.

Located at: 721 Virginia Drive

Zoned: R-1AAA



401 South Park Avenue • Winter Park, Florida 32789

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



TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: March 16, 2021

SUBJECT: VARIANCE REQUEST by Erin Duffy on behalf of Jonathan Cole, 721 Virginia Drive

The applicant is requesting variances to allow the construction of a boathouse to extend 40 feet into Lake Virginia, whereas the maximum permitted distance is 30 feet, and to allow an area of 645 square feet, whereas the maximum permitted area is 600 square feet.

The current boathouse is a deteriorating older structure that extends out into the lake approximately 48 feet with area in excess of 700 square feet. The new owner of the property intends to build a house on this vacant lot and desires to first construct a structurally safe boathouse as close to our Code requirements as possible while still having a functional boathouse with a boat lift that does has sufficient depth to allow a boat to navigate into the lift location.

The proposed side setback of the boathouse is 10 feet from the east side extended lot line, however, if a letter of approval is submitted by the adjacent property owner, the side setback can be reduced to 5 feet.

The boathouse builder has been asked to provide information showing the water depths at various locations where the proposed lift will be located from the shallowest point and out to deeper water depths inside the boathouse. These depths should indicate the need to extend the boathouse out to deeper water at this shoreline location on Lake Virginia.

On March 9, 2021 the applicant received approval from the Lakes and Waterways Board satisfying their environmental review concerns and with the condition that the variances needed be addressed by the Board of Adjustments since it is not within the scope of the Lakes Board to consider variances.

No letters have been received regarding this request.

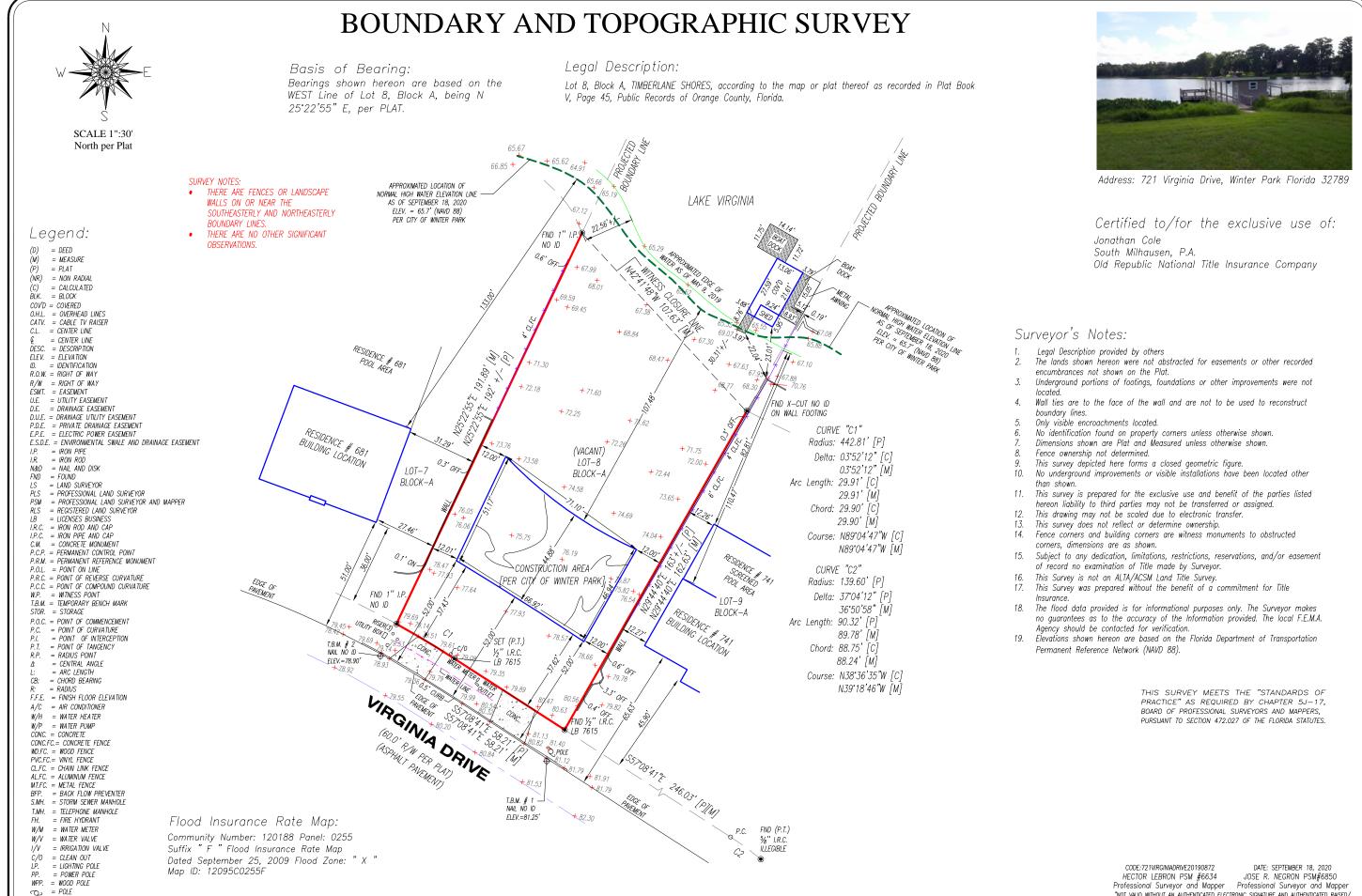
721 Virginia Drive





PLAN SNAPSHOT REPORT BOA-2021-0032 FOR CITY OF WINTER PARK

							02/03/2021
Plan Type: Boar	rd of Adjustments			Project:		App Date	02/03/2021
Work Class: Boar	rd of Adjustments/Varia	ance Applica	tion	District:	Winter Park	Exp Date:	NOT AVAILABLE
Status: Subi	mitted - Online			Square Feet:	0.00	Complete	d: NOT COMPLETED
Valuation: \$0.0	00			Assigned To	: Wiggins, George	Approval	
Description: We a		ance for total	area ar	nd length of the b	boat dock application for 721 \	Expire Da /irginia	ite:
Parcel: 302208	867601080 N	lain Addı		21 Virginia Dr Vinter Park, FL 3	Main 32789-5854	Zone:	
Alternate Contact Q-ICE BUILDERS 10820 WONDER L WINDERMERE, FL Home: 00 Business: (407) 72 Mobile: 00	ANE ST 100 W L 34786 Winter Busine		34787 56-7814	Q-Ice Bu Home:	uilders Jor (407) 656-7814 721	ner hathan Cole I Virginia DR hter Park, FL 32789	
Plan Custom Field	ds						
Zoning			Section	า		Subsection	
Is the property on waterfront?	Yes			property on registry or ?	No	Describe variance	Due to the water depth a the end of the dock/mooring area, a
How long have you owned the property				ng have you ed the property?	18 months	Special Condition	requested for the allowe total area and length of boat dock. The owner needs an
				ed the property?		Special Condition	requested for the allowe total area and length of a boat dock. The owner needs an adequate water depth fo the boat We are requesting a
owned the property	y? The right to have adequate water o boating.		occupio Hardsh	ed the property?	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is	Limited Variance	requested for the allowe total area and length of a boat dock. The owner needs an adequate water depth fo the boat We are requesting a length of 40' and a 645 s
owned the property Rights/Priv Attachment File N 721 VIRGINIA DR- SURVEY UPDATE	y? The right to have adequate water o boating. lame • BS AND TOPO	depth for Added	occupie Hardsh	ed the property?	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip.	Limited Variance	requested for the allowe total area and length of a boat dock. The owner needs an adequate water depth fo the boat We are requesting a length of 40' and a 645 s of dock.
owned the property Rights/Priv Attachment File N 721 VIRGINIA DR- SURVEY UPDATE 11X17] JRN.pdf	y? The right to have adequate water of boating. Iame BS AND TOPO - 12-10-2020	depth for Added 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip.	Limited Variance	requested for the allowe total area and length of a boat dock. The owner needs an adequate water depth fo the boat We are requesting a length of 40' and a 645 s of dock.
owned the property Rights/Priv Attachment File N 721 VIRGINIA DR- SURVEY UPDATE 11X17] JRN.pdf Cole - Boat Dock P	y? The right to have adequate water of boating. Iame BS AND TOPO E - 12-10-2020 Plans - 2.3.21.pdf	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	Added By Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip.	Limited Variance Notes Uploaded via CS	requested for the allowe total area and length of a boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.
owned the property Rights/Priv Attachment File N 721 VIRGINIA DR- SURVEY UPDATE 11X17] JRN.pdf Cole - Boat Dock P Signature_Erin_Du Workflow Step / A	y? The right to have adequate water of boating. Iame BS AND TOPO - 12-10-2020 Plans - 2.3.21.pdf iffy_2/3/2021.jpg Action Name	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By Duffy, Erin Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip.	Limited Variance Notes Uploaded via CS Uploaded via CS	requested for the allowe total area and length of a boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.
Attachment File N Attachment File N V21 VIRGINIA DR- SURVEY UPDATE 11X17] JRN.pdf Cole - Boat Dock P Signature_Erin_Du Norkflow Step / A Application Comp	y? The right to have adequate water of boating. Iame BS AND TOPO - 12-10-2020 Plans - 2.3.21.pdf iffy_2/3/2021.jpg Action Name bleteness Check v.1	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By Duffy, Erin Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip. Attachment Group	Limited Variance Notes Uploaded via CS Uploaded via CS Uploaded via CS	requested for the allower total area and length of boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.
Attachment File N Attachment File N 721 VIRGINIA DR- SURVEY UPDATE 11X17] JRN.pdf Cole - Boat Dock P Bignature_Erin_Du Norkflow Step / A Application Comp Confirm Applic	y? The right to have adequate water of boating. Iame BS AND TOPO - 12-10-2020 Plans - 2.3.21.pdf iffy_2/3/2021.jpg Action Name	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By Duffy, Erin Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip. Attachment Group	Limited Variance Notes Uploaded via CS Uploaded via CS Uploaded via CS	requested for the allower total area and length of boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.
owned the property Rights/Priv Attachment File N 721 VIRGINIA DR- SURVEY UPDATE [11X17] JRN.pdf Cole - Boat Dock P Signature_Erin_Du Workflow Step / A Application Comp Confirm Applic Review v.1	y? The right to have adequate water of boating. Iame BS AND TOPO - 12-10-2020 Plans - 2.3.21.pdf Iffy_2/3/2021.jpg Action Name Deteness Check v.1 cation Complete v.1	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By Duffy, Erin Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip. Attachment Group Action Type Generic Action	Limited Variance Notes Uploaded via CS Uploaded via CS Uploaded via CS Start Da	requested for the allower total area and length of boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.
Attachment File N Attachment File N 721 VIRGINIA DR- SURVEY UPDATE [11X17] JRN.pdf Cole - Boat Dock P Signature_Erin_Du Workflow Step / A Application Comp Confirm Applic Review v.1 Board of Adju:	y? The right to have adequate water of boating. Iame BS AND TOPO E - 12-10-2020 Plans - 2.3.21.pdf Iffy_2/3/2021.jpg Action Name Deteness Check v.1 cation Complete v.1 stments Review v.1	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By Duffy, Erin Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip. Attachment Group Action Type Generic Action Receive Submitta	Limited Variance Notes Uploaded via CS Uploaded via CS Uploaded via CS Start Da	requested for the allower total area and length of boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.
owned the property Rights/Priv Attachment File N 721 VIRGINIA DR- SURVEY UPDATE [11X17] JRN.pdf Cole - Boat Dock P Signature_Erin_Du Workflow Step / A Application Comp Confirm Applic Review v.1	y? The right to have adequate water of boating. lame BS AND TOPO - 12-10-2020 Plans - 2.3.21.pdf iffy_2/3/2021.jpg Action Name Dieteness Check v.1 cation Complete v.1 stments Review v.1 v.1	Added 02/03/2021 02/03/2021	occupie Hardsh On 11:30	ed the property? hip Added By Duffy, Erin Duffy, Erin	The requirements for the length and square footage of dock cannot be met due to the water depth. The depth of water is necessary for a boat slip. Attachment Group Action Type Generic Action	Limited Variance Notes Uploaded via CS Uploaded via CS Uploaded via CS Start Da	requested for the allower total area and length of boat dock. The owner needs an adequate water depth for the boat We are requesting a length of 40' and a 645 s of dock.



5. 1000 Winter Park, Fl. Fax (407) 517-4393 LEB/OD G/OUP BIVd. 5 9329 : <u>ω > – ο – ο</u> 32789 DRIVE , FLORIDA VIRGINIA [ER PARK, MINTER 72. *i* ADDRES

ELD:05/09/201

SHEE

RAWN: HL

JOB NO.

2019-

CHECKED: JRN

SUPPOR1 SERVICES

NOT:CPS

"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

DOCK PLANS

Jonathan Cole

Prepared For

Q-ICE Builders

Prepared By

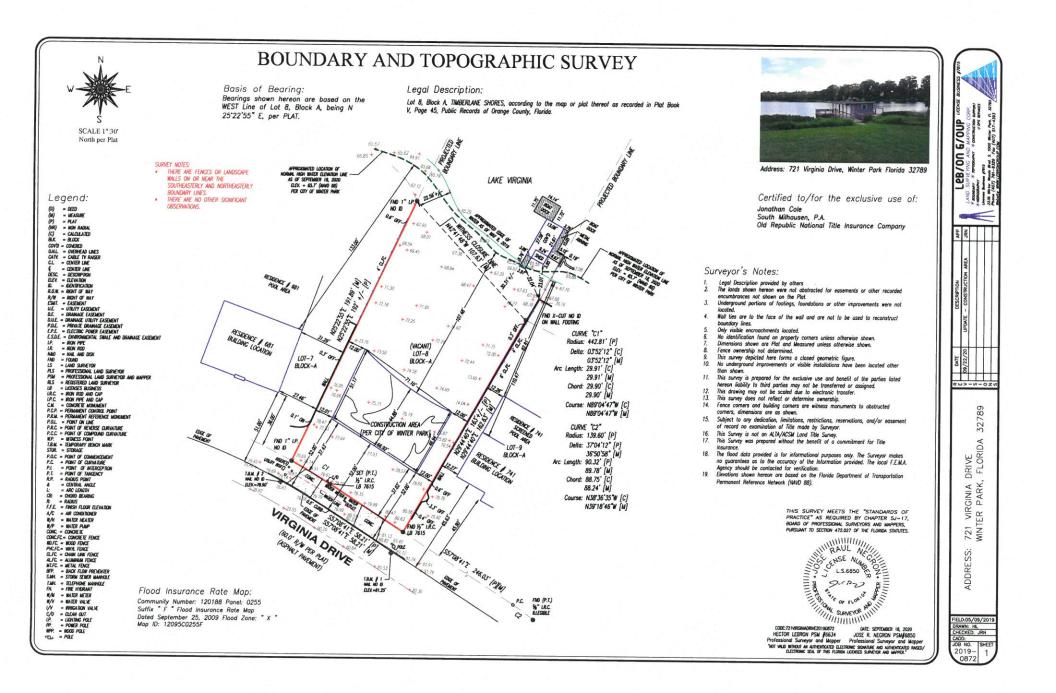
THOMPSON ENGINEERING GROUP, INC

Engineer: Michael Thompson, MSc, P.E. (#47509) 4401 Vineland Road, Suite 46 **Orlando, Florida 32811** Ph: 407-734-1450 Fax: 407-734-1790

> Certificate of Authorization No. 30060 www.thompsoneg.com

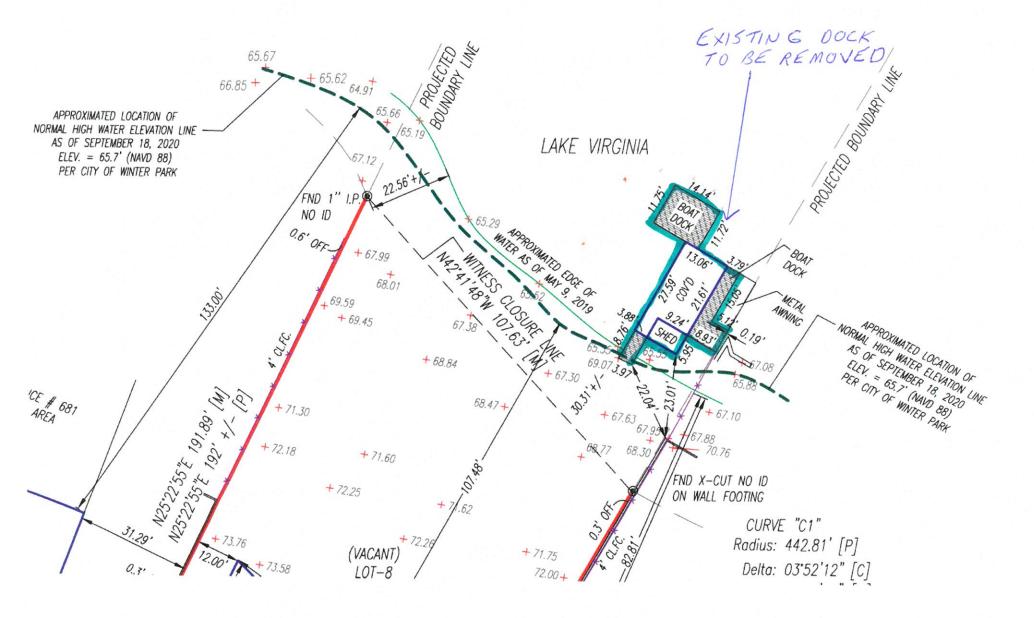
1

September, 2020



Legal Description:

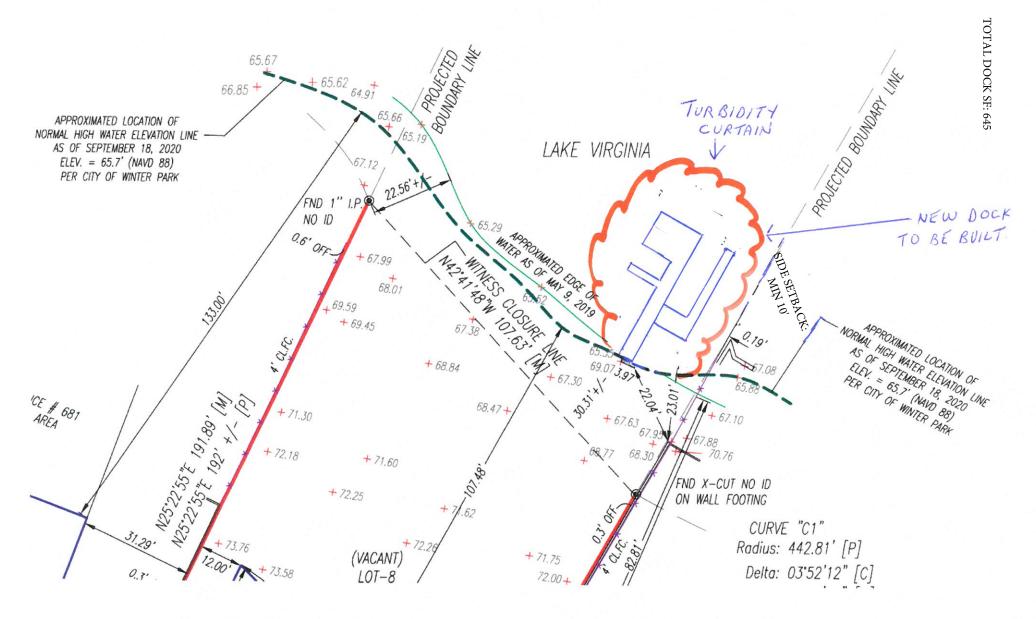
Lot 8, Block A, TIMBERLANE SHORES, according to the map or plat thereof as recorded in Plat Book V, Page 45, Public Records of Orange County, Florida.



pring: hereon are based on the 8, Block A, being N PLAT.

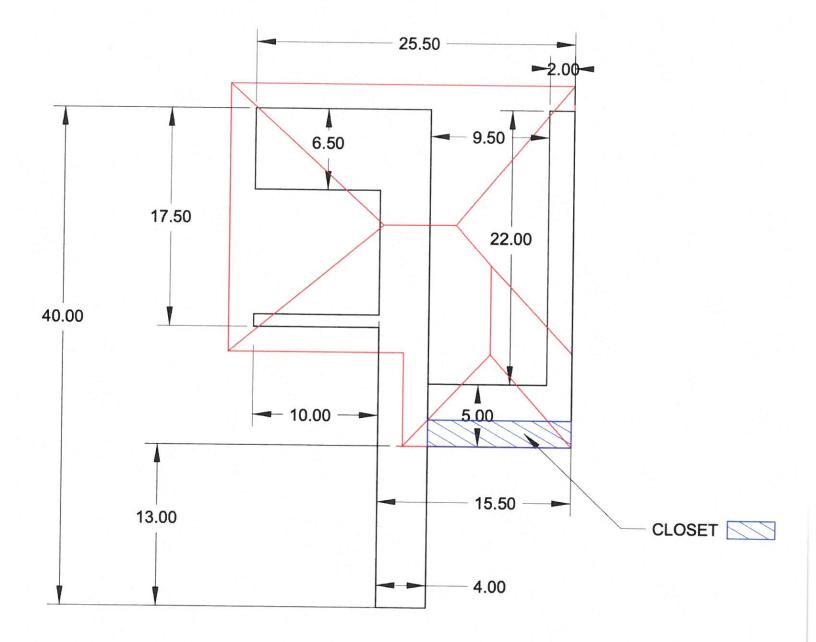
Legal Description:

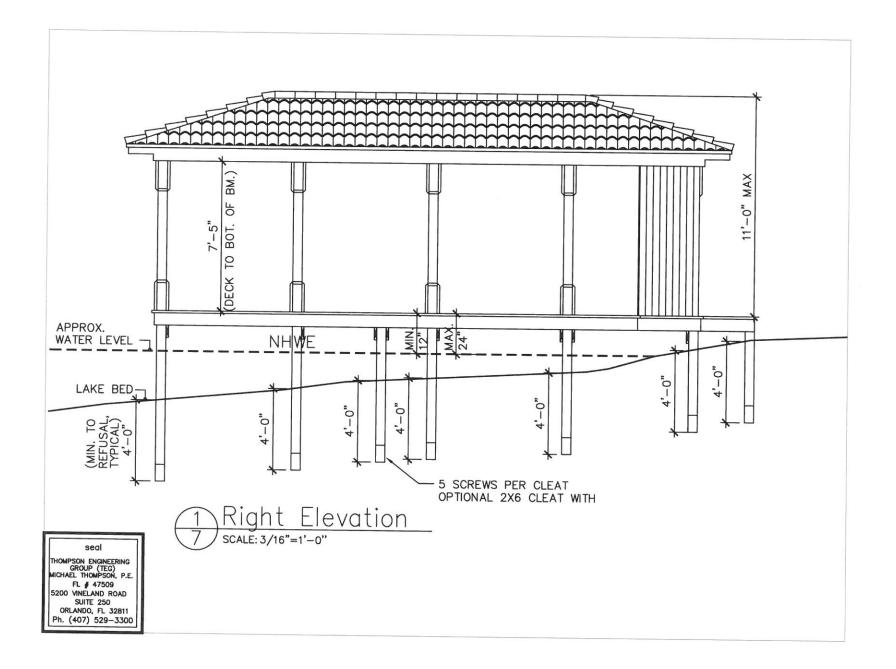
Lot 8, Block A, TIMBERLANE SHORES, according to the map or plat thereof as recorded in Plat Book V, Page 45, Public Records of Orange County, Florida.

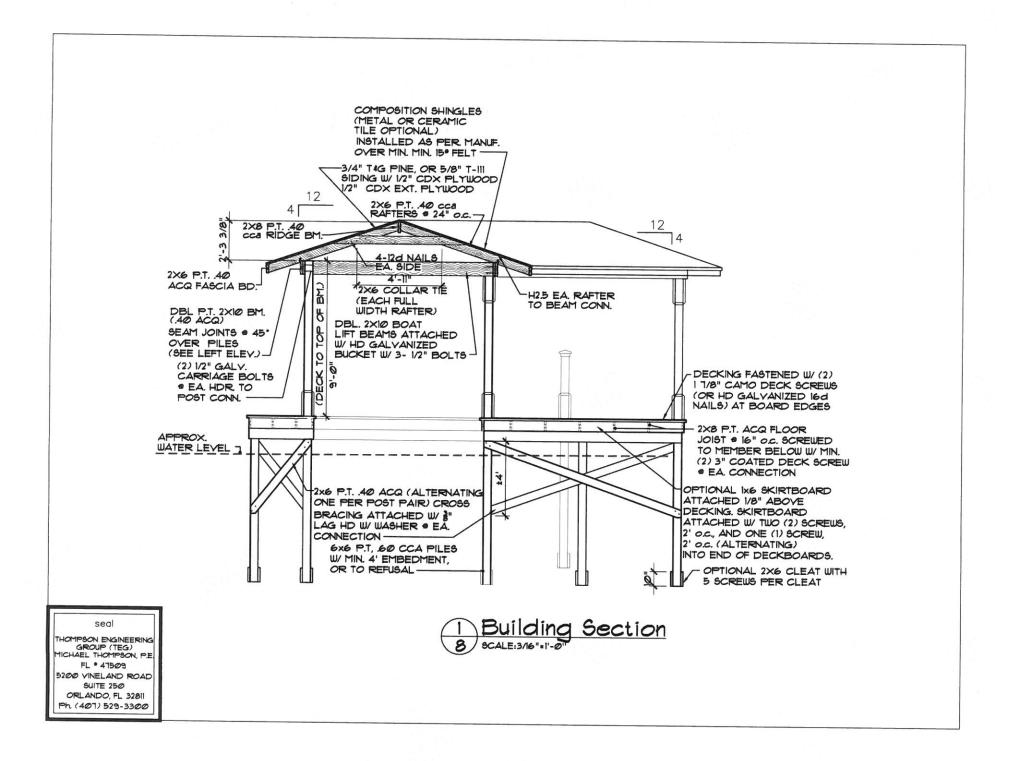


aring:

ereon are based on the 8, Block A, being N PLAT.







From:	<u>Megan Johansson</u>
То:	Theresa Dunkle; George Wiggins
Cc:	<u>Joseph Smirti;</u> <u>Tim Egan</u>
Subject:	721 Virginia BH app
Date:	Tuesday, March 9, 2021 12:50:29 PM
Attachments:	<u>image002.png</u> image003.png
	image004.png image005.png

Approved pending BoA approves it.

Fi 🔰 💙 🔼

TIM	Megan Johansson
	Lakes Coordinator
	Lakes Division
GTT OF COLTURE AND REALTAGE	
City of Winter Park	
1409 Howell Branch Rd.	
Winter Park, FL. 32789	407.691.7829
cityofwinterpark.org	Division Hours: M-Th 7:00-5:30

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

Shoreline Alteration Permit Staff Report (Boathouse & Dock)

Application #: 21-07WATERBODY: Lake VirginiaDate: February 2021

APPLICANT NAME AND SITE ADDRESS:

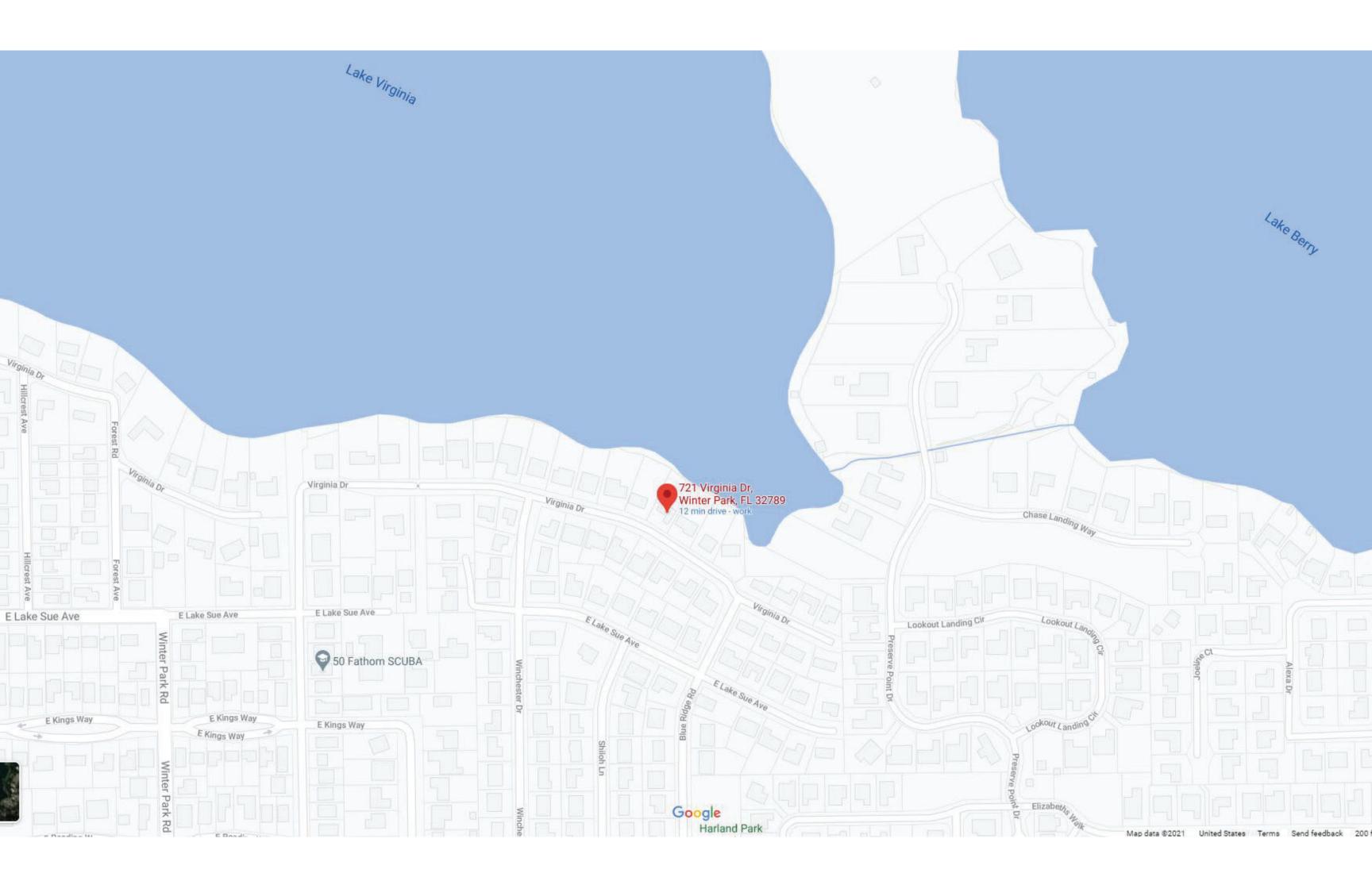
Jonathan Cole, 721 Virginia Dr, Winter Park, FL 32789

			Variance
Dock Parameter	Proposed	Allowed	Yes/No/NA
Total Area (sq. feet)	645	600 max.	Yes
Length from OHW (feet)	40	30 max.	Yes
Height of Roof (feet above deck)	11	11 max.	No
Height of Deck (feet above	1	2 max.	No
OHW)			
Side Yard Setback(s) (feet)	10	10 min.	No
Meets Vegetation Criteria?	Yes	NA	NA

Comments:

Staff Recommendation: Approval upon acquisition of variance.

Reviewed By: Megan Johansson and Joe Smirti









Board of Adjustments regular meeting

March 16, 2021 at 5:00p.m.

Agenda Items

Public Hearings

2. Request of Thomas Lamar on behalf of Kevin Rogers, for variances to allow rebuilding a carport into a garage with a side setback of 8.1 feet in lieu of the required setback of 9 feet, and to allow building a new open front porch encroaching 4 feet into the front setback.

Located at: 2019 Byron Road

Zoned: R-1A



401 South Park Avenue • Winter Park, Florida 32789

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



TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: March 16, 2021

SUBJECT: VARIANCE REQUEST by Thomas Lamar on behalf of Kevin Rogers, 2019 Byron Road

The applicants are requesting variances to allow rebuilding a carport into a garage with a side setback of 8.1 feet whereas the required setback is 9 feet, and to allow building a new open front porch encroaching 2.1 feet into the front setback.

The proposed project includes removing the existing carport and existing front porch in order to build back a new enclosed garage and laundry area and a new wider front porch. The front wall of the home is set back 30.8 feet from the front lot line, and the applicant proposes to add a porch which is 7.7 feet wide. The resultant front setback will be 23.1 feet. An open porch can encroach 5 feet into the front setback. The required front setback is 30 feet although the applicant depicts the front setback as 32.5 feet. After remeasuring nearby homes it was determined the required front is 30 feet. With the permitted 5 feet of open porch the net front encroachment is 2.1 feet.

We have received 4 letters expressing no objection to this variance request from nearby property owners.

