



Board of Adjustments Regular Meeting

Agenda

June 15, 2021 @ 5:00 pm

401 South Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

"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).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - Approval of May 18, 2021 Meeting Minutes 6 minutes
 3. **Staff Updates**
 4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Action Items**
 6. **Public Hearings**
 1. Request of Matthew Hurst & Melissa Morse for variances to allow the construction of a 6' feet high brick wall, swimming pool and pool deck, located zero feet from the Beloit Avenue lot line for the wall, one foot setback to the pool deck, and 2 foot setback to the pool's edge; in lieu of the required street side setback of 10 feet.
Located at: 801 Hamilton Place Ct Zoned: R-2 21 minutes
 2. Request of Melissa & James Vaughan for a variance to allow the construction of a swimming pool located 6 feet from the rear lot line, in lieu of the required setback of 10 feet.
Located at: 1509 Wilbar Circle Zoned: R-1A 21 minutes
 3. Applicant requested this item be Tabled until the July 15, 2021 meeting. Request of Emily & Samuel Hillman for a variance to allow the construction of a 6' foot high PVC fence located on the Arjay Way property line, in lieu of the required setback of 20 feet, or in lieu of an allowed 5 feet high fence located 10 feet from the property line.
Located at: 1881 Blue Ridge Road Zoned: R-1AA 21 minutes
 4. Requests of Kenneth & Julie Champion for a variance to allow the construction of a new home located 7.5 feet from the Oak Street lot line, in lieu of the required side setback of 15 feet.
Located at: 2080 St George Avenue Zoned: R-1A 21 minutes
 7. **Board Comments**
 8. **Adjournment**



Board of
Adjustments
Regular Meeting

agenda item

| | | | |
|---------------------|----------------|--------------|---------------|
| item type | Consent Agenda | meeting date | June 15, 2021 |
| prepared by | Theresa Dunkle | approved by | |
| board approval | | | |
| strategic objective | | | |

subject

Approval of May 18, 2021 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[May Meeting Minutes Rev1 \(Draft\).pdf](#)



Board of Adjustments Minutes

May 18, 2021 at 5:00 p.m.

Hybrid Meeting

Present

In person: Robert Trompke (Chair), Michael Clary (Vice-Chair), Ann Higbie, Charles Steinberg, Jason Johnson & Cathy Sawruk; Director of Building, George Wiggins & Recording Clerk, Theresa Dunkle. Absent: Tom Sims Jr.

Call to Order

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

Consent Agenda

Ann Higbie made a motion to elect Robert Trompke as the new Board of Adjustments Chair; the motion was seconded by Jason Johnson. The motion was approved by a vote of 6-0.

Ann Higbie made a motion to elect Michael Clary as the Board of Adjustments Vice-Chair; the motion was seconded by Charles Steinberg. The motion was approved by a vote of 6-0.

Motion made by Michael Clary to approve the April 20, 2021 minutes. Ann Higbie seconded the motion. The minutes received approval by a vote of 6-0.

Staff Updates

No action items brought forward.

Citizen Comments

No public comments or questions.

Action Items

No action items brought forward.

Public Hearings

1. **Request of Julie Riggs for a variance to allow the construction of a garage addition to be located 29.3 feet from the front lot line, in lieu of the required front setback of 38 feet.**

Located at 1420 Leith Ave., Zoned: R-1A

George Wiggins, Director of Building, gave the following summary:

Further evaluation of the front setbacks of the adjacent three homes results in the average front setback to be closer to 35 feet.

The existing face of the garage is located 39.6 feet from the front lot line and the applicant desires to lengthen the existing garage toward the front by 10 feet in order to be usable to park a vehicle inside. The current garage length is only 11 feet and may have been partially enclosed at some point after the home was originally built in 1950.

Expanding the garage by 10 feet will result in an encroachment of 5.7 feet into the front setback leaving nearly 30 feet to the lot line. In addition, a side setback encroachment is needed to build this addition due to the existing nonconforming side setback of 6.5 feet. However, that setback can be approved administratively by providing a letter of approval from the abutting property owner in accordance with guidelines set forth in the Zoning Code allowing an extension of a nonconforming sidewall, which will not

be closer than 5 feet to the side lot line. A letter of approval has been obtained from the adjacent property owner, therefore, no variance is need for that portion of this request.

Overall, this home sits on a large lot with an area of 19,499 square feet, a lot depth of 150 feet and a width of 135' across the front and 130 feet across the rear lot line.

This proposed addition to the home will be under the allowable gross floor area (38%) and well below the maximum allowable impervious area of 60%.

Three letters in support were received for this request from the adjacent property owners on the west side of this applicant.

Mr. Wiggins noted the average front setback is based on the front setbacks of the three homes to the west of this property and all three of these property owners approve of the request. He explained that front setbacks used to be calculated using the average front setbacks for all of the homes on a block or subdivision. Approximately ten years ago, the formula changed to include only the nearby homes.

Mr. Wiggins displayed a photo of the shrubbery along the street side corner of the lot and noted that a new driveway approach near this corner near Orlando Avenue would be difficult. He noted that placing a new garage on the east side of the home would require a major driveway reconfiguration.

Mr. Wiggins also noted the floor plan from the property appraiser's website does not match the eleven-foot existing car depth presented by the applicant. In response to Ms. Higbie's question, Mr. Wiggins assumed an interior alteration of the garage must have taken place prior to this applicant's ownership of the home.

Ms. Julie Riggs, the applicant who resides at 1420 Leith Ave stated she has lived in the home for the past thirty-five years. She stated the eleven-foot garage depth presented was existing when she purchased the home and she has never been able to park her car inside of the garage. Ms. Riggs confirmed the width of the garage is fourteen feet. She wants to fit one sedan-sized car in the garage to provide a sheltered approach for her aging husband when assisting him with entry and exit from the vehicle.

Ms. Riggs said truck traffic is typical along U.S 17/92 and the natural landscaping and trees that buffer the home from the street took a long time to build up and would be maintained. Whereas, positioning a new garage on the east side of the lot would require tree removal, A/C relocation and chimney issues. She highlighted the proposed garage extension would still provide a large front setback of approximately thirty feet, which is a far distance from the sidewalk. She hopes to have an enclosed usable garage similar to other homes. In response to board questions, Ms. Riggs said she needs the additional ten foot depth to accommodate a sixteen-foot long car.

Barbara Webster, who resides at 1470 Leith Ave., spoke in support of the request. She confirmed that the applicant's husband needs assistance to safely access their car from within an enlarged garage. The added garage length will create the ability for her husband to safely access their car under rainy conditions.

In closed session, each of the board members expressed approval due to the location of the existing garage with insufficient length to be useable and the lack, and the special circumstances that require a safe access to a vehicle.

Findings

The Board found the hardship is the unique location of this shallow garage on this property situated on the corner of busy U.S. 17/92. They identified this specific corner experiences heavy traffic back up. They felt building a new driveway approach closer to the intersection would not be as safe as using the existing driveway.

Action

Based on these findings, Jason Johnson made a motion, seconded by Ann Higbie to approve the request. The request passed by a vote of 6-0.

2. **Request of Julie & Thomas Eastwood for a variance to allow the construction of a residential addition located 29' from the stream and joining a previously Board approved pool cabana located 10' to 19' from the stream, in lieu of meeting the required stream front setback of 50'.**

Located at 1631 Barcelona Way, Zoned: R-1AA

George Wiggins, Director of Building, gave the following summary:

The staff report concerning the previously granted variance was included in this submittal for reference.

This request does not reflect any greater encroachment into the stream front setback; however, it was not addressed in the previous approved variance. Apparently, the applicants decided to add this bedroom addition after the October 20, 2020 variance was granted. Due to the fact that the addition is within the 50 foot stream setback and the Board did not see this current plan, we asked that the applicants to return to the Board to obtain approval as a slightly expanded request. The area of the addition is 201 square feet and does not result in exceeding the floor area ratio or permitted impervious coverage for this property.

In addition, the size of the cabana approved in the variance granted has been further reduced in size to 65 square feet.

We received one email from an adjacent neighbor on the north side expressing support of this request. We received two emails in support of the previously granted variance from adjacent neighbors on both side of the applicant's property in the April meeting.

Mr. Wiggins, noted the proposed bedroom addition will front Howell Creek and that Winter Park's minimum stream-front setbacks have increased over time. He stated this two-story home is in Sevilla Subdivision and that most side setbacks in this subdivision encroach into today's minimum side setbacks. Variances for the pool and cabana were previously granted. The reduction of the cabana size under this request will accommodate a rear bedroom addition. In addition, the Architect has proposed a plan that lower the cabana roofline resulting in less appearance of encroachment of the stream front setback than the previously approved plan.

In response to Board questions, Mr. Wiggins confirmed the setbacks have not changed from the previous board approval of the pool and cabana.

The Board noted they had enough information to render a decision. Therefore, the applicants elected not to speak.

Findings

The Board found the hardship was established on October 20, 2021 when they approved the setbacks of the existing swimming pool and its accessory cabana. They felt it reasonable to allow a repair/replacement of the pool in the same existing location and that the bedroom addition does not add to the stream front setback encroachment but is within the previously approved footprint of these improvements.

Action

Based on these findings, Michael Clary made a motion, seconded by Charles Steinberg to approve the request. The request passed by a vote of 6-0.

The meeting adjourned at 6:00 pm.

Theresa Dunkle, Recording Clerk

June 15, 2021

Date of Board Approval



Board of
Adjustments
Regular Meeting

agenda item

| | |
|----------------------------|----------------------------|
| item type Public Hearings | meeting date June 15, 2021 |
| prepared by Theresa Dunkle | approved by |
| board approval | |
| strategic objective | |

subject

1. Request of Matthew Hurst & Melissa Morse for variances to allow the construction of a 6' feet high brick wall, swimming pool and pool deck, located zero feet from the Beloit Avenue lot line for the wall, one foot setback to the pool deck, and 2 foot setback to the pool's edge; in lieu of the required street side setback of 10 feet.

Located at: 801 Hamilton Place Ct Zoned: R-2

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[COMBINED 801 Hamilton PI Rev1.pdf](#)



Board of Adjustments regular meeting

Public Hearings

1. Request of Matthew Hurst & Melissa Morse for variances to allow the construction of a 6' feet high brick wall, swimming pool and pool deck, located zero feet from the Beloit Avenue lot line for the wall, one foot setback to the pool deck, and 2 foot setback to the pool's edge; in lieu of the required street side setback of 10 feet.

Located at: 801 Hamilton Place Ct

Zoned: R-2



401 South Park Avenue • Winter Park, Florida 32789

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

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: June 15, 2021

SUBJECT: VARIANCE REQUEST by Matthew Hurst & Melissa Morse,
801 Hamilton Place Ct.

The applicant is requesting variances to allow the construction of a 6 feet high masonry or brick wall, swimming pool and pool deck, located zero feet from the Beloit Avenue lot line for the wall, one foot setback to the pool deck, and 2 foot setback to the pool's edge whereas the required street side setback is 10 feet as formerly established for this unusual corner lot.

Although the zoning for the Hamilton Place subdivision is R-2 where typically townhomes or duplexes are built, this development opted to create lots for single family homes utilizing the zoning parameters permitted for one family dwellings which are, in most cases, more generous setbacks and area coverages are permitted than for duplex or townhome dwellings.

On this property, when the home was constructed on this site, due to the unusual corner lot configuration, a special 10 feet street side setback was determined to be adequate along the Beloit Avenue frontage. Therefore that same 10 foot setback is applied to this applicant's request for the proposed improvements. The Zoning Code limits wall heights to three feet within street side yards unless set back the required setback of the home, where they are permitted to be 6 feet. In addition, on other typical rectangular residential corner lots walls are permitted to have a height of 5 feet at a street side setback of 10 feet.

The home constructed has two corners located on the street side at setbacks of 10 feet and 12 feet, which meet the special street side setback given to this property. Although the water's edge of a swimming pool is required to be at the same 10 foot setback as the home, the deck of the pool is permitted to be set back at one half of that distance which is 5 feet.

The applicant points out the difficulty in providing a location for a small swimming pool in any other area on the lot in light of its configuration and the location of the existing dwelling.

Variance Request
801 Hamilton Place Ct.
June 15, 2021
Page 2

With these proposed improvements including pool and decking, the allowable impervious coverage for this zoning district (65%) is not exceeded for this property.

We received 13 letters of support for this request from nearby property owners.

801 Hamilton Place Ct



5-18-2021 Variance Description:

We are seeking a variance for the required pool setbacks along the South (street-facing) side along Beloit Ave. Due to the irregular shape of our lot, the setbacks do not allow for us to fully utilize our lot and/or for the construction of a pool. If our lot were the regular, rectangular shape, and size of lot in our neighborhood, the Northeast corner of our lot would extend into the street. At the point where the pool would start, the lot is roughly 65' wide, and due to the acute angle of the lot narrows to approximately 45' feet wide where the pool would end. Additionally, and jointly, we are seeking a variance in the height/setback requirements for a masonry style fence to accommodate the height and safety requirements for pool enclosures and privacy.



PLAN SNAPSHOT REPORT BOA-2021-0043 FOR CITY OF WINTER PARK

| | | |
|--------------------------------------------------------------|-------------------------------------|----------------------------------|
| Plan Type: Board of Adjustments | Project: | App Date: 05/18/2021 |
| Work Class: Board of Adjustments/Variance Application | District: Winter Park | Exp Date: NOT AVAILABLE |
| Status: Submitted - Online | Square Feet: 0.00 | Completed: NOT COMPLETED |
| Valuation: \$0.00 | Assigned To: Wiggins, George | Approval Expire Date: |

Description: We are seeking a variance for the required pool setbacks along the South (street-facing) side along Beloit Ave. Due to the irregular shape of our lot, the setbacks do not allow for us to fully utilize our lot and/or for the construction of a pool. If our lot were the regular, rectangular shape, and size of lot in our neighborhood, the Northeast corner of our lot would extend into the street. At the point where the pool would start, the lot is roughly 65' wide, and due to the acute angle of the lot narrows to approximately 45' feet wide where the pool would end. Additionally, and jointly, we are seeking a variance in the height/setback requirements for a masonry style fence to accommodate the height and safety requirements for pool enclosures and privacy.

| | | | | |
|--------------------------------|------|---------------------------------------------------------------------|------|--------------|
| Parcel: 302206330800010 | Main | Address: 801 Hamilton Place Ct Winter Park, FL 32789-2446 | Main | Zone: |
|--------------------------------|------|---------------------------------------------------------------------|------|--------------|

| | |
|-----------------------------------------------------|-----------------------------------------------------------------------------|
| Owner Stetson University Home: (407) 432-6615 | Applicant Matthew Hurst 801 Hamilton Place CT Winter Par, FL 32789 |
|-----------------------------------------------------|-----------------------------------------------------------------------------|

Plan Custom Fields

| | | | | | |
|-----------------------------------|----------------------------------------|----------------------------------------------------------|------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning | Setbacks and Fencing Height & Pools | Section | Section 58 | Subsection | 67 & 71 |
| Is the property on waterfront? | No | Is this property on historic registry or district? | No | Describe variance | <p>Unlike other properties, our property does not actually abut the common way sidewalk, and there is a small strip of the Beloit right-of-way that is between our property and the sidewalk that we have been maintaining since we originally moved in.</p> <p>We are seeking a "non-use" or "area" variance for the setback requirements for a pool from "the street-side yard setback for lots over 65 feet in width for lots in the R-2 district shall be 20 feet" (corner lot greater than 65' in R-2), to a variance of 2 feet (7 feet from the sidewalk).</p> <p>Additionally, and jointly, we are seeking a variance in building a solid, masonry style (or brick) wall from the zoning required 3 feet. to a height of 6 feet at a setback distance of 0 feet from the property line (4 feet from the sidewalk). There is currently an existing decorative aluminum fence at a height of 4 feet at this current location and a 6-foot podocarpus.</p> <p>The requested variance will be harmonious and</p> |

PLAN SNAPSHOT REPORT (BOA-2021-0043)

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|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | noninjurious to the surrounding land; The variance will not be contrary to the public interest. | How long have you owned the property? | 9 Years | How long have you occupied the property? | 9 Years |
| Special Condition | <p>Irregular, triangular shape lot corner lot with limited usable area in a high traffic and noisy area. We are the only R-2 triangular corner lot in our immediate neighborhood.</p> <p>Allowable impervious coverage for R-2 zoned properties was changed from 50-65% by Ordinance No. 3030-16 on February 16th, 2016. The change in impervious coverage would have allowed for alternative configurations of our lot that were not in place at the time, but would now require complete or substantial demolition of the existing building. Building a pool within the required setbacks and 5 feet away from the existing building is not feasible.</p> <p>The variance requested does not adversely affect any neighbors and is largely supported by the community. Additionally, the pool will not be visible, and any noise from our backyard will be diminished by the building material. The proposed variance is in the spirit, intent, purpose, and general character of the neighborhood and likely adds value to the surrounding properties.</p> | Rights/Priv | <p>The right of enjoyment and exclusion, and ability to maximize the usage of the property under the currently allowable Floor Area Ratio, and Impervious Coverage Allowances. Being along the street, with a sidewalk, does not allow us to use our back (side) yard with the same privacy as our neighbors in the same zone.</p> <p>As can be seen in the plat and survey, our lot quickly narrows from 98 front feet, to a point at the back of the lot. Therefore, while we are subject to the requirements for 'large lots' we do not have the same usable space, and therefore are limited in what we can enjoy doing with our lot, even if allowable under the required FAR and impervious coverage. It would be more appropriate to evaluate our lot similar to the other lots in our neighborhood which have 52' of frontage on average and conform to the regular rectangular shape.</p> <p>Given the corner lot and train, we have a substantial amount of traffic noise. Noise from the street travels 15 to 18 feet at grade level. The deadening effect of a masonry/brick wall will be substantial.</p> <p>Under the existing code, corner lots are allowed to increase fence height to 5 feet when the setback is 10 feet from the property line. Given our lot is on the same side as the public sidewalk, the existing location of the proposed wall will be a similar distance as other houses that do not have adjacent sidewalks.</p> | Hardship | <p>Under the updated R-2 Zoning Code, single-family residences are now allowed impervious coverage of up to 65% for lots over 6000 sq ft., which for the current property implies a building coverage of 3,281 sq ft, an allowable impervious coverage area of 5,332 sq. ft.. Because we are a corner lot, and in an HOA, the allowable and feasible location of the building was limited due to the shape and location of the lot. Side/rear entry garages are only permissible, and the location for the building site is limited because of visibility because of the angle of the intersecting streets (Beloit Ave. and Hamilton Place).</p> <p>Therefore, given the positioning of the lot on the corner, and the irregular shape of the lot, there are large portions of the lot that are unusable. Additionally, because of the triangular shape, even though the lot technically has more than 65' of frontage, the majority of the lot has less than 65'. Furthermore, given the lot is a corner lot, with street frontage on Beloit Ave. and Hamilton Place Ct. the corner lot setbacks are severely limiting. The distance from the street side property line to the edge of Beloit is 17.6', so a wall setback 0' in from the property line will be a similar distance (19') to the road as other conforming walls (20 feet) located in average right-of-ways.</p> <p>Pool setbacks designed for R1 corner lots are overly burdensome and create undue hardship for the smaller and more narrow R2 lots. Pool setbacks for R-2 are not specified, but under the WP Ordinance require 20ft. Therefore, we are requesting a variance for a 2' setback (7 feet from the sidewalk) for the</p> |

PLAN SNAPSHOT REPORT (BOA-2021-0043)

street-side edge of the pool. This will be inside similar wall setbacks for the zone, and not substantially different than other pool setback requirements. Setbacks for walls in R-2 for lots less than 65' are 7ft, and we are requesting a variance in height of a masonry wall to accommodate the pool enclosure.

Limited Variance

We will accept a variance for the masonry wall height of 5', but no less because of the requirements for pool enclosures. Additionally, we would, if needed, accept a variance for the pool setback of 4', but we feel strongly that we should only be required the 2' variance given that the pool will be completely behind the proposed wall.

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|---------------------------------------|------------------|----------------|------------------|------------------|
| Hurst R2 - Setbacks.pdf | 05/18/2021 17:52 | Hurst, Matthew | | Uploaded via CSS |
| Hurst swimming-pools-spas-decks.pdf | 05/18/2021 17:52 | Hurst, Matthew | | Uploaded via CSS |
| Hurst Variance-1 .pdf | 05/18/2021 17:52 | Hurst, Matthew | | Uploaded via CSS |
| Neighbor Support.pdf | 05/18/2021 17:52 | Hurst, Matthew | | Uploaded via CSS |
| Signature_Matthew_Hurst_5/18/2021.jpg | 05/18/2021 17:52 | Hurst, Matthew | | Uploaded via CSS |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|-------------------------------------------|-------------------|------------|----------|
| Application Completeness Check v.1 | | | |
| Confirm Application Complete v.1 | Generic Action | | |
| Review v.1 | | | |
| Board of Adjustments Review v.1 | Receive Submittal | | |
| Issue Invoice v.1 | Generic Action | | |
| Final Decision v.1 | | | |
| Board of Adjustments Decision v.1 | Generic Action | | |

Setback/Coverage Worksheet – R-2 Zoning

(Lots over 65' in width)

Single Family Detached//Duplex/Cluster housing (R-2) Zoning District

Address: 801 Hamilton Place Ct Lot Width: 98.16

Submitted by: Matthew E. Hurst Lot Area: 8205

Single Family Residence Yes Duplex _____ Cluster Housing _____

| | Existing Area | + | Proposed Area | = | Total Area | # | Permitted Area |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---|-------------------|---|---------------|---|-------------------|
| <u>Building Coverage *</u> {Bldg footprint including any cantilevered floor areas, garages, carports, accessory bldgs and screen enclosures} Single Family 40% Duplex 35% Cluster 35% | <u>2124</u> | | <u> </u> | | <u>2124</u> | | <u>3282</u> |

| | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--|-------------|--|-------------|--|-------------|
| <u>Impervious Lot Coverage</u> {include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc} Single Family - 65% Duplex - 65% Cluster - 65% | <u>3500</u> | | <u>1000</u> | | <u>4500</u> | | <u>5332</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--|-------------|--|-------------|--|-------------|

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--|----------|--|-------------|--|-------------|
| <u>Floor Area Ratio (FAR)**</u> For 2-Story Buildings only {include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure} | | | | | | | |
| MAXIMUM PERMITTED: 55% | <u>3184</u> | | <u>0</u> | | <u>3184</u> | | <u>4512</u> |

Building Height Maximum Permitted: 30' Proposed Height: As Is (From Existing Grade)

Maximum Building Stories: 2

Two parking spaces per unit required behind front setback line.
Provision of 1" Stormwater retention required for duplex and cluster housing.

**Applies to two-story building only; FAR is the total gross building area divided by the total lot area.
*Up to 300 sq.ft. Of area may be excluded from building coverage and from FAR area for open front porches or side and rear porches. Screen pool enclosures may also be permitted in addition to the permitted building coverage an additional eight (8%) percent of the lot area. Common driveways are permitted between two adjoining lots.

Setbacks R-2

| | EXISTING | PROPOSED |
|------------------------------------|-------------|-----------|
| <u>FRONT SETBACKS</u> | | |
| 1 st Floor – 25' | <u>25</u> | <u>NA</u> |
| 2 nd Floor – 30' | <u>25</u> | <u>NA</u> |
| <u>SIDE SETBACKS</u> | | |
| Minimum Setback is: 10' | <u>10.1</u> | <u>NA</u> |
| <u>REAR SETBACKS</u> | | |
| One Story Building - 10' | <u>NA</u> | <u>NA</u> |
| Two Story Building - 25' | <u>NA</u> | <u>NA</u> |
| <u>Corner Lot Setbacks*</u> | | |
| One Story Building - 20' | <u>10.1</u> | <u>NA</u> |
| Two Story Building - 20' | <u>26.4</u> | <u>NA</u> |

All setbacks given are minimum permitted.

*Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

See Ordinance for additional development standards in the R-2 District.

Attachments to R-2 Setback/Coverage Worksheets

Other provisions and allowances for R-2 District Developments: (Excerpts from Ordinance)

(3) Additional Development standards (lots 65 feet or less in width):

1. Parking shall be provided behind the front dwelling with only one driveway entering the property.
2. The driveway and parking surface setback is permitted to be one foot from the rear or side lot line subject to providing a design which will not cause additional drainage onto a neighboring property.
3. The required off-street parking shall be two spaces for the principal building, one space for the cottage dwelling, and two spaces per unit for a duplex.
4. Circular driveways and parking in front shall be prohibited.
5. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.
6. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.
7. The principal dwelling may be placed in either the front or the rear of the lot.
8. For corner lots the street side setback shall be 14 feet and the interior side setback shall be 7 feet to the first floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.
9. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the Parks Director.
10. Screen pool enclosures may also be permitted an additional eight (8%) percent of the lot area in addition to the permitted building area.
11. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent (1%).
12. When utilizing one common driveway between two properties, the required side setback of eleven (11) feet may be reduced to seven (7) feet to the first floor wall and ten (10) feet to the second floor wall.

(4) Additional Development standards for development of a single-family residence only:

1. Front entry garages are permitted if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four (4) feet.
2. The eleven (11) foot side setback shall be required if the garage is at the rear of the lot. If no driveway around the home is provided, then a seven (7) foot side setback shall be observed to the first floor wall, and the second floor setback shall be ten (10) feet to the second floor wall from the side lot line.
3. All other provisions of the development standards for lots 65 feet in width or less shall apply where applicable.

(5) Development Standards for all properties in the R-2 District:

1. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of twenty (20) feet may be permitted in front of a garage.
2. One common drive may serve two abutting properties without meeting the driveway setback requirement.

3. The architecture of the front of the building shall not included two story high features such as entry areas, porches or columns unless set back at least thirty (30) feet from the front lot line.
4. Open front porches or covered entryways may encroach up to seven (7) feet into the required front setback. A porch depth of eight (8) feet or more is requested for functionality.
5. Minimum living area. The minimum living area of any single-family residence shall be on thousand (1,000) square feet. The minimum living area of duplex or cluster residential units shall average seven hundred fifty (750) square feet but no individual unit shall be less than four hundred (400) square feet.
6. Properties or lots exceeding 10,000 square feet are permitted building heights of thirty-five (35) feet if the side setback is increased to twenty (20) feet measured to the roof component of the building over thirty (30) feet in height.

(6) Additional Development standards for R-2 lots which abut single family zoned properties:

1. The rear yard setback shall be 25 feet to the first floor wall and 35 feet to the second floor wall, except where the abutting single family zoned property is not used for residential purposes, such as churches, parks, community centers, etc.
 2. The maximum floor area ratio shall be 45%, except a single-family dwelling may utilize a floor area ratio of 55%.
 3. All building plans for duplexes shall require appearance review approval by the Town Designer or Planning Department designee in accordance with criteria listed under (e)(2) of this Section. Appeals of the appearance review determination of the Town Designer may be made by the applicant and shall be heard by the Planning and Zoning Commission within 40 days of receipt of the appeal request. The applicant or city staff may appeal the decision of the Planning and Zoning Commission to the City Commission within 15 days from the date of that decision. The matter shall be heard by the City Commission within 30 days for final determination.
- (b) Stormwater control. Duplex and cluster housing shall provide onsite stormwater retention as provided by the land development code.

SECTION 2. Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is here by amended and modified by adding to SECTION 58-82 "General Provisions" subsections (kk) and (ll) to read as follows:

- (kk) First or second floor walls of buildings in residential zoning districts shall not extend above the top plate of the first floor for one story buildings or above the second floor top plate of two story buildings so as to create additional wall height or the appearance of an additional story unless such area is part of the allowable floor area and meets the required setbacks. This limitation does not prevent the provision of a parapet wall for flat roof buildings.
- (ll) The required two-story setback shall apply to walls, which extend twelve (12) feet in height or more above the existing pre-construction grad for buildings in residential zoning districts.

November 12, 2007



CITY OF WINTER PARK - COVERAGE/SETBACK WORKSHEET

SWIMMING POOLS, SPAS AND DECKS

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

Address: _____ Lot area¹: _____

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

| | MINIMUM ALLOWABLE SETBACK | | | PROPOSED |
|--------------------------------|----------------------------|---------------------------------------|---------|----------|
| SWIMMING POOL/SPA ² | Interior Side | Lot width ≤ 60 ft. | 7.5 ft. | |
| | | Lot width > 60 ft. | 10 ft. | |
| | Rear | All lots | 10 ft. | |
| | Street Side ³ | Lot width ≤ 65 ft. | 15 ft. | |
| | | Lot width > 65 ft. to 75 ft. | 20 ft. | |
| | | Lot width > 75 ft. | 25 ft. | |
| | Lakefront ^{3,4,5} | same as the main building | | |
| DECK | Interior Side | 50% of the swimming pool/spa setback | | |
| | Rear | | | |
| | Street Side ³ | | | |
| | Lakefront ^{3,4,5} | 50 ft. from ordinary high water elev. | | |

Note:

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

ORDINANCE NO. 3030-16

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE, ARTICLE III, "ZONING" AMENDING SECTION 58-65 & 58-66 "RESIDENTIAL DISTRICTS "R-1AAA, R-1AA & R-1A," TO REMOVE AN UNNESSARY DEED RESTRICTION REQUIREMENT TO STREAMLINE THE PERMITTING PROCESS, AMENDING SECTION 58-71 GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS SO AS TO ESTABLISH REAR SETBACKS FOR SINGLE FAMILY RESIDENTIAL PROPERTIES WITH SHORT LOT DEPTHS, AMENDING SECTION 58-67 "LOW DENSITY RESIDENTIAL (R-2) DISTRICT" TO CORRECT A SINGLE FAMILY DWELLING COVERAGE ERROR AND MODIFY CERTAIN MISCELLANEOUS RESIDENTIAL PROVISIONS IN SECTIONS 58-65, 58-66 & 58-71; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 4. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to Sections 58-67 "Low density residential (R-2) district" a new subsection (f)(1) to read as follows:

Section 58- 67. Low density residential (R-2) district.

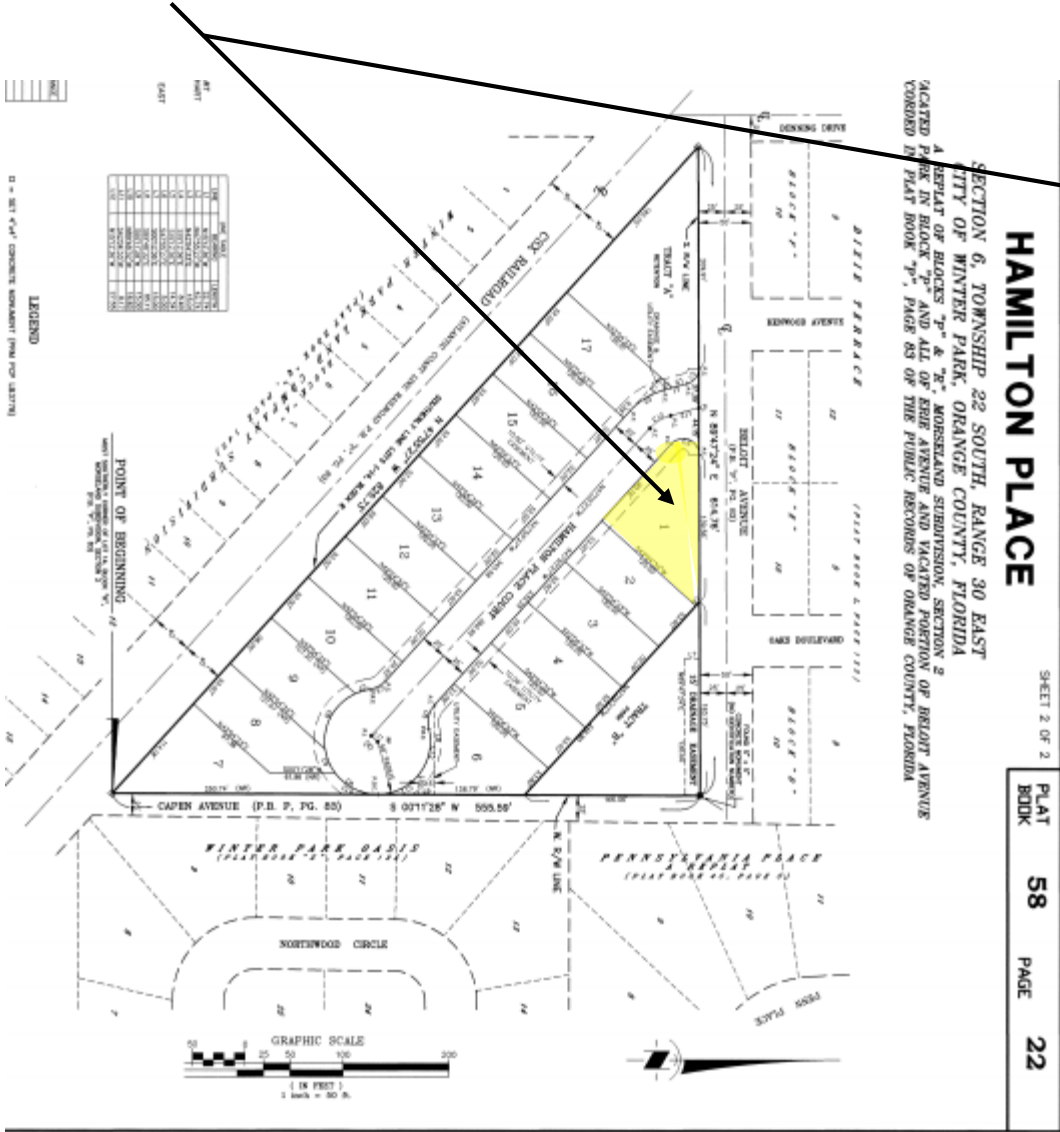
(f) *General development standards:*

(1)*Part 1, for properties over 65 feet in width:*

| | |
|--------------------------|------------------------------|
| | Single Family detached |
| Max. impervious coverage | 50% <u>65%</u> |

[Note to Municode: The only change in the table is to increase the max. impervious coverage for single family detached dwellings from 50% to 65%.]