2019 Byron Road





PLAN SNAPSHOT REPORT BOA-2021-0033 FOR CITY OF WINTER PARK

Plan Type:	Board of Adjustme	ents		Project:			App Date:	02/08/2021
Nork Class:	Board of Adjustme	ents/Variance A	pplication	District:	Winter Park		Exp Date:	NOT AVAILABLE
Status:	Submitted - Online	e		Square Fe	et: 0.00		Completed	I: NOT COMPLETED
/aluation:	\$0.00			Assigned	To: Wiggins, George	9	Approval	
	A variance reques and also add a fro		isting cover	ed space on the	West side lot and po	ortion of th	Expire Dat e front	e:
Parcel: 302	2204231602200	Main	Address:	2019 Byron Ro Winter Park, F		Main	Zone:	
Applicant Thomas R Lar 1370 Gene ST Winter Park, F Mobile: (407)	Г ⁻ L 32789	Alternate Col Lamar Desig Mobile: (832	n		er Rogers e: (407) 949-1345			
lan Custom	Fields							
Zoning			Sect	ion			Subsection	
Is the property waterfront?	y on No			is property on pric registry or ict?	Νο		Describe variance	 A. West Side of Home – We are proposing an extension that would be 1'-0" into the side yard setback. The existing residence is currently located at this same side setback (8'- 0 3/4") and additional side yard encroachment is propos beyond what is the location of the existing carport/storage shed. T area of the addition is proposed to be 7'-3" in length running south to north amounting to an area of 105 square feet encroachment into the west side yard. b. Front of House - W understand the required front yard setback is 32.45' and that the proposed extension wou be 3'-0" into the front yas setback. The existing residence is currently located at this same side setback (32.45'). We understand the required front porch setback is 27.5' and that the proposed extension wou be 4'-3 1/2" into the fron yard setback. The existing south side of the house is located 30'11" from the front yard property line and the proposed addition is also to be located at 23'-2" from the south property line. The area of the addition is proposed running east to west

PLAN SNAPSHOT REPORT (BOA-2021-0033)

	142 square feet encroachment i south yard.			ng have you the property?	4 years			low long have you ccupied the property?	4 years	
Special Condition	We will be addii additional found walls, and a new this proposed re We are redesig certain areas of to keep functior forefront. We a seeking more s the more things living in a better home with thes spaces. This re will not impact of any surrounding structures.	dation, w roof onto enovation. ning the home hality at the re not pace for , but rather r laid out e additional enovation or tie into	Rights/	Priv	It is the des innovation f other home: Park that ou developed f strive to live making this our growing redesigning with a more layout and b functionality children. Or from other h park that we due to zonir would be a We would li portion in ou because it b updated des neighborhous serves as a with our frie family. The addition wo the same lo dimensiona the existing	rom all the s in Winte in ideas have rom and vere renovatio family an this hous effective better of future a don't have a	e r ave ve e are n for d e vinter /e e vinter /e ment n. e this older oe i in nd s as	lardship	We understar city of winter to keep a cert landscape an of quality. Ou was built in th has two walls currently over guidelines. W that because home, the ho originally new with setbacks We are lookir at the existing create a cohe from the outs	park needs ain d a high-lew ir house tha e 50's and that are the setback e believe of this age of use was er designed in mind. g to expand face to sive look
	INO.									
Attachment File Name DSC_1829.JPG		Added 02/08/2021		Added By Lamar II, Thor		achment	Group	Notes Uploaded via CSS		
DSC_1829.3FG		02/08/2021		Lamar II, Thor				Uploaded via CSS		
DSC_1832.JPG				Lamar II, Thor				Uploaded via CSS		
DSC_1856.JPG				Lamar II, Thor				Uploaded via CSS		
Rogers Setback Worksh	eet ndf			Lamar II, Thor				Uploaded via CSS		
Rogers Variance Set 19	•			Lamar II, Thor				Uploaded via CSS		
SURVEY 1.pdf	Jan 21 OD.pui			Lamar II, Thor				Uploaded via CSS		
Variance Letters.pdf				Lamar II, Thor				Uploaded via CSS		
Signature_Thomas_Lam	ar 2/8/2021.jpc			Lamar II, Thor				Uploaded via CSS		
		-				Data	Due Det	•	Decubrait	Complete
Submittal Name Board of Adjustments Re	eview v.1	Statu In Re			Received I 02/08/20		Due Date 02/10/202		No	Complete No
Item Review Name		Department		Assigned	User	Status	;	Assigned Date	Due Date	Complete Date
Building Official Review		Building & Per Services	mitting	Wiggins, G	George	In Rev	iew	02/08/2021	02/10/2021	
Workflow Step / Action Application Completen						Action Ty	pe	Start Date	End [02/08)ate /2021 13:57
Confirm Application	Complete v.1				(Generic A	ction		02/08	2021 13:57
Review v.1										
Board of Adjustmer	ts Review v.1					Receive S	ubmittal	02/08/2021	0:00	
Issue Invoice v.1						Generic A	ction			
Final Decision v.1										
	nts Decision v.1					Generic A				



SETBACK / COVERAGE WORKSHEET

	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	2 story - 50%		-	1 - 14 K	
pools, A/C pads, artificial turf, etc.	1 story - 60%	2180	1572	3752	4950
FLOOR AREA RATIO (F.A.R.) ^{5,6,7}	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	1676	139	1815	3135
For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front,	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area		÷ 7 · ·		salah ta salah sa
side & rear porches ⁹ .	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	12		na sana na sana na sana na sana na sana sana na sana na sana sana Sana sana sana sana sana sana sana sana	and the second second
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: アンンン	50%	2055	893	1162	1150

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, lanal, porte cochere or other covered areas may be excluded from the gross 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.

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

	Minimum Allowable Dimensions Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			Existing ¹³	Proposed	
FRONT				f corner lot,	30'-101/2"	30'-10'/2"
SIDES ^{1,2} soes		1st Floor	See	Aqi	8-13/4" 14-10"	8-13/4 16-10
(see other side setback options on pg 4)		2nd Floor	pages 3&4	В	wight	8 13/4 10-10
		1st Floor		25 ft.	36'-7"	36'-7"
REAR ^{1,3,4}			35 ft ⁵	······································		
2	Lakefront			e note 6	***************************************	
	1st Floor	Lot width ≤ 65 ft.		15 ft.		
CORNER LOT	1ST FLOOR	Lot width > 65 ft ⁷	¢.	20 ft.		
CORNER LOT	2nd Floor	Lot width ≤ 65 ft.	1 1	15 ft.	18 · · · · · · · · · · · · · · · · · · ·	1
CORNER LOT	2ND FLOOR	Lot width > 65 ft ⁷		22.5 ft.		
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft :	30 ft 35 ft. plus 2 ft. or 40 ft. (see notes 11 8			12'-2"	12'-10"

SETBACKS (complete boxes A and B first)

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 10ft 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.

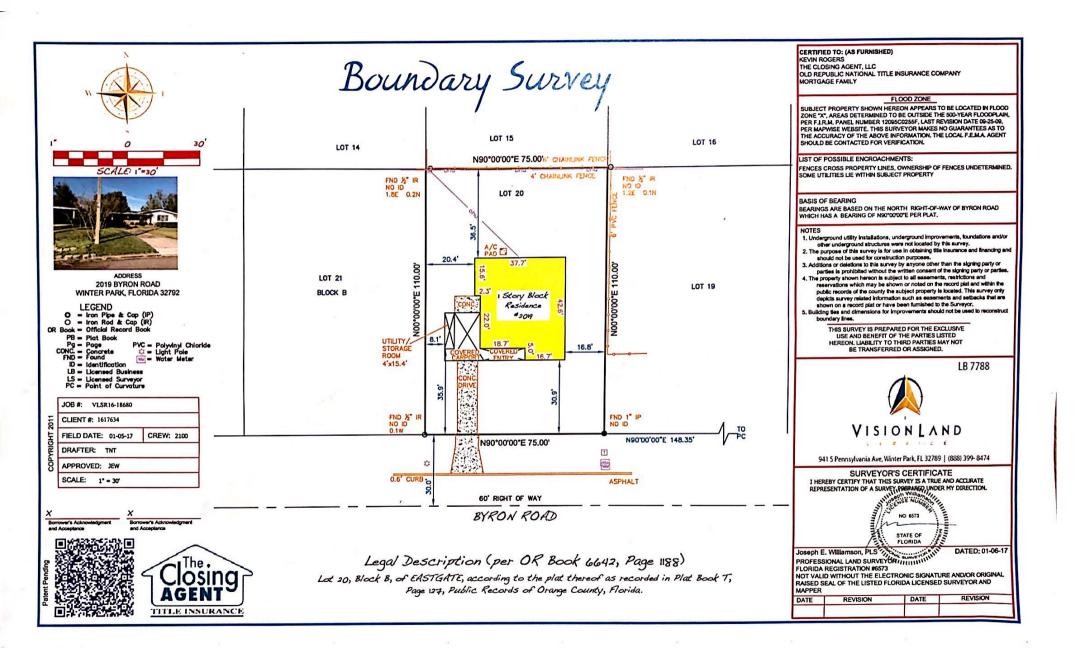
10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.

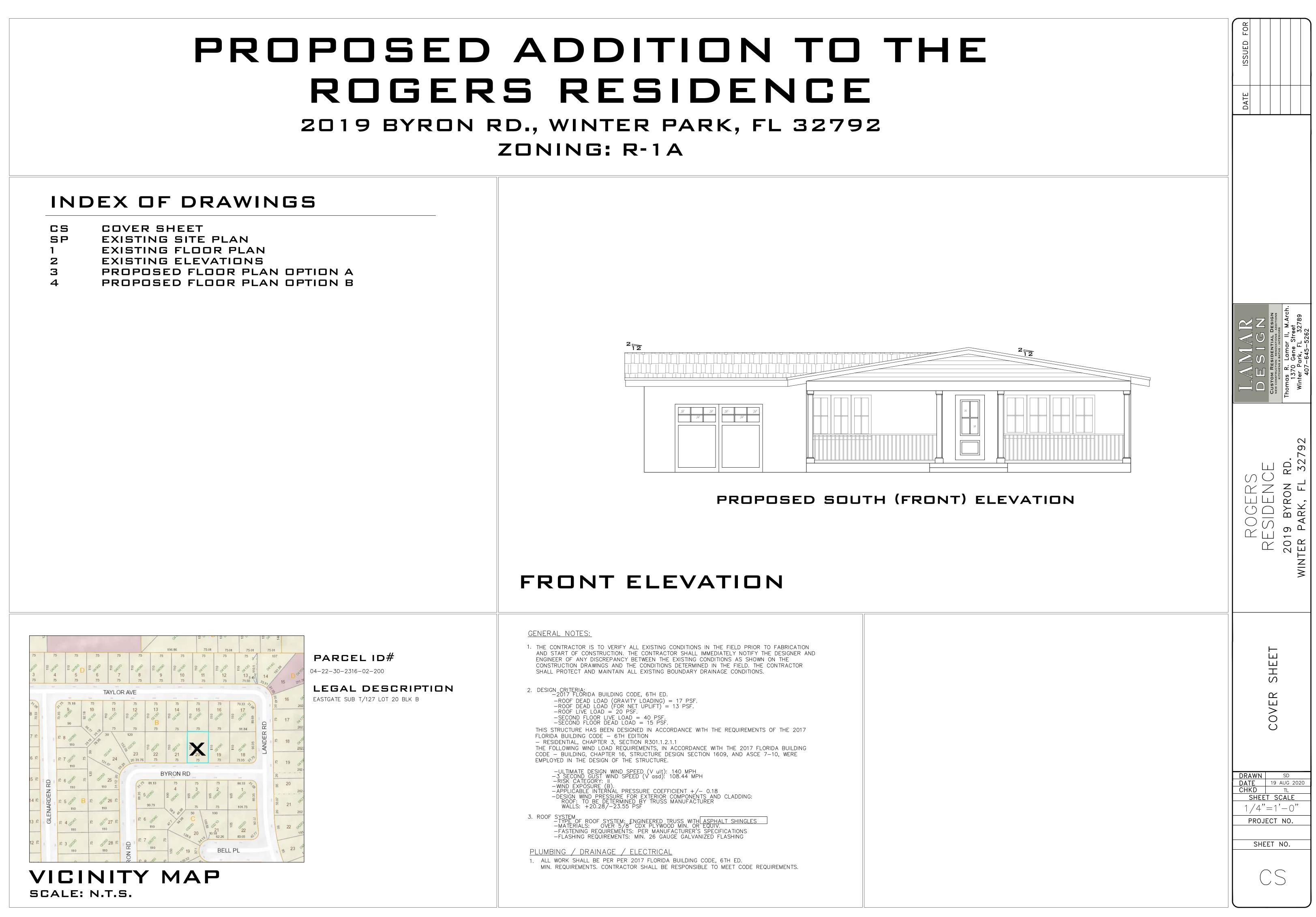
11. Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.

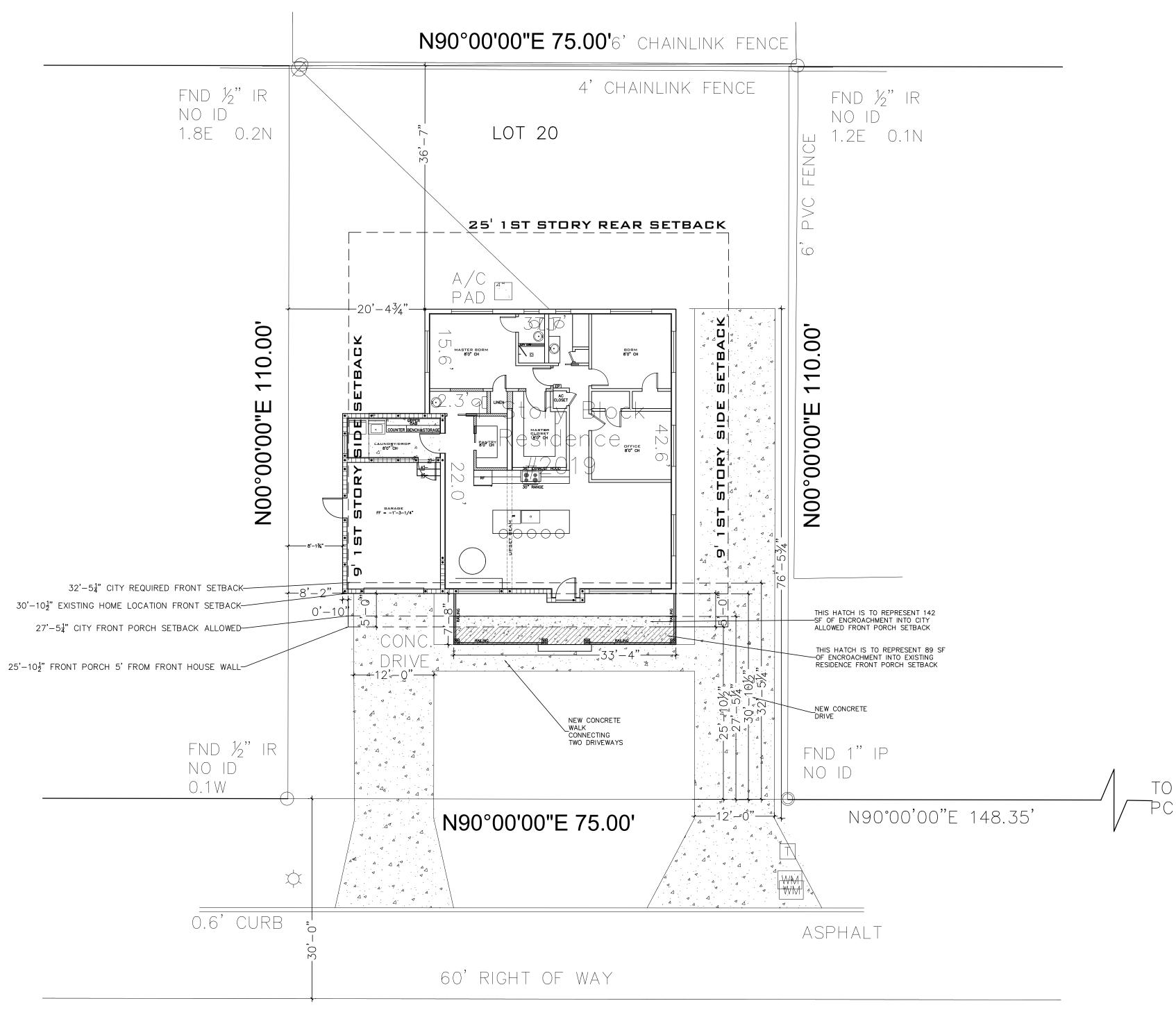
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.

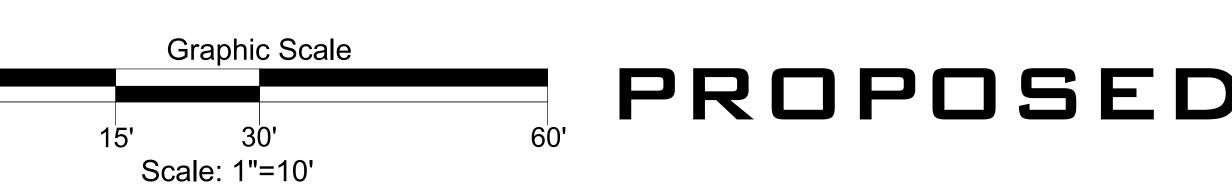
13. This column only applies to existing homes.

(Jan 2016) PAGE 2

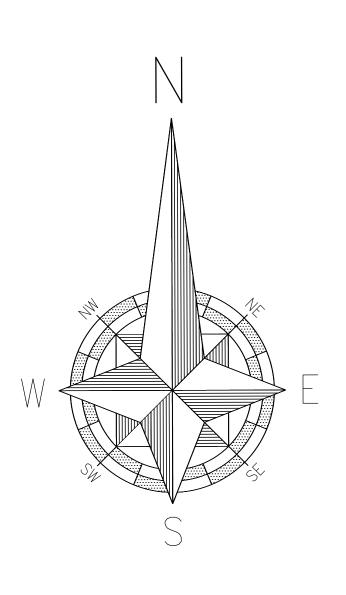








BYRON ROAD



IMPERVIOUS CALCULATIONS

SF LOT AREA PER OCPA = 8,250 SF 8,250 X .60 (IF 1 STORY) = 4,950 SF ALLOWED 8,250 X .50 (IF 2 STORY) = 4,125 SF ALLOWED EXISTING RESIDENCE IMPERVIOUS = 2,180 SF NEW PROPOSED IMPERVIOUS = 1,572 SF TOTAL IMPERVIOUS = 3,752 SF REMAINING IMPERVIOUS AFTER ADDITION = - SF

FAR CALCULATIONS ALLOWED FAR (38% OF 8,250) = 3,135 SFEXISTING RESIDENCE FAR = 1,676 SF PROPOSED RESIDENCE FAR = 1,815 SF REMAINING FAR AFTER ADDITION = 1,320 SF

PRINCIPLE BUILDING SETBACKS

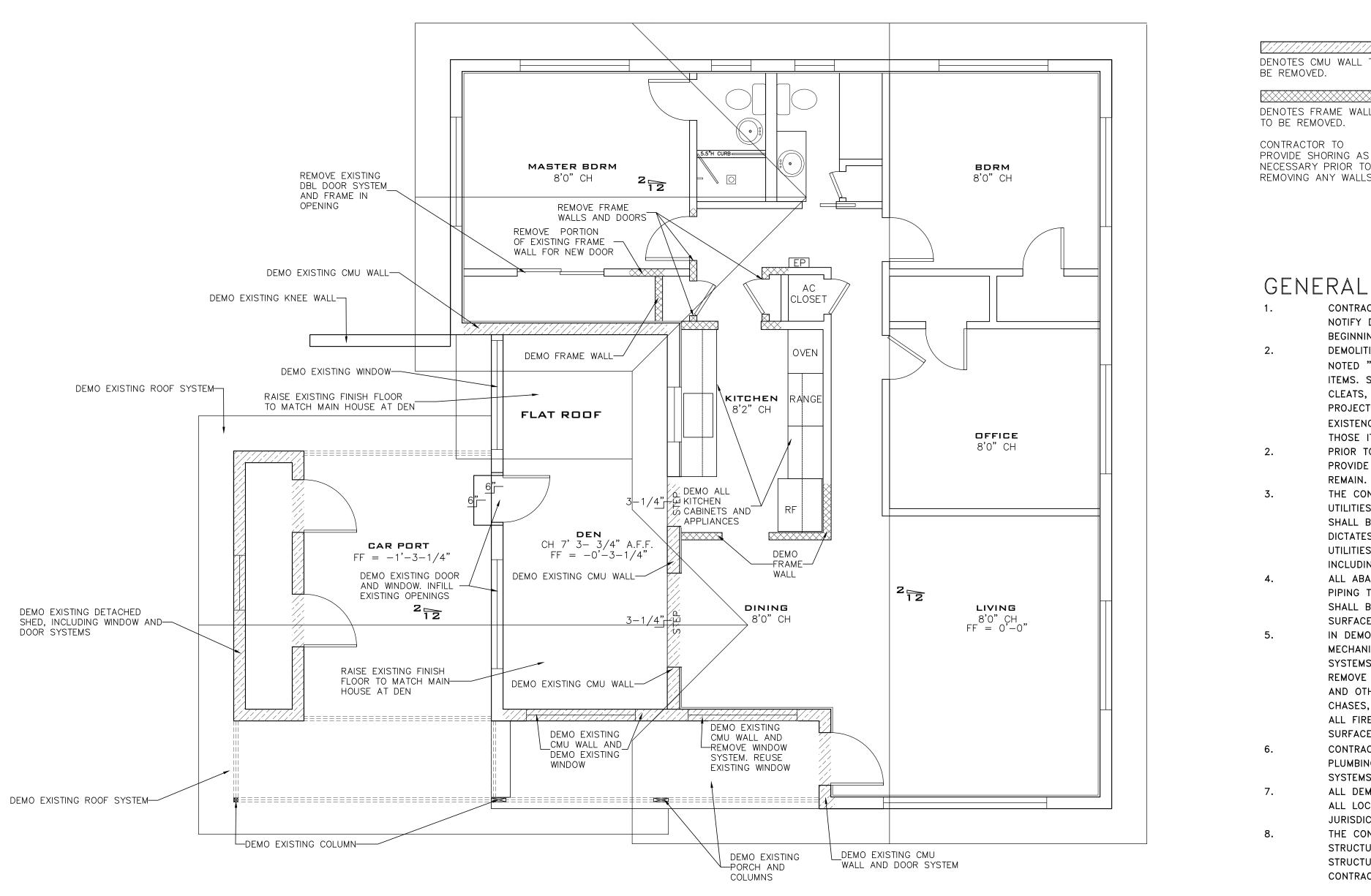
FRONT SETBACK = 32.45' FROM PROPERTY LINE 1ST STORY SIDE SETBACK = 9' 2ND STORY SIDE SETBACK = 13'1ST STORY REAR SETBACK = 25', 2ND STORY REAR SETBACK = 35' MAX BUILDING HEIGHT = 35'

LEGEND

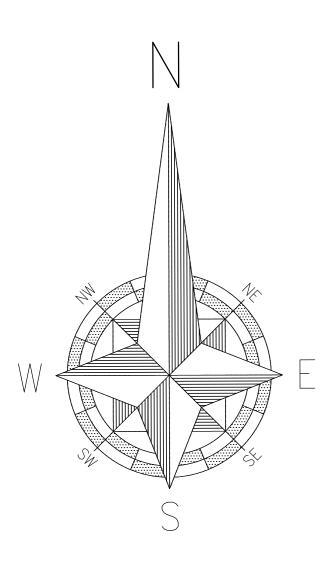
4 4	HATCH REPRESENTS 142 SF OF ENCROACHMENT INTO CITY ALLOWED FRONT PORCH SETBACK
	HATCH REPRESENTS 89 SF OF ENCROACHMENT INTO EXISTING RESIDENCE FRONT PORCH SETBACK



DATE ISSUED FOR					
LAMAR	ב 1 1 2	CUSTOM RESIDENTIAL DESIGN NEW CONSTRUCTION RENOVATIONS - ADDITIONS KITCHENS & BATHS - INTERIORS	Thomas R. Lamar II, M.Arch.	13/0 Gene Street Winter Park, Fl 32789	407-645-5262
ROGERS			2019 BYRON RD.		WINIER FARN, FL 32/32
	L - (PRUPUSEU SHE PLAN			
1" PR(EET	<u>s</u> (()'- ()'- () () () () () () () () () () () () ()	NO	E)"	20



EXISTING FLOOR PLAN AND ROOF PLAN W/ DEMO NOTES



DENOTES CMU WALL TO

DENOTES FRAME WALL

PROVIDE SHORING AS NECESSARY PRIOR TO REMOVING ANY WALLS.

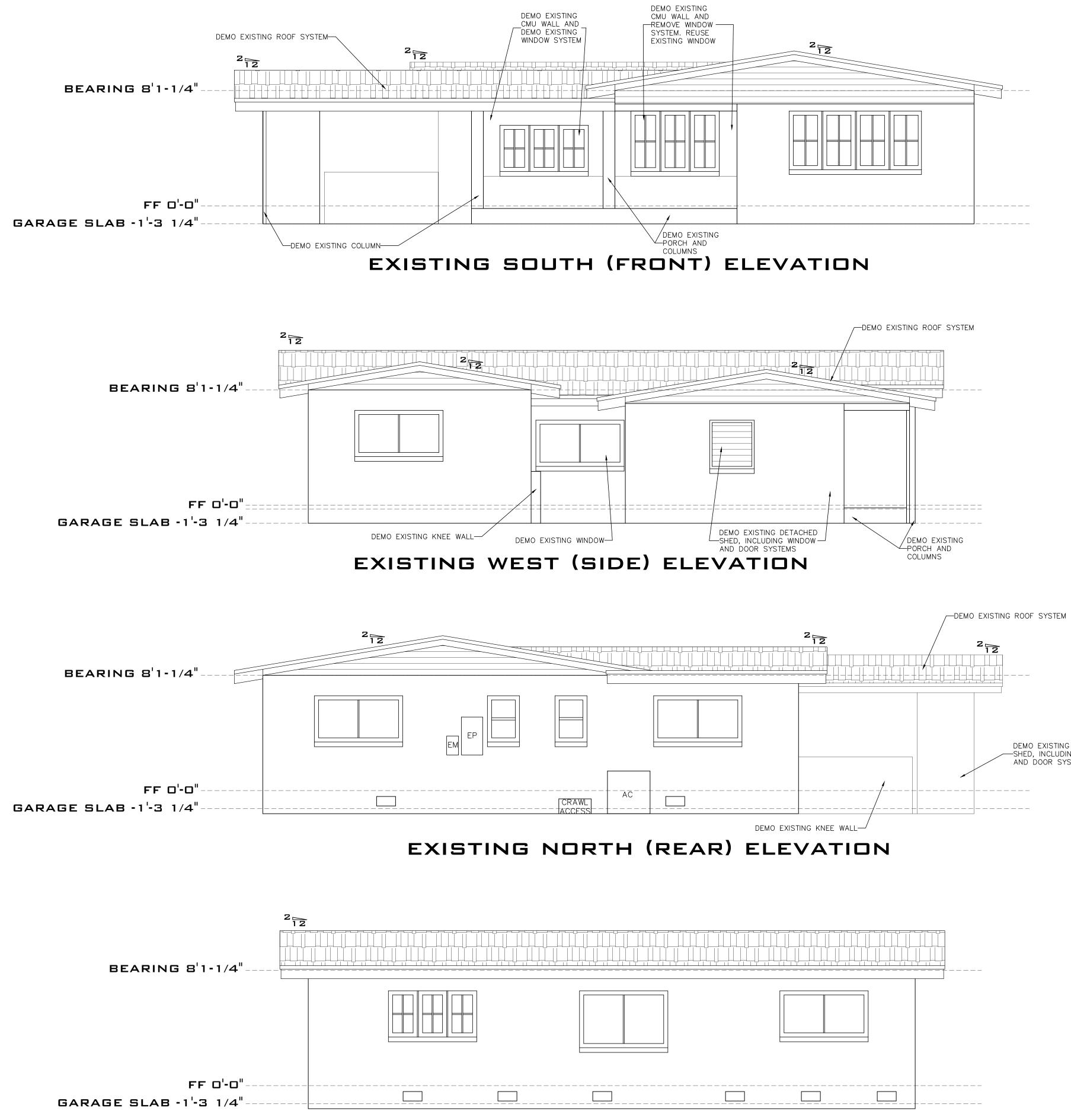
GENERAL DEMOLITION NOTES:

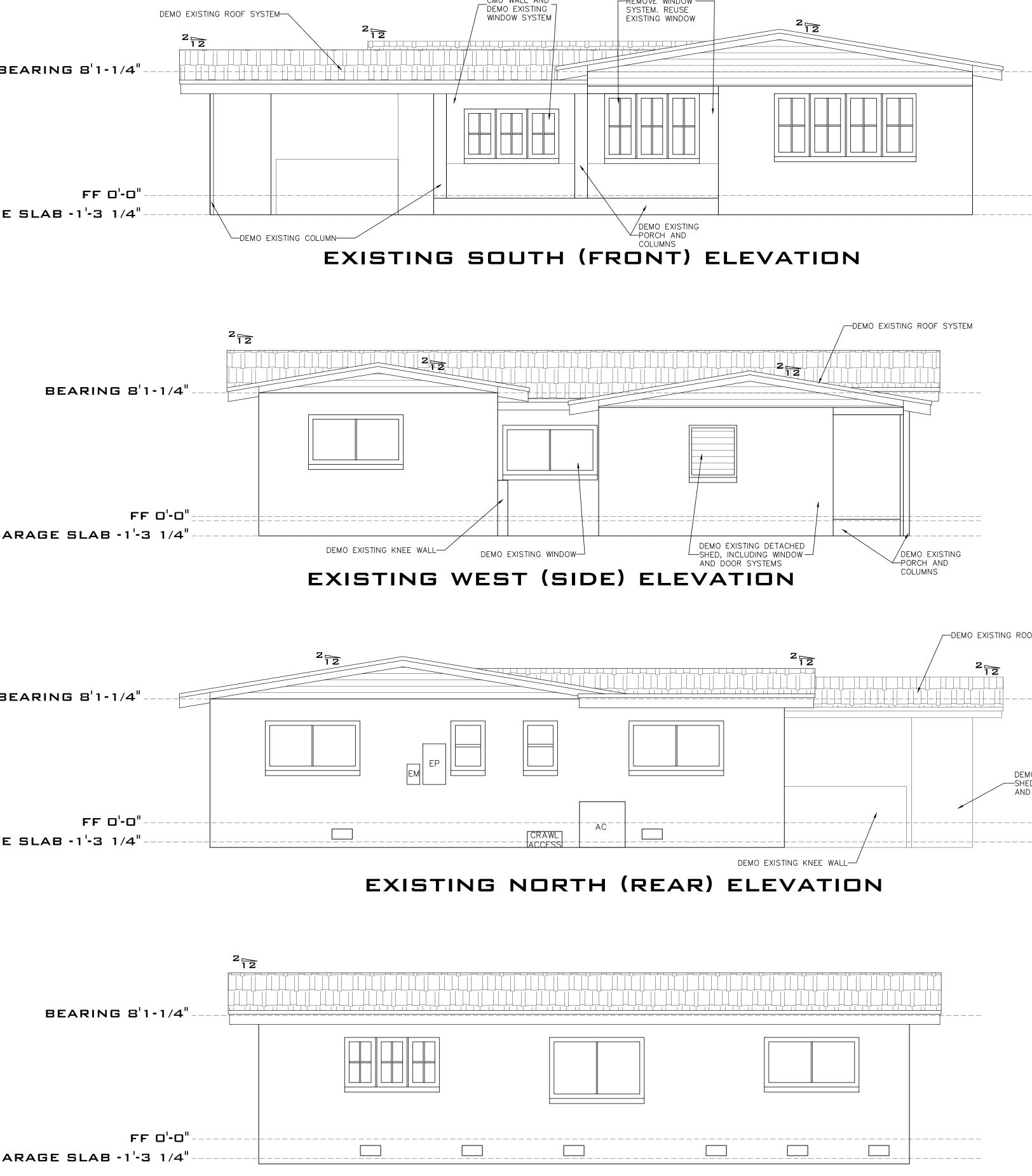
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

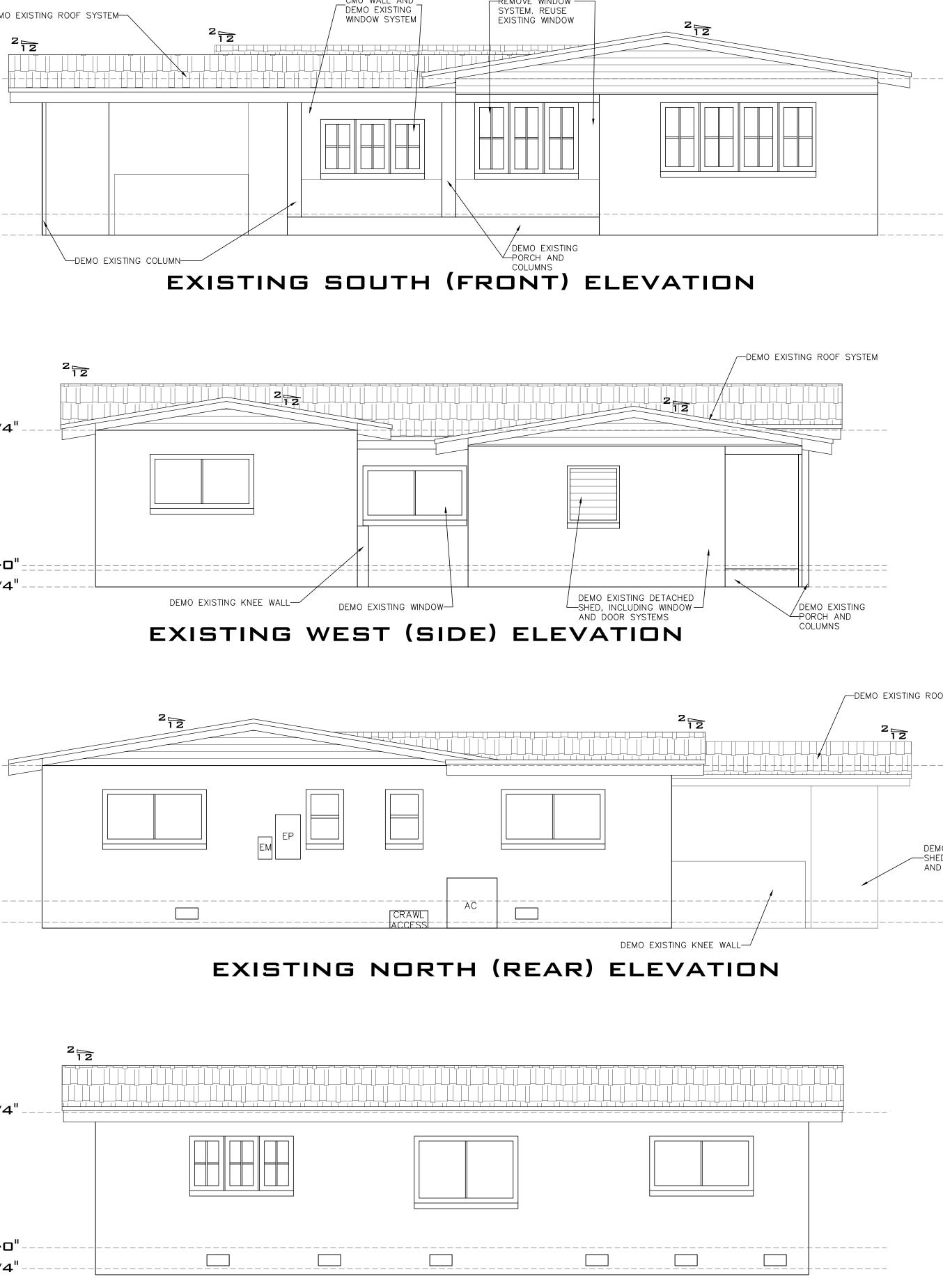
- DEMOLITION WORK IS NOT LIMITED TO ITEMS SPECIFICALLY NOTED "TO BE REMOVED," BUT SHALL INCLUDE ALL AUXILIARY ITEMS. SUCH AS BRACKETS, ATTACHING DEVICES, BLOCKING, CLEATS, HANGERS, ETC. SO AS TO PROVIDE A COMPLETE PROJECT. THIS INCLUDES ITEMS NOT SHOWN BUT WHOSE STANDARD AS ASSOCIATED W/ EXISTENCE IS NORMAL & THOSE ITEMS TO BE REMOVED.
- PRIOR TO BEGINNING DEMOLITION, THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING CONSTRUCTION TO REMAIN. THIS SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES- EVEN IF OMITTED FROM THE PLANS. THESE UTILITIES SHALL BE EITHER PROTECTED OR AVOIDED AS CONSTRUCTION DICTATES. ANY RELOCATION, TIE-INS OR DAMAGE TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR-INCLUDING THE EXPENSE OF ANY CORRECTIONS. ALL ABANDONED WATER SUPPLY LINES, WASTE PIPING & VENT PIPING THAT PROTRUDE THROUGH A FINISHED WALL SURFACE SHALL BE REMOVED TO PROVIDE FOR A FLUSH FINISHED WALL SURFACE. INCLUDING FLOOR SURFACES.
- IN DEMOLITION PHASE, TYP. WALL REMOVAL INCLUDES MECHANICAL, PLUMBING, COMMUNICATIONS, INFORMATION SYSTEMS, AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASEWORK, WINDOWS, FRAMES, FINISHES, AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN EXISTING FLOORS OR WALLS TO MEET ALL FIRE PROTECTION & STRUCTURAL REQUIREMENTS. PREPARE SURFACES TO RECEIVE NEW FINISHES AS INDICATED.
- CONTRACTOR SHALL COORDINATE W/ CIVIL, MECHANICAL, PLUMBING, FIRE PROTECTION, COMMUNICATIONS, INFORMATION SYSTEMS, AND ELECTRICAL DRAWINGS FOR DEMOLITION OF UTILITIES. ALL DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL LOCAL ORDINANCES OR GOVERNING AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING OF STRUCTURAL ELEMENTS DURING DEMOLITION, SHORING OF EXISTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

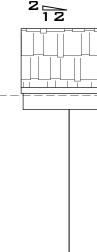
DATE ISSUED FOR				
LAMAR	DESIGN	CUSTOM RESIDENTIAL DESIGN NEW CONSTRUCTION - RENOVATIONS - ADDITIONS KITCHENS & BATHS - INTERIORS	Thomas R. Lamar II, M.Arch.	13/0 Gene Street Winter Park, FL 32789 407-645-5262
C A J C A			2019 BYRON RD.	WINTER PARK, FL 32792
	FXISTING FLOOR PLAN)		
DRA DATI CHK S	-	r so	TL	2020 E

SHEET NO.