Subject Property



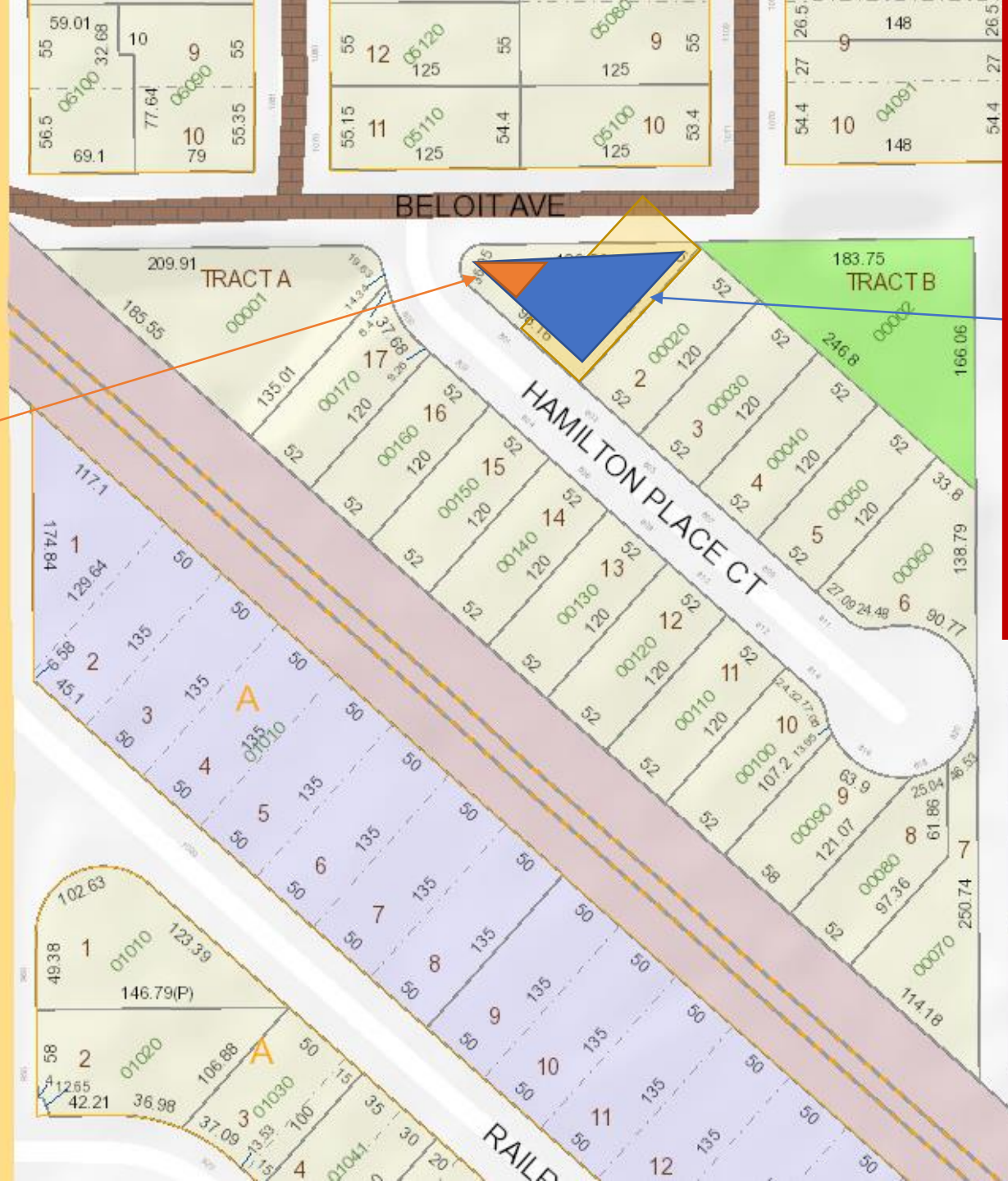
**Non-Buildable
Area (Visibility)**

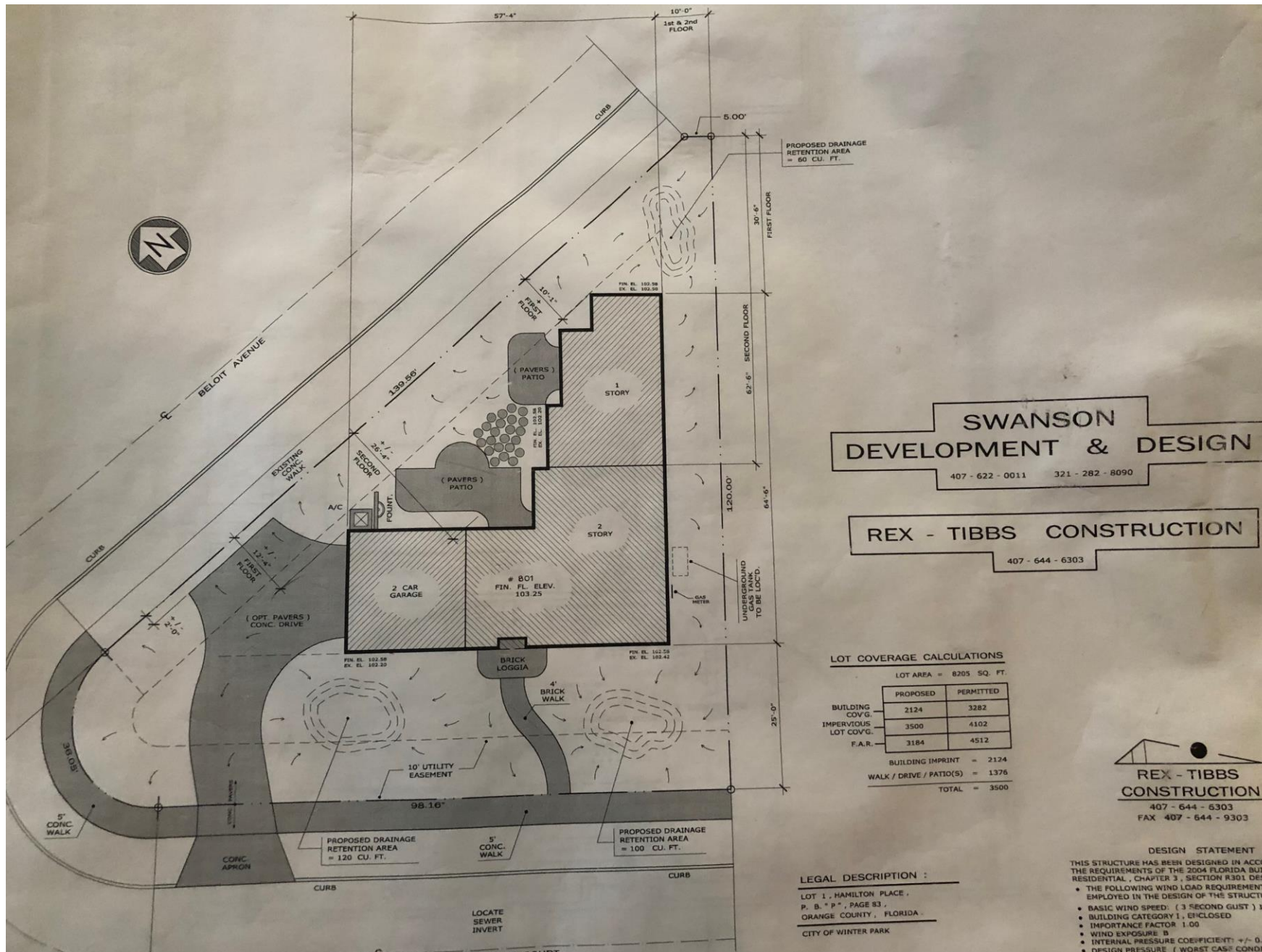


**Buildable
Area**



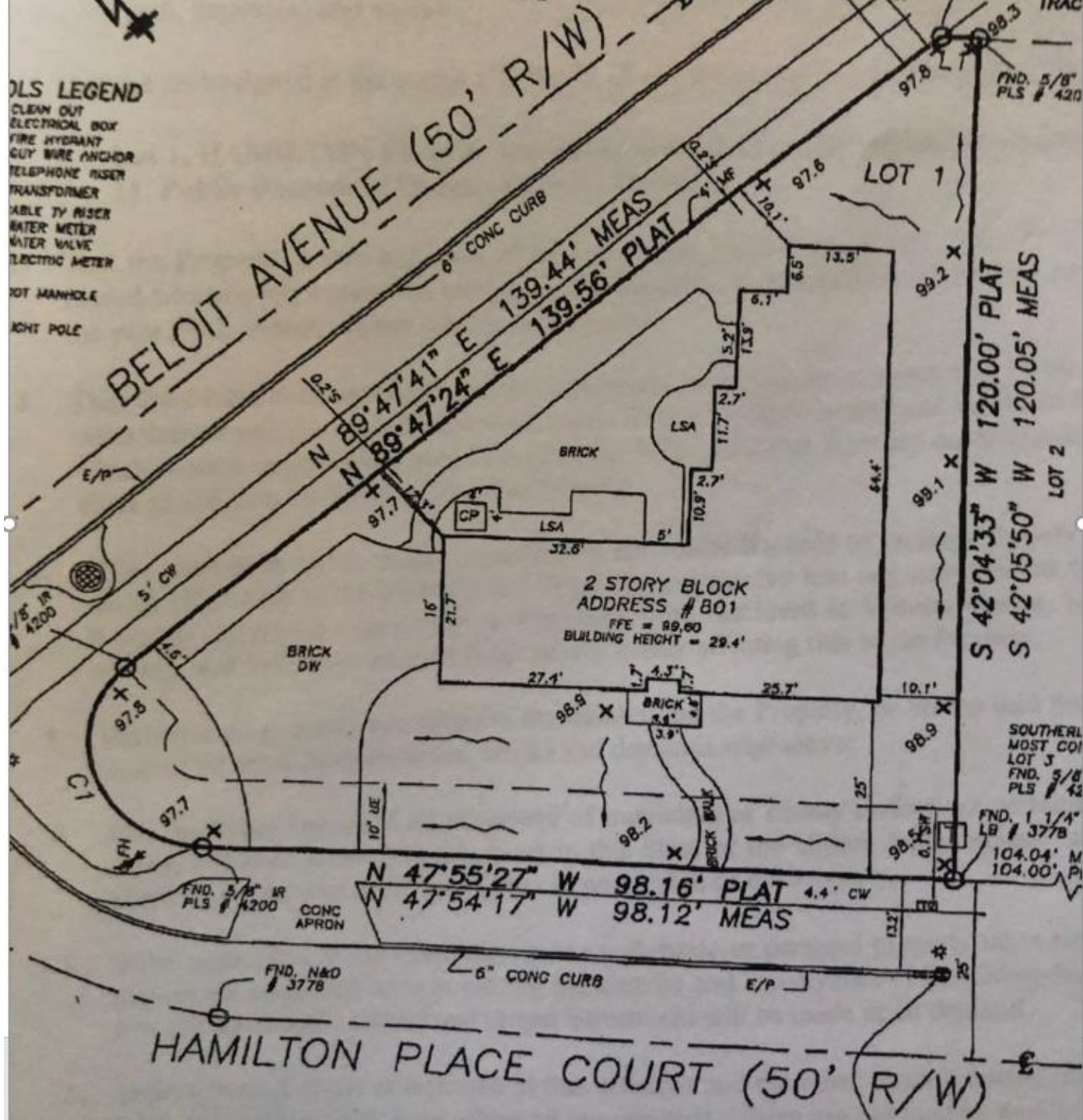
**Existing
Brick Wall**



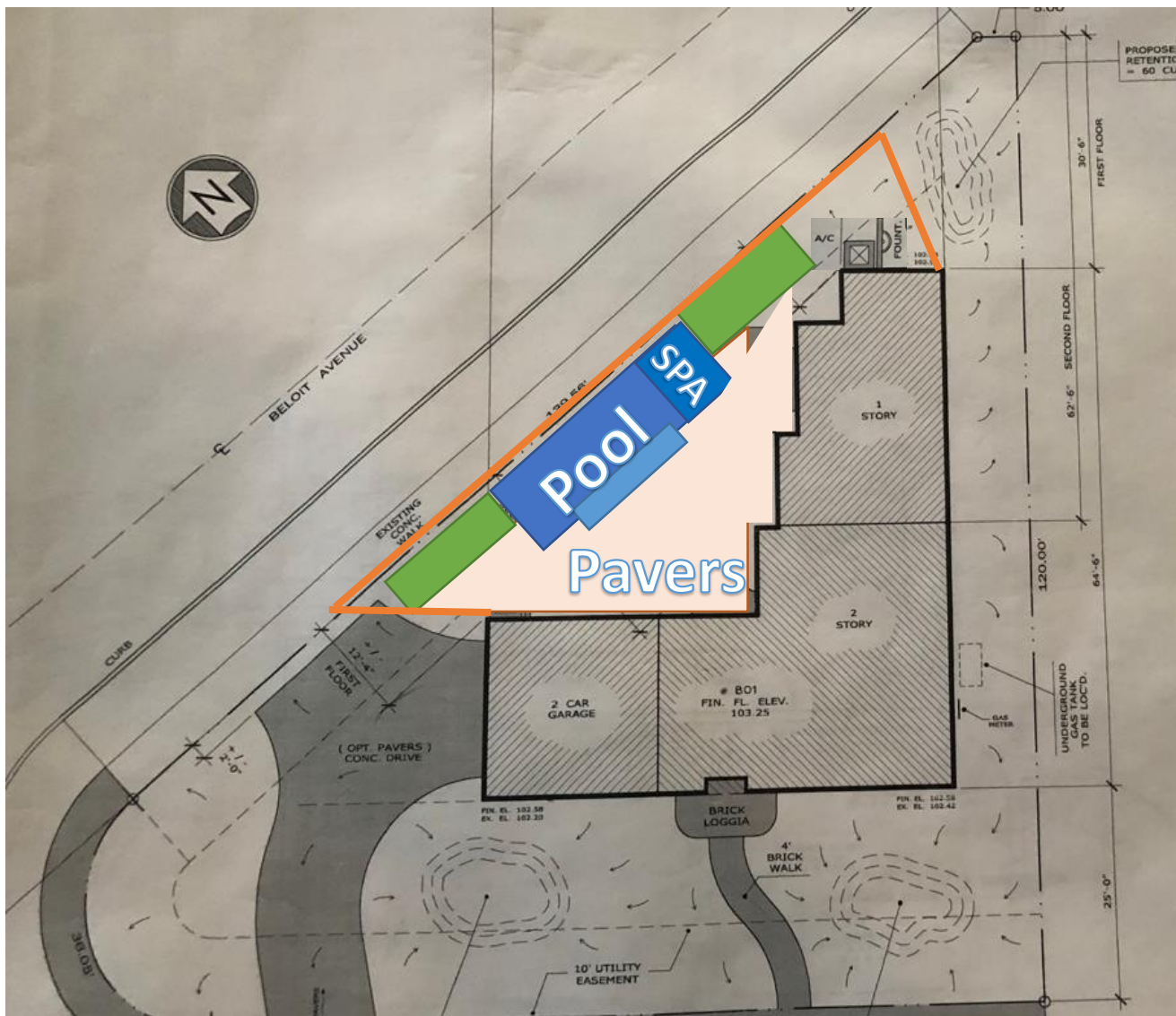


OLS LEGEND

- CLEAN OUT
- ELECTRICAL BOX
- FIRE HYDRANT
- GUY WIRE ANCHOR
- TELEPHONE RISER
- TRANSFORMER
- TABLE TY RISER
- WATER METER
- WATER VALVE
- ELECTRIC METER
- NOT MANHOLE
- LIGHT POLE