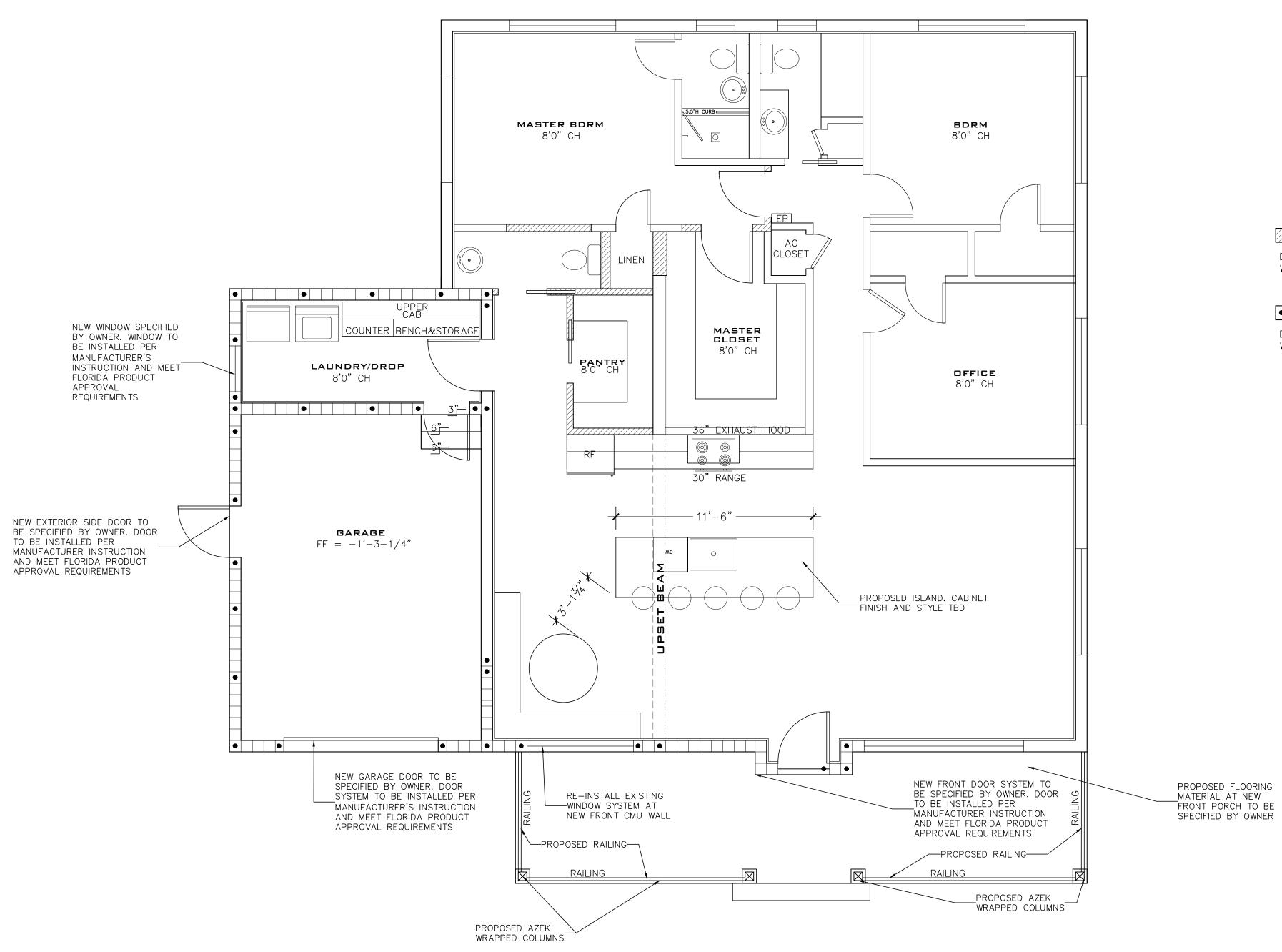




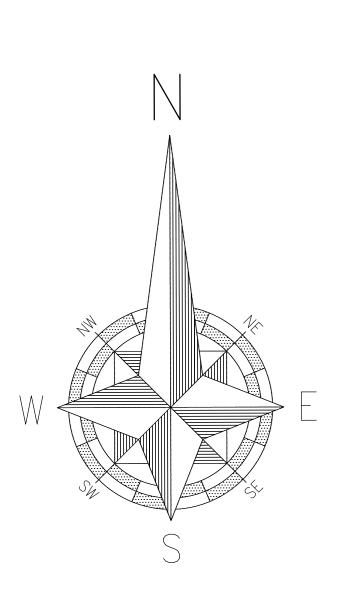
EXISTING EAST (SIDE) ELEVATION

ISSUED FOR			
DATE			
ZZ		M.Arch.	32789 2
AMAR Esign	CUSTOM RESIDENTIAL DESIGN New construction - renovations - additions kitchens & baths - interiors	Thomas R. Lamar II, M.Arch. 1370 Gana Street	Winter Park, FL 32789 407-645-5262
	CUSTOM NEW CONSTRU KITCH	Thomas 137	Winter 40
			92
		I RD.	L 32792
	AE UIUEN	2019 BYRON	PARK, F
	ハ 山 丫	2019	WINTER P
			WIN
	SZ		
	ELEVATIONS		
	ING ELE		
	EXISTIN		
DRAWN DATE CHKD		SD AUG 2 TL	2020
SHEE	=1'	ALE	,,,
SHE	ET N	10.	
	2		

DEMO EXISTING DETACHED —SHED, INCLUDING WINDOW AND DOOR SYSTEMS

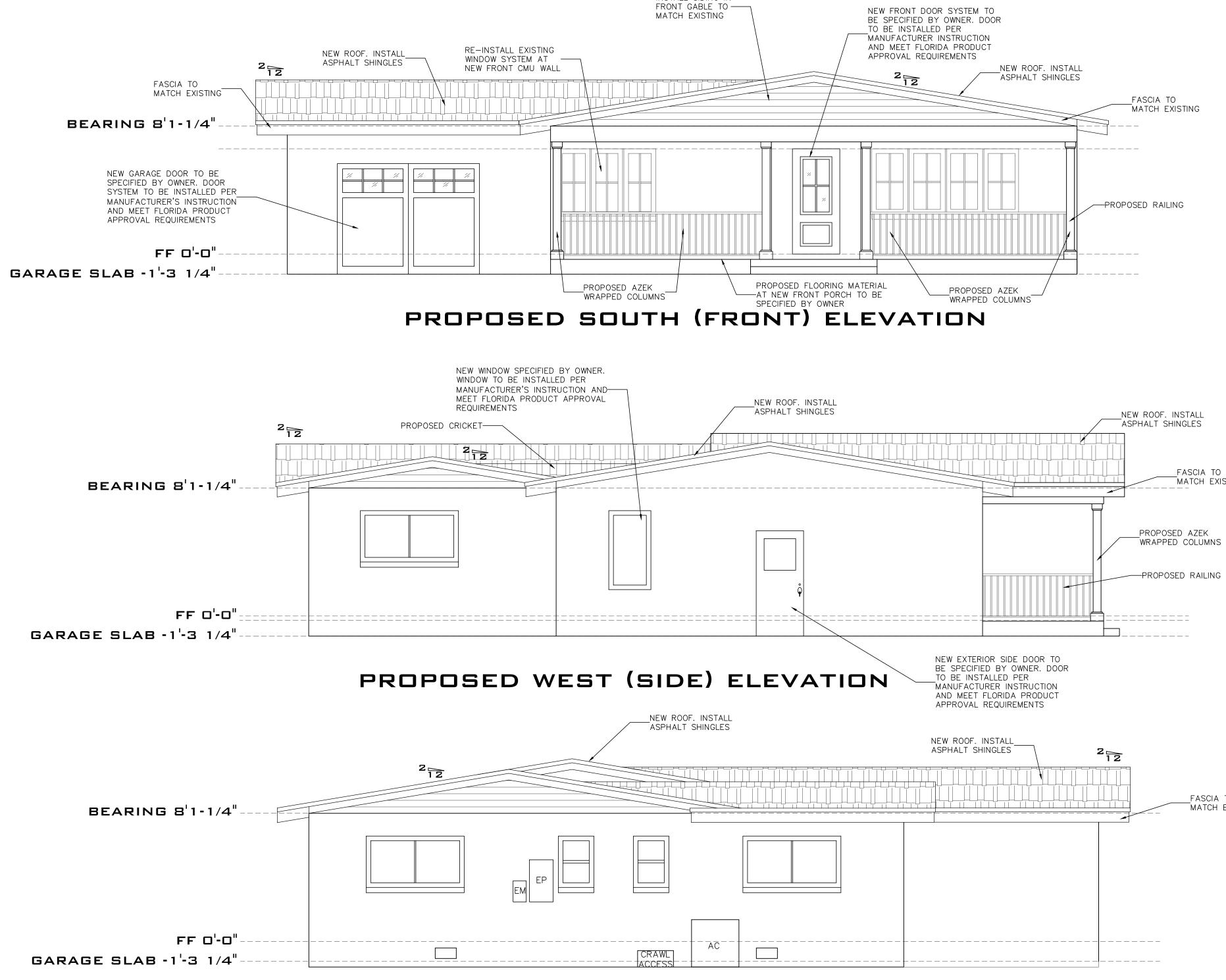


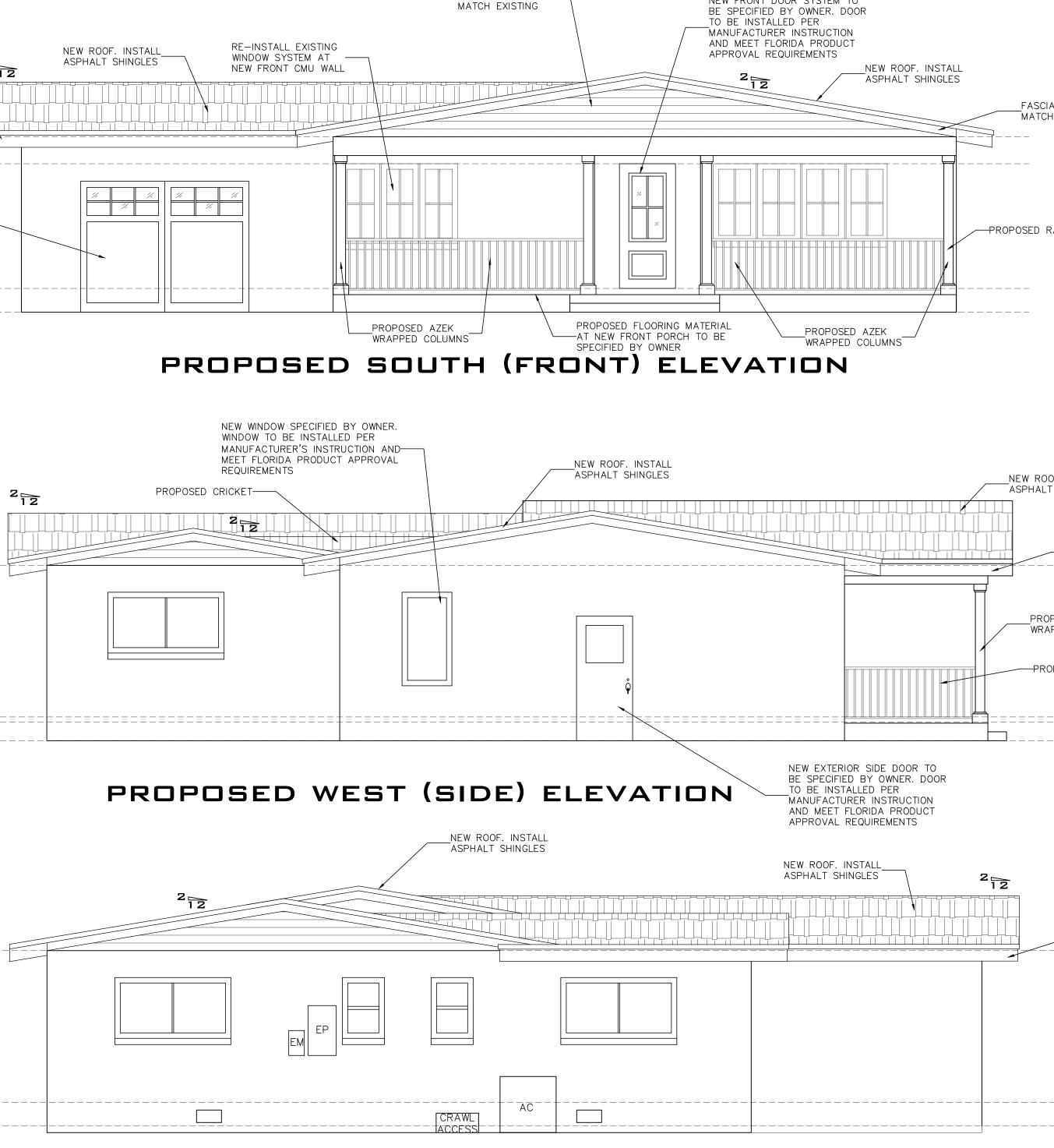
PROPOSED FLOOR PLAN



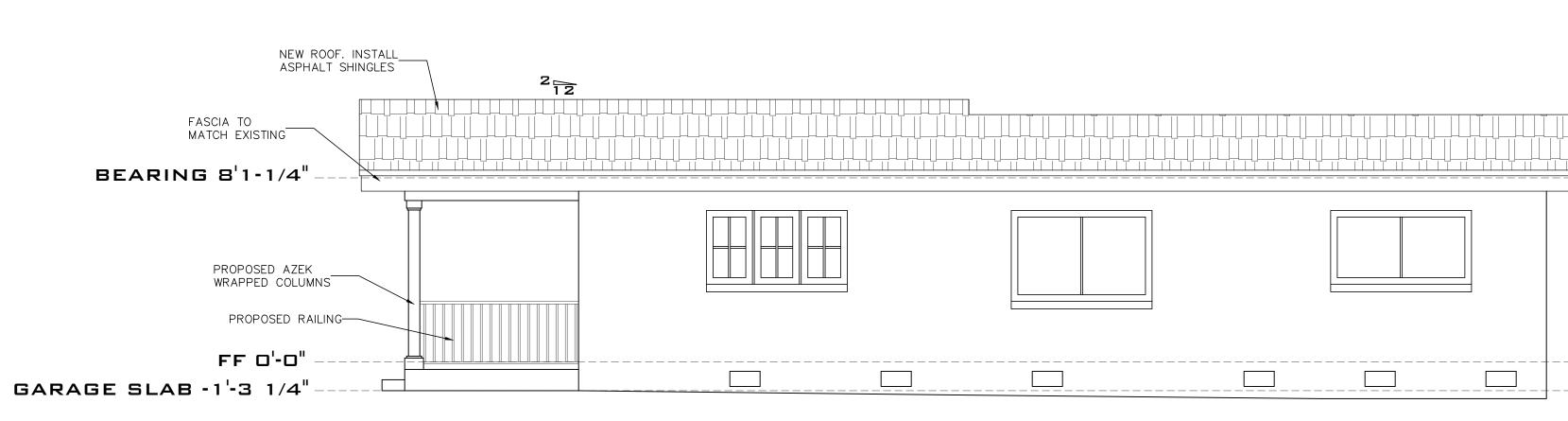
DENOTES NEW 2X4 FRAME WALL WITH STUDS @ 16" O.C., TYP.

DATE ISSUED FOR							
TAMAR	DESIGN	CUSTOM RESIDENTIAL DESIGN NEW CONSTRUCTION - RENOVATIONS - ADDITIONS MITCHENS & BATHS - INTERIORS	Thomas R. Lamar II, M.Arch.	1370 Gene Street Winter Park FI 32789	407-645-5262		
			2019 BYRON RD.		WINIER FARN, FL 32/32		
PROPOSED FLOOR PLAN							
$\begin{array}{c c c c c c c c c c c c c c c c c c c $							
		3					





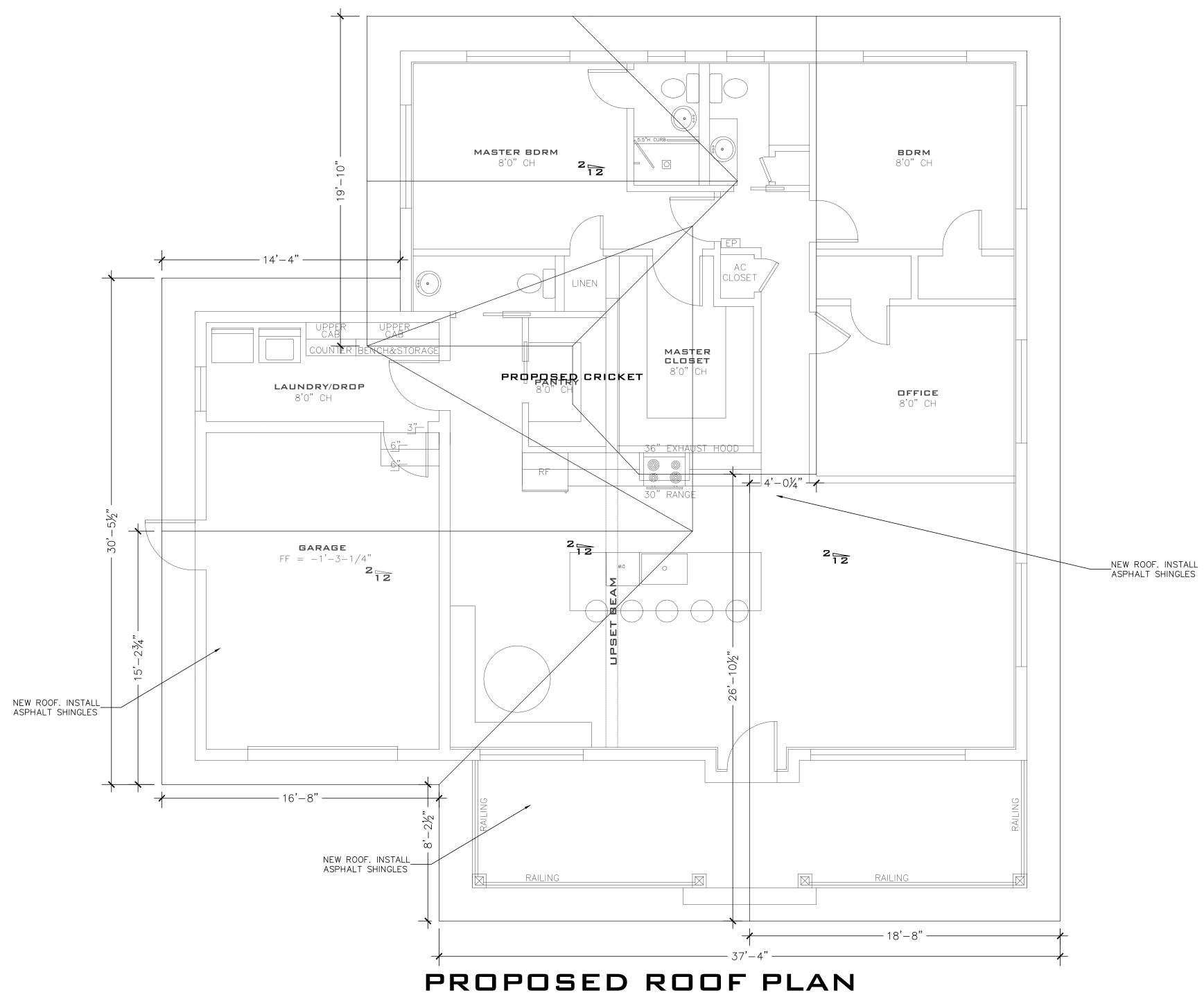
INSTALL SIDING IN



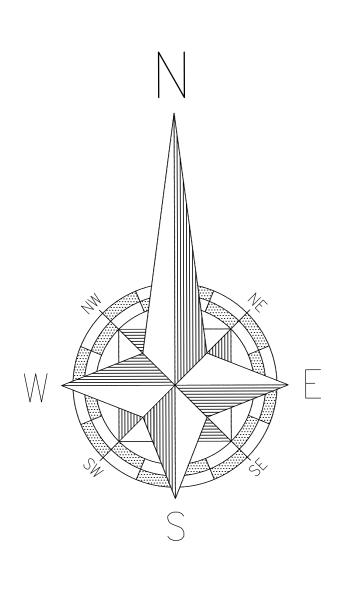
PROPOSED EAST (SIDE) ELEVATION

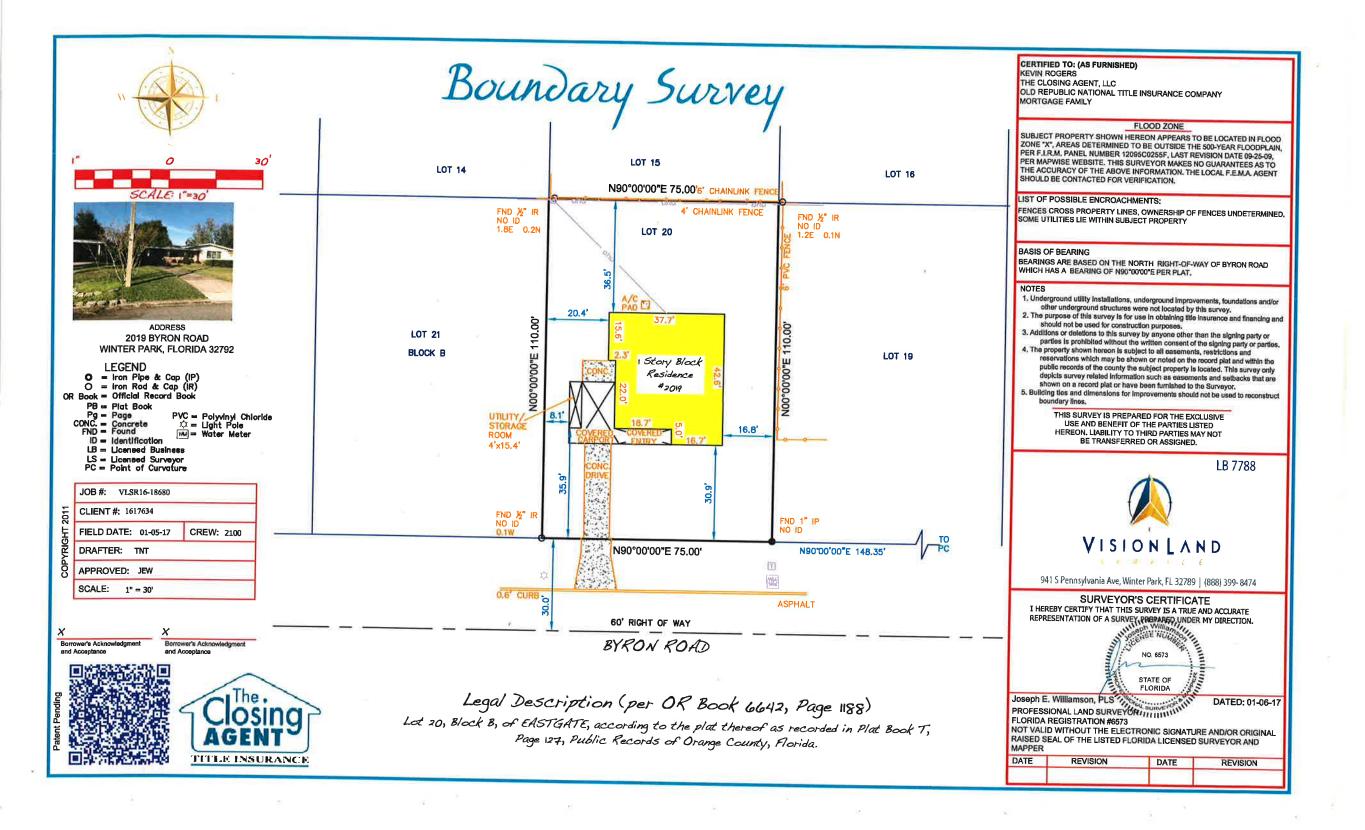
PROPOSED NORTH (REAR) ELEVATION

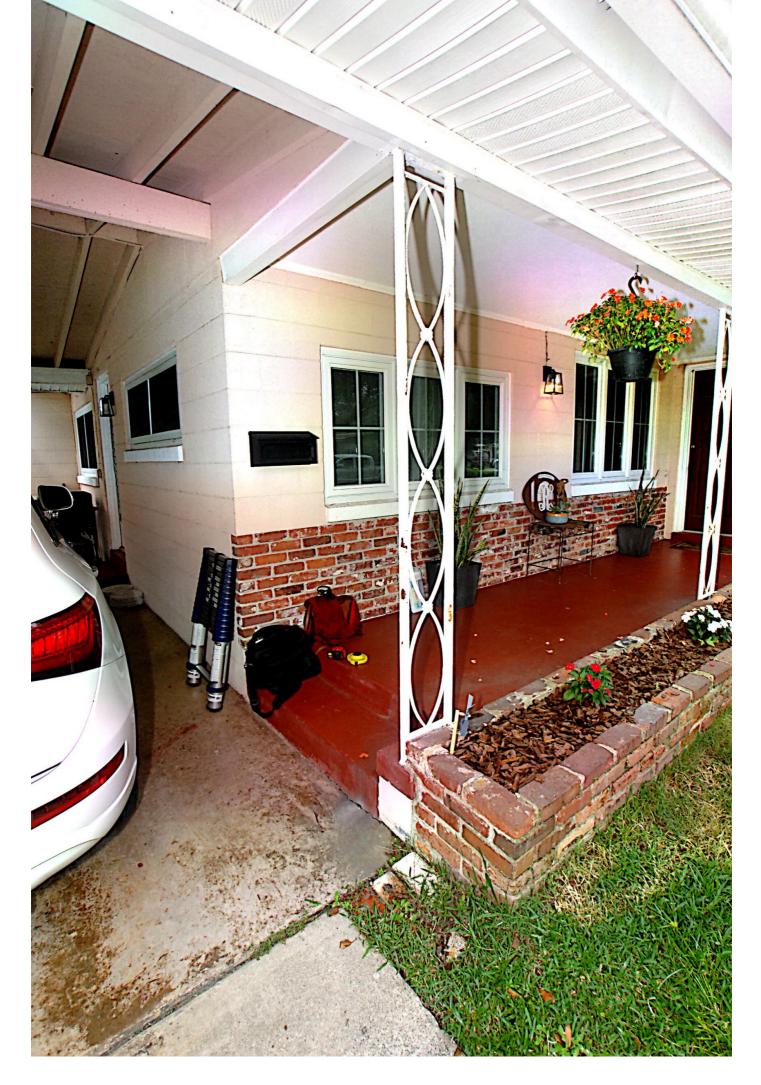
TO EXISTING	DATE ISSUED FOR
ILING	
- FASCIA TO MATCH EXISTING DSED AZEK PED COLUMNS	LAMMAR DESIGNIA CUSTOM RESIDENTIAL DESIGN NEW CONSTRUCTION - RENOVATIONS - ADDITIONS NETCHENS & BATHS - INTERIORS NITCHENS & BATHS - INTERIORS ITO Gene Street Winter Park, FL 32789 407-645-5262
FASCIA TO MATCH EXISTING	ROGERS RESIDENCE 2019 BYRON RD. WINTER PARK, FL 32792
	PROPOSED ELEVATIONS
	$\begin{array}{c c c c c c c c } \hline DRAWN & SD \\ \hline DATE & 19 & AUG & 2020 \\ \hline CHKD & TL \\ \hline SHEET & SCALE \\ \hline 1/4"=1'-0" \\ \hline PROJECT & NO. \\ \hline \\ \hline \\ SHEET & NO. \\ \hline \\ $



FOR					
ISSUED FOR					
DATE					
	Z	DESIGN - ADDITIONS ORS	, M.Arch.	eet 37789	52
LAMA	DESIGN	CUSTOM RESIDENTIAL DESIGN NEW CONSTRUCTION - RENOVATIONS - ADDITIONS KITCHENS & BATHS - INTERIORS	Thomas R. Lamar II, M.Arch.	1370 Gene Street Winter Park Fl 37789	407-645-5262
<u> </u>		CUSTOM NEW CONSTRU KITCH	Thomas	13/ Winter	40
				C	7
	L N (RD.		76170
ROCFR			BYRON		Ч Г , Г
			2019 BYRON		ER FARN,
	OSED	ROOF PLAN			
	PROPOSED	ROOF			
DRAV DATE CHK S	-	19 A	TL		20
1/		=1'	—()"	
	SHEI	ET N	10.		
		5			







Scanned with CamScanner





Scanned with CamScanner

We are neighbors of The Roger's Family who reside at 2019 Byron Road, Winter Park, FL 32792. We are aware of the Rogers Family's plan to expand their home which is to include a side expansion to an existing portion of the house, and also add a front porch. We understand that the proposed design for this addition involves an encroachment of the exterior walls on the west side and south side of the home. We understand the required side yard setback is 9'-0" and that the proposed extension would be 0'-10" into the city required side yard setback. We understand that the proposed addition is tying into the existing house which was built back in 1957 and is already over the current Winter Park set back regulation. The existing residence is currently located at this same location (8'- 2" from west property line) and poses no additional side yard encroachment. The area of the addition is proposed to be 7'-3" in length running south to north amounting to an area of 105 square feet of encroachment into the west side yard.

We understand that the proposed design for this addition involves an encroachment of the exterior walls and front porch on the south side of the home. The city has indicated that the required front yard setback is 32'-51/4" from the front property line, but since 1957, the existing home has been located 30'-101/2" from the front property line. Therefore, the request if using the existing home's location as the front setback point, the encroachment would only be 1'-4" forward of the existing front wall. We understand that The City required front yard setback is 32'-5 1/4" and that the proposed extension would be 3'-0" into The City required front yard setback. We understand that there is a city provided allowance for an open front porch to extend 5'-0" beyond the required front setback. Therefore, due to the city provided open front porch allowance of 5'-0" beyond the front setback, the proposed porch extension would be 4'-3 1/2" into the allowable front porch setback. If the setback were measured from the existing front wall of the home, then the porch proposal is requesting for a 2'-8" encroachment beyond the allowable front porch setback. The area of the porch addition is proposed to run east to west, amounting to an area of 142 square feet of encroachment into the south yard, if utilizing the City required setback. If utilizing the existing home location as the front setback, the front porch encroaches 89 square feet.

This project scope is being proposed in part to maintain a cohesive roofline to the existing structure. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing exterior wall along the west and south side of the property in support of the addition to their existing home previously described herein.

Sincerely, (Name) (Address) Wither PARK FL. (Address) Sug2

We are neighbors of The Roger's Family who reside at 2019 Byron Road, Winter Park, FL 32792. We are aware of the Rogers Family's plan to expand their home which is to include a side expansion to an existing portion of the house, and also add a front porch. We understand that the proposed design for this addition involves an encroachment of the exterior walls on the west side and south side of the home. We understand the required side yard setback is 9'-0" and that the proposed extension would be 0'-10" into the city required side yard setback. We understand that the proposed addition is tying into the existing house which was built back in 1957 and is already over the current Winter Park set back regulation. The existing residence is currently located at this same location (8'- 2" from west property line) and poses no additional side yard encroachment. The area of the addition is proposed to be 7'-3" in length running south to north amounting to an area of 105 square feet of encroachment into the west side yard.

We understand that the proposed design for this addition involves an encroachment of the exterior walls and front porch on the south side of the home. The city has indicated that the required front yard setback is 32'-51/4" from the front property line, but since 1957, the existing home has been located 30'-101/2" from the front property line. Therefore, the request if using the existing home's location as the front setback point, the encroachment would only be 1'-4" forward of the existing front wall. We understand that The City required front yard setback is 32'-5 1/4" and that the proposed extension would be 3'-0" into The City required front yard setback. We understand that there is a city provided allowance for an open front porch to extend 5'-0" beyond the required front setback. Therefore, due to the city provided open front porch allowance of 5'-0" beyond the front setback, the proposed porch extension would be 4'-3 1/2" into the allowable front porch setback. If the setback were measured from the existing front wall of the home, then the porch proposal is requesting for a 2'-8" encroachment beyond the allowable front porch setback. The area of the porch addition is proposed to run east to west, amounting to an area of 142 square feet of encroachment into the south yard, if utilizing the City required setback. If utilizing the existing home location as the front setback, the front porch encroaches 89 square feet.

This project scope is being proposed in part to maintain a cohesive roofline to the existing structure. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing exterior wall along the west and south side of the property in support of the addition to their existing home previously described herein.

Sincere Kless & Pa

Rd Winder Parks F1 32792 (Name)

(Address)

We are neighbors of The Roger's Family who reside at 2019 Byron Road, Winter Park, FL 32792. We are aware of the Rogers Family's plan to expand their home which is to include a side expansion to an existing portion of the house, and also add a front porch. We understand that the proposed design for this addition involves an encroachment of the exterior walls on the west side and south side of the home. We understand the required side yard setback is 9'-0" and that the proposed extension would be 0'-10" into the city required side yard setback. We understand that the proposed addition is tying into the existing house which was built back in 1957 and is already over the current Winter Park set back regulation. The existing residence is currently located at this same location (8'- 2" from west property line) and poses no additional side yard encroachment. The area of the addition is proposed to be 7'-3" in length running south to north amounting to an area of 105 square feet of encroachment into the west side yard.

We understand that the proposed design for this addition involves an encroachment of the exterior walls and front porch on the south side of the home. The city has indicated that the required front yard setback is 32'-51/4" from the front property line, but since 1957, the existing home has been located 30'-10¹/₂" from the front property line. Therefore, the request if using the existing home's location as the front setback point, the encroachment would only be 1'-4" forward of the existing front wall. We understand that The City required front yard setback is 32'-5 1/4" and that the proposed extension would be 3'-0" into The City required front yard setback. We understand that there is a city provided allowance for an open front porch to extend 5'-0" beyond the required front setback. Therefore, due to the city provided open front porch allowance of 5'-0" beyond the front setback, the proposed porch extension would be 4'-3 1/2" into the allowable front porch setback. If the setback were measured from the existing front wall of the home, then the porch proposal is requesting for a 2'-8" encroachment beyond the allowable front porch setback. The area of the porch addition is proposed to run east to west, amounting to an area of 142 square feet of encroachment into the south yard, if utilizing the City required setback. If utilizing the existing home location as the front setback, the front porch encroaches 89 square feet.

This project scope is being proposed in part to maintain a cohesive roofline to the existing structure. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing exterior wall along the west and south side of the property in support of the addition to their existing home previously described herein.

Sincerely,

(Name)

2108 BYRON RD, WANTER PARK, FL 32792

(Address)

We are neighbors of The Roger's Family who reside at 2019 Byron Road, Winter Park, FL 32792. We are aware of the Rogers Family's plan to expand their home which is to include a side expansion to an existing portion of the house, and also add a front porch. We understand that the proposed design for this addition involves an encroachment of the exterior walls on the west side and south side of the home. We understand the required side yard setback is 9'-0" and that the proposed extension would be 0'-10" into the city required side yard setback. We understand that the proposed addition is tying into the existing house which was built back in 1957 and is already over the current Winter Park set back regulation. The existing residence is currently located at this same location (8'- 2" from west property line) and poses no additional side yard encroachment. The area of the addition is proposed to be 7'-3" in length running south to north amounting to an area of 105 square feet of encroachment into the west side yard.

We understand that the proposed design for this addition involves an encroachment of the exterior walls and front porch on the south side of the home. The city has indicated that the required front yard setback is 32'-51/4" from the front property line, but since 1957, the existing home has been located 30'-101/2" from the front property line. Therefore, the request if using the existing home's location as the front setback point, the encroachment would only be 1'-4" forward of the existing front wall. We understand that The City required front yard setback is 32'-5 ¼" and that the proposed extension would be 3'-0" into The City required front yard setback. We understand that there is a city provided allowance for an open front porch to extend 5'-0" beyond the required front setback. Therefore, due to the city provided open front porch allowance of 5'-0" beyond the front setback, the proposed porch extension would be 4'-3 1/2" into the allowable front porch setback. If the setback were measured from the existing front wall of the home, then the porch proposal is requesting for a 2'-8" encroachment beyond the allowable front porch setback. The area of the porch addition is proposed to run east to west, amounting to an area of 142 square feet of encroachment into the south yard, if utilizing the City required setback. If utilizing the existing home location as the front setback, the front porch encroaches 89 square feet.

This project scope is being proposed in part to maintain a cohesive roofline to the existing structure. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing exterior wall along the west and south side of the property in support of the addition to their existing home previously described herein.

Sincerely,

Name) 2011 Byron Road

(Address)



Board of Adjustments regular meeting

March 16, 2021 at 5:00p.m.

Agenda Items

Public Hearings

3. Request of Mojgan Kianfar, on behalf of Carol Zurcher for a variance to allow the enclosure of an open porch and covered entry, located 29.5 feet from the front lot line, in lieu of the required front setback of 36 feet and required to remain open in order to encroach 5 feet into the front setback.

Located at: 1016 Anchorage Court

Zoned: R-1AA



401 South Park Avenue • Winter Park, Florida 32789

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



TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: March 16, 2021

SUBJECT: VARIANCE REQUEST by Mojgan Kianfar, on behalf of Carol Zurcher, 1016 Anchorage Court

The applicant is requesting a variance to allow the enclosure of an open porch and covered entry, located 29.5 feet from the front lot line, whereas the required front setback is 36 feet and is required to remain open in order to encroach 5 feet into the front setback.

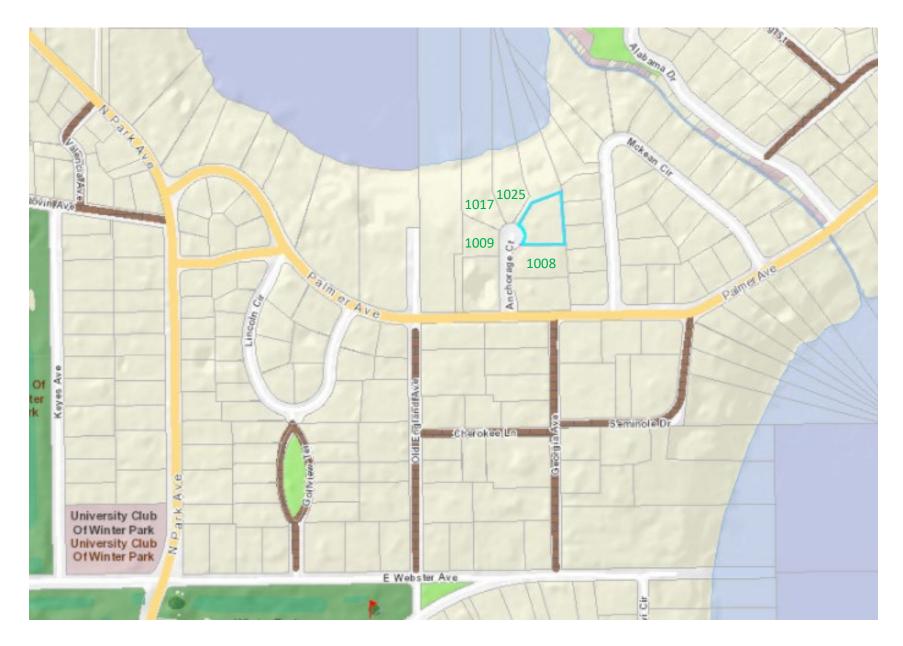
In order to provide architectural changes on the front of this home and to enclose an open porch for a storage area, a variance is required because when the existing home was built, the open front porch and open entryway were permitted to utilize an additional front setback encroachment of 5 feet for these features.

The five foot front setback encroachment incentive for open front porches was adopted approximately 20 years ago along with the allowance to exclude up to 400 square feet of floor area from counting in the overall floor area ratio. In this case, the lot area is 25,586 square feet and allows 8,443 square feet of gross floor area. Therefore, adding this porch area (and enclosing a side carport) still results in a gross floor area (6,378 square feet) well below the amount permitted.

In addition to desiring architectural changes, the applicant has stated that the aging owner is concerned about security in having an open front porch, whereas this area provides a concealment spaces for potential burglars entering the property. The current owner has lived in this home for 17 years.

Four letters of support for this variance from nearby property owners have been provided.

1016 Anchorage Ct





PLAN SNAPSHOT REPORT BOA-2021-0034 FOR CITY OF WINTER PARK

	2021									Page 1 of
Workflow Ste	p / Action Name				Actio	on Type		Start Date	End D)ate
Building Offi	cial Review	Building Services	& Permittin s	g Wiggins, G	eorge In	n Review		02/18/2021	02/22/2021	
Board of Adjus	stments Review v. v Name	1 Departr	In Review nent	Assigned	02/18/2021 Jser S	02/22/2 tatus	2021	Assigned Date	No Due Date	No Complete Date
Submittal Na	me		Status		Received Date	Due D	ate C	Complete Date	Resubmit	Complete
					Grand	d Total for F	Plan	\$200.00		\$0.00
		andar variarice /			otal for Invoice I		ED	\$200.00	. <u> </u>	\$0.00
n voice No. IOT INVOICE	-D Reside	ential Variance /	Application I	ee				Fee Amount \$200.00	Amo	unt Paid \$0.00
	P							Eas America	A	unt D-1-1
	jgan_Kianfar_2/18			52 Kianfar, Mojgar			•	aded via CSS		
-	rings200218sm.p			52 Kianfar, Mojgar			•	aded via CSS		
leighbors Let	•			52 Kianfar, Mojgar			•	aded via CSS		
•	ters Vizers.pdf			52 Kianfar, Mojgar 52 Kianfar, Mojgar			•	aded via CSS aded via CSS		
BOA-variance	-application.pdf			52 Kianfar, Mojgar			•	aded via CSS		
Authorization - Adjustments.p	df			52 Kianfar, Mojgar				aded via CSS		
Submittal.pdf							•			
	ge Ct. Survey.pdf her Residence Va			52 Kianfar, Mojgai 52 Kianfar, Mojgai			•	aded via CSS aded via CSS		
Attachment F			dded On	Added By		ment Group				
nights/Fill	house in façade security	ncluding the en and adding mor by enclosing th Ikway at the fro	tire re ne	Ship	the end of cul-de has a covered w and we are just that to add more	e-sac and alkway enclosing			walkway	
How long hav owned the pro Rights/Priv	operty?	5/12/2004 renovating the		long have you pied the property?	The house is loc	ated at	Limited \		Irregular Lot of Cul-de-sac Enclosing an	•
s the property waterfront?		E /10/0004	histo distri		No 05/12/2004				Front setback from 37' to 29	'-6"
Zoning Is the property	ion No		Sect		No		Subsecti		Front oothool	adiuatma
Plan Custom	Fields						0.1			
VINTER PAR Iome: 00 Business: (40 Aobile: 00	K, FL 32789	Winter Park, Business: (4 Mobile: (407	FL 32789 07) 599-392	22						
Owner CAROL E ZU 302 ORANG		Applicant Mojgan Kian 912 W Fairba								
				Winter Park, FL 3						
	2206013000030	Main	Address:	1016 Anchorage	Ct	Main	Zone:			
	\$0.00 Front setback var	iance		Assigned To:	Wiggins, Georg	je		Approval Expire Date:		
	Submitted - Onlin	e		Square Feet:				Completed:	NOT COM	PLETED
Vork Class:	Board of Adjustm	ents/Variance A	Application	District:	Winter Park			Exp Date:	NOT AVAII	LABLE
Plan Type:	Board of Adjustm	ents		Project:				App Date:	02/18/2021	

CITY OF WINTER PARK VARIANCE APPLICATION BUILDING and PERMITTING SERVICES DEPARTMENT

Building & Permitting Dep 401 South Park Avenue Winter Park, FL 32789 Ph: 407-599-3237	partment	Date Received # Assigned Date of Hearing_133	
Applicant: Mojgan Kianfar	11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	Owner: <u>25,586</u>	
912 W. Fairbanks Ave.		1016 Anchorage Ct.,	
(Address) 1016 Anchorage Ct., Winter Park, FL,	32789	(Address)	
(City, State) Winter Park, FL	(Zip) 32789	(City, State) Winter Park, FL	(Zip) 32789
(Phone – Home) 407-599-3922		(Phone – Home) 407-733-0162	
(Phone – Work or Cell) mojgan@philkeandesigns.com		(Phone – Work or Cell) czurcher@tzwcpa.com	
(Email Address)		(Email Address)	

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

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58 _____, Subsection 66 _____, Zoning R1AA

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 1016 Anchorage Ct., Winter Park, FL 32789 Legal description of property Lot 3

ANCHORAGE ESTATES 8/76 LOT 3

Describe variance

request Reduce the front setback from 37'-0" to 29'-6". The 37'-0" front setback was provided to Phil Kean Design Group by Kris Stenger

on January 27/ 2021after averaging the front setbacks of the two properties on either side of the sobject property.

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?

Irregular Lot Shape

How long have you owned the property? Since 05/12/2004

How long have you occupied the propert	_{v?} Since 2004
--	--------------------------

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?

We are renovating the house and designing the entire house facade

and adding more security by enclosing the long walkway.

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 house is located at the end of the cul-de-sac

and has a walkway that is already there with roof and

columns. We are just enclosing that area to add more

security.

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?

02/17/2021

Mojgan Kianfar

Signature of Applicant

Date

Name of Applicant (PRINT)

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

Carol E. Zurcher 1016 Anchorage Court Winter Park, FL 32789

February 16, 2021

Ms. Mojgan Kianfar Phil Kean Design Group 912 W. Fairbanks Avenue Winter Park, FL 32789

Permission to file on my behalf Re: Property: 1016 Anchorage Court

Dear Ms. Kianfar,

This letter authorizes Phil Kean Design Group to submit the variance application to the

City of Winter Park, for my personal residence at 1016 Anchorage Court, Winter Park, FL 32789.

If you have any questions or concerns, please do not hesitate to call me at 407-733-0162.

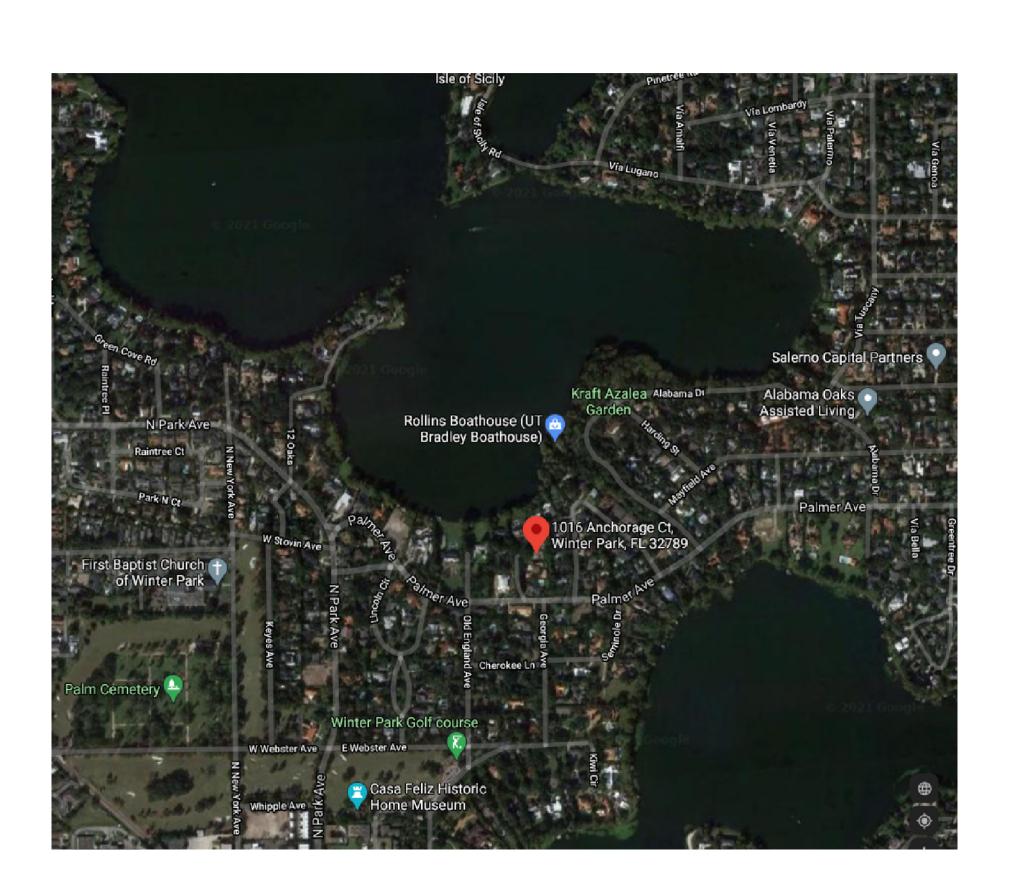
Very truly yours,

Carol E. Zurcher

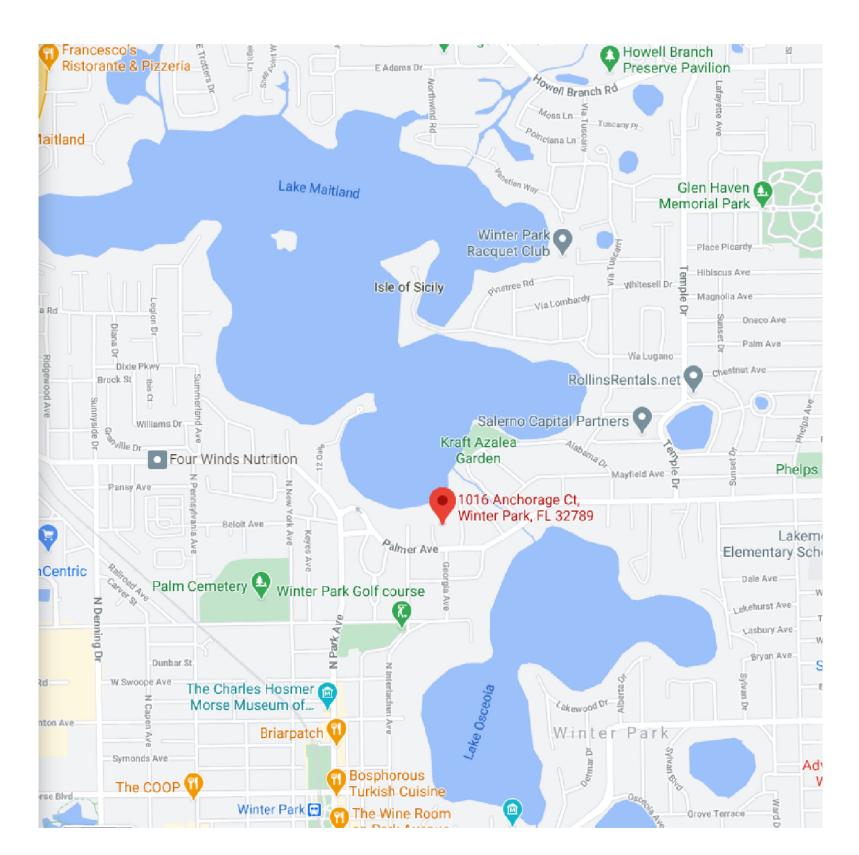
REMODE - 1STORY - SINGLE FAMILY RESIDENCE



ZURCHER RESIDENCE 1016 ANCHORAGE COURT, WINTER PARK FL 32789



VICINITY MAP



LOCATION MAP

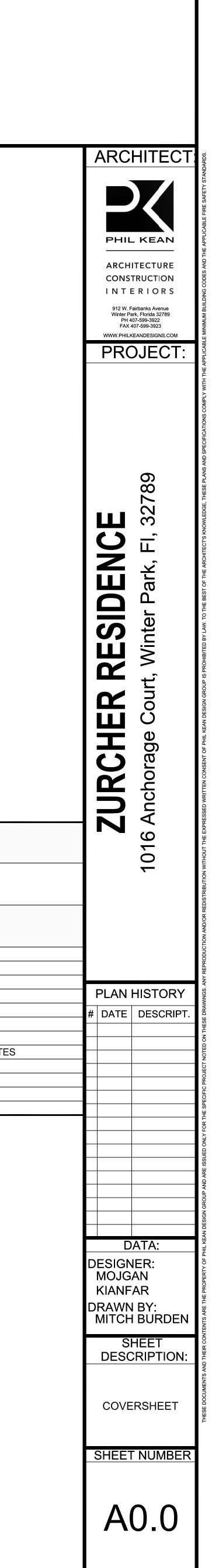
INDEX OF DRAWINGS

SHEET NUMBER

SHEET NAME

ARCHITECTURE

A0.0	COVERSHEET
AB1.0	AS-BUILT SITE PLAN
AB2.0	AS-BUILT FLOOR PLANS
AB3.0	AS-BUILT FRONT AND REAR ELEVATIONS
AB3.1	AS-BUILT LEFT AND RIGHT ELEVATIONS
AB4.0	AS-BUILT ROOF PLAN
AS1.0	PROPOSED SITE PLAN
A2.0	NEW MAIN LEVEL FLOOR PLAN - DIMENSIONED & NOTE
A3.0	PROPOSED ROOF PLAN
A4.0	NEW FRONT AND REAR ELEVATIONS
A4.1	NEW LEFT AND RIGHT ELEVATIONS



IMPERVIOUS CALCULATIONS (EXISTING)

SITE AREA: 25,586 SF

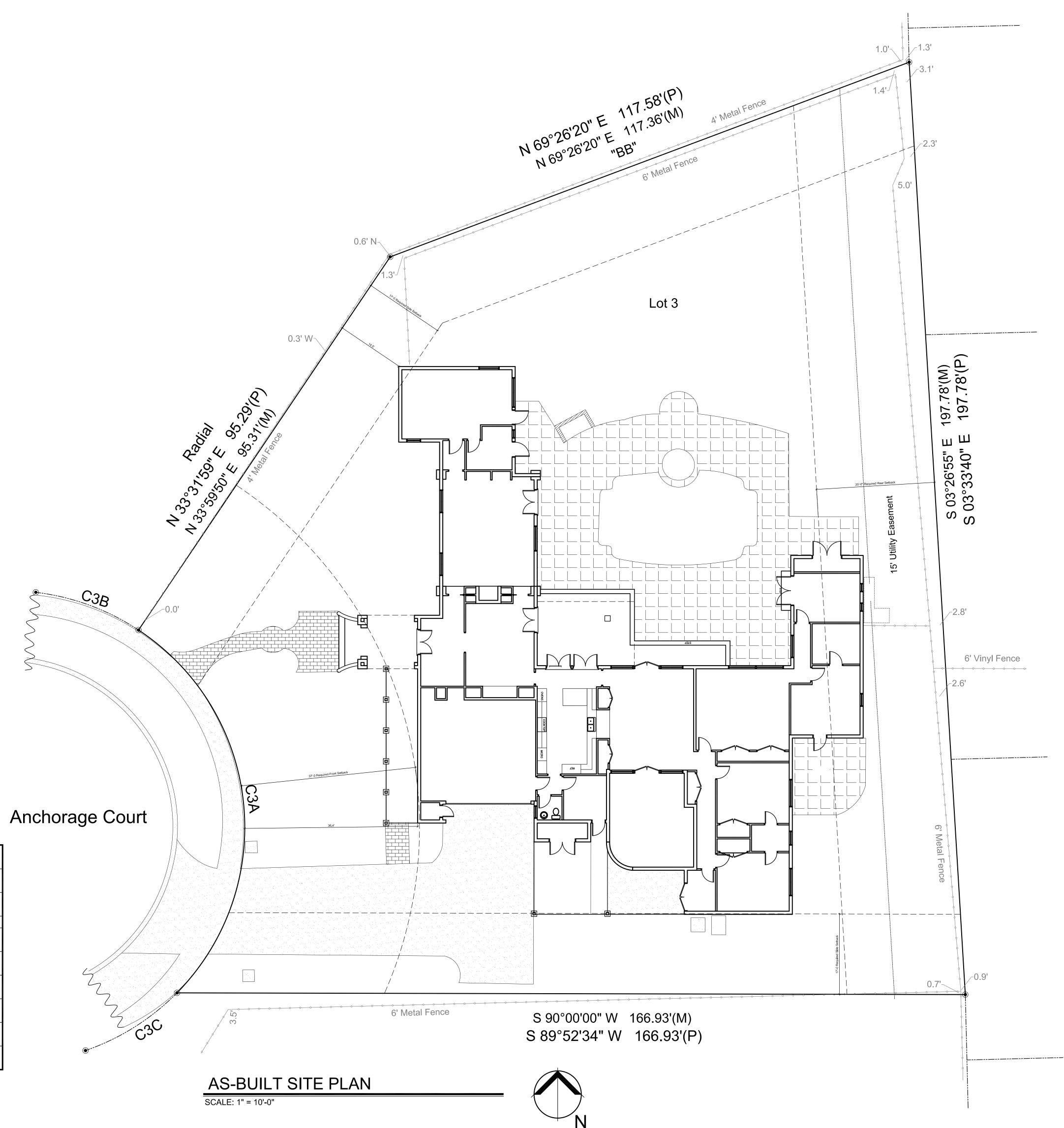
HOME FOOTPRINT: GARAGE: POOL: POOL DECK: CONDENSER UNIT PAD FRONT STEPS AND WALK: REAR STEPS AND WALK TOTAL IMPERVIOUS: MAX IMPERVIOUS:

DRIVEWAY:

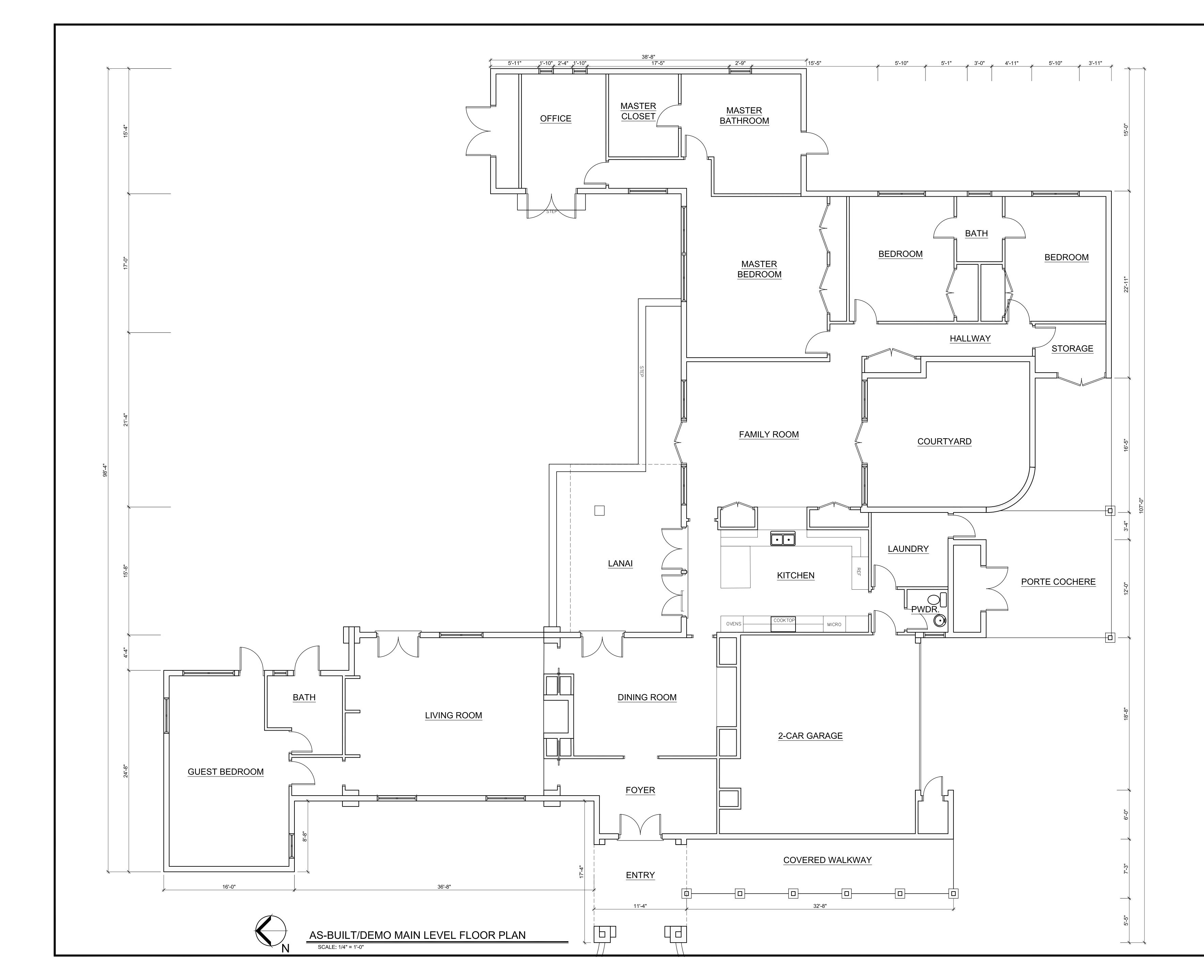
5,024 595 572 1866 17 253 515 8,842 (35%) 15,351.6 (60%)

1,583

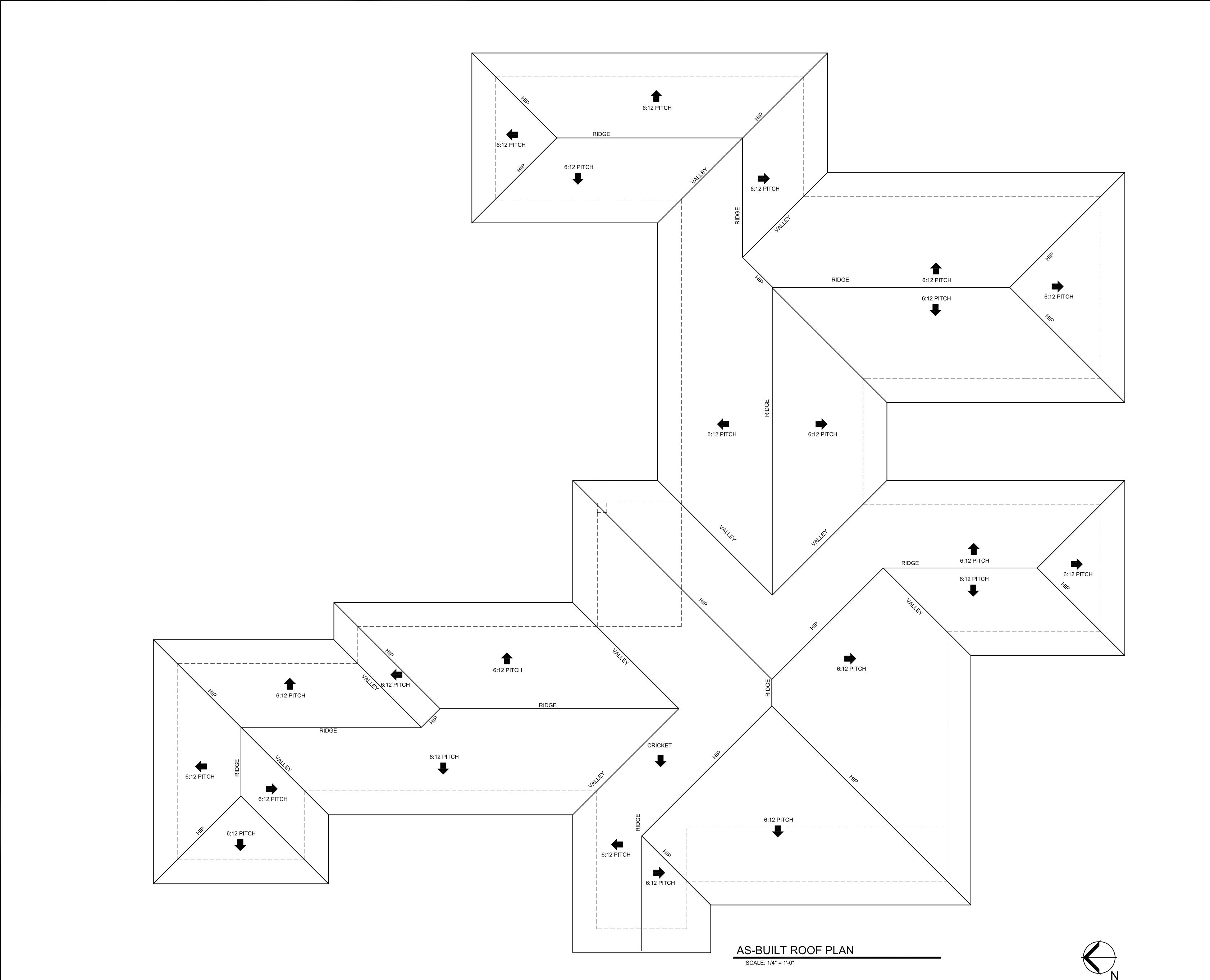
BUILDING INFORMATION (EXISTING)							
BUILDING CODE:	FLORIDA BUILDING	LORIDA BUILDING CODE 2020 - RESIDENTIAL, SIXTH EDITION					
DISTRICT: (ZONING)	R-1AA	-1AA					
	REQUIRED	THIS PROJECT	NOTES				
MIN. LOT AREA		25586 SF	133' WIDE LOT				
MIN. LIVING AREA							
FRONT YARD SETBACK	37'	36'-4" EXISTING					
REAR YARD SETBACK	25'	15'-11" EXISTING					
SIDE YARD SETBACK	17'	RIGHT SIDE16.9' E. RIGHT SIDE14.5' E.					
BUILDING HEIGHT	35'	21'-2' EXISTING					





















AREA TABULATION (EXISTING)