Survey



Proposed Site Plan

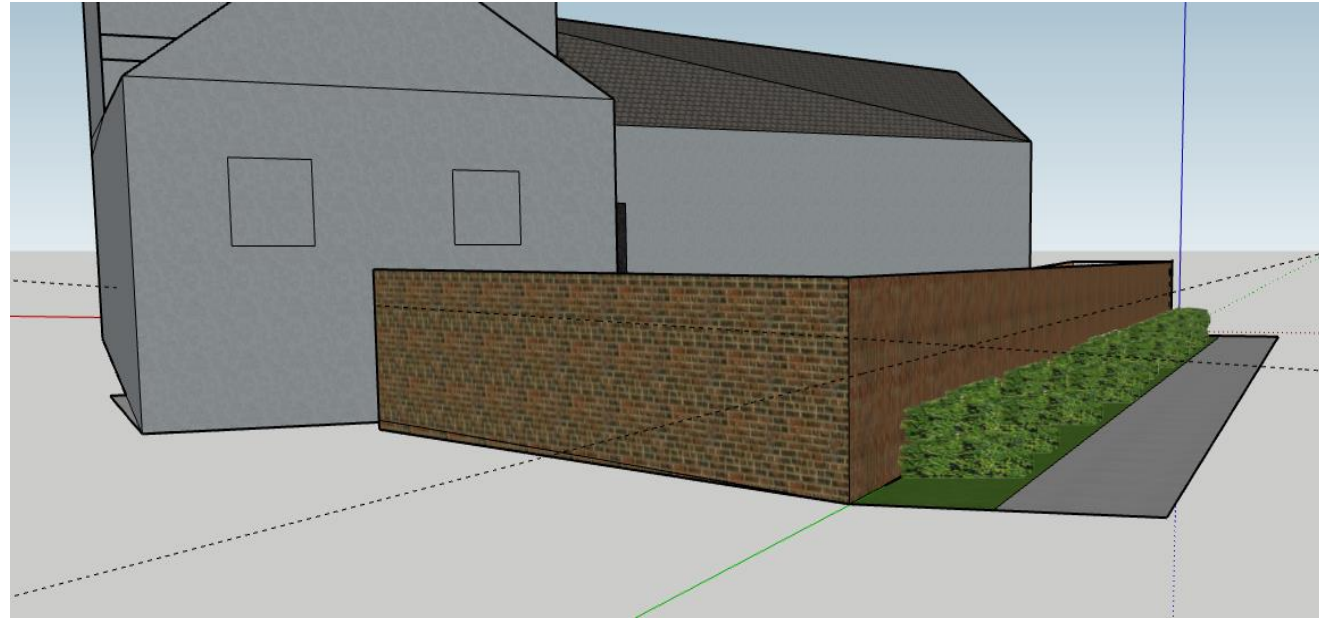
(j) *Swimming pools and screen enclosures.* Swimming pools for private residential use are accessory uses and shall be constructed in accordance with the Florida Building Code. The location of pools, pool decks and screen enclosures shall be as follows:

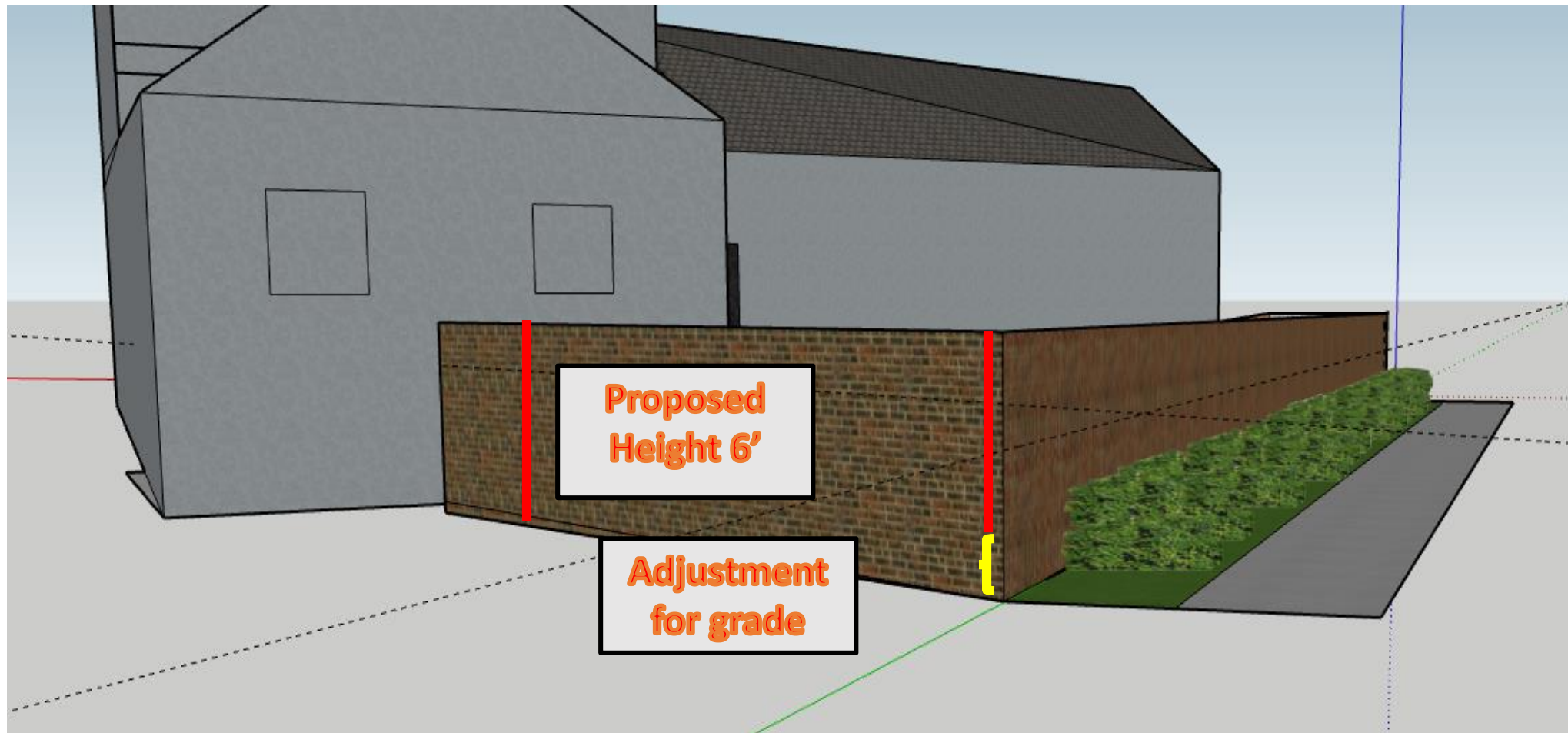
- (1) Swimming pools and spas are permitted to have a rear setback of ten feet and a side setback of 7.5 feet for lots which are 60 feet wide or less and are permitted to have a side and rear setback of ten feet for lots which are over 60 feet in width. The setback to a lake, canal or stream shall not be construed as a side or rear setback.