MAIN LEVEL

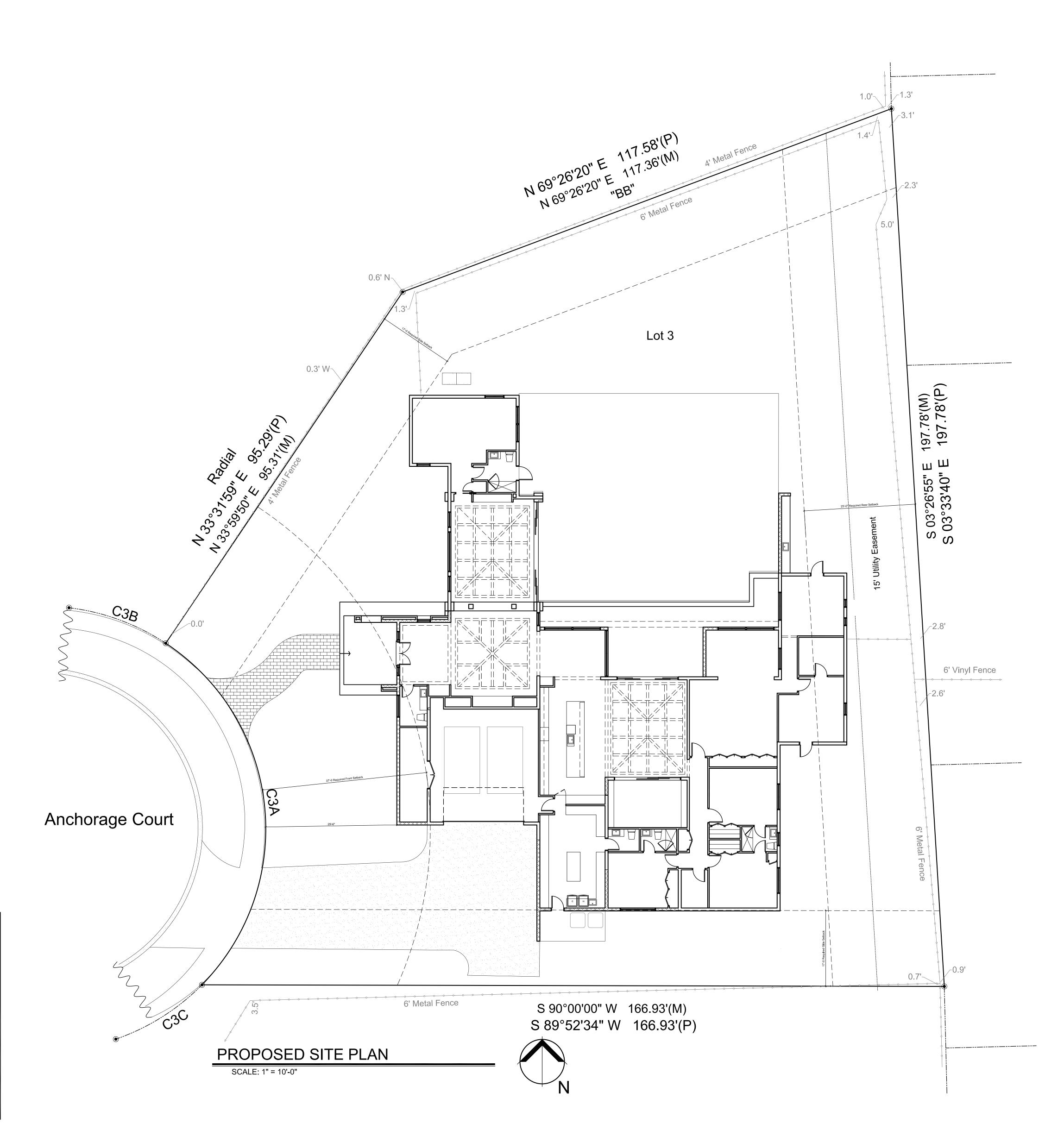
A/C: GARAGE: FIN CARPRT: FIN Opn. PORCH:

TOTALS

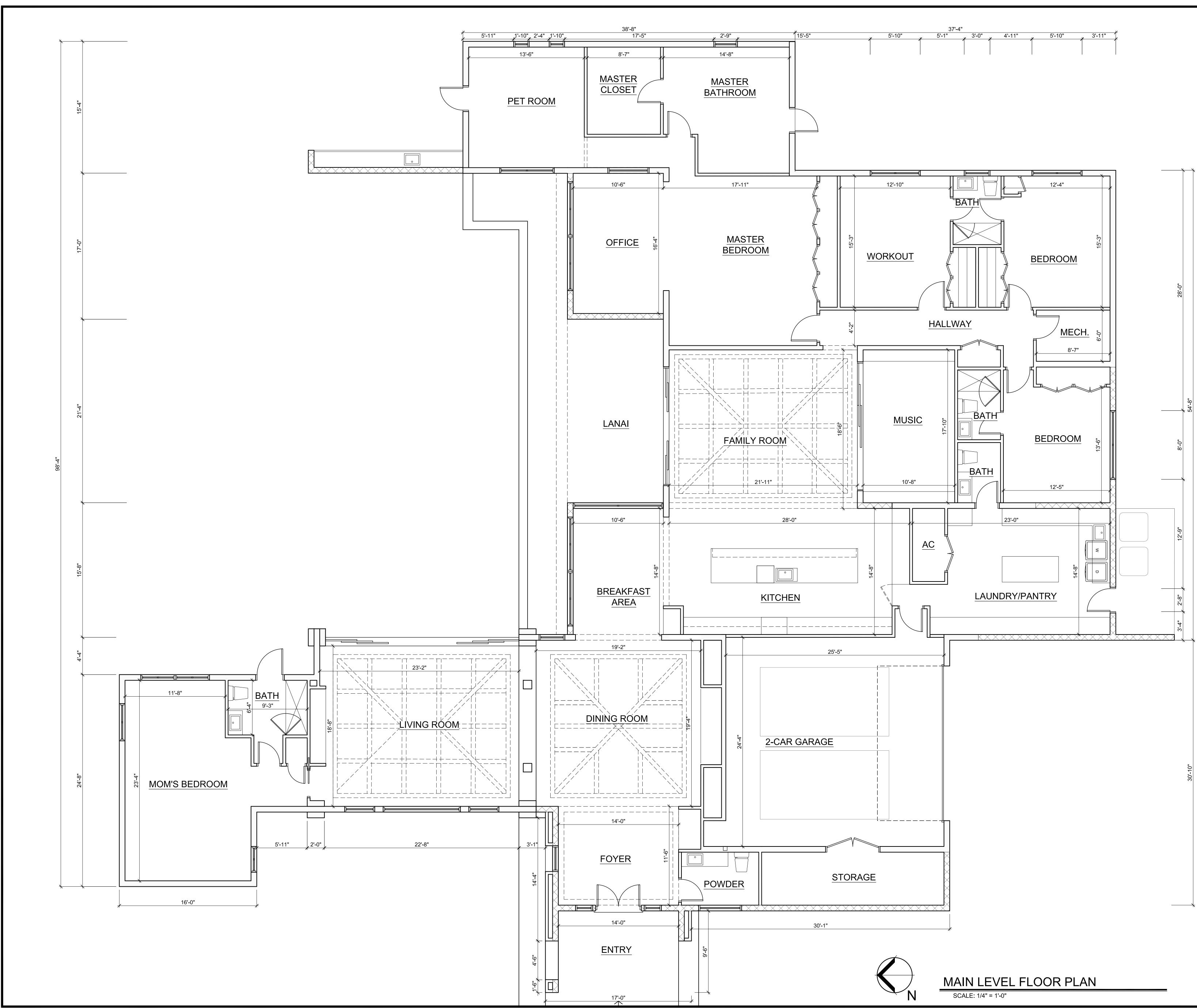
TOTAL UNDER ROOF:

BUILDING INFORMATION (PROPOSED)							
BUILDING CODE:	FLORIDA BUILDIN	FLORIDA BUILDING CODE 2020 - RESIDENTIAL, SIXTH EDITION					
DISTRICT: (ZONING)	R-1AA	R-1AA					
	REQUIRED	THIS PROJECT	NOTES				
MIN. LOT AREA		25586 SF	133' WIDE LOT				
MIN. LIVING AREA							
FRONT YARD SETBACK	37'	29'-7" PROPOSED					
REAR YARD SETBACK	25'	15'-11" EXISTING					
SIDE YARD SETBACK	17'	RIGHT SIDE16.9' E. RIGHT SIDE14.5' E.					
BUILDING HEIGHT	35'	24'-2' PROPOSED					

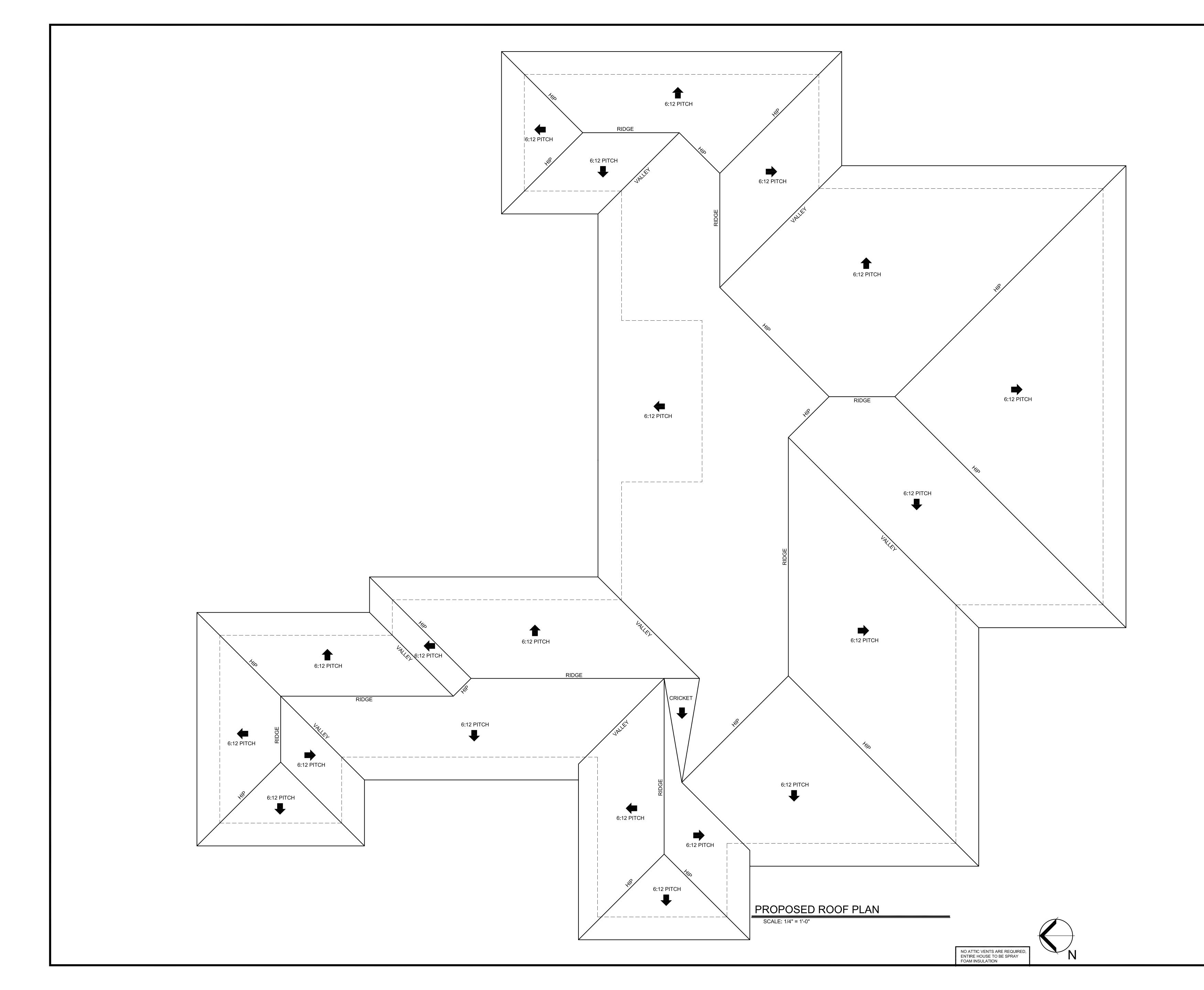
5864



















_____ _ _ _ _ _ _ _ _ _

→



BOUNDARY SURVEY

LEGAL DESCRIPTION:

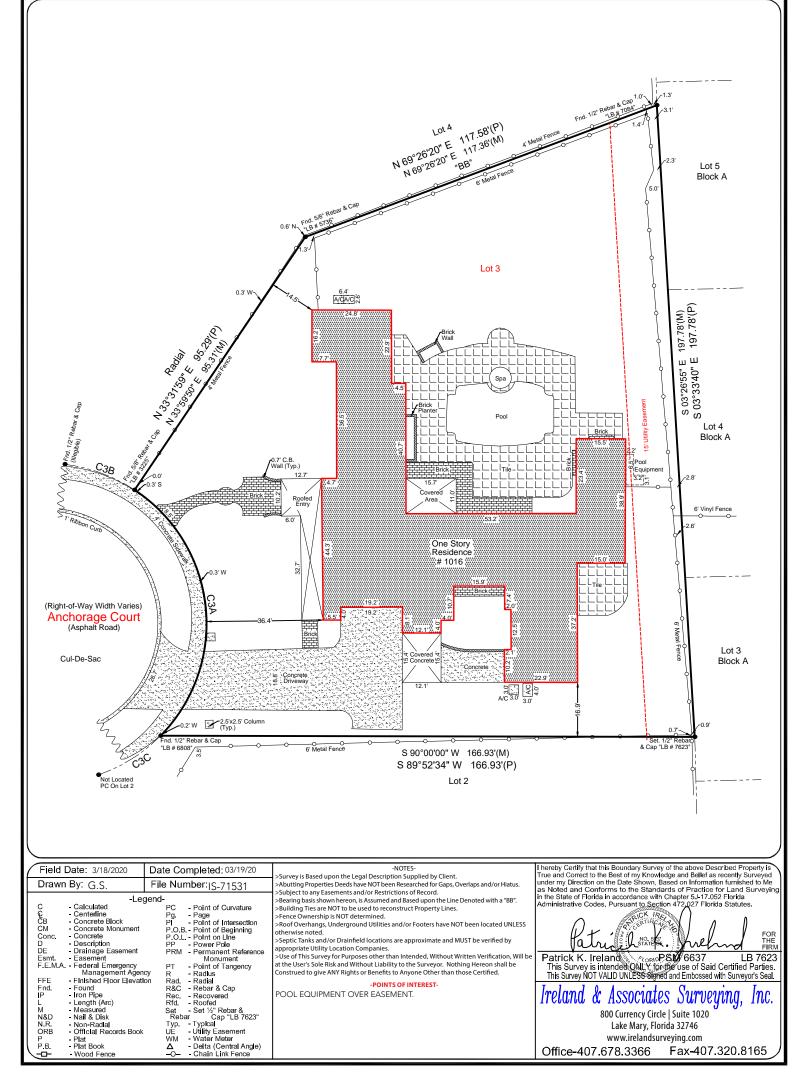
LOT 3, ANCHORAGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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: CAROL ZURCHER







SETBACK / COVERAGE WORKSHEET

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

Address: 1016 Anchorage Ct., Winter Park,	, FL, 32789		Lot width ² : 133		
Submitted by: Mojgan Kinfar					
	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%				
Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	1 story - 60%	8,842 (35%)	1,670	10,452 (40%)	
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 <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	5,024	1,354	6,378	8,443
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 bidg line across lot. The bidg line is located at the required front setback for vacant lots or front bidg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.

3. Submerged lands or land across the street shall not be included.

4. Percentage based on the lot area.

5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.

6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.

7. See page 3 on how to achieve maximum F.A.R.

8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.

9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area. 10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area. 11. These columns only apply to existing homes.

SETBACKS (complete boxes A and B first)

	Min	Minimum Allowable Dimensions				ting 13	Proposed	
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			36'-5		29'-6"		
SIDES ^{1,2}		1st Floor	See pages	A	14'-6"	_16'-11"	14'-6"	16'-11"
(see other side setback options on pg 4)		2nd Floor		B		n gint -	A second	Krght
	1st Floor		25 ft.		12'-10"		12'-10"	
REAR ^{1,3,4}	2nd Floor		35 ft ⁵					
	Lakefront		see note 6					
	Lot width ≤ 65 ft.		15 ft.					
CORNER LOT	130 11001	Lot width > 65 ft ⁷	20 ft.					
OURLELOT	2nd Floor	Lot width ≤ 65 ft.		15 ft.				
	Lot width > 65 ft ⁷		2	2.5 ft.			*****	
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)				21'-2"		24'_;	2"

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.

(Jan 2016) PAGE 2

From:	<u>Mojgan Kianfar</u>
To:	George Wiggins
Cc:	Theresa Dunkle
Subject:	[External] 1016 Anchorage ct. Variance review
Date:	Monday, February 8, 2021 11:23:28 AM
Attachments:	21.02.08 - ZRCHER Residence - Request for Variance Review.pdf

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

George,

Good morning! We are working on a home renovation/addition for the Zurchers that is located at 1016 Anchorage Ct., Winter Park.

We are considering doing the following in our design:

- Enclosing the existing covered walkway at the front.
- Enclosing the side (right side) garden.

I have attached the drawings including existing and proposed along with a photo of the existing home and our proposed front view. Please kindly review and let me know if we can request for variances!

Regards,

Mojgan Kianfar, Residential Designer Phil Kean Design Group <u>Mojgan@PhilKeanDesigns.com</u> 912 W. Fairbanks Avenue, Winter Park, FL 32789 O: 407.599.3922 C: 407.222.0306 F: 407.599.3923

PhilKeanDesigns.com | PhilKeanKitchens.com Facebook | Instagram



ARCHITECTURE CONSTRUCTION INTERIORS KITCHENS









Amos & Irit Vizer 1025 Anchorage Court Winter Park, FL 32789

February <u>14</u>, 2021

Dear Members of the City of Winter Park Board of Adjustments,

We have reviewed the preliminary plans and are in favor of Carol Zurcher's variance request to enclose the front walkway at 1016 Anchorage Court.

Very truly yours, Amos & Irit Vizer

Let us know if there is anything else. You need from us. you have our full support.

Amos Wirit Vizer

. . . .

Brian & Tawn Kelley 1008 Anchorage Court Winter Park, FL 32789

February 12, 2021

Dear Members of the City of Winter Park Board of Adjustments,

We have reviewed the preliminary plans and are in favor of Carol Zurcher's variance request to enclose the front walkway at 1016 Anchorage Court.

Very truly yours,

Brian + Tawn Kelley

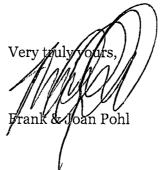
Brian & Tawn Kelley

Frank & Joan Pohl 1017 Anchorage Court Winter Park, FL 32789

February 12,2021

Dear Members of the City of Winter Park Board of Adjustments,

We have reviewed the preliminary plans and are in favor of Carol Zurcher's variance request to enclose the front walkway at 1016 Anchorage Court.



Richard & Cynthia Swisher 1009 Anchorage Court Winter Park, FL 32789

February <u>13</u>, 2021

Dear Members of the City of Winter Park Board of Adjustments,

.

We have reviewed the preliminary plans and are in favor of Carol Zurcher's variance request to enclose the front walkway at 1016 Anchorage Court.

when_

Richard & Cynthia Swisher









ARCHITECTURE





Board of Adjustments regular meeting

March 16, 2021 at 5:00p.m.

Agenda Items

Public Hearings

4. Request of E2 Homes LLC, on behalf of Kristine Dionne, for a variance to allow converting an existing detached 2-car garage into a guesthouse with a rear setback of 13 feet, and a side setback of 10.5 feet, in lieu of the required setbacks of 25 feet and 11 feet respectively.

Located at: 1246 Alabama Drive

Zoned: R-1AA



401 South Park Avenue • Winter Park, Florida 32789

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



TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: March 16, 2021

SUBJECT: VARIANCE REQUEST by E2 Homes LLC, on behalf of Kristine Dionne, 1246 Alabama Drive

The applicants are requesting a variance to allow converting an existing detached 2-car garage into a guesthouse with a rear setback of 13 feet, and a side setback of 10.5 feet, whereas the required setbacks are 25 feet and 11 feet respectively.

In order to provide accessory living quarters for aging parents, the owner wishes to utilize ground floor space in the existing rear yard garage for this purpose instead of moving to an assisted living facility.

The request includes remodeling the garage area into two small bedrooms, a bathroom, closet and a multi-purpose living room/eating area.

With the loss of the enclosed parking spaces, the remaining rear yard parking area is sufficient to provide the required parking space for the home, along with the existence of a porte cochere on the side of the home and a long paved driveway on the side of the home behind the front setback of the home.

If granted, the owner will be required to execute a "Guest House Use Restriction Declaration" which ensures that this remodeled living space will not be rented out at any time in the future. This document will be recorded with the Orange County Clerk property records permanently as a condition of obtaining a remodeling permit, if this variance is granted.

We have received four letters of support from nearby property owners.

1246 Alabama Drive





PLAN SNAPSHOT REPORT BOA-2021-0036 FOR CITY OF WINTER PARK

Plan Type: E	Board of Adjustments	Projec	:t:				App Date:	02/19/2021
Work Class: E	Board of Adjustments/Variance	pplication Distric	et:	Winter Park			Exp Date:	NOT AVAILABLE
Status: S	Submitted - Online	Squar	e Feet:	0.00			Completed:	NOT COMPLETED
Valuation: \$	\$0.00	Assig	ned To:	Wiggins, George			Approval Expire Date:	
c F	Would like to convert the existing parents. The parents are in their due to COVID. The converted gu Guest houses.	80's and are concerned	d about s	taying in their assis	sted living	facility		
Parcel: 302 ⁻	131422004060 Main	Address: 1246 Alab Winter Pa		789-2674	Main	Zone:		
Owner Kristine Dionne Mobile: (407) 7	701-7730 PO Box 330 Winter Park, Home: 00	LLC E) C FL 32790 F V 07) 913-3246 E	Caitlin Bro PO Box 3 Vinter Pa Business:					
Plan Custom F	Fields							
Zoning		Section				Subsecti	on	
Is the property waterfront?		Is this property of historic registry district?	or	No		Special		Would like to convert the existing detached garage into a guest house for the main occupant's elderly parents. The parents are in their 80's and are concerned about staying in their assisted living facility due to COVID. The converted guest house would comply with Sec.58-71. (i) accessory buildings (8) Guest houses. The main residence and
How long have owned the prop		How long have occupied the pr		under contract for burchase		Зрена		accessory garage are already existing on the site. The existing garage does not meet the current setback requirements for a guesthouse. The current garage structure is built into the existing grade so that the rear and side walls are partially below grade, resulting in a reduced visual impact to all neighbors
Rights/Priv	The occupant would no be able to have a guesthouse to care for their elderly parents wi are in need of ground f accommodations whic are co-located with the occupant.	io loor		The existing access structure was built i and does not meet current setback requirements for converting to a guesthouse. The cu side yard setback for garage is 10.5' from property line. The of coning would requin (3' for the gross ex area of 6,460 sf. T setback of the gara ranges from 13'-3"	in 1994 the urrent or the or the current re up to isting he rear ge			16.4'. The current rear yard setback requirement is 25'

PLAN SNAPSHOT REPORT (BOA-2021-0036)

Limited Variance	A limited variance does
	not apply in this
	circumstance.

Attachment File Name	Added On	Added By	Attachment Grou	p Notes		
1246 Alabama Photos.pdf	02/19/2021 14:35	Browder, Caitlin		Uploaded via CSS		
1246 Alabama Plans 021921.pdf	02/19/2021 14:35	Browder, Caitlin		Uploaded via CSS		
1246 Alabama Purchase Contract Highlights.pdf	02/19/2021 14:35	Browder, Caitlin		Uploaded via CSS		
1246 Alabama Variance Agent Authorization Signed.pdf	02/19/2021 14:35	Browder, Caitlin		Uploaded via CSS		
1246 Alabama Variance Application-signed.pdf	02/19/2021 14:35	Browder, Caitlin		Uploaded via CSS		
Signature_Caitlin_Browder_2/19/2021.jp g	p 02/19/2021 14:35	Browder, Caitlin		Uploaded via CSS		
1246 Alabama Photos.pdf	02/19/2021 14:56	Browder, Caitlin	Available Online	Uploaded via CSS		
1246 Alabama Plans 021921.pdf	02/19/2021 14:56	Browder, Caitlin	Available Online	Uploaded via CSS		
1246 Alabama Purchase Contract Highlights.pdf	02/19/2021 14:56	Browder, Caitlin	Available Online	Uploaded via CSS		
1246 Alabama Variance Agent Authorization Signed.pdf	02/19/2021 14:56	Browder, Caitlin	Available Online	Uploaded via CSS		
1246 Alabama Variance Application-signed.pdf	02/19/2021 14:56	Browder, Caitlin	Available Online	Uploaded via CSS		
Submittal Name	Status	Rec	eived Date Due I	Date Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	0	2/19/2021 02/22/	2021	No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
0	Building & Permitting Services	Wiggins, George	e In Review	02/19/2021	02/22/2021	
Workflow Step / Action Name			Action Type	Start Date	End [Date
Application Completeness Check v.1					02/19	/2021 14:53
Confirm Application Complete v.1			Generic Action		02/19	/2021 14:53
Review v.1						
Board of Adjustments Review v.1			Receive Submitt	al 02/19/2021	0:00	
Issue Invoice v.1			Generic Action			
Final Decision v.1						
Board of Adjustments Decision v.1			Generic Action			

CITY OF WINTER PARK VARIANCE APPLICATION BUILDING and PERMITTING SERVICES DEPARTMENT

Building & Permittin 401 South Park Ave Winter Park, FL 327 Ph: 407-599-3237	enue	Date Received # Assigned Date of Hearing				
Applicant: <u>E2 Homes</u>		BUYER - Kristine Dionne				
PO Box 3300		1246 Alabama Dr				
(Address)		(Address)				
Winter Park, FL	32790	Winter Park, FL	32789			
(City, State) (Zip)		(City, State) (Zip)				
(Phone – Home)		(Phone – Home) 407-701-7730				
(Phone – Work or C	cell)	(Phone – Work or Cell)				
contact@e2homes.com		kodionne@me.com				
(Email Address)		(Email Address)				

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

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section⁵⁸⁻⁷¹, Paragraph^{12A}, 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_1246 Alabama Dr Legal description of property_JKRONENBERGERSUB G/56 LOT 6 & ELY 35 FT OF LOT 5 & ELY 42.5 FT OF CANAL LOT 6 31-21-30-4220-04-060

Describe variance

request Would like to convert the existing detached garage into a guest house for the main occupant's elderly parents. The parents are in their 80's and are concerned about staying

in their assisted living facility due to COVID. The converted guest house would comply with Sec.58-71. (i) accessory buildings (8) Guest houses.

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 lan	d, structures or build	ings
involved?			-

The main residence and accessory garage are already existing on the site. The existing garage does not meet the current setback requirements for a guesthouse.

How long have you owned the property? Purchasing How long have you occupied the property? Purchasing 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? He occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant.
How long have you occupied the property? Purchasing 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 occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant. Describe fully the hardship (from zoning requirements) upon which this request is based, be
How long have you occupied the property? Purchasing 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 occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant. Describe fully the hardship (from zoning requirements) upon which this request is based, be
How long have you occupied the property? Purchasing 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? Ne occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant.
How long have you occupied the property? Purchasing 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 occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant. Describe fully the hardship (from zoning requirements) upon which this request is based, be
How long have you occupied the property? Purchasing 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 occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant. Describe fully the hardship (from zoning requirements) upon which this request is based, be
The applicant be deprived of because of enforcement of the Zoning Ordinance? The occupant would not be able to have a guesthouse to care for their elderly parents who are in need of ground floor accommodations which are co-located with the occupant. Describe fully the hardship (from zoning requirements) upon which this request is based, be
pecific in describing the hardship and give all reasons explaining why you need to vary from ne Zoning Code requirements. Note: Financial reasons are not considered a hardship. ne existing accessory structure was built in 1994 and does not meet the current setback requirements for converting to a guesthouse. The current side yard setback for the garage is
9.5' from the property line. The current zoning would require up to 13' for the gross existing area of 6,460 sf. The rear setback of the garage ranges from 13'-3" to 16.4'. The current
ar yard setback requirement is 25'.

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?

A limited variance does not apply in this circumstance.

Signature of Applicant

Date

2/19/2021

Rob Smith

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

February 19, 2021

Letter of Authorization

I, Kristine Dionne, hereby authorize E2 Homes to act as my agent with regards to variance application and permitting for the property listed below.

F2

1246 Alabama Drive, Winter Park, FL 32789

If any further questions or concerns arise, please contact me directly at 407-701-7730.

Kristine Dionne

5.

1

"AS IS" Residential Contract For Sale And Purchase THIS FORM HAS BEEN APPROVED BY

THE FLORIDA REALTORS AND THE FLORIDA BAR

Philip L. Logas, P.A. 1525 International Parkway, Suite 4021 Lake Mary, Florida 32746 407-849-1555



	MD 01/14/21	01/14	V21 George G. Hedges
ع 1 ء do	3:35 AM E	ST-17 A	Ster HEDGES and TRACIE HEDGES, husband and wife ("Seller"),
2*	and		MICHAEL DIONNE and KRISTINE DIONNE, husband and wife ("Buyer"),
2			that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4			ively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase
			y riders and addenda ("Contract"):
5			OPERTY DESCRIPTION:
6	1.		
7*			Street address, city, zip: <u>1246 Alabama Drive, Winter Park, Florida 32789</u>
8*			Located in: <u>Orange</u> County, Florida. Property Tax ID #: <u>31-21-30-4220-04-060</u>
9*		(C)	Real Property: The legal description is Lot 6 and the Easterly 35 feet of Lot 5 and the Easterly 42.5 feet of
10			Canal Lot 6, Block D, of J. KRONENBERGER SUBDIVISION, according to the Plat thereof recorded in Plat
11			Book G, Page 56 & 57, of the Public Records of Orange County, Florida.
12			together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
13			attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
14		<i>(</i>))	by other terms of this Contract.
15		(d)	Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
16			which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
17			purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
18			drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate
19			and other access devices, and storm shutters/panels ("Personal Property").
20*			Other Personal Property items included in this purchase are: <i>pool and pool equipment</i>
21			
22			Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
23*		(e)	The following items are excluded from the purchase: refrigerator in laundry room and standing
24			cabinet in garage
25			
20			8:35 AM E\$T 7 AN EST 8:21 PM C\$T (dttlog) verified 8:21 PM C\$T: 6:00 PM C\$T
26*	2.		
27*		(a)	Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION)\$
28			The initial deposit made payable and delivered to "Escrow Agent" named below
29*			(CHECK ONE): (i) accompanies offer or (ii) 🖾 is to be made within (if left
30			blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
31			OPTION (ii) SHALL BE DEEMED SELECTED.
32*			Escrow Agent Information: Name: <i>Philip L. Logas, P.A.</i>
33*			Address: 1525 International Parkway, Suite 4021, Lake Mary, Florida 32746
34*			Phone: <u>407-849-1555</u> E-mail: <u>plogas@logaslaw.com</u> Fax: <u>407-849-1570</u>
35*		(b)	Additional deposit to be delivered to Escrow Agent within <u>15</u> (if left blank, then 10)
36*			days after Effective Date\$
37			(All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
38*		(C)	Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8
0.0.1		(d)	Other:
39*		(u)	Other:
40		(e)	transfer or other COLLECTED funds
41*			NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.
42	2	TIN	
43	3.		IE FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE: If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
44		(a)	
45*			January 11, 2021, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to
46 47			Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day
47		(h)	the counter-offer is delivered.
48		(u)	The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed and delivered this effective Date.")
49 50	A		initialed and delivered this offer or final counter-offer ("Effective Date").
50	4.		OSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
51 50*			I the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
52*		ιC	losing") on <u>or before 60 days from Effective Date</u> ("Closing Date"), at the time established by the Closing Agent.
			$M77$ B $\frac{03/29/2021}{100}$ GGH TH
	-		MJD Kod 01/13/21 01/13/21 8:21 PM C\$T8:16 PM C\$T4:0 0.11/14/21 0.11/14/21 0.11/14/21
		′er's li ∙idaRe	alterr/ElerideBer ASIS Ev. Bey 6/10 @ 2017 Eleride Beelterr@ and The Eleride Ber All rights recented - 01/13/21 F
			Hallois/Fiolidabal-ASIS-5X Rev.or 19 © 2017 Fiolida Realicis® and The Fiolida ball. All rights reserved. 8:21 PM CST 8:16 PM CST 8:16 PM CST 4:0100 verified dotop verified verified verified verified verified verified

Licensed to Alta Star Software and ID: D1913993666.TMJT.105058 Software and added formatting © 2021 Alta Star Software, all rights reserved. • www.altastar.com • (877) 279-8898

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE 592 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. 593

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR. 594

Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the 595 terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and 596 conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all 597 598 interested persons.

AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK 599 TO BE COMPLETED. 600

601*	Buyer:	Michael J Done (Jan 10, 2021 19:56 EST) MICHAEL DIONNE			Jan 10, 2021
602*	Buyer:	Kristine Dionne (Jan 10, 2021 17:00 PST)			Jan 10, 2021
603*	Seller:	George G. Hedges GREG HEDGES	dotloop verified 01/13/21 8:21 PM CST PBWU-2KBG-ICI2-KQCF		Date:
604*	Seller:	<i>Tracie Hedges</i> TRACIE HEDGES	dotloop verified 01/13/21 8:16 PM CST XA12-JYSX-TRIE-J8MV		Date:
605 606* 607*	451 W	s address for purposes of notice /. Comstock Avenue r Park, Florida 32789		Seller's address for po <u>1246 Alabama Drive</u> <u>Winter Park, Florida</u>	
608* 609 610 611 612 613	entitleo Closin agreer	d to compensation in connectio g Agent to disburse at Closing nents with the parties and coop	n with this Contr the full amount perative agreeme	ract. Instruction to Closi of the brokerage fees a nts between the Broker	y, "Broker"), are the only Brokers ng Agent: Seller and Buyer direct is specified in separate brokerage s, except to the extent Broker has MLS or other offer of compensation

made by Seller or Listing Broker to Cooperating Brokers. 614

615*	N/A
616	Cooperating Sales Associate, if any
617*	<u>N/A</u>
618	Cooperating Broker, if any

Stacey Howell Listing Sales Associate

Arthur Rutenburg **Listing Broker**





Buyer's Initials Page 12 of 12 Seller's Initials FloridaRealtors/FloridaBar-ASIS-5x Rev.6/19 © 2017 Florida Realtors® and The Florida Bar. All rights reserved. dotloop verified Licensed to Alta Star Software and ID: D1913993666.TMJT.105058 Software and added formatting © 2021 Alta Star Software, all rights reserved. • www.altastar.com • (877) 279-8898



74



SETBACK / COVERAGE WORKSHEET

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

Submitted by:

Lot width²: <u>85</u> Lot area³: 18,087 sqft

				· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%	9,433 sf	0		
Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	1 story - 60%				
FLOOR AREA RATIO (F.A.R.) ^{5,6,7}	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front,	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
side & rear porches ⁹ .	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	6460			6,873
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:					n/a

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. 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.