Existing



Proposed



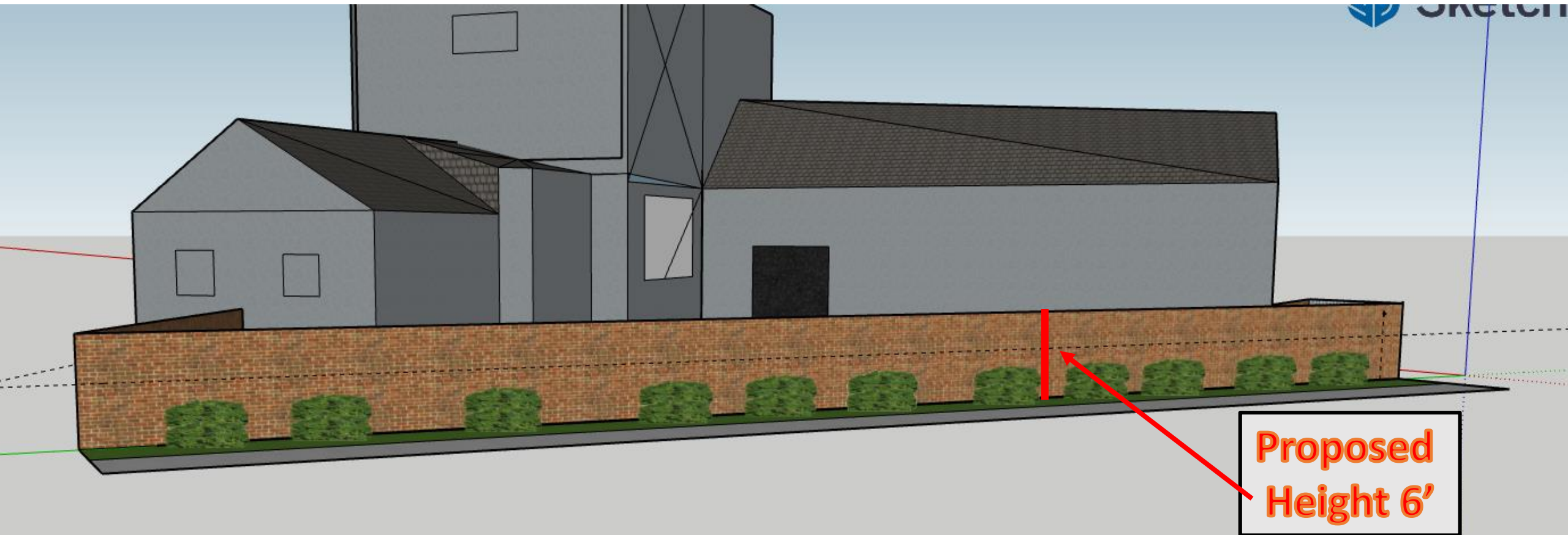


Existing



Proposed

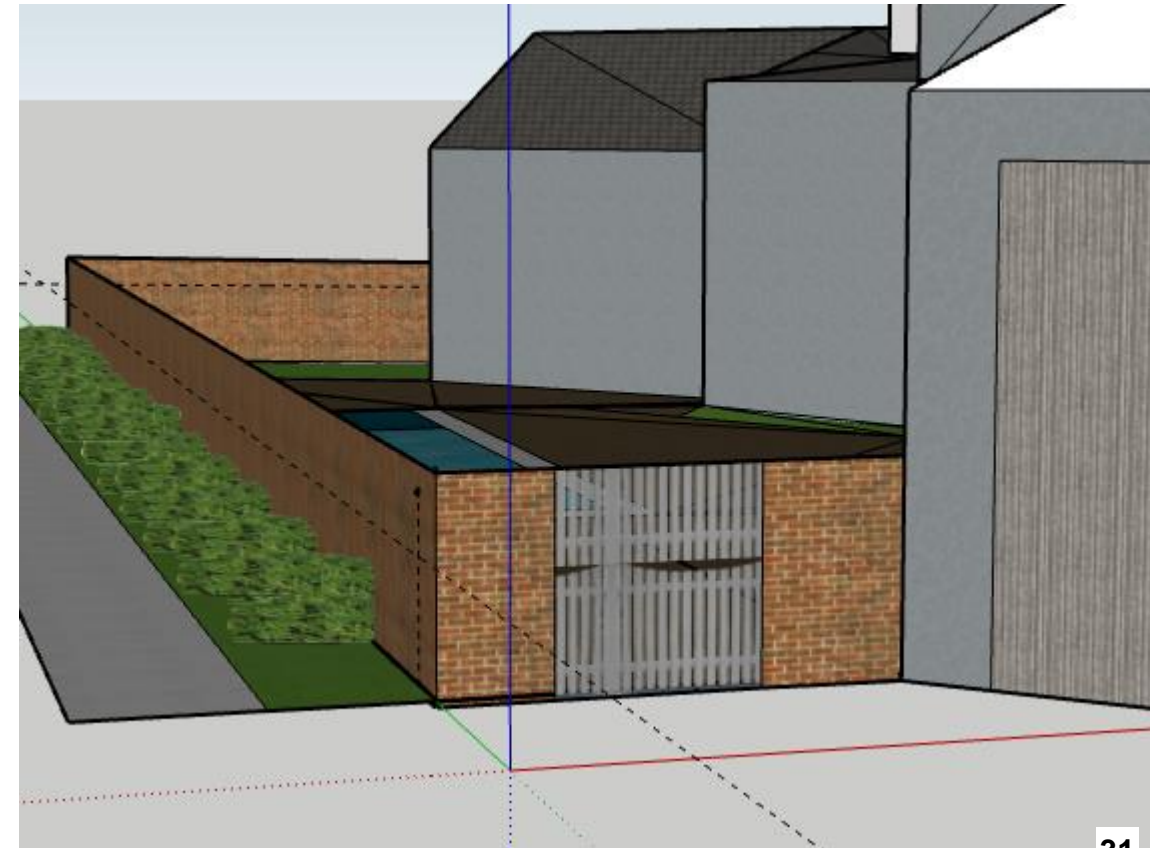


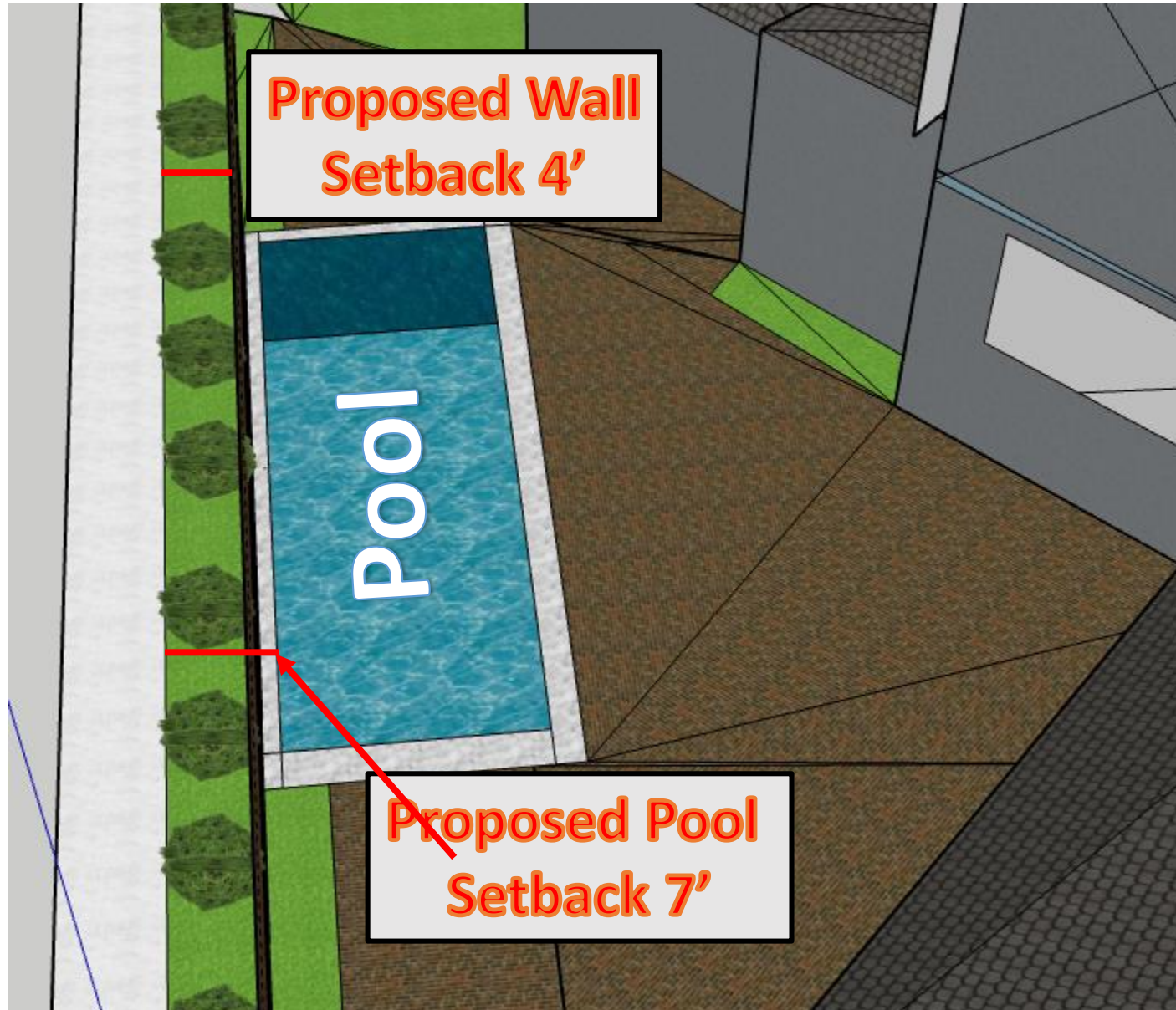


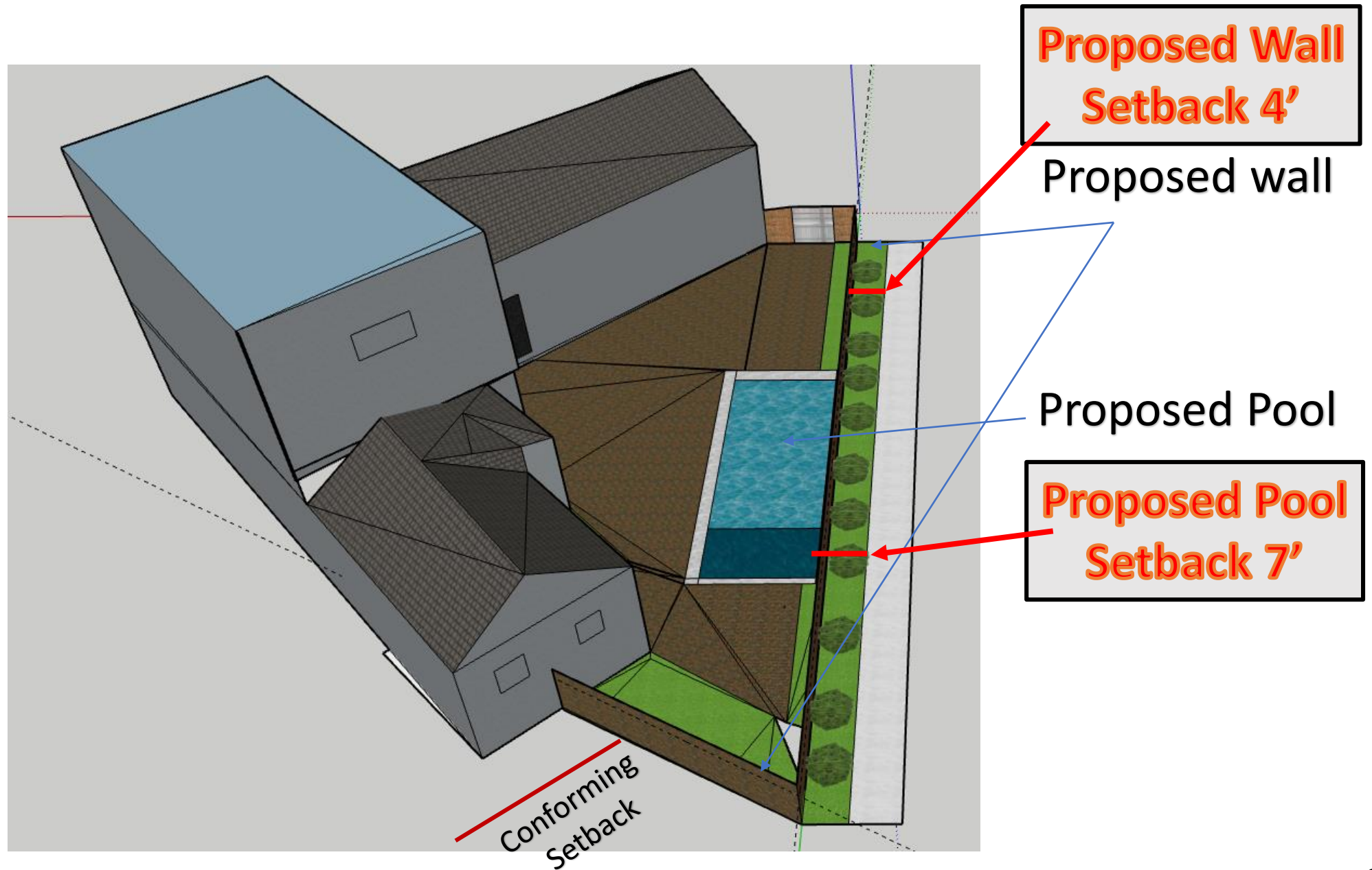
Existing



Proposed



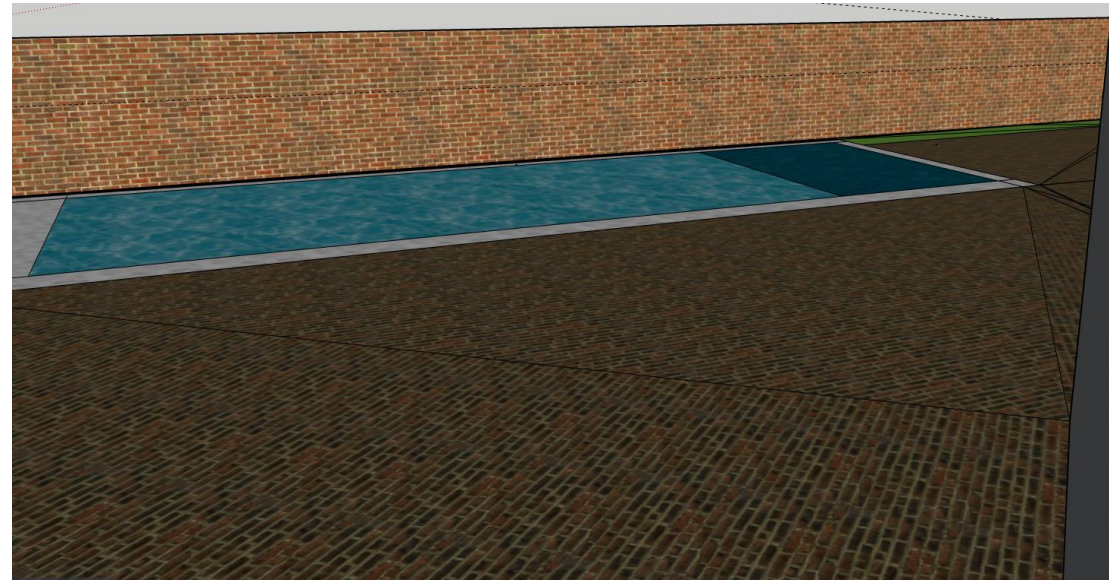




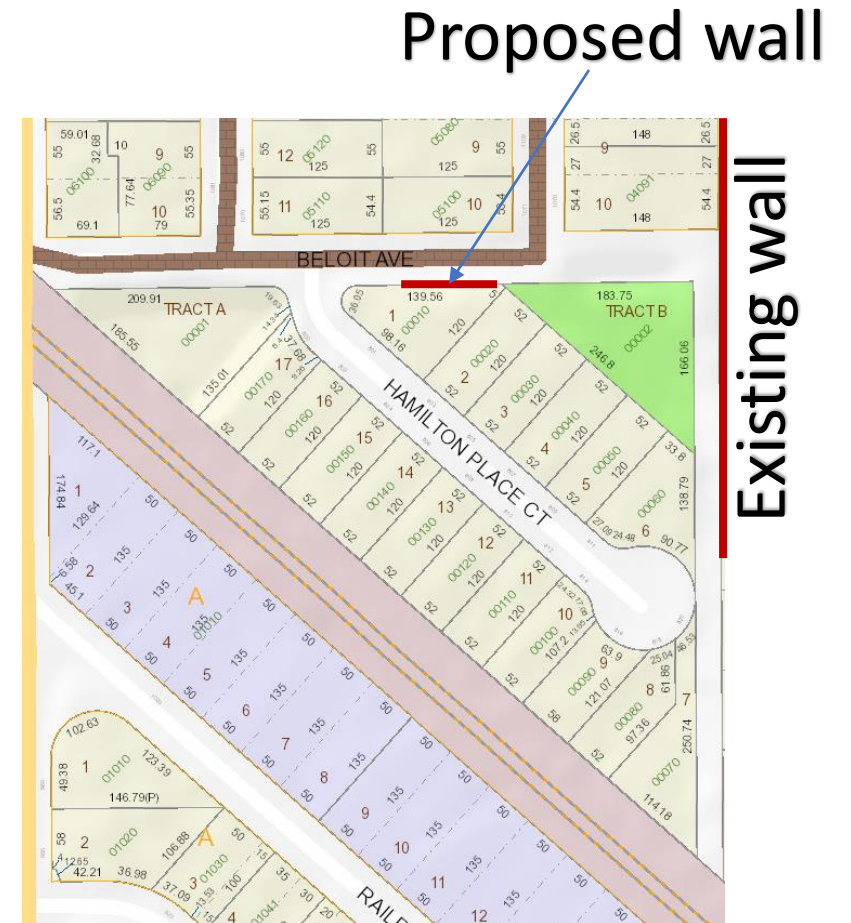
Existing



Proposed



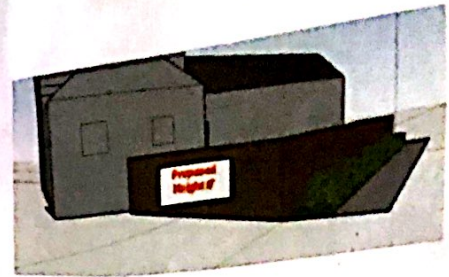
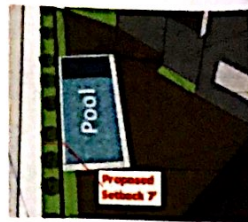
Existing wall bordering Tract B and surrounding Penn Place.
Proposed wall will match in style and height



Neighbor Support For Variance Request

Matt Hurst & Melissa Morse
801 Hamilton Place Ct
Winter Park, FL 32789

©

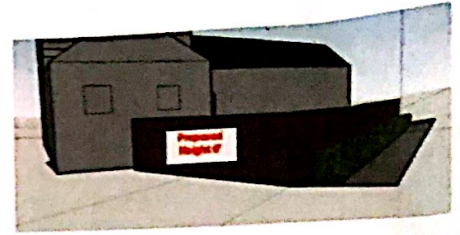


The undersigned individuals are in support of the following variance:

A variance for the setback requirements for a pool from 25 feet (corner lot greater than 75'), to a variance of 7 feet to be more in line with the requirements for side setbacks for small lots in the R-2 zoning areas. Additionally, and jointly, we are seeking a variance in building a solid, masonry style (or brick) wall from the zoning required 3 feet, to a height of 6 feet at a setback distance of 5 feet from the property line. There is currently an existing decorative fence at a height of 4 feet at this current location and a 6 foot podocarpus hedge.

| | Address | Owner Name | Signature | Date |
|----|-----------------------|-------------------|---------------|---------|
| 1 | 811 Hamilton Place Ct | Terrance Burt | Terrance Burt | 5/13/21 |
| 2 | 808 Hamilton Place Ct | Amanda Weyman | [Signature] | 5/13/21 |
| 3 | 804 HAMILTON PLACE | CHRIS POTER | [Signature] | 5-13-21 |
| 4 | 800 Hamilton Place | Kenny Steinbach | [Signature] | 5-13 |
| 5 | 1080 Kenwood Ave | [Signature] | [Signature] | |
| 6 | 1090 Kenwood Ave | Kelly Faulen | [Signature] | 5-13 |
| 7 | 1150 Kenwood Ave | Deborah Schultz | [Signature] | 5/13/21 |
| 8 | 1127 Kenwood Ave | Steve Katchur | [Signature] | 5/13/21 |
| 9 | 1120 Kenwood Ave | ANILEY FRAZIER | [Signature] | 5/13/21 |
| 10 | 1157 KENWOOD AVE | DOUG MORRISON | [Signature] | 5/14/21 |
| 11 | 1081 Kenwood Ave | Stacie Beckendorf | [Signature] | 5/15/21 |
| 12 | 802 Hamilton Pl Ct. | Jill Theisen | [Signature] | 5/15/21 |
| 13 | 1157 Kenwood Ave | Ganetha Mason | [Signature] | 5/14/21 |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Neighbor Support For Variance Request



To the Winter Park Board of Adjustments,

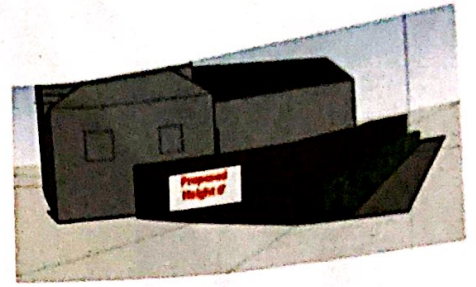
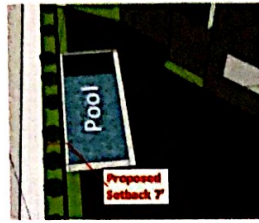
I, Gregory G. Gribble the owner and occupant of 1071 Oaks (address), live directly across from Matt Hurst and Melissa Morse on Beloit Ave. As their direct neighbors, I have seen their proposed plan to build a 6-foot brick or solid stucco style wall to enclose their side yard in order to put in a pool. I support this plan and believe it adds value to the neighborhood.

Signed: _____

Gregory G. Gribble

Date: 5/15/2021

Neighbor Support For Variance Request



To the Winter Park Board of Adjustments,

I, Nicole Yeman, the owner and occupant of 1070 Kenwood Ave (address), live directly across from Matt Hurst and Melissa Morse on Beloit Ave. As their direct neighbors, I have seen their proposed plan to build a 6-foot brick or solid stucco style wall to enclose their side yard in order to put in a pool. I support this plan and believe it adds value to the neighborhood.

Signed:

Nicole Yeman

Date: 05/13/2021



Board of
Adjustments
Regular Meeting

agenda item

| | |
|----------------------------|----------------------------|
| item type Public Hearings | meeting date June 15, 2021 |
| prepared by Theresa Dunkle | approved by |
| board approval | |
| strategic objective | |

subject

2. Request of Melissa & James Vaughan for a variance to allow the construction of a swimming pool located 6 feet from the rear lot line, in lieu of the required setback of 10 feet.

Located at: 1509 Wilbar Circle Zoned: R-1A

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[COMBINED 1509 Wilbar Circle.pdf](#)



Board of Adjustments regular meeting

Public Hearings

2. Request of Melissa & James Vaughan for a variance to allow the construction of a swimming pool located 6 feet from the rear lot line, in lieu of the required setback of 10 feet.

Located at: 1509 Wilbar Circle

Zoned: R-1A



401 South Park Avenue • Winter Park, Florida 32789

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

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: June 15, 2021

SUBJECT: VARIANCE REQUEST by Melissa & James Vaughan,
1509 Wilbar Circle

The applicant is requesting a variance to allow the construction of a swimming pool located 6 feet from the rear lot line, whereas the required setback is 10 feet.

Due to a relatively shallow rear yard area the applicants are requesting relief from the required rear setback of 10 feet to the water's edge of a proposed swimming pool which has dimensions of 36 feet in length and 14 feet in width.

In order to locate the pool at the most desirable location behind the back porch of the home, the pool will need to encroach 4 feet into the rear setback to achieve the requested 14 feet of width.

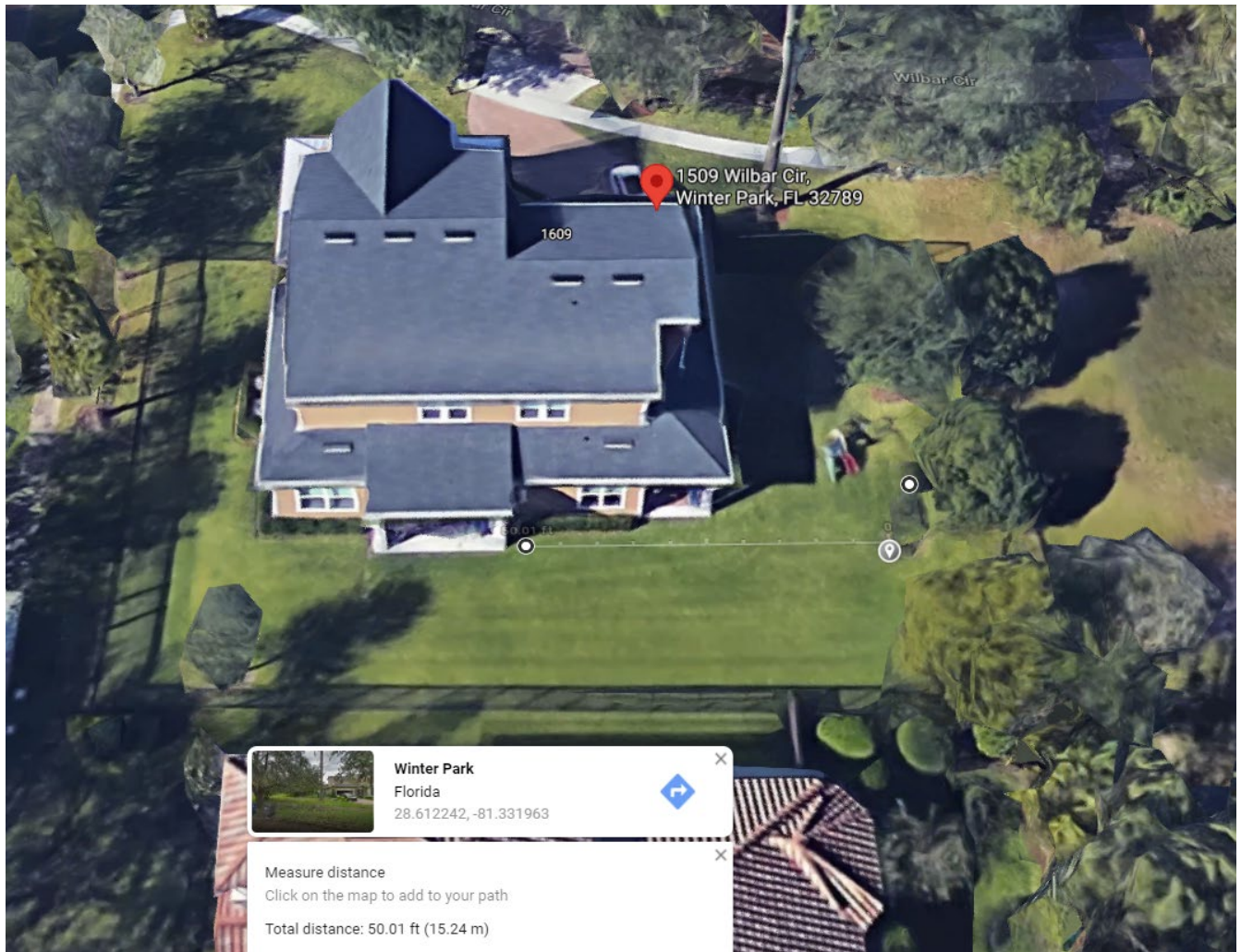
Due to the size of this property (15,662 square feet), the proposed impervious area of the pool and deck (998 square feet) will be well under the allowable maximum 50% coverage permitted by the Zoning Code for a two story home.