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

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Exis	ting ¹³	Prop	osed	
FRONT	Average of 2 adjacent homes on each use 3 adjacent home			f corner lot,				
SIDES ^{1,2} SIDES		1st Floor see pages 3 & 4		A	10.5	10.5	10.5	10.5
(see other side setback options on pg 4)	2nd Floor		pages 3&4	В		14.5	LETT	14.5
REAR		1st Floor	25 ft. 13.25' 13.25		13.25'			
REAR ^{1,3,4} REAR	2nd Floor		35 ft⁵		16	.83'	16.	83'
	Lakefront		see note 6					
	Lot width ≤ 65 ft.			15 ft.				
CORNER LOT	1ST FLOOR	Lot width > 65 ft ⁷	20 ft.					
	2nd Floor	Lot width ≤ 65 ft.		15 ft.				
CORNER LOT	2ND FLOOR	Lot width > 65 ft ⁷	2	22.5 ft.				
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft :	35 ft. plus 2 ft. or 40 ft. (se	e notes	11 & 12)				

Notes:

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.

2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.

3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.

4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. . Other accessory buildings used for habitation shall meet setbacks of the main residence.

5. The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.

6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.

7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.

8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.

9. No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.

10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.

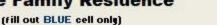
11. Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.

12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.

13. This column only applies to existing homes.

(Jan 2016) PAGE 2

F.A.R. and Setbacks Calculator for Single Family Residence

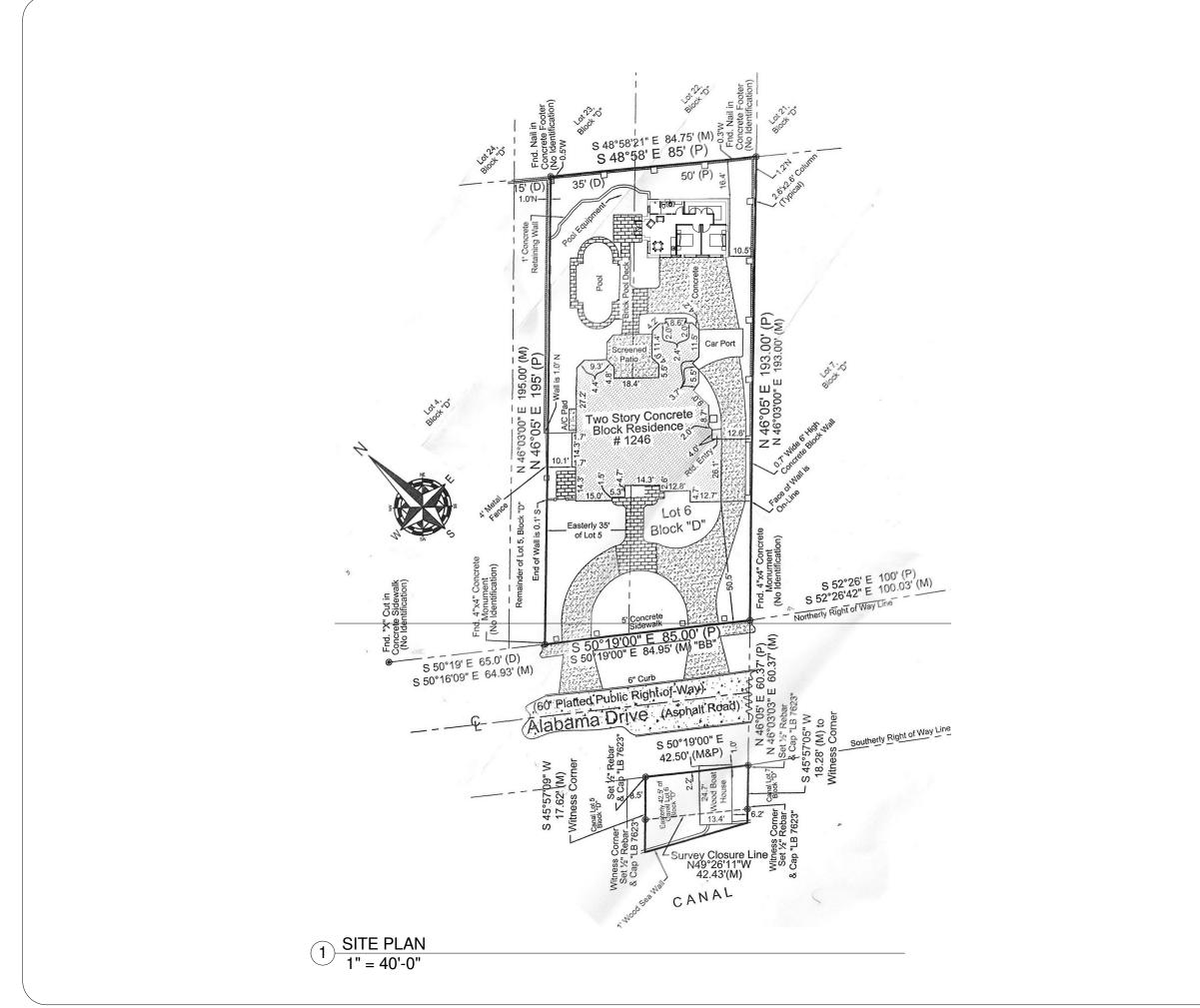




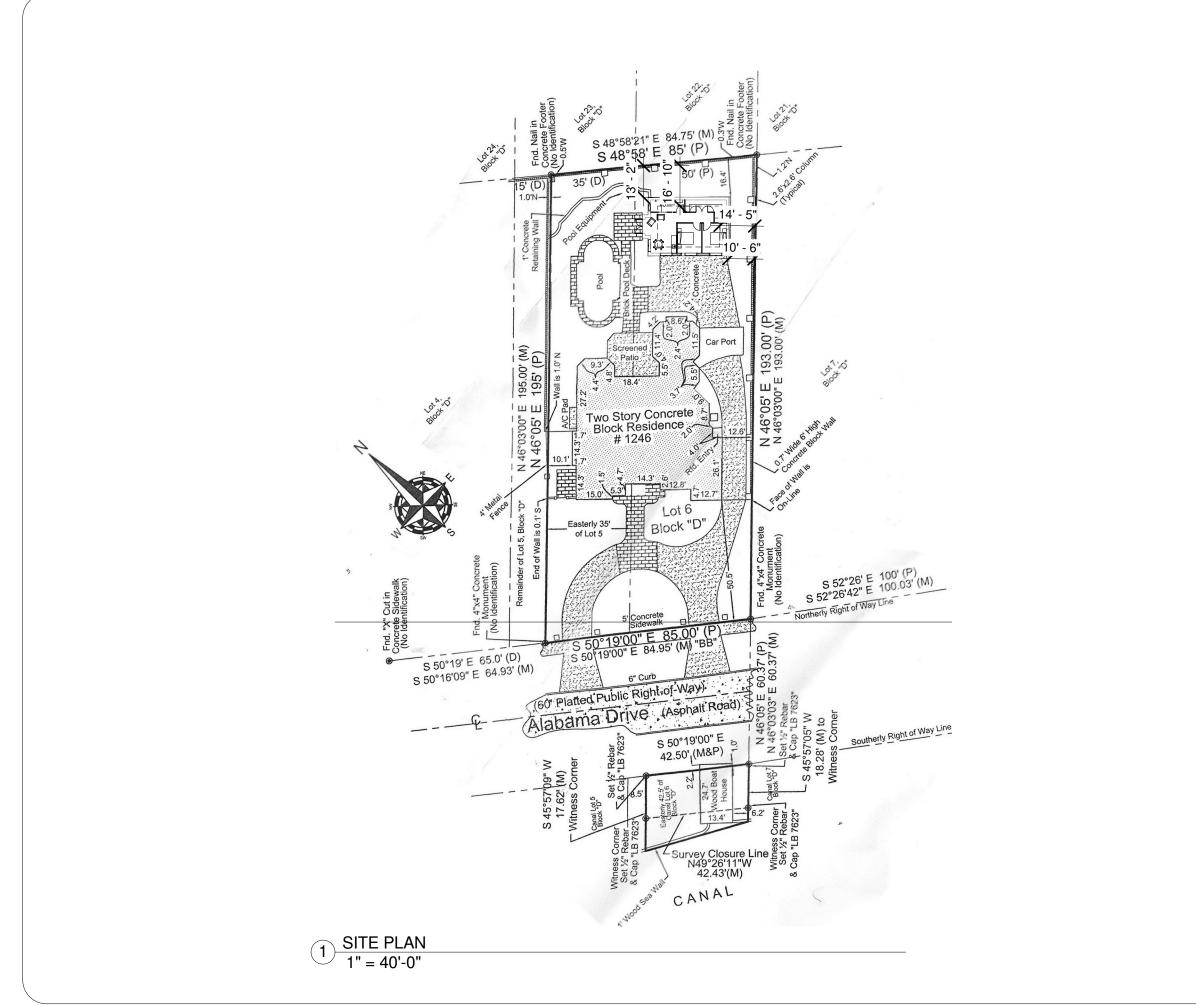
• • • • • • • • • • • • • • • • • • • •		COLUMN TO A COLUMNTA COLUMNT
Lot Width (ft)	85	Lot width measured at bldg line across lot at front wall of home or at the front setback.
Lot Depth (ft)	193	The long side of the lot.
No. of Story	2	Max 2 story
Lot Area (sq.ft.)	18,087	Submerged lands or land across the street shall not be included.
Base F.A.R. (sq.ft.)	5969	
Front Setback		All setbacks shall be verified by a registered surveyor.
1st FIr Side Setbacks (ft)	11	For lots 60 ft or less in width, side setback may be 7.5 ft minimum.
2nd FIr Side Setbacks (ft)	15	
1st Fir Rear Setback (ft)	25	
2nd Fir Rear Setback (ft)	35	

F.A.R. and Side Setback Adjustments

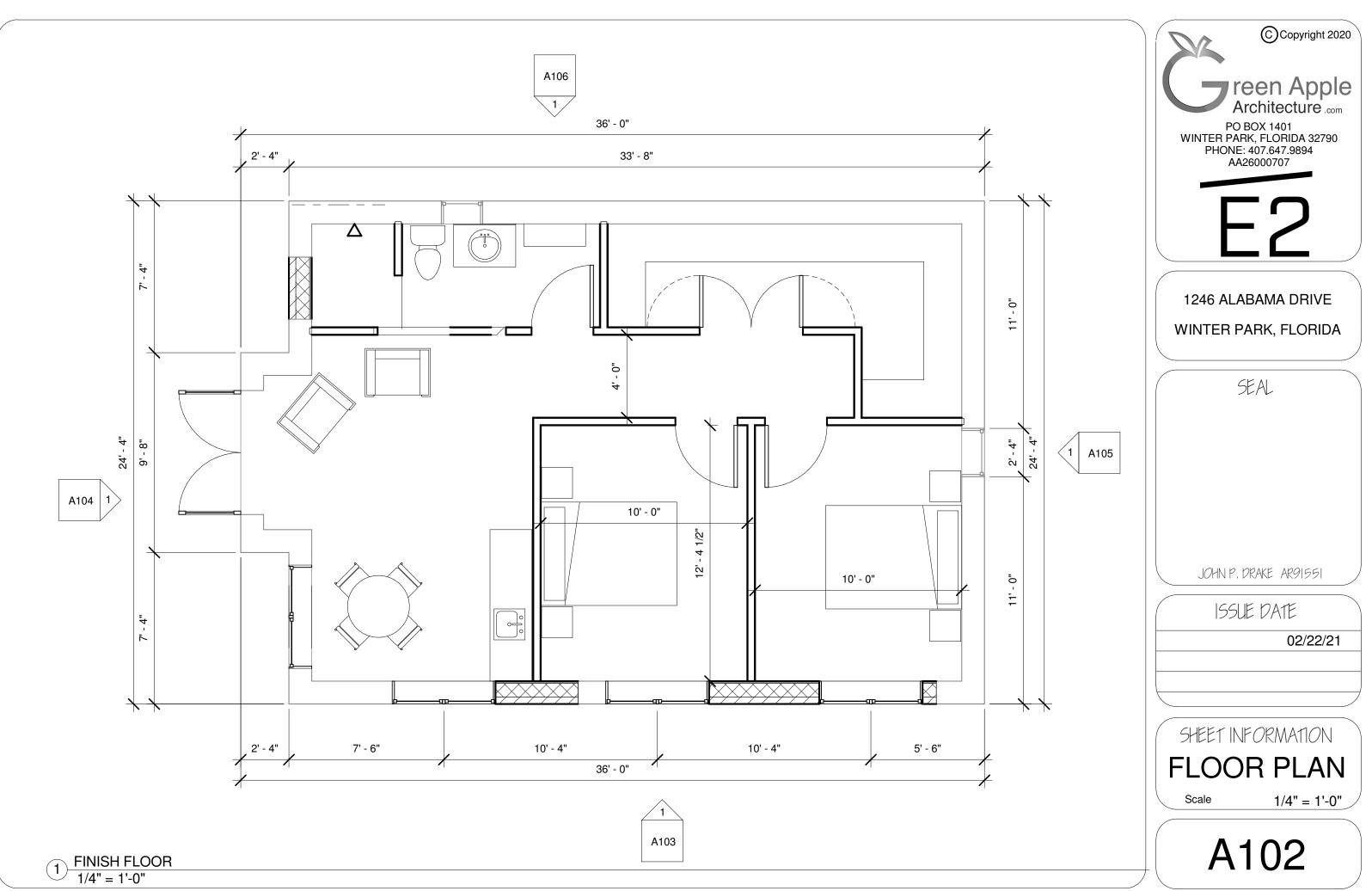
Precentage Increase	5.0%	5% maximum increase.			
Max. F.A.R. (sq.ft.)	6873				
New 1st FIr Side Setbacks (ft)	13	r or lots ou rt or less in width, side setbacks may be 7.5 ft minimum for 5%			
New 2nd FIr Side Setbacks (ft)	17	PSM363 ou rt or iess in width, side setback may be 12.5 ft minimum for 5%			

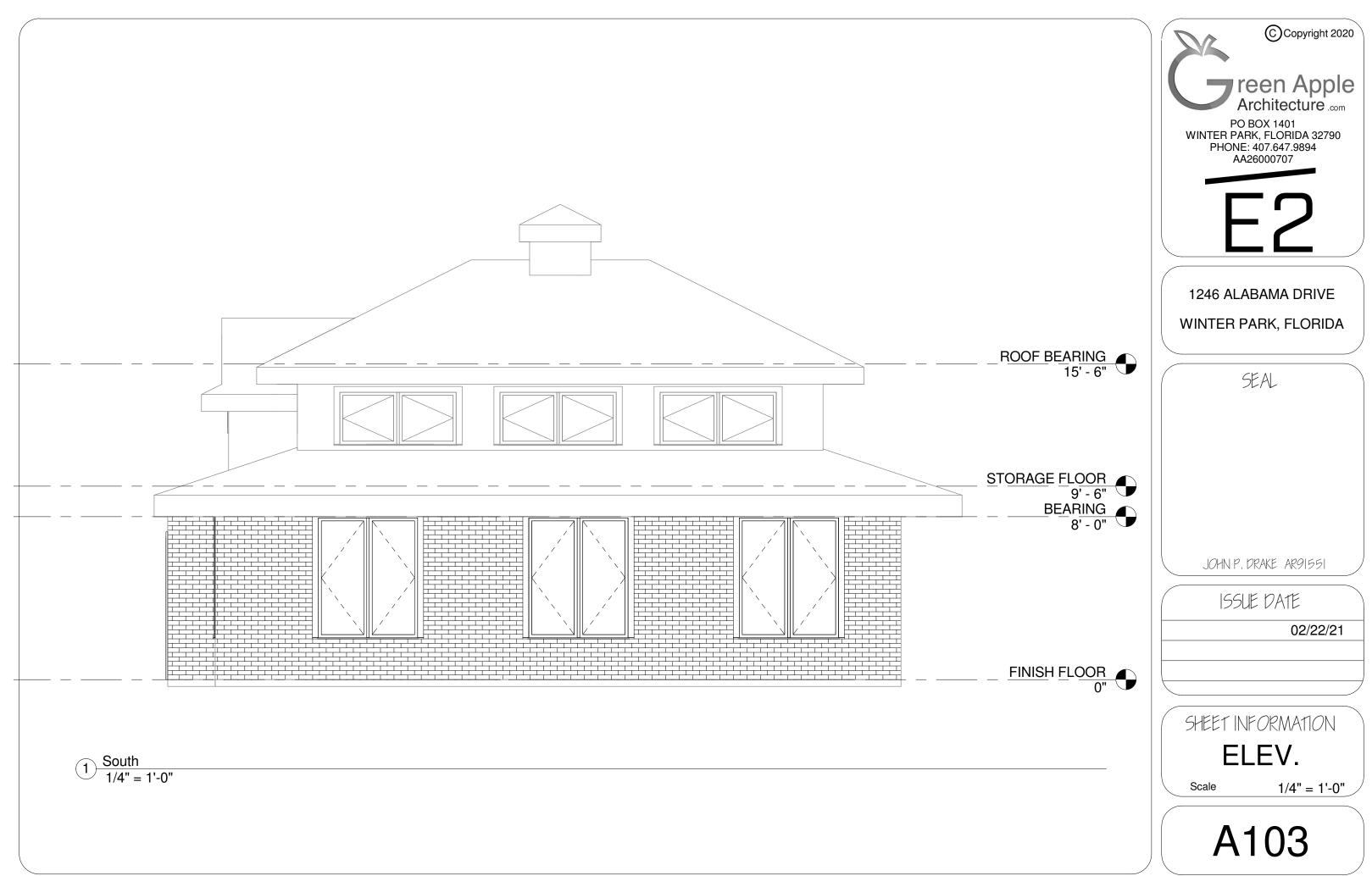


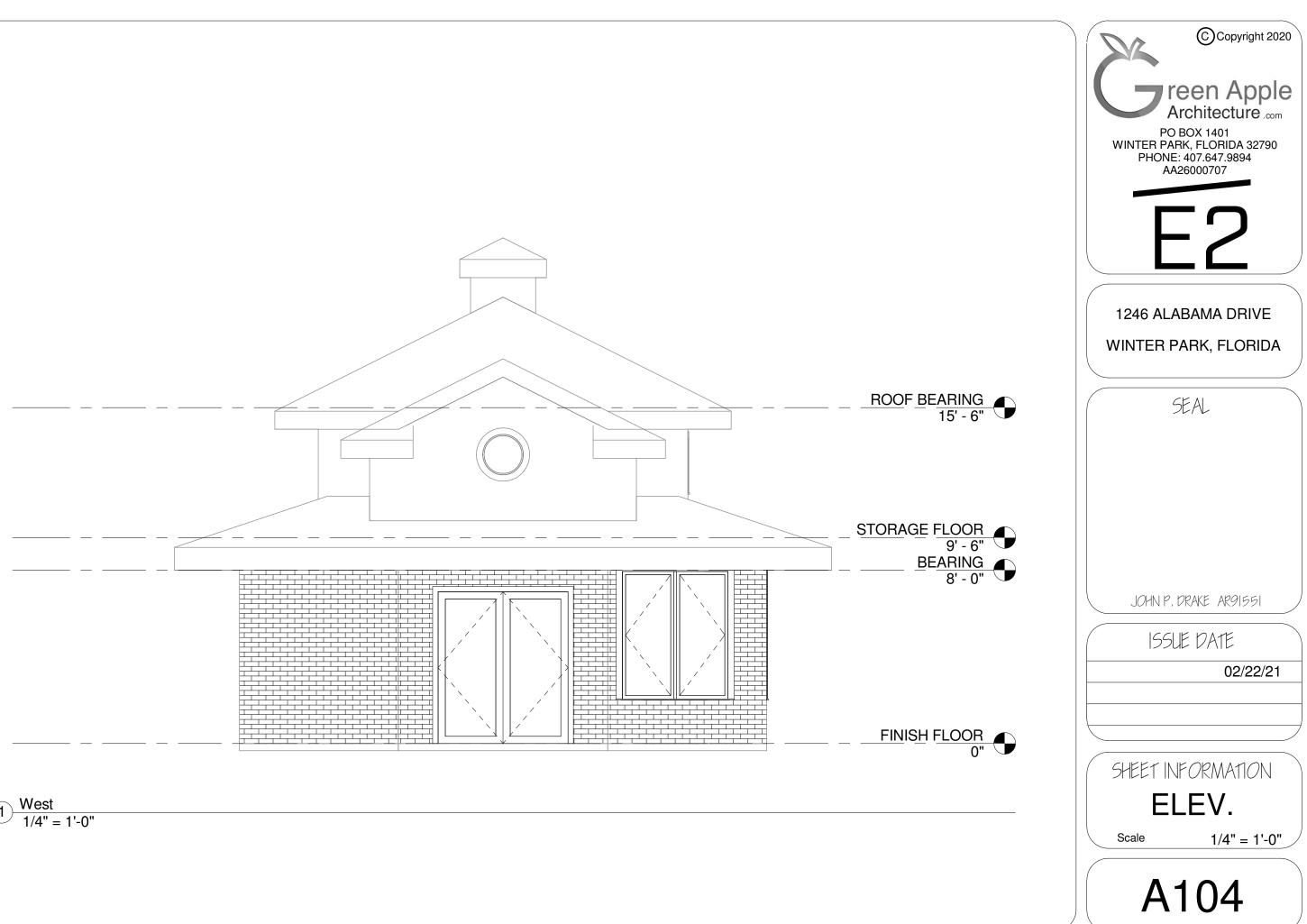


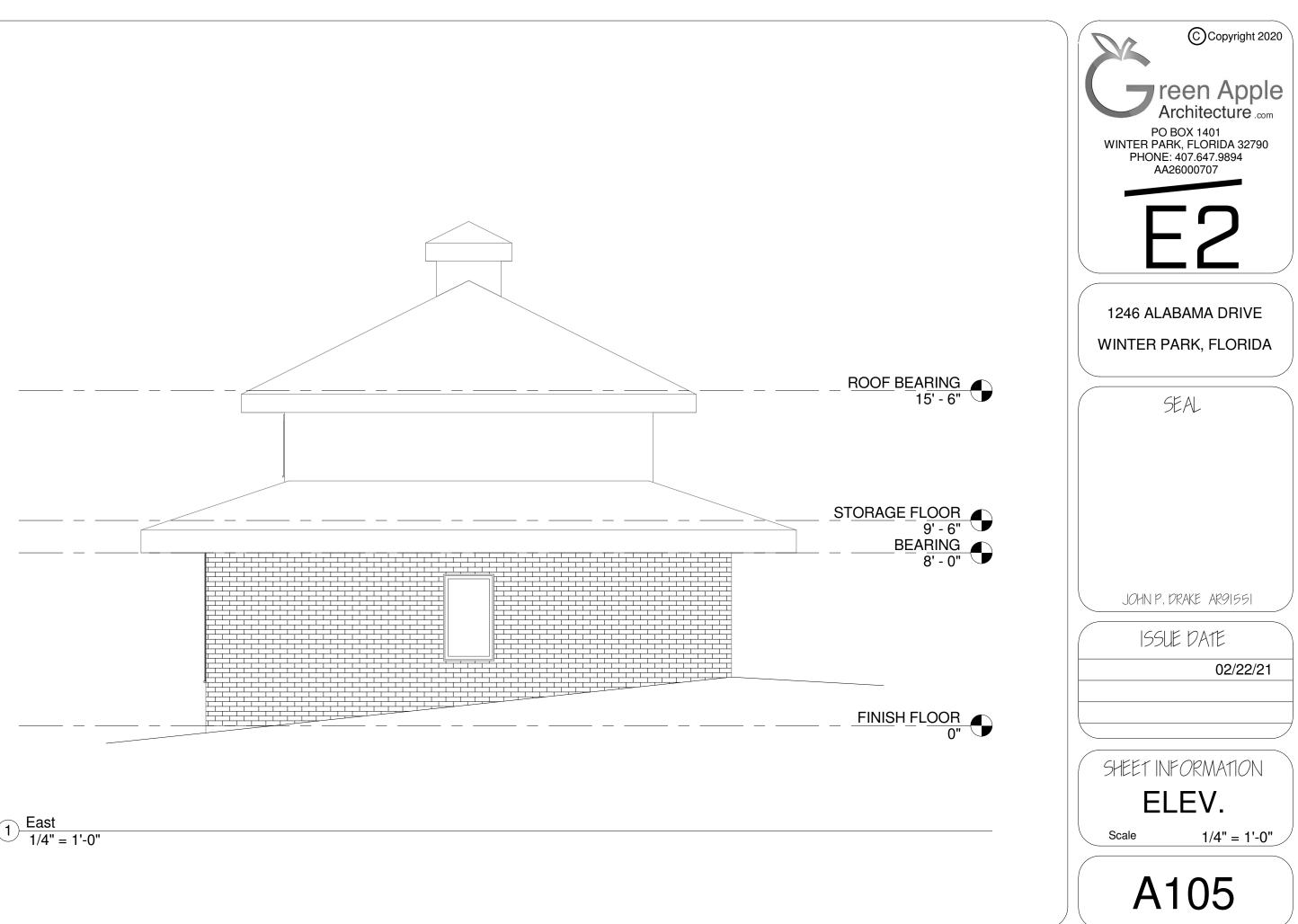




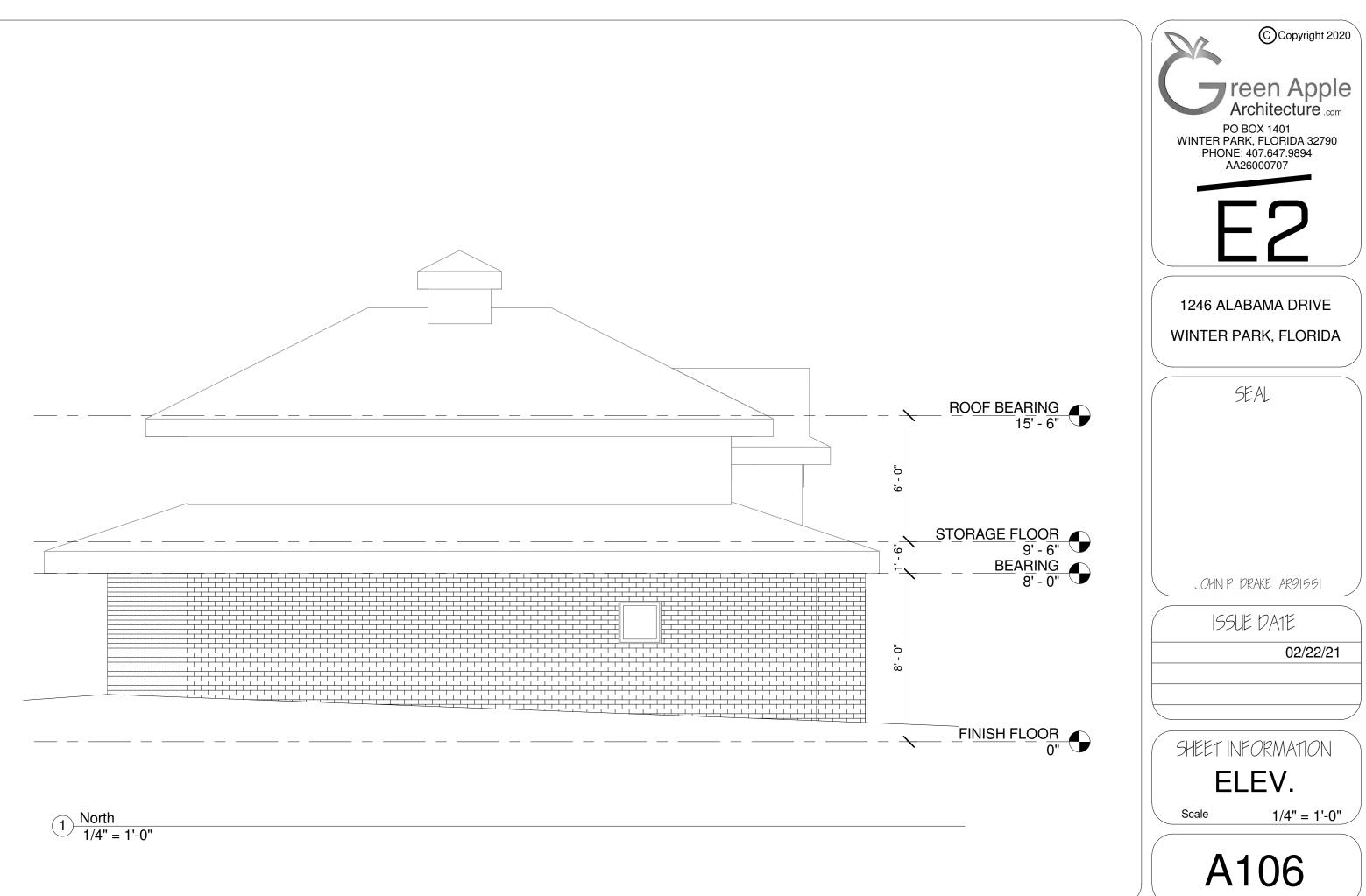






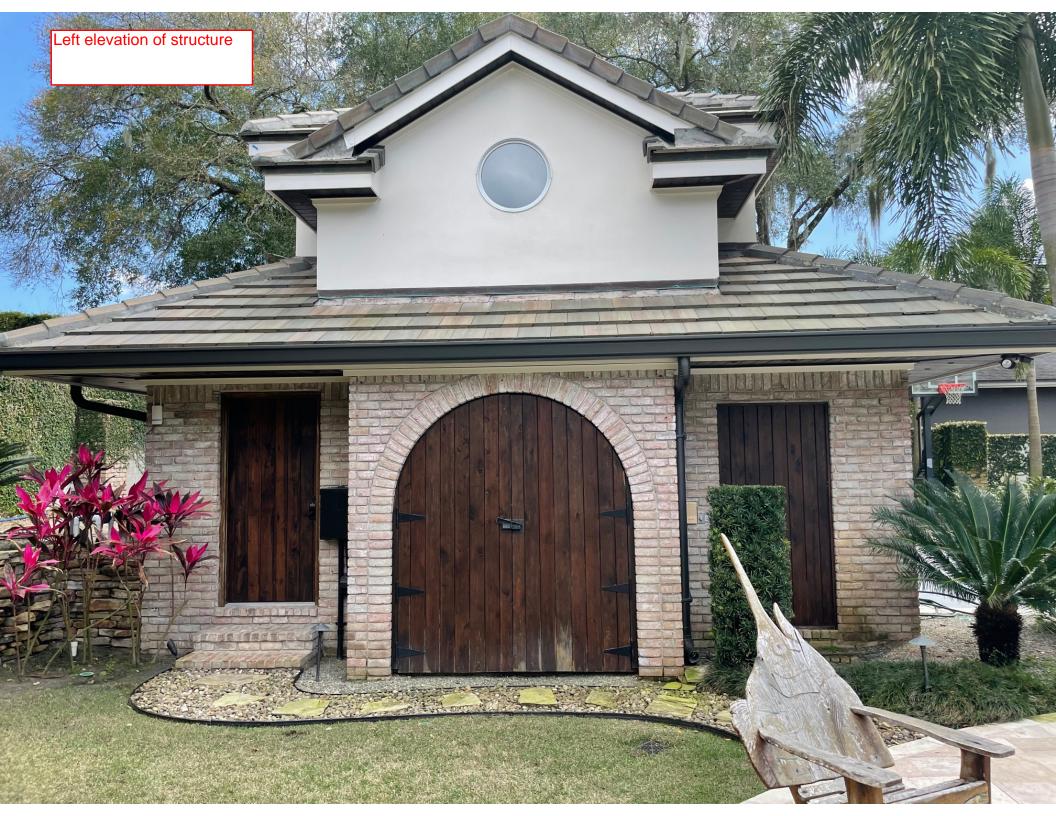


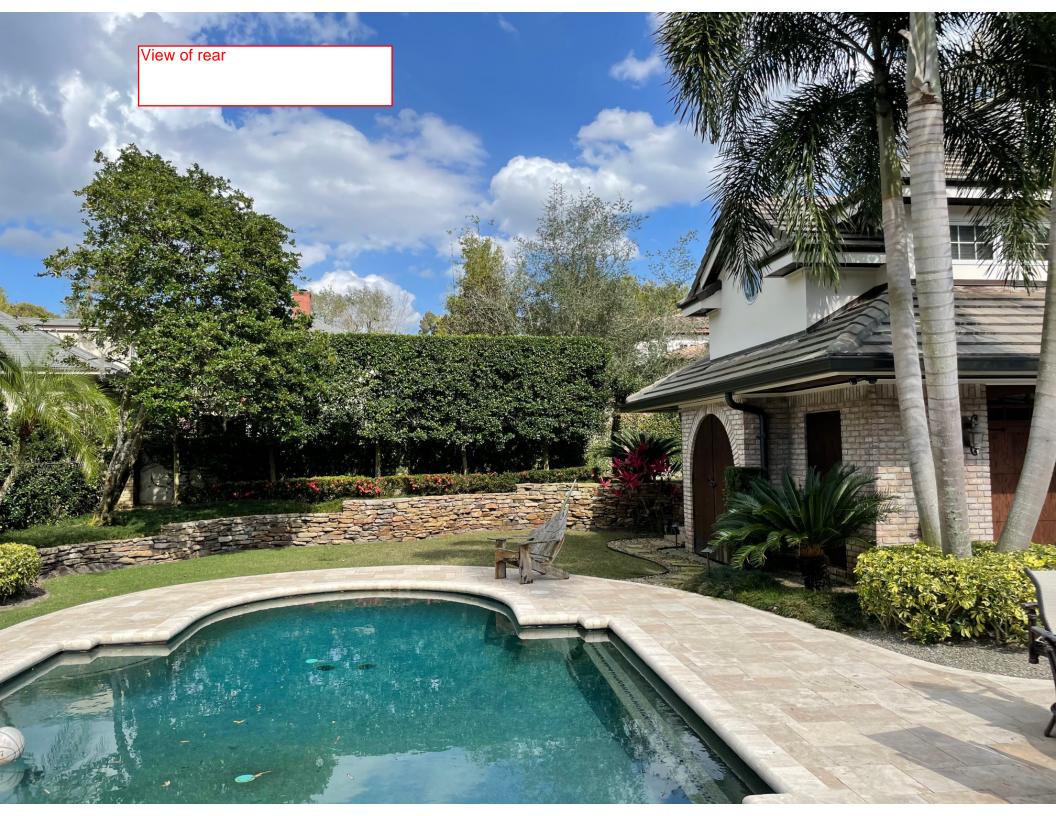
1

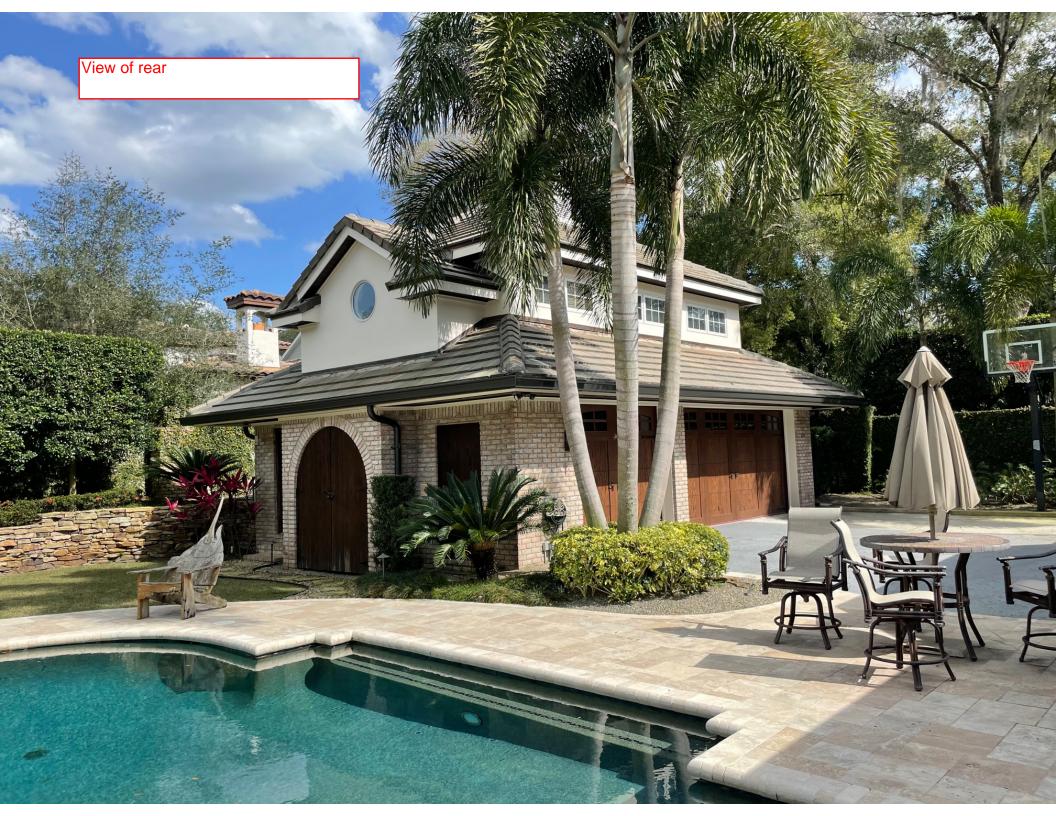


Front elevation of structure partially hidden from view by car port () trash N0864181

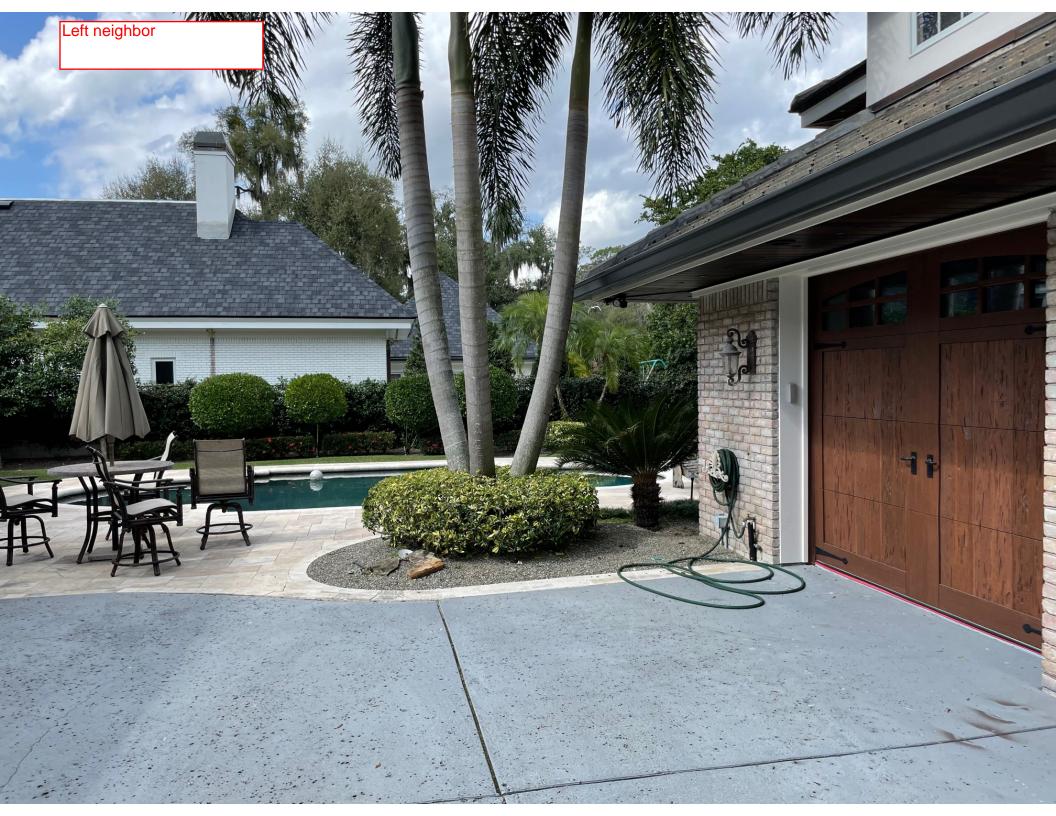












THIS INSTRUMENT PREPARED BY:

GUEST HOUSE/GARAGE APARTMENT USE RESTRICTION DECLARATION

	THIS	USE R	RESTRICTION	DECLARATION	made	this		day	of
	, 20	, by _				/	a		
corporation,	whose	address	s is						
• •				("Ownor	') in f	over of the	CITV	

_______, ("Owner"), in favor of the CITY OF WINTER PARK, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 401 Park Avenue South, Winter Park, Florida 32789.

RECITALS

WHEREAS, Owner is the owner of property located at ______, more particularly described as set forth in Exhibit "A" attached hereto, which property (herein- after referred to as the "Property") is located within the corporate limits of the City of Winter Park; and

WHEREAS, Owner has applied for a building permit for the construction or substantial improvement of a guest house or garage apartment on the Property with 1,000 square feet of floor area or less; and

WHEREAS, Section 58-71(i) of the Code of Ordinances of the City of Winter Park prohibits the rental, leasing or hiring for occupancy, whether for direct or indirect compensation, of guest houses and garage apartment and permits said guest houses and garage apartments only when they provide accommodation for guests, servants or members of a family occupying the main building on the same property and so long as said guest houses and garage apartments are not equipped with a kitchen area or cooking facilities and/or separate utility meters; and

WHEREAS, Section 58-71(i) of the Code of Ordinances of the City of Winter Park further requires the recording of a restriction upon the use of the Property setting forth the limitations established by the City of Winter Park prior to the issuance of any building permits pertaining to guests houses and garage apartments.

NOW, THEREFORE, in consideration of the mutual benefits contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner hereby declares the following:

1. The Property as described in Exhibit "A" attached hereto is subject to the restrictions identified in Section 58-71(i) of the Code of Ordinances of the City of Winter Park, as said section may from time to time be amended.

2. Owner hereby further declares and warrants that Owner has fee simple title and full right and interest in and to the Property and represents that no other parties other than those signing this document have any legal or equitable right, title or interest to the Property.

3. Owner hereby declares that any guest house or garage apartment located on the Property shall be used only for providing accommodation for guests, servants or members of the family occupying the main building on the

Property and shall not be rented, leased or hired for occupancy, whether for direct or indirect compensation, and shall not be equipped with a kitchen area or cooking facilities and/or separate utility meters and that this restriction shall run with the Property and shall bind the Owner and his successors and assigns.

IN WITNESS WHEREOF, Owner has hereunto executed this document as of the day and year first written above.
Signed, Sealed and Delivered ______, a

in the Presence of:	corporation					
	(Address)					
Print Name	BY Print Name As Its					
Print Name						
STATE OF COUNTY OF						
	acknowledged before me this day of py as					
corporation, on behalf of the corporation.	He/She is personally known to me or has produced as identification.					

My Commission Expires:

NOTARY PUBLIC
Print Name_____

APPROVED BY THE CITY OF WINTER PARK

BY_____ Print Name_____

As Its_____

Date:					

Z\forms\forms\deed restriction – guest house



Board of Adjustments regular meeting

March 16, 2021 at 5:00p.m.

Agenda Items

Public Hearings

5. Request of Thomas Ladyman, on behalf of Idelisa Torres, for a variance to allow an existing screen enclosure to remain, located 9.1 feet from the rear lot line, in lieu of the required rear setback of 10 feet.

Located at: 1737 Magnolia Ave

Zoned: R-1A



401 South Park Avenue • Winter Park, Florida 32789

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



TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: March 16, 2021

SUBJECT: VARIANCE REQUEST by Thomas Ladyman, on behalf of Idelisa Torres, 1737 Magnolia Ave

The applicants are requesting an after the fact variance to allow an existing screen enclosure to remain, located 9.1 or 9.4 feet (based on 2 different surveys) from the rear lot line, whereas the required rear setback is 10 feet.

The pool screen enclosure was constructed over an existing pool prior to final permit approval or issuance after and after receiving complaints from the adjacent property owner located to the rear of this applicant's property that the enclosure appeared to encroach into the rear setback.

The property owner to the rear of this property had registered complaints concerning the height of the enclosure, and the size of the enclosure across the width of the property. However, the allowable height at the required 10 foot rear setback is permitted to be 13 feet at the apex of the enclosure as part of this dome shaped enclosure.

The encroachment into the rear setback is shown as 9.1 feet on one survey and 9.4 feet on another surveyor each prepared by different surveyors. When the original plans were submitted for a permit the indicated setback was 9 feet at the rear and the request for a permit was rejected.

Apparently, the pool enclosure contractor proceeded with constructing the enclosure even though it was not compliant with the 10 foot rear setback. With regard to remedial action that can be taken by the applicant if the Board is inclined to grant the setback variance, the placement of a tall landscape buffer across the rear of the enclosure with a material such as bamboo may be one solution to consider.

The property owner abutting this owner's property has submitted several email complaints concerning this enclosure over the last several months while surveys were conducted. In lieu of correcting the setback encroachment, the owner finally elected to file for this variance.

We received letters in support of the request from the neighbors on each side.

1737 Magnolia Ave





PLAN SNAPSHOT REPORT BOA-2021-0035 FOR CITY OF WINTER PARK

Plan Type: Boa	rd of Adjustments		Project:		Ар	p Date:	02/19/2021
Work Class: Boa	rd of Adjustments/Variance A	Application	District:	Winter Park	Exp	o Date:	NOT AVAILABLE
Status: Fee	s Due		Square Feet:	0.00	Co	mpleted:	NOT COMPLETED
Valuation: \$0.0	0		Assigned To	Wiggins, George		proval	
	are requesting a variance for struction of a pool screen end		ations from required	d setback standards in relatio		oire Date:	
Parcel: 302132	276602030 Main	Address:	1737 Magnolia Av Winter Park, FL 3		Zone:		
Applicant Thomas M Ladyma 617 E Colonial DR Orlando, FL 32803	Home: (407						
Plan Custom Fiel	ds						
Zoning		Sec	tion	58-71	Subsection		(J)(3)a.
Is the property on waterfront? How long have yo	No Ju Since 10/14/2015. Ove	histo disto	iis property on oric registry or ict?	No Since 10/14/2015. Over 5	Describe varia		We request a variance to the setback requirements as they relate to the construction of my screen enclosure which covers the pool and patio area to the rear of my property. After inspection by the City of Winter Park, my screen enclosure was found to be outside the construction tolerance by a mere two (2) inches. This variation from the requirements of applicable setback requirements was unintended and caused by no fault of my own. When I purchased the
owned the propert			upied the property?				property, the patio area surrounding the pool and spa was already constructed. The screen enclosure simply follows the outline of the patio area. In addition, the contractor I hired to erect the screen enclosure noted that he followed the exact footers placed in the ground and approved by the city during former construction of the pool and patio area. Unfortunately, I was unaware that following the conditions of the land/patio area as I inherited them from the previous owner would violate any ordinances or setback requirements of the land.
Rights/Priv	Many of my other neighbors enjoy screer enclosures of similar si The minor deviation fro the zoning ordinance requirements will depri	ze. om		me of the same protection from the elements enjoyed by neighboring properties.	Hardship		My daughter suffers from a severe bee allergy and other allergens that naturally occur outside. Any instances of bee sting can and have resulted in

PLAN SNAPSHOT REPORT (BOA-2021-0035)

life threatening events for my daughter. The screen enclosure was intended to protect my daughter from her medical condition and depriving her of such protection would impair my rights to quietly enjoy my property.

Limited Variance

Yes. I am willing to accept a limited variance or such other mutually agreeable modifications as the City may deem proper.

Attachment File Name	Added On	Added By	Attachment Group	Notes
2020 survey .pdf	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Authorization Executed.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Back View Picture 3.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Back View Picture 4.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Back View Picture 5.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Owner Statement.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Patio View Picture 11.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Pool View Picture 10.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
setback worksheet_v1.pdf	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Side View Picture 1.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Side View Picture 2.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Side View Picture 6.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Side View Picture 7.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Side View Picture 8.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Spa View Picture 9.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS
Signature_Thomas_Ladyman_2/19/202 1.jpg	02/19/2021 13:04	Ladyman, Thomas		Uploaded via CSS

Invoice No.	Fee					Fee Amount	t Amo	unt Paid
INV-00007654	Residentia	I Variance Application Fee				\$200.00		\$0.00
			Total fo	r Invoice I	INV-00007654	\$200.00		\$0.00
				Grand	Total for Plan	\$200.00		\$0.00
Submittal Name		Status	Receiv	ed Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustmer	nts Review v.1	In Review	02/19	/2021	02/22/2021		No	No
Item Review Nan	ne	Department	Assigned User	Sta	itus	Assigned Date	Due Date	Completed Date
Building Official R	Review	Building & Permitting Services	Wiggins, George	In F	Review	02/19/2021	02/22/2021	
Workflow Step / A	ction Name			Action	Туре	Start Date	End [Date
Application Compl	leteness Check	v.1					02/19	/2021 13:23
Confirm Applic	ation Complete	/.1		Generi	c Action		02/19	/2021 13:23
Review v.1								
Board of Adjus	tments Review v	/.1		Receiv	e Submittal	02/19/2021	0:00	
Issue Invoice v	/.1			Generi	c Action		02/22	/2021 16:26
Final Decision v.1								
Board of Adjus	tments Decision	v.1		Generi	c Action			

NISHAD KHAN P.L. REAL ESTATE AND BUSINESS LAW

617 E. Colonial Dr., Orlando, FL 32803 P: (407) 228-9711 | F: (407) 228-9713 www.NishadKhanLaw.com

THIRD PARTY AUTHORIZATION

Owner Name(s): IDELISA TORRES

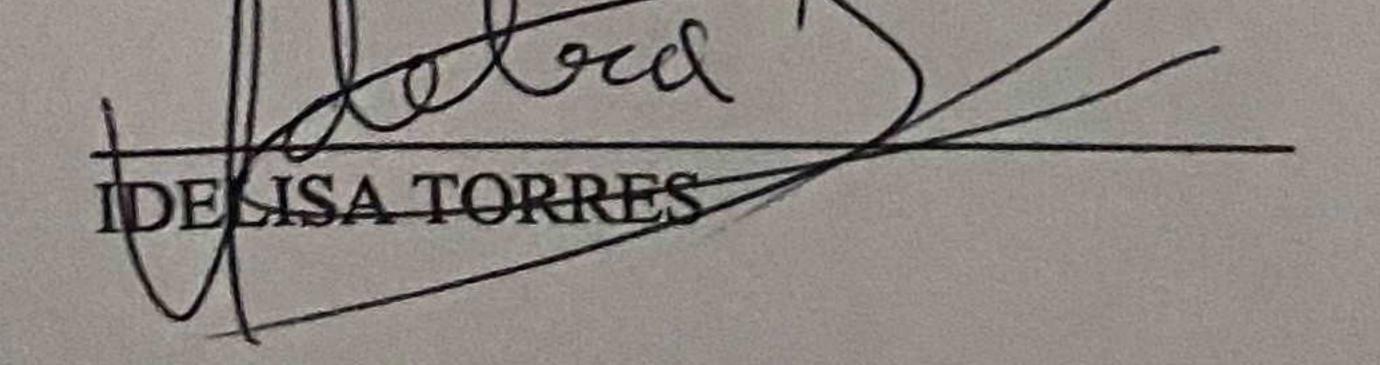
Property Address: 1737 Magnolia Ave. Winter Park, Florida 32789

Recipient: City of Winter Park, Building and Permitting Services

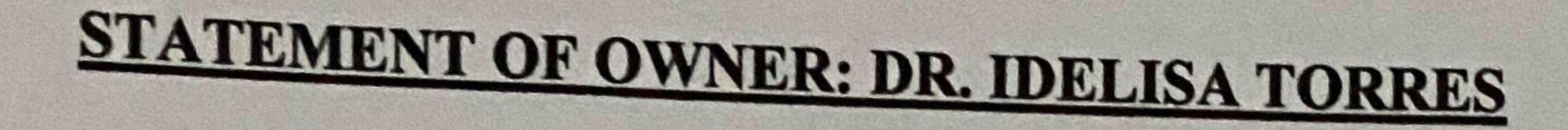
Purpose: Variance Application

I, IDELISA TORRES, the above-named owner of the property at address 1737 Magnolia Ave., Winter Park, Florida authorize Nishad Khan, P.L., its employees, agents, and representatives including but not limited to Nishad Khan, Esq., T. Matthew Ladyman, Esq., Michelle Hinden, Esq., and Rocio Bruni to act on my behalf in every regard in relation to the filing of the variance application with the City of Winter Park and any related activities for my property referenced herein from the filing of the application to the conclusion of the matter. This authorization shall be remain in full force and effect until revoked in writing. I further authorize the firm and its employees to represent me and act on my behalf at any public hearings involving my Variance Application.

In giving my authorization, I also release the Law Office of Nishad Khan, P.L., its officers, agents and employees of any liability arising as a result of this authorization.



Date



1. My name is DR. IDELISA TORRES. I am the owner of that certain property situated in Orange County, Florida legally described as follows:

LOT 3, Block B, FLORA PARK 2ND ADD., according to the map or plat thereof as recorded in Plat Book T, Page 47, Public Records of Orange County, Florida.

a/k/a: 1737 Magnolia Ave. Winter Park, Florida 32789 (the "Property")

- 2. I am applying for a variance from the City of Winter Park in relation to a slight deviation of approximately two (2) inches outside of the construction tolerance for the setback requirements for my Property and a pool screen enclosure recently constructed thereon ("Variance Application").
- 3. I am actively gathering neighbor approval letters in relation to the Variance Application from my neighbors to the East and West of my Property and will submit them to the City of Winter Park upon receipt.
- 4. On several occasions, I attempted contact with the neighbor to the North of my Property to resolve any grievances that such neighbor may have regarding my Property's setback requirements. Despite my attempts, I have been consistently rebuffed. I remain

cooperative, amicable, and open to discussion if such neighbor should choose to open a dialogue.

RRES

superseded

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 3, BLOCK B, FLORA PARK 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 47, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

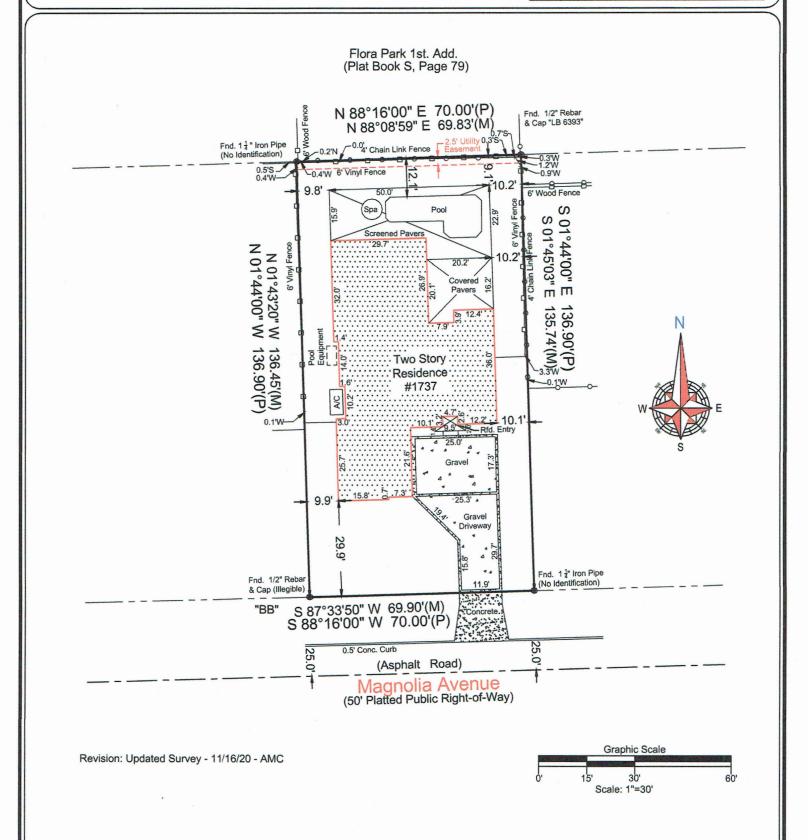
FLOOD INFORMATION:

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 TOWN OF LADY LAKE, COMMUNITY NUMBER 120613, DATED 12/18/2012.

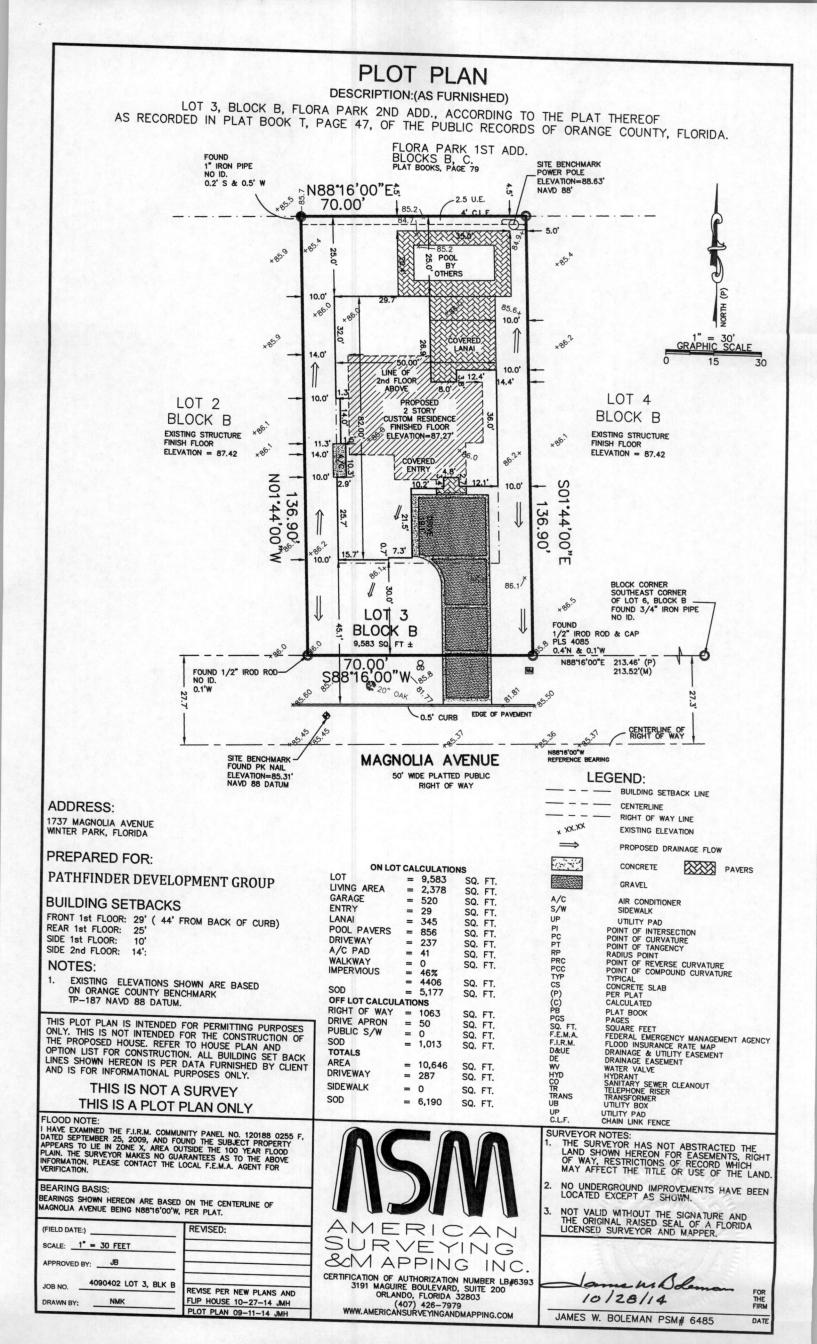
CERTIFIED TO:

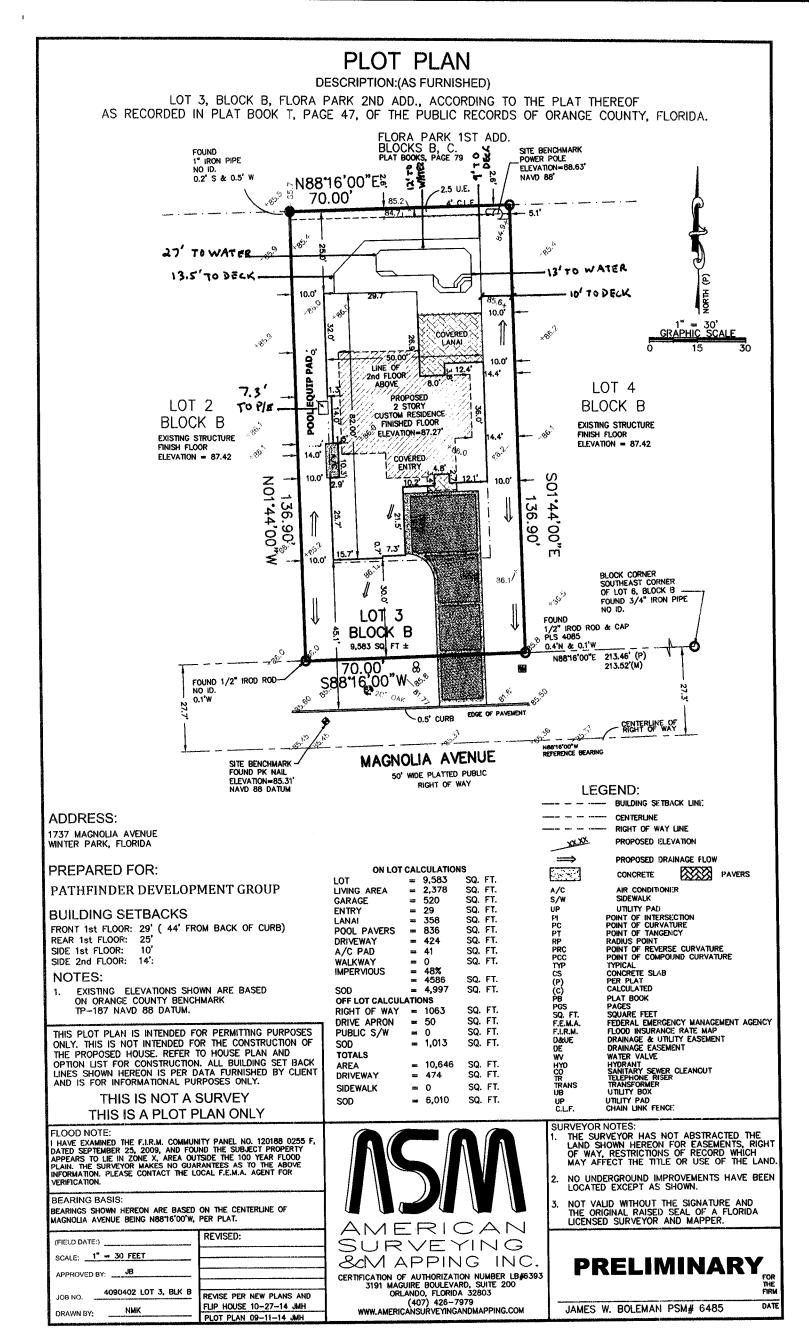
KIM RYNEARSON; BLUE SKYE SCREENING

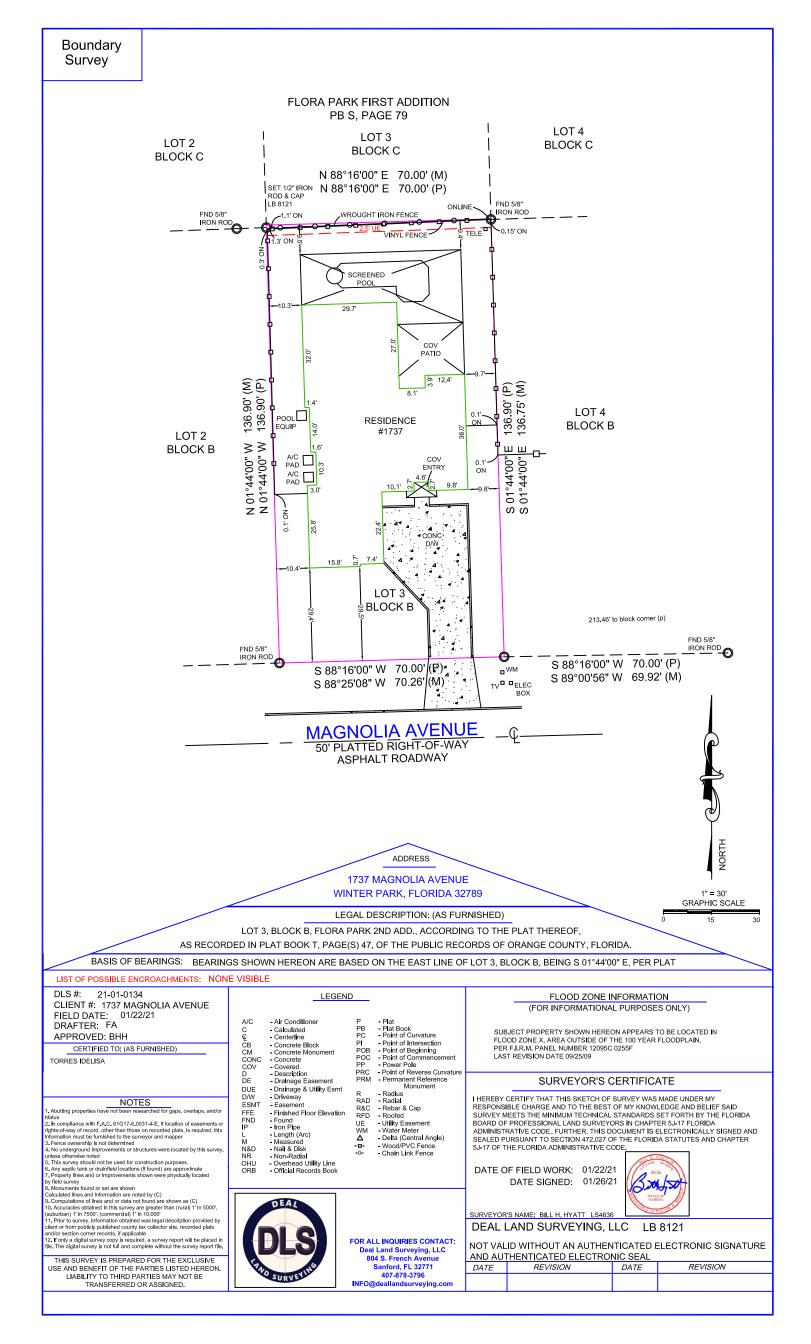




Field Date: 11/16/2020	Date Completed: 11/23/20	-NOTES- >Survey is Based upon the Legal Description Supplied by Client.	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed
Drawn By: C.W.	File Number: IS-16327 U	>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.	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
-Le C - Calculated C - Centerline CB - Concrete Block CM - Concrete Monument Conc Concrete D - Description DE - Drainage Easement Esmt Easement F.E.M.A. Federal Emergency Management Agen FFE - Finished Floor Elevati 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 -D - Wood Fence	on Rad Radial R&C Rebar⋒ Rec Recovered Rfd Roofed Set - Set ½" Rebar& Rebar Cap "LB 7623" Typ Typical	Soufject to any Easements and/or Restrictions of Record. Searing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". Shullding Ties are NOT to be used to reconstruct Property Lines. Sence Ownership is NOT determined. Snod 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 Libbility 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	In the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.





