Another option the applicants may consider that will allow reducing the amount of rear setback encroachment is to move the proposed pool further north on the property just beyond the porch where the rear yard setback widens to 31 feet. From the enclosed aerial view there appears to be 50 feet of open yard area available unless the enclosed google aerial view does not accurately show any mature trees that would preclude that option. See photo on next page and distance available according Google aerial distance measurement tool.

We have received no letters regarding this request from surrounding property owners.

Variance Request
1509 Wilbar Circle
June 15, 2021
Page 2

AERIAL PHOTO OF HOME AT 1509 WILBAR CIRCLE SHOWING PROPOSED REAR YARD LOCATION OF SWIMMING POOL.



1509 Wilbar Circle





PLAN SNAPSHOT REPORT BOA-2021-0044 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments **Project:** **App Date:** 05/21/2021
Work Class: Board of Adjustments/Variance Application **District:** Winter Park **Exp Date:** NOT AVAILABLE
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Wiggins, George **Approval Expire Date:**

Description: Decrease the rear setback for pool water's edge from 10ft to 6ft.

| | | | | |
|---------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------|------|--------------|
| Parcel: 302132453603110 | Main | Address: 1509 Wilbar Cir Winter Park, FL 32789-2058 | Main | Zone: |
| Owner Melissa Vaughan Home: (407) 314-5387 | Owner James Vaughan 1509 Wilbar CIR Winter Park, FL 32789 | Applicant James Vaughan 1509 Wilbar CIR Winter Park, FL 32789 | | |

Plan Custom Fields

| | | | | | |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning | R-1A | Section | 58-71 | Subsection | (j) (1) |
| Is the property on waterfront? | Yes | Is this property on historic registry or district? | No | Describe variance | Reduce pool rear setback from 10ft to 6ft. |
| How long have you owned the property? | 8 years | How long have you occupied the property? | 8 years | Special Condition | Corner lot with very wide (130ft) and narrow back yard compared to neighborhood. Shape of back yard requires pool to be parallel to existing back fence thus the 10ft setback is in force across the long axis of the pool leaving insufficient width. |
| Rights/Priv | Lack of land use and inability to add value to the property by way of appropriately sized pool. 10ft pool setback across a wide back yard eliminates a substantial area of usable space. | Hardship | Due to the shape of our corner lot and the large pool setback there is insufficient area to add a pool/deck that fits the aesthetic of a large lot and house. | Limited Variance | Pool has very limited visibility from street due to being in-ground and not having a screen enclosure, but would accept a condition of adding shrubbery screening to mitigate views from neighboring properties. |

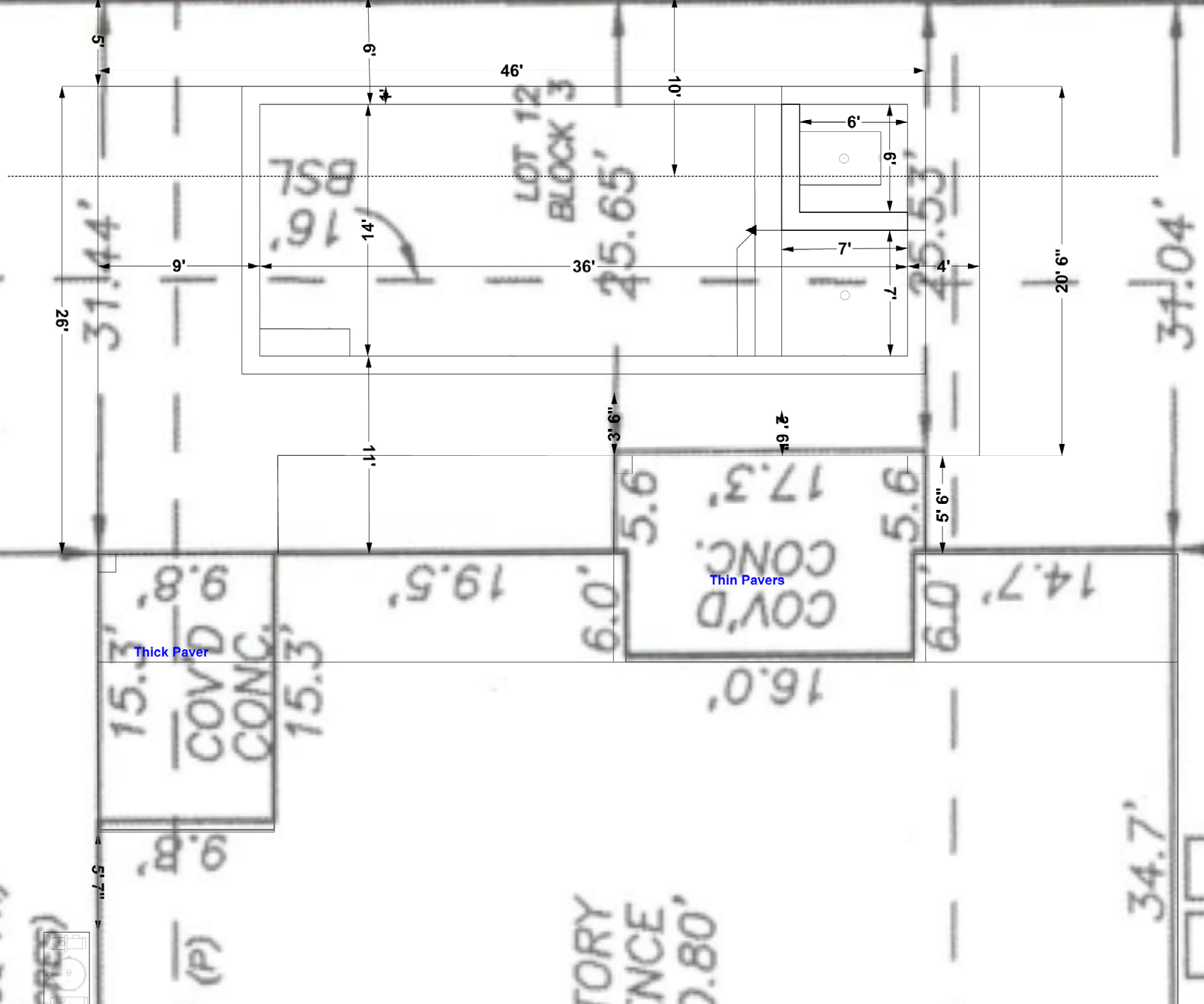
| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|---------------------------------------|------------------|----------------|------------------|------------------|
| 1509 Wilbar Circle Survey.png | 05/21/2021 11:37 | Vaughan, James | | Uploaded via CSS |
| Rendering 2.jpg | 05/21/2021 11:37 | Vaughan, James | | Uploaded via CSS |
| Rendering.jpg | 05/21/2021 11:37 | Vaughan, James | | Uploaded via CSS |
| Signature_James_Vaughan_5/21/2021.jpg | 05/21/2021 11:37 | Vaughan, James | | Uploaded via CSS |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|-------------------------------------------|-------------------|------------|----------|
| Application Completeness Check v.1 | | | |
| Confirm Application Complete v.1 | Generic Action | | |
| Review v.1 | | | |
| Board of Adjustments Review v.1 | Receive Submittal | | |
| Issue Invoice v.1 | Generic Action | | |
| Final Decision v.1 | | | |
| Board of Adjustments Decision v.1 | Generic Action | | |

**Deck 5ft To
Property Line**

**Waters Edge 6ft To
Property Line**

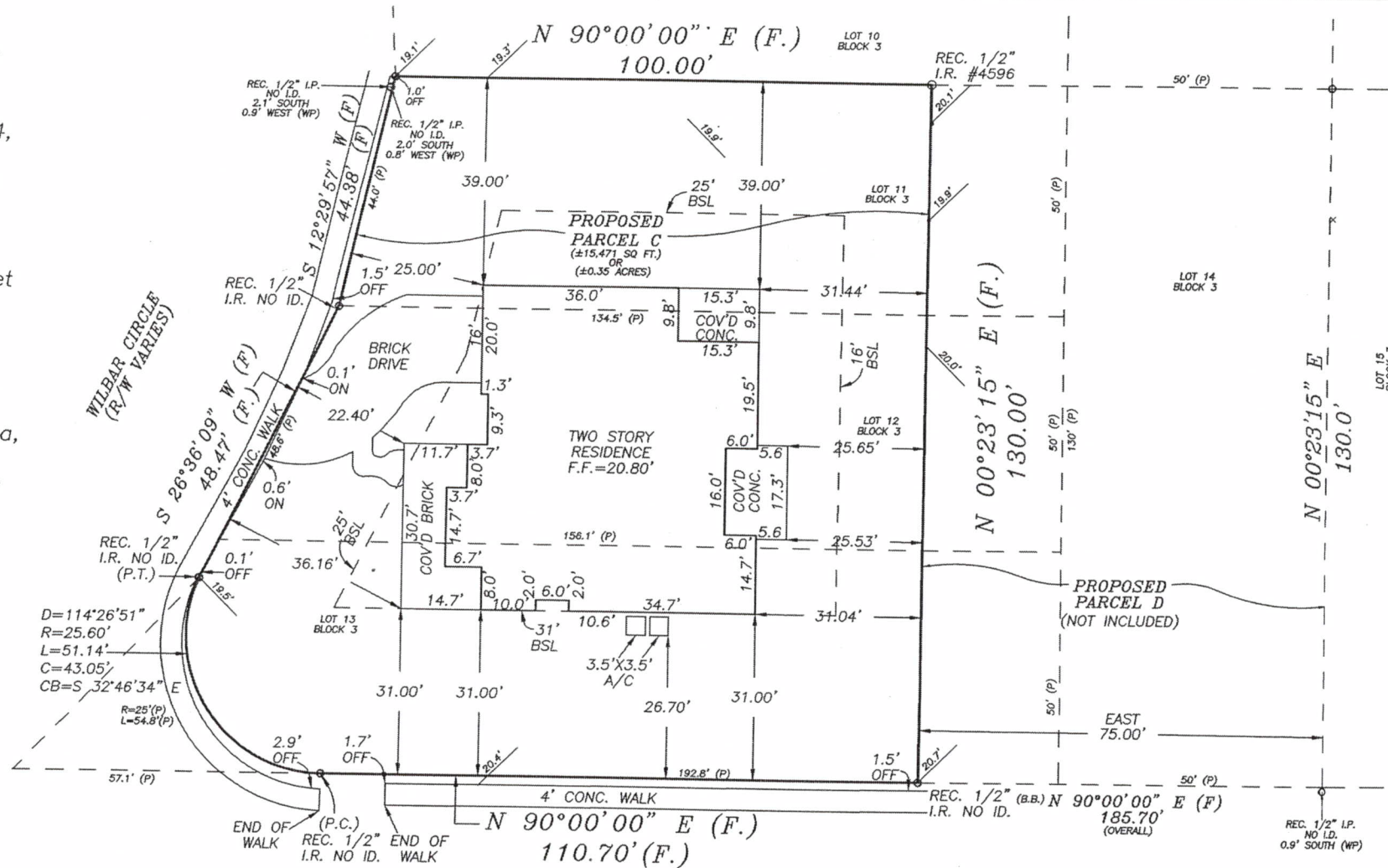
**Current Setback of
10ft to Waters Edge**



DESCRIPTION AS
FURNISHED: (PROPOSED
PARCEL C)

Lots 11, 12, 13, and 14,
Block 3, LAKE KNOWLES
TERRACE, as recorded in
Plat Book K, Page 4 of
the Public Records of
Orange County, Florida.
(Less the East 75.00 feet
thereof.)

BOUNDARY FOR /
CERTIFIED TO: James R.
Vaughan and Melissa L.
Vaughan; Bank of America,
N.A.; Chicago Title
Insurance Company; Town
Square Title, Ltd.



PLOT PLAN AREA CALCULATIONS
IMPERVIOUS AREA = 4,159 SQUARE FEET OR 27%

SPRUCE AVENUE
(60' R/W)

INDICATES GROUND SHOT ELEVATION.

*NOTE: ELEVATIONS SHOWN HEREON ARE
BASED ON ASSUMED DATUM.

*NOTE: BOUNDARY INFO. TREES AND ELEVATIONS SHOWN HEREON ARE FROM PRIOR SURVEY DATED 01-28-12: ORDER # 200-12

GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807
(407)-277-3232 FAX (407)-658-1436

SCALE 1" = 30'

DRAWN BY: ***

DATE

PLOT PLAN 05-08-12
FORMBOARD FOUNDATION/ELEVS. 08-24-12
FINAL/ELEVS. 03-25-13
ADDED CERTIFICATIONS 04/05/13

ORDER No.

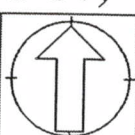
1311-12
4860-12
1526-13

P.L. = PLAT
F. = FIELD
I.P. = IRON PIPE
I.R. = IRON ROD
C.M. = CONCRETE MONUMENT
SET I.R. = 1/2" I.R. #4596
REC. = RECOVERED
CALC. = CALCULATED

P.O.L. = POINT ON LINE
TYP. = TYPICAL
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
RAD. = RADIAL
N.R. = NON-RADIAL
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
F.F. = FINISHED FLOOR ELEVATION

DRAIN. = DRAINAGE
B.S.L. = BUILDING SETBACK LINE
CL.F.C. = CHAIN LINK FENCE
V.D.F.C. = VOOD FENCE
C.B. = CONCRETE BLOCK
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
DESC. = DESCRIPTION
R. = RADIUS
L. = ARC LENGTH

D. = DELTA
C. = CHORD
C.B. = CHORD BEARING
UTIL. = UTILITY
B.M. = BENCHMARK
B.B. = BASE BEARING
N.B. = NAIL & DISK
R/W. = RIGHT-OF-WAY
E.S.M.T. = EASEMENT
C. = CENTERLINE
V.P. = WITNESS POINT



NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY: *James W. Scott*
TOM X. GRUSENMEYER, R.L.S. # 4714 JAMES W. SCOTT, R.L.S. # 4801

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN
THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM"
ZONE "X" PANEL # 120188 0255 F