	(City of Winter Parl	t i i i i i i i i i i i i i i i i i i i	
	401 S. Park Ave.	rmitting Service: , Wimer Park FL 32789 <u>citysfwis</u> Fax: 407-599-3499 Email: <u>permit</u>	terpark.ore/bus	it
NOTICE! RESIDENTIAL PLANS	WILL NOT BE ROUTED WITH	OUT WP SETBACK/COVERAG	E WORKSHEET COMPLI	ETED & A RECENT SURVEY!
BUILDING PERMI	T APPLICATION	FBC EDITION	DATE R	EC'D:
PERMIT #	New Cons	struction Addition/Alte	ration Site Work	Interior Demolition
PLEASE PRINT APPL		CION: CONSTRUCT	ION VALUATION \$	1080 de
PROJECT NAME	APRES IDELISA	Torres		
PROJECT ADDRESS	737 MAGNO	Torres Isia WinterPart	Z 78 SUITE/UNIT	#
TAX / PARCEL I.D. NUM	BER	21.30.27/16.02.0	CITY LOCATION ID	#
OCCUPANT NAME	_		_	
PROPERTY OWNER	A TOBRES IDELISA	Tories	PHONE	- 407:341.99
PROPERTY OWNER'S AL			overt	······································
	DE SKYE BORGENING BLUE	SKULL SIDEEN	VIR PHONE MIT-857	····· 4578575
CONTRACTOR'S ADDRE	55 025 M	URTIER AVE	2 DILA	NODITI SOL
CONTRACTOR ST.REG./	CERT.# CACI329212 CP	261329012 D		GAERS ALLA ZZ
		PHONE/FAX		
		LICENSE #		INE
MORTAGE LENDER'S AD	DRESS		_	
DESCRIPTION OF PROPE	SED IMPROVEMENTS	ERECT POOL SCREEN ENCLOSURE	FRECT PL	il Eac/
		DEM	OLITION PERMIT #	

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, MECHANICAL, FUEL GAS and ROOFING.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature	Signature
Sworn to and subscribed before the by means of X physical presence or online notarization, this	Sworn to and subscribed before me by means of
ay of Quild	Kphysical presence oronline notarization, this
Personally known OR Produced	day of Gusty
identification FLDL	20 20 OR Produced
Notary Public - State of Y(My commission expires 3/9/24	identification OR Produced
(Printed typed or stamped Commissioned name of	Notary Public - State of
Notary P Digt KIMBERLY RYNEARSON	TL My commission
MY COMMISSION # GG 967226	expires 1.15.22
Pursuan to State State State (1997) All signatures and the Manager Public Undernature	Challens Robiliard
how with	Come #88 170863
tg Division/Forms/Bidg/App	Borrished There Assort Hobary
	Mistra Road

BOUNDARY SURVEY

LEGAL DESCRIPTION:

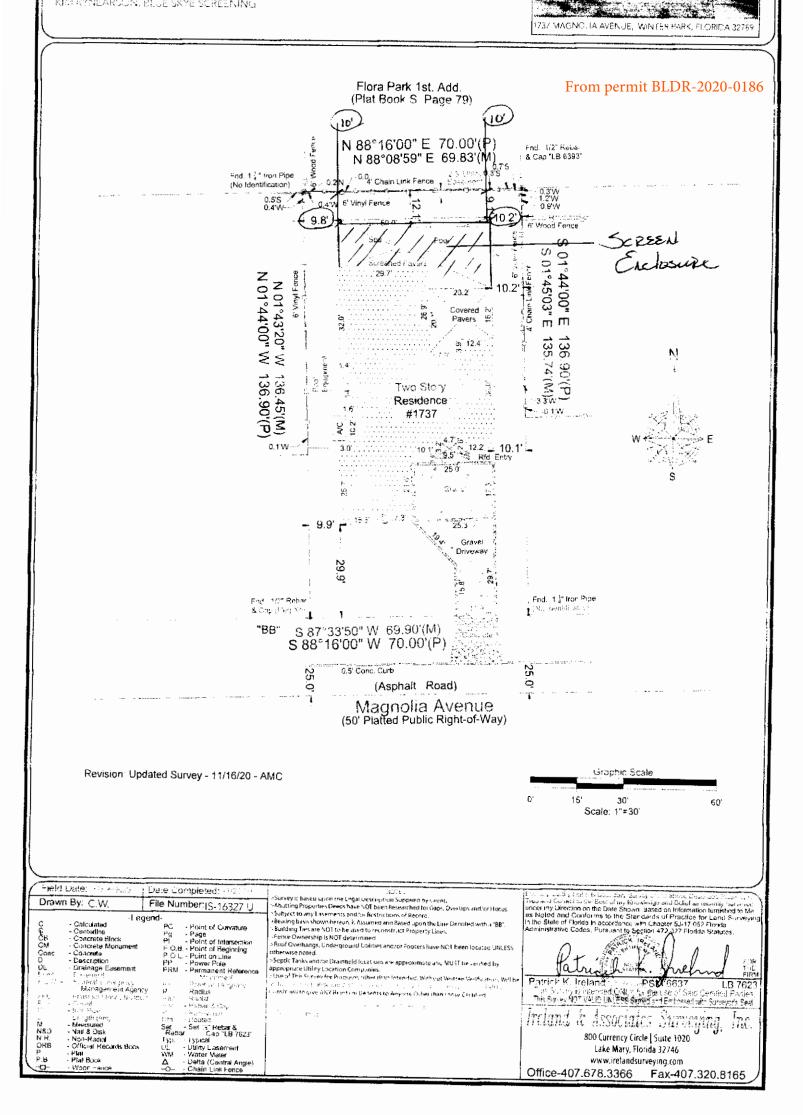
240 ADDITION, ACCORDING TO THE PLAT THERE RECORDED IN PLAT BOOK T, PAGE 47, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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 TOWN OF LADY LAKE, COMMUNITY NUMBER 120613, DATED 12/18/2012.

CERTIFIED TO:

KIM RYNEARUON, BLUE SKYE SCREENING





*Plan Types:

Screen Room Sun Room Fill In	
Pool Screen/Cage (Non-Removable Screen – Designed to withstand actual Wind 3	Speed)
Car Port Patio Cover	
Other:	

* Standard Non Standard	Revision Commercial \$75.00 Rush Fee
*Project Address:	
*City:	Date:
*Contractor Name:	
*Address:	
*City:	
*Zip Code:	
*Phone/Fax:	
*Email:	
* <mark>Choose One:</mark>	□ E-File □ Fed Ex/UPS*# of Copies
	Single PDF Each Page Separate

*(For FedEx option go to <u>www.aluminumscreendesign.com</u> and provide FedEx/UPS account #)

* Payment: Check Credit Card*

*(For Credit Card option go to www.aluminumscreendesign.com to pay by credit card) Engineering prepared by:



Engineer: Michael Thompson, MSc, P.E. (P.E. # 47509) 4401 Vineland Road- Suite A6 Orlando, FL 32811 Office:407-734-1470 Cell: 407-721-2292 Project Manager Paul Thomas 386-479-9504 Fax: 888-923-8181 Email: aluminumscreendesign@yahoo.com Website: www.aluminumscreendesign.com ca#30930

Aluminum & Construction Engineering

* Ultimate Wind Speed (mph): Exposed Category: C Risk Category: 1
Screen Room Sun Room Fill In Insulated Pan Roof Gutter Fascia Block Wall Conventional Wall 4 th Wall Uprights X Top Plate X Chair Rail X Uprights X Top Plate X Chair Rail X Uprights X Top Plate X Chair Rail X Uprights X Top Plate X Chair Rail X
Pool Screen/Cage:
Dome Gable Mansard/Hip Shed/Slope
Gutter Fascia Block Wall Conventional Wall
BeamsX UprightsX PurlinX Chair RailX
Beams X Uprights X Purlin X Chair Rail X
Kick Plate
Patio Cover Car Port
Insulated Pan Roof Gutter Fascia Block Wall Conventional Wall 4th Wall
BeamsX PostX
Concrete:
Existing New: 4"Slab Pier Ribbon Footer X
Pavers 6" Thickened Edge
Other:

Note: In the event that there is a conflict with the design plans and general notes and design standard, the contractor shall utilize the more stringent dimensions and member sizes prior to ordering materials, fabrication and/or construction between the plans and the general notes and design standard.

Engineer: Michael Thompson, MSc, P.E. (PE#47509) 4401 Vineland Road Suite A6, Orlando, FL 32811 (CA#30930)-Ph 407-734-1470/Fax 407-734-1790



General Notes & Design Standards

(Non-Removable Pool Screen)

The following are general design standards. More stringent design standards may be noted on the plans. In the event of a conflict in plans and/or design standard dimensions and/or member sizes, the contractor must utilize the more stringent dimensions and/or member sizes prior to ordering materials, fabrication and/or construction.

Design Codes:

Florida Building Code 2017 (6th Edition) Aluminum Design Manual 2015 ASCE 7-10

Design Loads:

Pursuant to FBC Chapters 16 & 20 Ultimate Wind: -**130 MPH** (*FBC Table 2002.4*) Risk Category:-See attach site specific plan sheet (*FBC Table 1604.5*) Exposure Category: -See attach site specific plan sheet (*FBC 1609.4.3*)

Additional Load requirements:

Structural members supporting screened enclosures are designed for wind in both of two orthogonal directions using the pressures given in Table 2002.4. Each primary member is also designed for a 300 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load. In addition to wind pressures, purlins is also be designed for a 200 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind along any 1 foot of any member, not occurring simultaneously with wind load.

Design Basis:

Allowable Stress Design (ASD) = Allowable Strength Design (ASD) divide by safety factor

General Requirements:

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use.

A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval.

The general contractor and each subcontractor shall review the approve construction plans in its entirety and verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall be reported to review and accuracy of the drawings.

Foundation and Earthwork:

Applicable only when unsuitable soils are encountered. When unsuitable soils are encountered as specified bearing strata, notify owner's representative/engineer. Soil bearing capacity – 2,000 psf Minimum

Provide neat excavation for footing and place concrete immediately after excavation and inspection.

Pump water from footing excavation if greater than one inch. Compact all fill to 95% ASTM D698 density.

Unit soil weight = 105 pcf Internal angle of friction = 30 degrees

Coeff. Of friction between footing and soil = 0.5

Michael Thompson, P.E. #47509/CA#30930 4401 Vineland Road., Suite A6, Orlando, FL 32811. (P) 407-734-1470 (F) 407-734-1790 www.aluminumscreendesign.com



Structural Aluminum:

Conform to latest edition of Florida Building Code and Aluminum Design Manual standard practice for aluminum design.

All aluminum shall be 6005-T5 (E= 10,000 ksi; Fy = 35 ksi) with a minimum wall thickness of 0.046"

Splicing prohibited without prior approval as to location and type.

Burning of holes in aluminum members is prohibited. Any member with burned holes must be replaced.

Aluminum Protection:

Shall be pursuant FBC 2003.8.4. Aluminum surfaces in contact with dissimilar materials, lime-mortar, concrete, or other masonry materials, shall be protected with powder coated or ESP paint or alkali-resistant coatings, such as heavy-bodied bituminous paint or water-white methacrylate lacquer.

Screws:

Aluminum self-tapping screws shall conform to ASME B18.6.4 specification.

Self-tapping screws shall meet the requirements of ADM J.5

Maximum fastener spacing shall not exceed (3+20t) where "t" is the member thickness in inches.

For roofing and siding connection, use minimum #12 screws for end and side laps spaced at 12" max for side lap and end lap fasteners shall be no more than 2" from the end of overlapping sheets.

For bottom plate and column base, secure with $\frac{1}{4}$ " tapcons a minimum embedment of 1 1/8" and 2 $\frac{1}{4}$ " respectively into concrete footer.

Bolts:

Bolts and other fasteners shall be aluminum, stainless steel, hot-dip or electro-galvanized steel. Double cadmium plated steel bolts may also be used. Bolt holes diameter shall not exceed 1/16" larger than the bolt diameter and shall be spaced at a minimum of 2.5 times the bolt diameter with minimum edge distance of 1.5 times the bolt diameter. Bolts shall meet the requirements of ADM J.3

Chair Rails, Purlins & Wind Brace:

Chair rails, purlins and wind brace shall conform with the below maximum span length. If the event contractor's specific site plan conflict with the below recommended length, the contractor shall utilize the more stringent dimensions and member sizes prior to ordering materials, fabrication and/or construction.

Wind Speed = 130 MPH

```
2 x 2 Chair Rail = 7'-0" 2 x 2 Purlins = 7'-0" 2 x 2 Wind Brace = 4'-3" 2 x 3 (0.125) Wind Brace = 9'-0"
2 x 3 Chair Rail = 8'-0" 2 x 3 Purlins = 8'-0" 2 x 3 Wind Brace = 8'-0" 2 x 4 Wind Brace = 9'-0"
```

Concrete

Conform to ACI 318, latest edition and ACI 301 Compressive Ultimate Strength (Minimum at 28 days) shall be 3000 psi Exposed chamfer edges shall be ³/₄"

Reinforcing Steel:

Conform to ACI 318 and 315, Latest edition All reinforcement steel shall be ASTM A615 Grade 60. Smooth dowels & ties shall be ASTM A185 Welded Wire Fabric shall be ASTM A185 or A82 (Flat sheet). Deformed bar anchors shall be ASTM A496, Grade 70 Cover: Footing 3"

Washer:

Washers shall be used under bolt heads and under nuts.



Hole Alignment:

Poor matching holes must be rejected. Contractor shall prevent holes from drifting and distort the metal. All chips and foreign matter between contacting surfaces shall be removed before assembly.

Cables:

Contractor shall provide a minimum 1/8" diameter stainless steel cable tie down at side and rear walls of pool screen enclosure. Contractor shall secure cable to top of column located at each corner and where there is a difference in column height locations. In addition, cables shall be spaced to provide wall support not exceeding 227.5 ft² with bottom each end of cables secure to concrete slab with a minimum 3"ASTM A-36 steel clip with 2-1 $\frac{1}{2}$ " x $\frac{1}{4}$ " tapcons or equal.

Beams & Uprights:

In the event of a conflict with the values in this table and the site specific plan, the contractor must utilize the more stringent dimensions and/or member sizes between the site specific plan and the below applicable span limitations prior to ordering materials, fabrication and/or construction.

130 N	130 MPH								
	PRIMARY ROOF MEMBERS-POOL CAGE ENCLOSURES								
		Roof Span							
	Roof Span	*Maximum	Roof Span						
	*Maximum Beam	Beam Spacing =	*Maximum Beam						
SIZE	Spacing = 6'-0"	6'-8"	Spacing = 7'-2"						
2 X 4	17'-9"	16'-9"	15'-6"						
2 X 5	23'-3"	22'-0"	19'-0"						
2 X 6	26'-0"	25'-0"	22'-9"						
2 X 7	28'-0"	27'-0"	26'-6"						
2 X 8	34'-0"	33'-0"	32'-6"						
2 X 9	36'-0"	35'-0"	34'-6"						
2 X 10	40'-0"	39'-0"	38'-6"						

Upright -Pool Cage Enclosures					
Upright	MPH				
SIZE	Height				
2 X 4	11'-6"				
2 X 5	13'-6"				
2 X 6	15'-0"				
2 X 7	16'-9"				
2 X 8	17'-9"				
2 X 9	18'-9"				
2 X 10	22'-0"				

Knee Bracing:

Contractor shall provide knee bracing on 45 degree angle pursuant the attach detail sheet that specified size and length requirements. Knee bracing on upright above super gutter intersection shall be connected to upright no more than 6" above the super gutter. Knee brace size shall be a minimum of 2×2 for beam span of 15' max; 2×3 for 30' max; 2×4 for beam span greater than 30'.

Purlin:

Contractor is required to install purlins spaced to align with column spacing; however, spacing between purlins shall not exceed 7'-2".

Header Beam:

Contractor is required to install a minimum $2 \ge 7$ header beam supported with $3 \ge 3$ column space at 10 feet (max) with a 2' $\ge 2' \ge 1'$ -6" concrete footer with 3#5 each way when screen enclosed is required to be attached super gutter at the interface of the insulated roof panel. Contractor is required to install insulated roof covering pursuant to the Florida product approval specification (35 psf).

Intermediate Girts:

Contractor is required to install intermediate chair rails/girts spaced at mid-span between the chair rails and top rail or 6'-0" max on center when column height exceeds 11 feet. Contractor is also required to install one additional intermediate chair rail/girt to be located 3 feet below the top rail when column height exceeds 14 feet.

Edge Distance:

Contractor is required to install uprights to provide a 2" minimum clearance from edge of slab and/or footer.

Michael Thompson, P.E. #47509/CA#30930 4401 Vineland Road., Suite A6, Orlando, FL 32811. (P) 407-734-1470 (F) 407-734-1790 www.aluminumscreendesign.com

215 + 746 out buns 214 shund yrsth 212 put of 212 the plans 1112 the plans 1112 the plans 1112 the plans 1112 the plans

JY Z

224

244

112

1-

282

In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements. Engineer: Michael Thompson, P.E. 47509/CA30930

50

84

7" super quiter

84"

2×6

44

(2x2)

quello

TORNES

376

847

(2+2)

23

22

1,2

ろれ

10.0

50

(202)

(282)

(erz)

(JXS)

7' Gutter

8911

In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements. Engineer: Michael Thompson, P.E. 47509/CA30930

142

NX

200

2×2

182

94

84

50

DXS Frost wall

2x2 chart rals

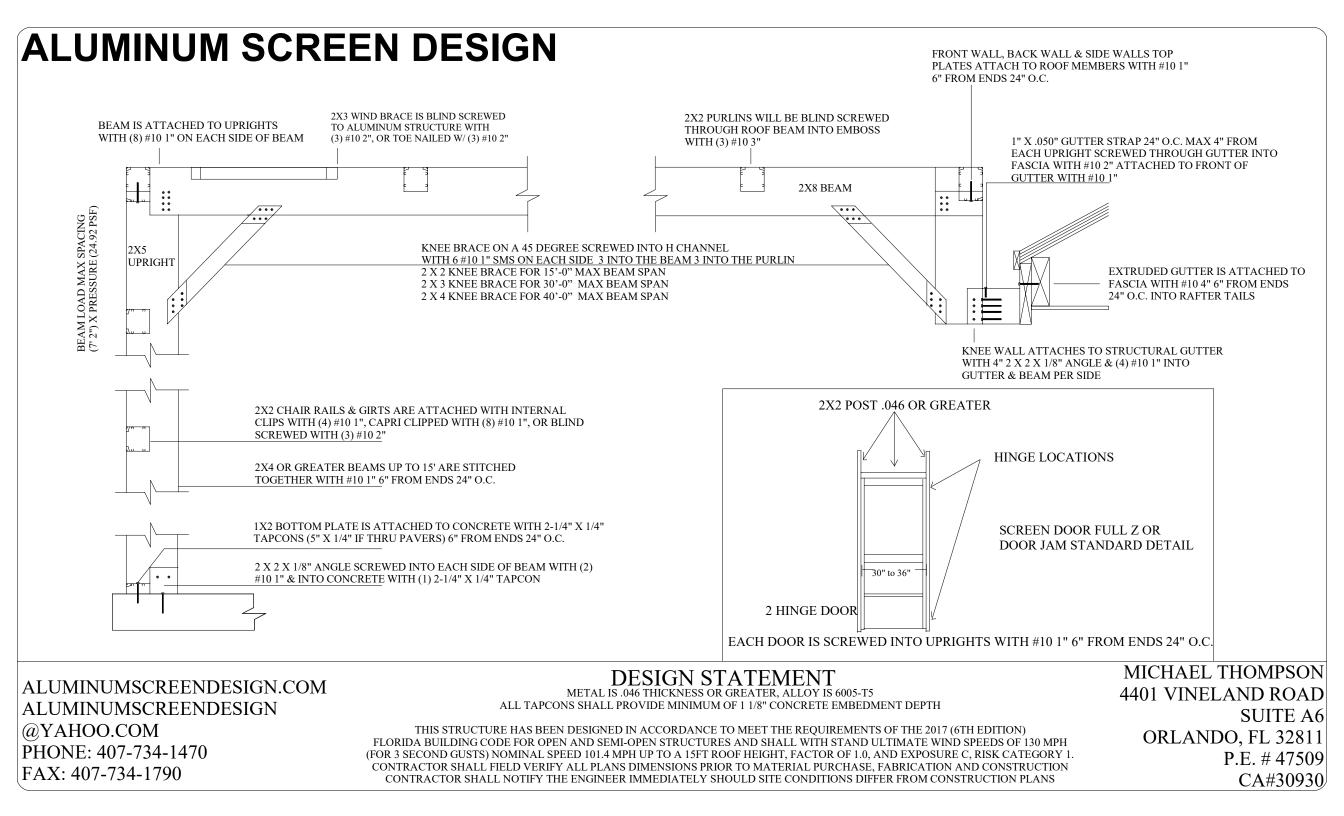
pillin

N

X

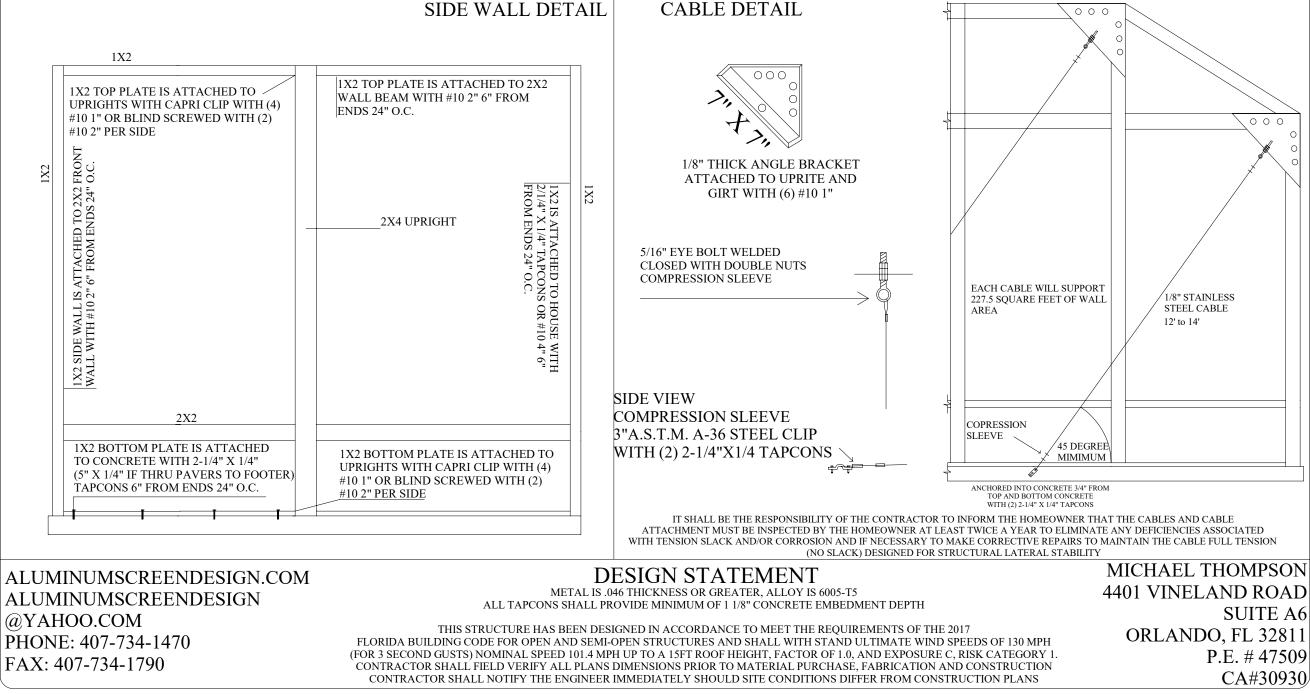
uprahts

2HZ



ALUMINUM SCREEN DESIGN

SIDE WALL DETAIL



		-	GE WORKSHE	_		
Address:	1737 Magnolia Ave	9	Lot width ² :	70'		
Submitted by:	Blue skye screenir	ng	Lot area ³ :			
	Maximum %	Existing	Additional	New Total	Maximum	
	Allowed ⁴	Area ¹⁰	Proposed Area ¹⁰	Area	Allowed Area	
IMPERVIOUS LOT	Include bldg foot	print, driveways, si	dewalks, patios, swimn	ning pools, A/C pads, a	rtificial turf, etc.	
COVERAGE	2 story - 50%					
IMPERVIOUS LOT COVERAGE	1 story - 60%					
FLOOR AREA RATIO (F.A.R.) ^{5,6}	2	and floors which are	& 2nd floors, garages/c e open to the 1st floor7 ure areas and certain o	, and accessory bldgs.		
FLOOR AREA RATIO (F.A.R.)	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR					
SCREEN POOL ENCLOSURE	8% ⁹	9598	767			
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.

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.

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.

11. Vertical walled in areas created above the 1st floor must be including in the gross floor area

	Minimum Allowable Dimensions			Existing		Proposed		
FRONT	Average of 2 adjacent homes on each side. corner lot, use 3 adjacent homes.							
SIDES1,2	1st Floor 2nd Floor		See pages 3&4 see pages 3&4	A			1 _ Г.	, ו ים
(see other side setback options on pg 4) sides				B	Left	Right	Lett	kight
	1st I	loor	25	ft.				
REAR ^{1,3,4}	2nd Floor Lakefront		35 ft⁵					
REAR REAR			see note 6					
	1st Floor	Lot width ≤ 65 ft.	15 ft.					
CORNER LOT		Lot width > 65 ft ⁷	20	ft.				
		Lot width ≤ 65 ft.	15 ft.					
CORNER LOT	2nd Floor 2ND FLOOR	Lot width > 65 ft ⁷	22.5	i ft.				
BUILDING HEIGHT 8,9,10,11,12	30 ft 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)							

SETBACKS (complete boxes A and B first)

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.

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

From:	mattiecharlie
То:	Ashley Ong; Theresa Dunkle
Cc:	George Wiggins
Subject:	[External] Installation of a large new screened pool/patio structure at 1737 Magnolia Ave allegedly without approval or permit process
Date:	Monday, October 12, 2020 10:21:49 AM

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

We received an automatic email reply from George to contact you since he is out of the office.

Thanks!

October 12, 2020

George Wiggins Director of Permitting & Building Services

RE: Installation of a large new screened pool/patio structure at 1737 Magnolia Ave. - allegedly without approval or permit process

We are writing to inform you of alleged violations of the City of Winter Park building code. As we have a limited knowledge of the code, this list may be incomplete or inaccurate.

The alleged violations:

1. Use Restriction Declaration. There is apparently a use restriction on the lot of 1737 Magnolia Ave. filed in Orange county dated September 3, 2014 – document #20140447370, book 10799, page 4091. "3. Owner hereby declares that any open or screened rear or open side porch, lanai or other covered area constructed , improved or located on the property,shall not be enclosed, except upon the express written consent and approval of the City, which consent and approval shall be recorded in the Public Records of Orange County, Florida. This restriction shall be a covenant running....." We do not see any written consent filed in Orange county indicating approval by the City. There is a Notice of Commencement filed October 2, 2020 – document #20200515134. The screen company shown on this document is Blue Sky Screening. This document appears to have been signed on July 25, 2020 which implies advance planning.

2. Rear setback. It appears the screen structure is only 5 feet from our property line. We believe the rear setback for screen structures is 10 feet and not 5 feet.

3. Screen area. The lot size is 9,590 sq. ft. City of Winter Park documents indicate the maximum allowable screen structure for this size lot is 767.2 sq. ft. at 8% of lot size. As it appears the new screened living area spans the entire back of the house, including an under roof patio and pool/spa areas, it may be well over 1000 sq. ft.

4. No permit. We can not any building permit for the screen structure at 1737 Magnolia Ave. We can find recent permits for a spa and solar installation on the rear patio - but no screen structure.

We hereby give permission for any city employee to access our back yard for the purposes of viewing the above referenced screen structure.

As you can see we are directly behind the property at 1737 Magnolia Ave. and were already impacted by, approximately, an 8 hours long gathering yesterday in the new screened living area that included loud music with a booming base which we could hear INSIDE our house. Despite a polite request for the music to be turned down,

there was no response and the music continued for hours more.

We are already losing the quiet enjoyment of our property. Our neighbor Jacky Eckert at 1682 Hibiscus Ave. was also bothered by the booming base sound INSIDE her house for approximately 8 hours. Her quiet enjoyment was so disrupted that she suggested we all call the police, but we did not. We did not contact any other neighbors but surmised that we were not the only ones affected.

Thank you in advance for your team's work on this issue. Please let us know what actions you are taking.

Sincerely,

Lance and Sharon Sanders 1676 Hibiscus Ave. Winter Park, Florida 32789 407-227-1827

From:	George Wiggins
To:	Theresa Dunkle
Subject:	FW: [External] RE: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line
Date:	Wednesday, March 10, 2021 4:45:45 PM

From: mattiecharlie <mattiecharlie@earthlink.net>

Sent: Monday, January 11, 2021 8:13 AM

To: George Wiggins < Gwiggins@cityofwinterpark.org>; Kristopher Stenger

<kstenger@cityofwinterpark.org>

Cc: Renata Minoga <rminoga@cityofwinterpark.org>; suzan@pruterlaw.com

Subject: [External] RE: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line

Dear All -

The owner of 1737 Magnolia, Ms. Torres, asked us yesterday to agree to a variance on her property.

We said no for the following reasons:

1) There is no hardship on this property. It is not an irregular shaped or corner lot. Ms. Torres bought the house as new construction and she knew at that time what the configuration of the pool and patio were. 2) There is plenty of room in the allowable screen area of 792 sq. ft.

3) The screened area runs 50 feet along the back of our property which is 71% of the length of our backyard - in the center. We are greatly impacted. The screen structure is too large and too close.

Ms. Torres said that she would schedule the contractor to make the changes to screen structure so that it conforms.

Lance is a disabled veteran and Sharon is a cancer survivor. We are retiring this year and after raising our family here in Winter Park, we would like to enjoy the remainder of our years in our house and backyard.

Please enforce the city of Winter Park building code.

Sincerely,

Lance and Sharon Sanders

-----Original Message-----From: George Wiggins Sent: Dec 4, 2020 7:48 AM To: 'mattiecharlie', Kristopher Stenger Cc: Renata Minoga, "<u>suzan@pruterlaw.com</u>" Subject: RE: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line

M/M Sanders, I understand from Ms. Minoga that the enclosure was constructed without a permit and in violation of the rear setback requirement of 10 feet. No plan for a 9' rear setback was <u>approved</u>. The contractor submitted a revised plan with a <u>conforming 10' rear setback</u> and it has now been approved. The contractor must now correct the rear setback encroachment of the enclosure to comply with the 10 foot rear setback. Failure to do this within a timely manner will result in sending this code violation to the City's Code Compliance Board which has authority to impose a \$250/day fine until it is brought into compliance. In addition, the revised plan with the conforming rear setback does not exceed the allowable screen enclosure coverage.

We will be following up to ensure that the enclosure complies with the City Zoning Code setback requirement.



Please feel free to call me if I can assist further.

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

-----Original Message-----

From: mattiecharlie <<u>mattiecharlie@earthlink.net</u>>

Sent: Friday, December 4, 2020 12:05 AM

To: George Wiggins <<u>Gwiggins@cityofwinterpark.org</u>>; Kristopher Stenger

<<u>kstenger@cityofwinterpark.org</u>>

Cc: Renata Minoga <<u>rminoga@cityofwinterpark.org</u>>; <u>suzan@pruterlaw.com</u>

Subject: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line

[Caution: This email originated from outside the City of Winter Park email system. Before

clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

To all -

We are very upset that the screened structure at 1737 Magnolia Ave. showed a "passed" status earlier tonight (December 3, 2020) with exactly the same illegal setback of 9 feet that was previously denied.

What is going on?

We know for a fact that the screen structure is only 9.1 feet from the rear property line which was recently built not to Winter Park City code.

Did Renata mistakenly use the pool edge to rear property line figure of 12.1 feet instead of the 9.1 feet as indicated by a bold, vertical, straight line drawn from the rear property line to the northeast corner of the structure on the right side of the survey?

Using the incorrect rear setback figure will also miscalculate the total square footage of the screen structure. The screen structure exceeds the allowable area of 767 sq. ft.

And what are the hand drawn circles with the hand drawn 10' inside each circle at the top of the survey which would be on our property? Is this some crude attempt to manipulate the survey?

We are very concerned about this situation. Please measure yourself, or at the very least please call the survey company to ascertain that the actual setback for the screen structure, as built from the rear property line, is 9.1 feet.

What the owner submitted to you originally is what they built. And you failed it.

We expect to see a new "failed" status on Friday, December 4, 2020.

Sincerely,

Lance and Sharon Sanders 1676 Hibiscus Ave. Winter Park, Florida 32789 407-227-1827

cc: Suzan Pruter, Pruter Law Group



February 28, 2021

VIA ELECTRONIC SUBMISSION

City of Winter Park Building & Permitting Services Ms. Theresa Dunkle & Mr. George Wiggins

RE: Application for Variance for Property Address: 1737 Magnolia Dr. Winter Park, Florida 32789 (the "Magnolia Property")

To Whom It May Concern:

I live directly next door to the Magnolia Property. I have been informed by my neighbor, Dr. Idelisa Torres, that she has applied for a variance requesting relief from certain setback requirements related to the placement of her screen enclosure covering her pool and patio area in the rear of the Magnolia Property. I am further informed that the discrepancy in relation to the setback requirements amounts to a mere few inches.

Therefore, as a neighbor and one most impacted by any such variance grant, the purpose of this correspondence is to inform you that I do approve and support a grant of variance in this case. Please contact me if you have any questions.

Sincerely,

Watth Durr

Print Name: <u>Heather Durkin</u> Property Address: <u>1719 Magnolia Ave.</u> Winter Park, FL 32789 Telephone Number: <u>440-4179-4948</u>

February <u>28</u>, 2021

VIA ELECTRONIC SUBMISSION

City of Winter Park Building & Permitting Services Ms. Theresa Dunkle & Mr. George Wiggins

RE: Application for Variance for Property Address: 1737 Magnolia Dr. Winter Park, Florida 32789 (the "Magnolia Property")

To Whom It May Concern:

I live directly next door to the Magnolia Property. I have been informed by my neighbor, Dr. Idelisa Torres, that she has applied for a variance requesting relief from certain setback requirements related to the placement of her screen enclosure covering her pool and patio area in the rear of the Magnolia Property. I am further informed that the discrepancy in relation to the setback requirements amounts to a mere few inches.

Therefore, as a neighbor and one most impacted by any such variance grant, the purpose of this correspondence is to inform you that I do approve and support a grant of variance in this case. Please contact me if you have any questions.

Sincerely,

Aunthlenin

Print Name: <u>Aura Valencia</u> Property Address: <u>1755 Magnolia Ave. WP</u> Telephone Number: <u>(407)</u> 376-7502