CITY OF WINTER PARK - COVERAGE/SETBACK WORKSHEET

SWIMMING POOLS, SPAS AND DECKS

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

Address: 1509 Wilbar Cir Lot area¹: 15,662

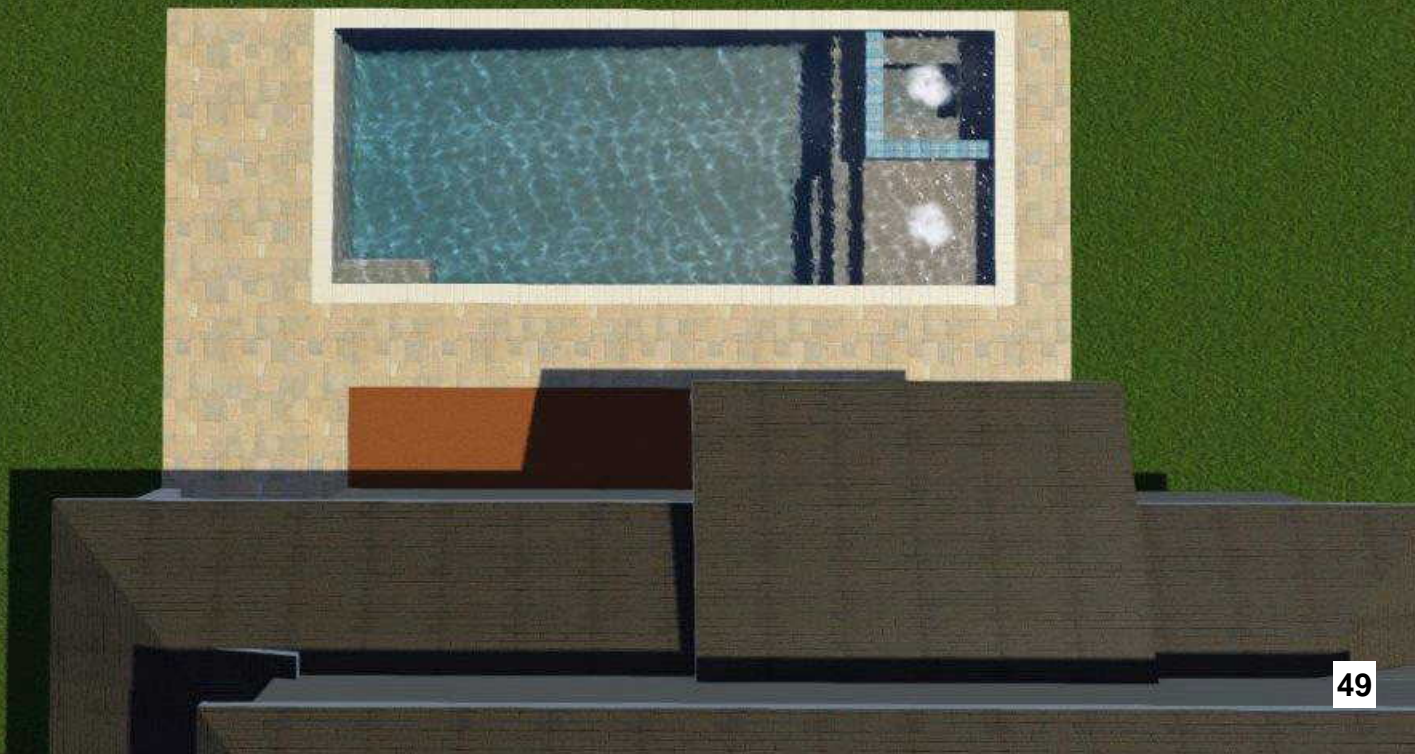
| | Maximum % Allowed ³ | Existing Area | Additional Proposed Area | New Total Area | Maximum Allowed Area |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|--------------------------|----------------|----------------------|
| IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, pools, A/C pads, artificial turf, etc. (show area tabulations) | 2 story home 50% | 4,159 | 998 | 5,157 | 7,831 |
| | 1 story home 60% | | | | |

| | MINIMUM ALLOWABLE SETBACK | | | PROPOSED |
|--------------------------------------|----------------------------|---------------------------------------|---------|----------|
| SWIMMING POOL/SPA² | Interior Side | Lot width ≤ 60 ft. | 7.5 ft. | |
| | | Lot width > 60 ft. | 10 ft. | |
| | Rear | All lots | 10 ft. | 6 |
| | Street Side ³ | Lot width ≤ 65 ft. | 15 ft. | |
| | | Lot width > 65 ft. to 75 ft. | 20 ft. | |
| | | Lot width > 75 ft. | 25 ft. | |
| | Lakefront ^{3,4,5} | same as the main building | | |
| DECK | Interior Side | 50% of the swimming pool/spa setback | | |
| | Rear | | | 5 |
| | Street Side ³ | | | |
| | Lakefront ^{3,4,5} | 50 ft. from ordinary high water elev. | | |

Note:

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





From: James Vaughan <james_vaughan@yahoo.com>
Sent: Tuesday, May 25, 2021 10:22 AM
To: Theresa Dunkle <tdunkle@cityofwinterpark.org>
Cc: George Wiggins <Gwiggins@cityofwinterpark.org>; Melissa Vaughan <melissa_vaughan@ymail.com>
Subject: [External] Re: More needed info for Vaughan variance: 1509 Wilbar Cir

Locating pool on north side of the yard is not an option for us for the following reasons:

- a) It would require removal of several mature trees
- b) Our back porch is the primary outdoor living space and is located on the rear of the house
- c) Existing pool bathroom is located off the back porch in rear of house
- d) North side of house would result in less privacy in the pool area
- e) North side is used as a tranquil sitting area under our tree canopy to enjoy the lakefront view
- f) House was designed for pool to be located in rear.



Board of
Adjustments
Regular Meeting

agenda item

| | |
|----------------------------|----------------------------|
| item type Public Hearings | meeting date June 15, 2021 |
| prepared by Theresa Dunkle | approved by |
| board approval | |
| strategic objective | |

subject

3. Applicant requested this item be Tabled until the July 15, 2021 meeting. Request of Emily & Samuel Hillman for a variance to allow the construction of a 6' foot high PVC fence located on the Arjay Way property line, in lieu of the required setback of 20 feet, or in lieu of an allowed 5 feet high fence located 10 feet from the property line.
Located at: 1881 Blue Ridge Road Zoned: R-1AA

motion / recommendation

background

alternatives / other considerations

fiscal impact



Board of
Adjustments
Regular Meeting

agenda item

| | | | |
|---------------------|-----------------|--------------|---------------|
| item type | Public Hearings | meeting date | June 15, 2021 |
| prepared by | Theresa Dunkle | approved by | |
| board approval | | | |
| strategic objective | | | |

subject

4. Requests of Kenneth & Julie Champion for a variance to allow the construction of a new home located 7.5 feet from the Oak Street lot line, in lieu of the required side setback of 15 feet.

Located at: 2080 St George Avenue Zoned: R-1A

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[COMBINED 2080 St George.pdf](#)



Board of Adjustments regular meeting

Public Hearings

4. Request of Kenneth & Julie Champion for a variance to allow the construction of a new home, located 7.5 feet from the Oak Street lot line, in lieu of the required side setback of 15 feet.

Located at: 2080 St George Ave.

Zoned: R-1A



401 South Park Avenue • Winter Park, Florida 32789

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

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS

DATE: June 15, 2021

SUBJECT: VARIANCE REQUEST by Kenneth & Julie Champion,
2080 St George Avenue

The applicant is requesting a variance to allow the construction of a new home located 7.5 feet street side setback with a portion of the home located 10 feet from the Oak Street lot line, whereas the required side setback is 15 feet.

The applicants are proposing to build a home on this lakefront corner lot property which only has a lot width of 50 feet and requires a street side setback of 15 feet and an interior side setback of 7.5 feet to the first floor and 10 feet to the second floor. The existing two story home has a street side setback of 17 feet and varies in width from 22 to 24 feet. Under the required setbacks the first floor is limited to width 27.5 feet and the second floor is limited to a width of 25.5 feet.

The homes across the street on narrow lots that vary from 54 to 45 feet in width have homes which are 35 to 43 feet in width, although they are located within Baldwin Park (City of Orlando).

In reviewing the lot widths of all other properties around Lake Spier or the non-lakefront lots south of Lake Spier to the city limits, there does not appear to be any other corner lots which are only 50 feet in width.

When a new subdivision is proposed or when previously platted properties are re-divided into buildable lots the City's Subdivision Code requires that newly created corner lots must have at least 10 feet of additional width due the special Zoning setback provisions placed on a corner lot.

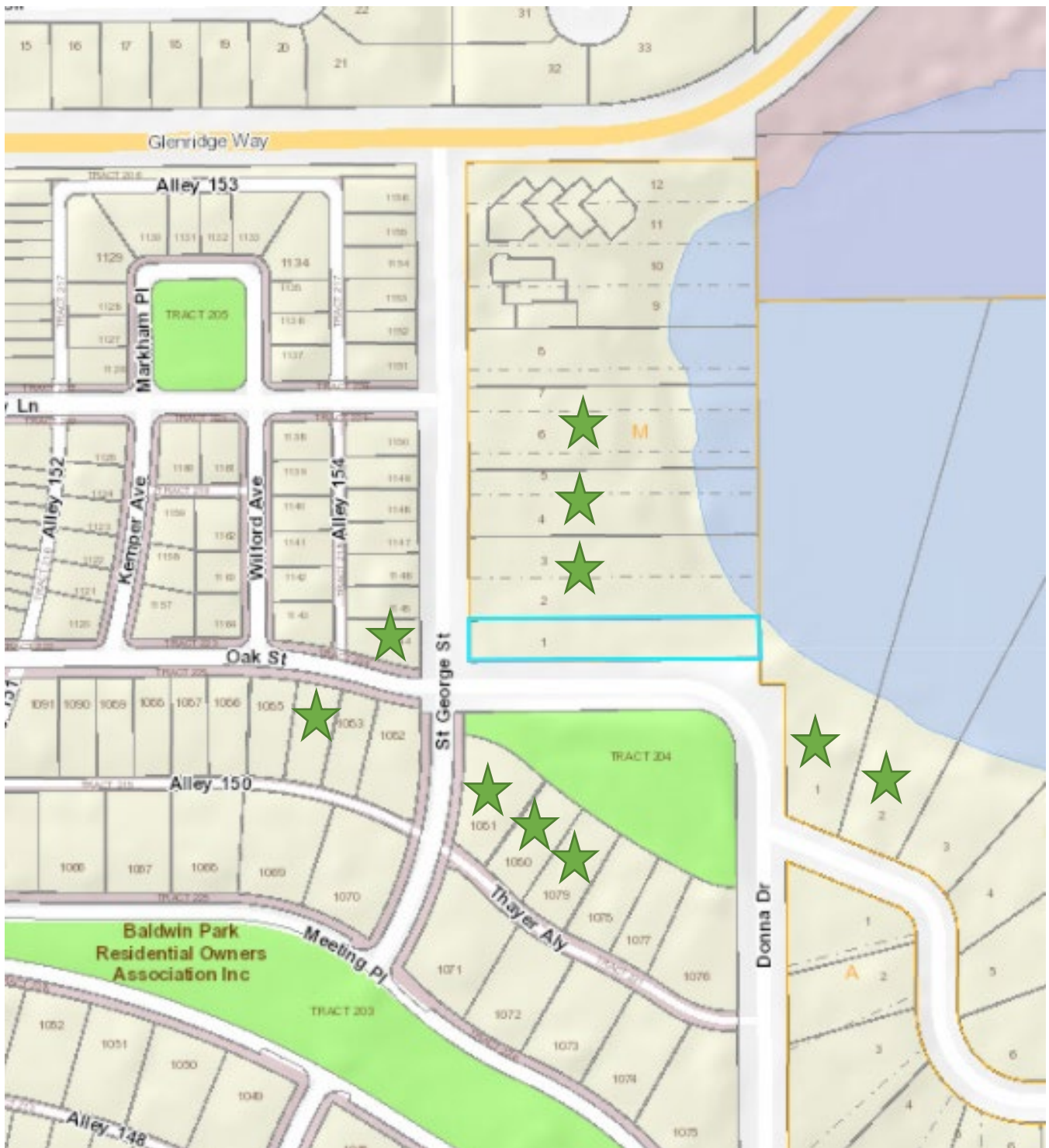
Due to the extreme length of this lot (over 300 feet) the lot area is over 15,000 square feet allowing a home with a gross area in excess of 5,700 square feet. However, the applicants are not designing a home that maximizes the maximum allowable gross building area. In addition, the proposed design of the new home substantially reduces the wide expanse of concrete driveway and parking area along the south side of the existing home which fronts on Oak Street.

Variance Request
2080 St. George Avenue
June 15, 2021
Page 2

All other zoning parameters including allowing impervious coverage, lakefront setbacks, minimum front yard landscaping size and building height will be met with this proposed new home.

We have received 10 letters of support for this request from the adjacent and nearby property owners.

2080 St George Ave





PLAN SNAPSHOT REPORT BOA-2021-0047 FOR CITY OF WINTER PARK

| | | |
|--------------------------------------------------------------|-------------------------------------|---------------------------------|
| Plan Type: Board of Adjustments | Project: | App Date: 05/21/2021 |
| Work Class: Board of Adjustments/Variance Application | District: Winter Park | Exp Date: NOT AVAILABLE |
| Status: Submitted - Online | Square Feet: 0.00 | Completed: NOT COMPLETED |
| Valuation: \$0.00 | Assigned To: Wiggins, George | Approval Expire Date: |

Description: Variance request to amend the corner lot, street-side setback from 15 feet to 7.5 feet. Also, on same side, a variance request to allow a 5 feet side setback for architectural bump-outs required to meet articulation guidelines.

| | | | | |
|--------------------------------|------|------------------------------------------------------------------|------|--------------|
| Parcel: 302217638413010 | Main | Address: 2080 St George Ave Winter Park, FL 32789-6232 | Main | Zone: |
|--------------------------------|------|------------------------------------------------------------------|------|--------------|

| | | |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Owner Julie Champion 2080 St. George Avenue Winter Park, FL 32789 | Applicant Julie Champion 2080 St. George Avenue Winter Park, FL 32789 | Owner CHAMPION KEN & JULIE 1731 SHILOH LANE ST WINTER PARK, FL 32789-5846 Home: 00 Business: 00 Mobile: 00 |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

Plan Custom Fields

| | | | | | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning | | Section | ORLANDO PARK REP K/107 LOT 1 BLK M | Subsection | |
| Is the property on waterfront? | Yes | Is this property on historic registry or district? | No | Describe variance | Variance request to amend the corner lot, street-side setback from 15 feet to 7.5 feet. Also, a variance request to allow a 5 feet side setback for architectural bump-outs required to meet articulation guidelines. |
| How long have you owned the property? | 2 months | How long have you occupied the property? | not occupied currently | Special Condition | The special condition of this property is the unique shape of the lot, coupled with being on a corner that requires a street-side setback. The property is 50 feet X 348 feet, so the odd shape results in a very narrow building pad width making it very difficult to build a home with a functional floor plan. developed. This means no adjacent properties would be negatively impacted by approving this variance. In addition to not having houses lining the opposite side of the street, it has very low traffic. 3. The homes on the adjacent lots immediately to the North and East of this lot are all based on the 7.5-foot setback, so this request is in line with neighboring properties. 4. We will be able to meet all other setbacks and FAR requirements for this project. 5. Setback variances have been approved for 2050 |
| Rights/Priv | The right and privilege that will be deprived is the ability to update the current structure to something that is desirable for both the owner and the neighborhood. Currently the home is old, poorly maintained and an eye sore so all the neighbors are very supportive of this request. We believe everyone benefits from this variance (the City, the neighbors and the home owner) due to the improvement of the property that will take place. | Hardship | The hardship experienced is the additional corner lot setback on a very narrow lot to start. Supporting data points for the hardship request include: 1. There is an additional 23 feet of green tract between the property line and the actual street, (Oak Street) which is well beyond the required 15 feet. This green tract actually expands to 35-58 feet as you proceed east on Oak Street. 2. On the street opposite the lot, there is a large, public green space (tract 204) owned by Baldwin Park that can never be | | |

PLAN SNAPSHOT REPORT (BOA-2021-0047)

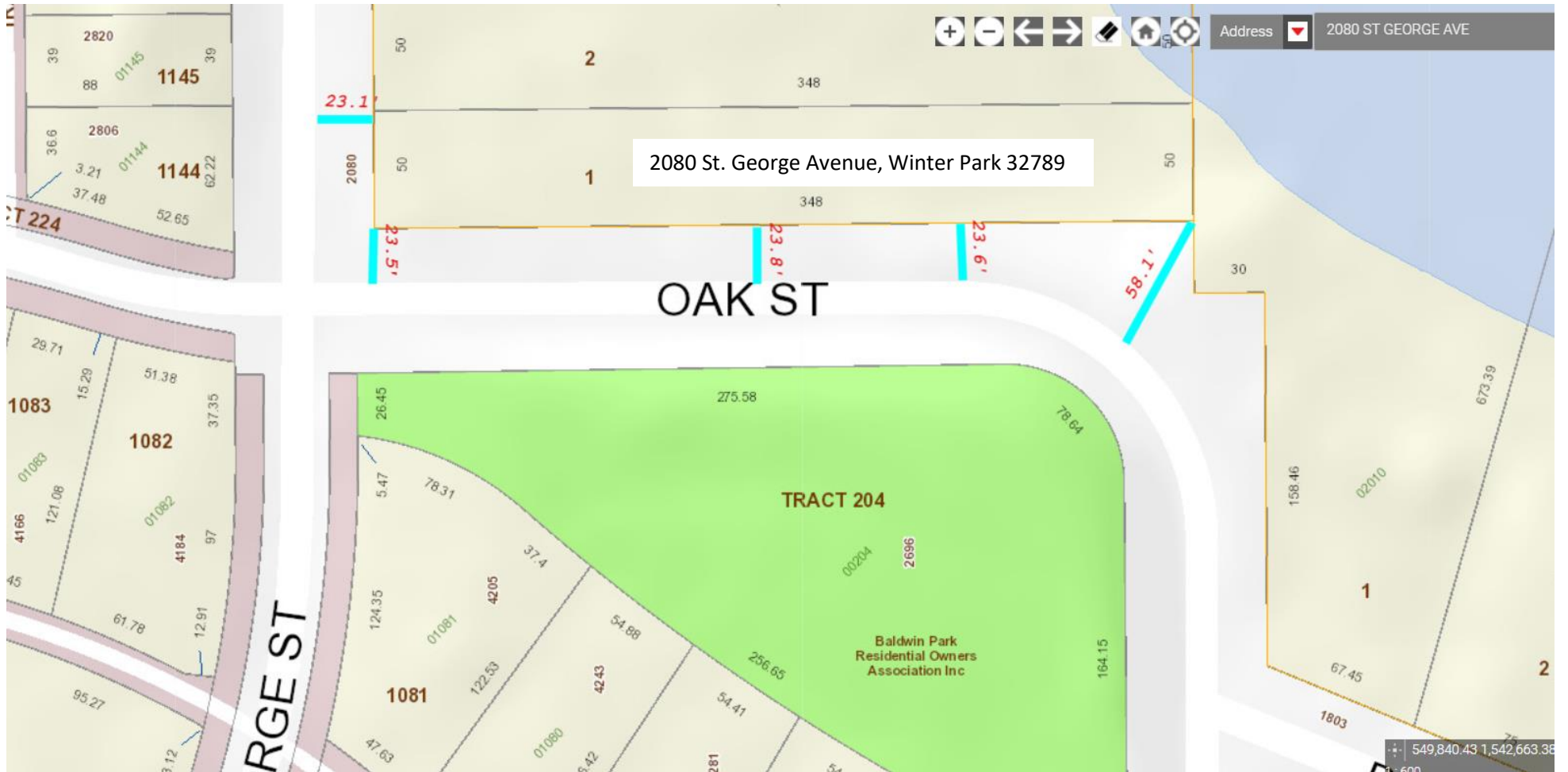
St. George, 2060 St. George, 1805 Barker Drive, and 1806 Barker Drive which are all within 200 feet of this property. 6. We have letters from 10 neighbors supporting this variance. They would rather have a new, updated home on this property, rather than the ill-maintained rental home that is currently there. There have been issues with renters in the past so they see this as a significant improvement for the neighborhood.

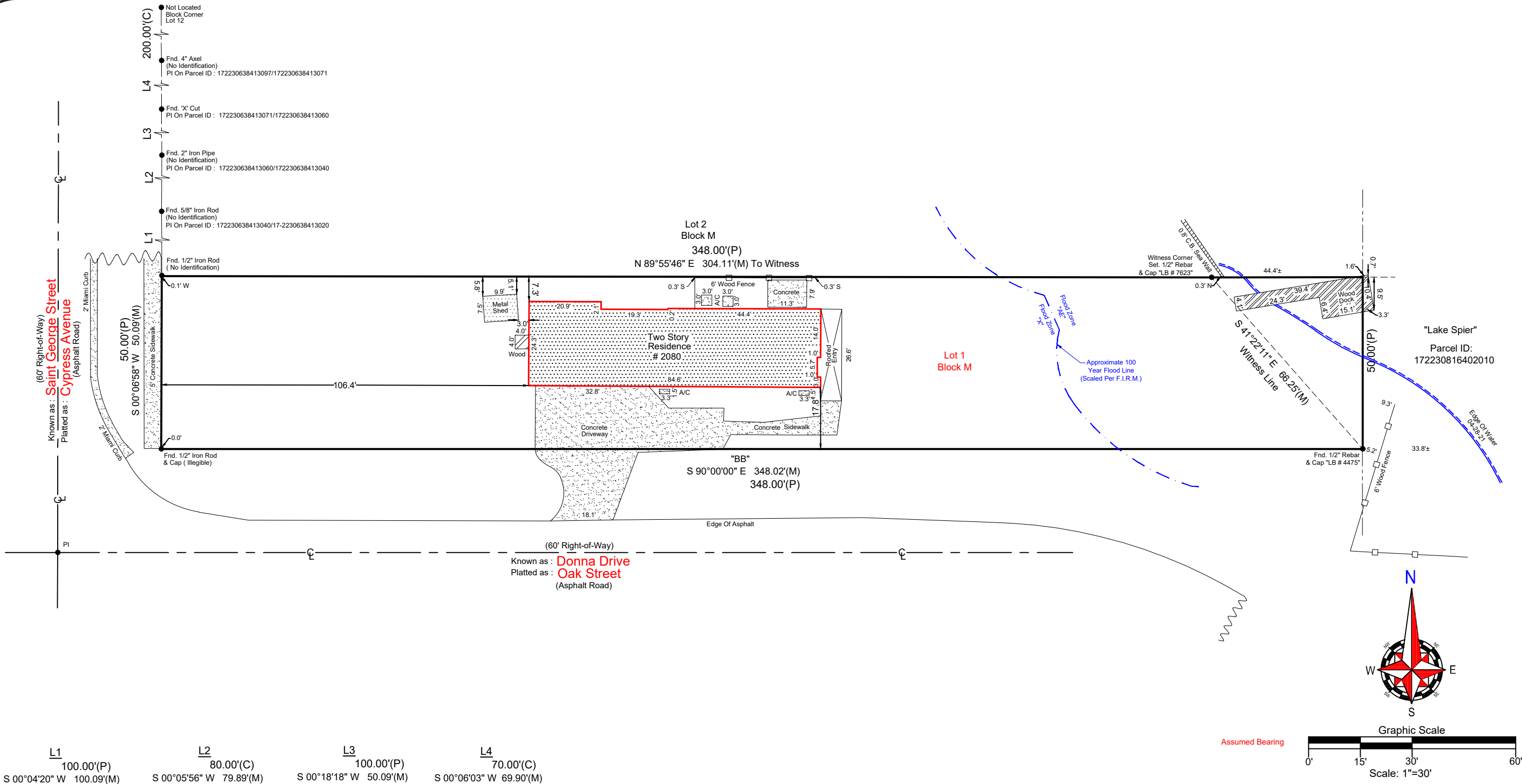
Limited Variance

In order to build an architecturally pleasing home (that doesn't look like a bowling alley on a long narrow lot), we believe we need 35 feet in width to accomplish this.

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|----------------------------------------------|------------------|-----------------|------------------|------------------|
| 2080 St George arial view.pdf | 05/21/2021 15:37 | Champion, Julie | | Uploaded via CSS |
| Letters from Neighbors in Support 10.pdf | 05/21/2021 15:37 | Champion, Julie | | Uploaded via CSS |
| Property Appraiser Site.pdf | 05/21/2021 15:37 | Champion, Julie | | Uploaded via CSS |
| Survey (2080 St. George Ave.) (04.30.21).pdf | 05/21/2021 15:37 | Champion, Julie | | Uploaded via CSS |
| Signature_Julie_Champion_5/21/2021.jpg | 05/21/2021 15:37 | Champion, Julie | | Uploaded via CSS |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|-------------------------------------------|-------------------|------------|----------|
| Application Completeness Check v.1 | | | |
| Confirm Application Complete v.1 | Generic Action | | |
| Review v.1 | | | |
| Board of Adjustments Review v.1 | Receive Submittal | | |
| Issue Invoice v.1 | Generic Action | | |
| Final Decision v.1 | | | |
| Board of Adjustments Decision v.1 | Generic Action | | |





2080 SAINT GEORGE STREET, WINTER PARK, FLORIDA 32789

BOUNDARY SURVEY

Legal Description:

LOT 1, BLOCK M, ORLANDO PARK REP, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 107, 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 & AE. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 9/25/2009.

CERTIFIED TO:

KENNETH AND JULIE CHAMPION; FISHER LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ATTORNEY'S TITLE INSURANCE FUND, LLC



| | |
|-----------------------|--------------------------|
| Field Date: 4/28/2021 | Date Completed: 04/29/21 |
| Drawn By: G.S. | File Number: JS-88119 |

| -Legend- | | | |
|----------|---------------------------------------|--------|----------------------------------|
| C | - Calculated | PC | - Point of Curvature |
| CL | - Centerline | Pg | - Page |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | P.O.B. | - Point of Beginning |
| Conc. | - Concrete | P.O.L | - Point on Line |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| Esmt. | - Easement | | |
| F.E.M.A. | - Federal Emergency Management Agency | PT | - Point of Tangency |
| | | R | - Radius |
| FFE | - Finished Floor Elevation | Rad. | - Radial |
| Fnd. | - Found | R&C | - Rebar & Cap |
| IP | - Iron Pipe | Rec. | - Recovered |
| L | - Length (Arc) | Rfd. | - Roofed |
| M | - Measured | Set | - Set 1/2" Rebar & Cap "LB 7623" |
| N&D | - Nail & Disk | Rebar | - Typical |
| N.R. | - Non-Radial | Typ. | - Typical |
| ORB | - Official Records Book | UE | - Utility Easement |
| P | - Plat | WM | - Water Meter |
| P.B. | - Plat Book | Δ | - Delta (Central Angle) |
| □ | - Wood Fence | -O- | - Chain Link Fence |

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

NONE VISIBLE

-POINTS OF INTEREST-

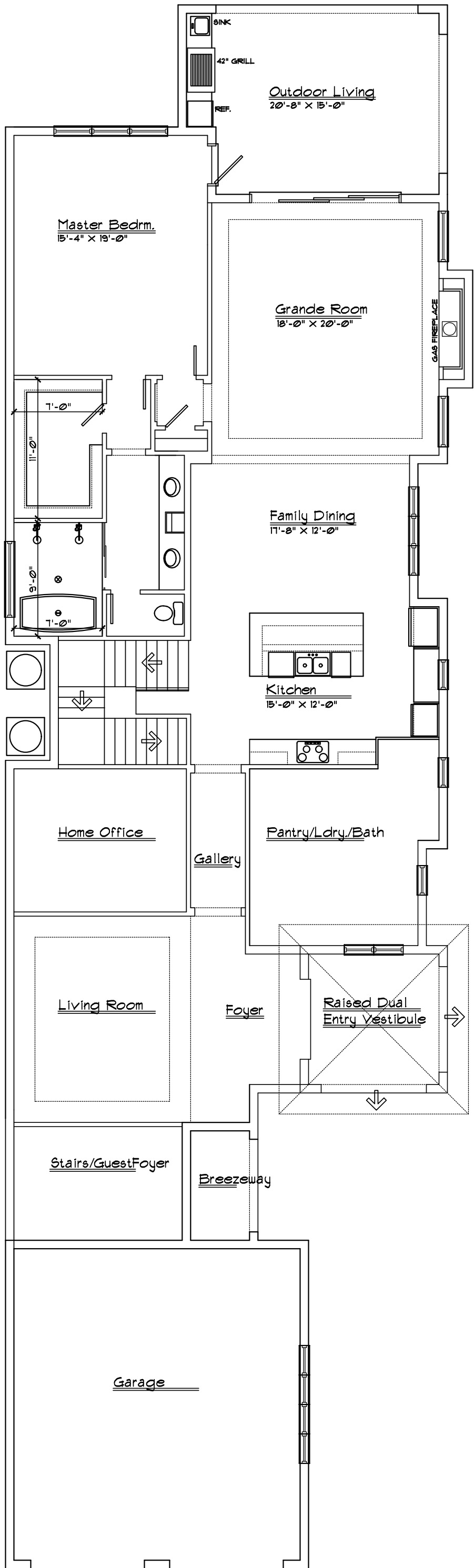
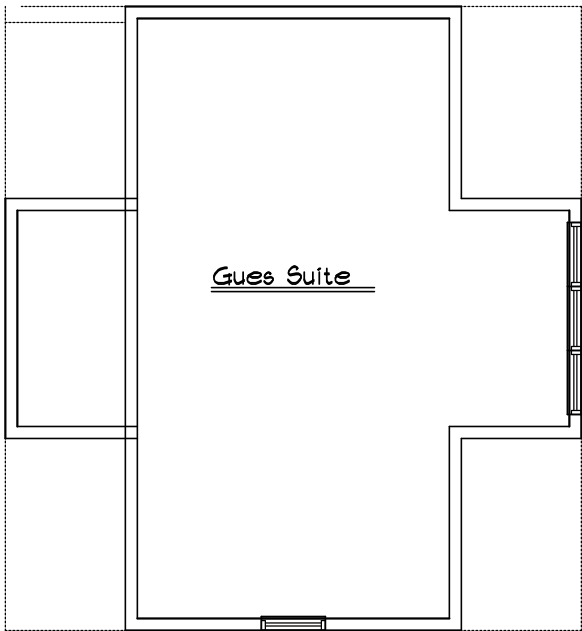
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in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

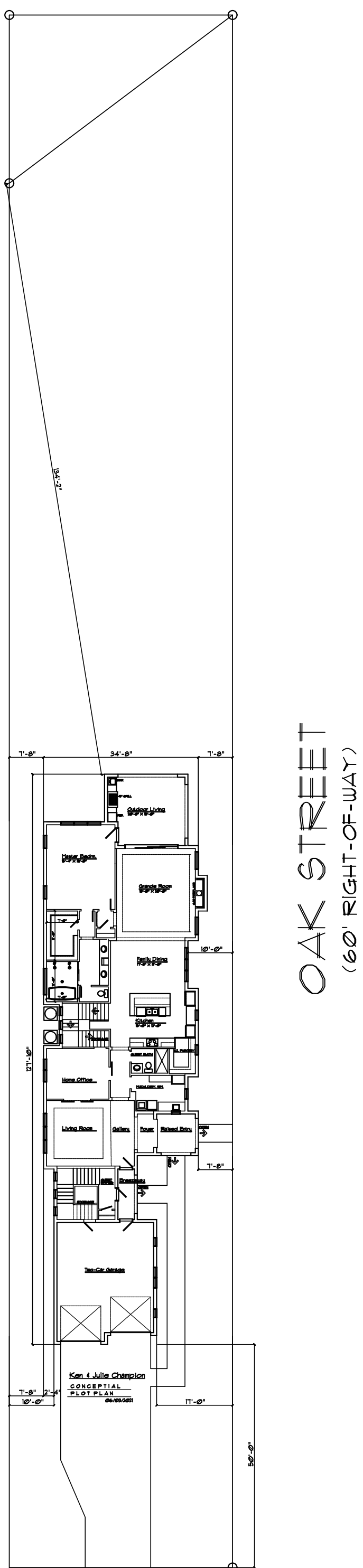
Patrick K. Ireland, PSM 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

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

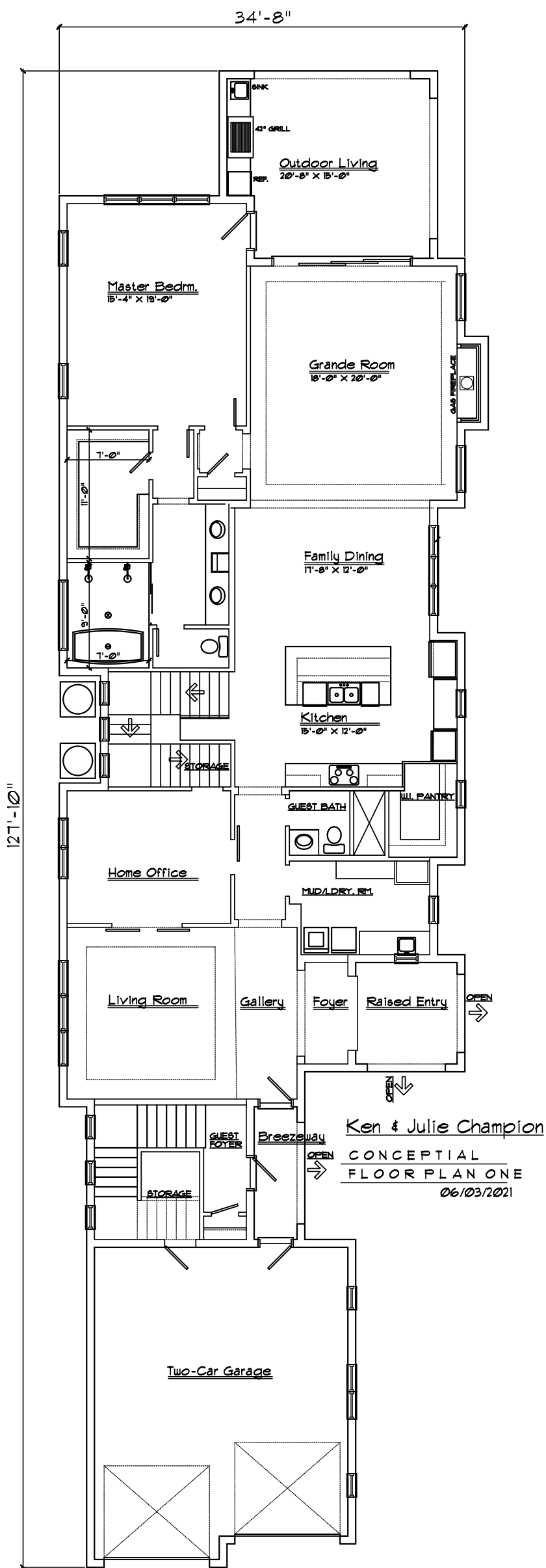


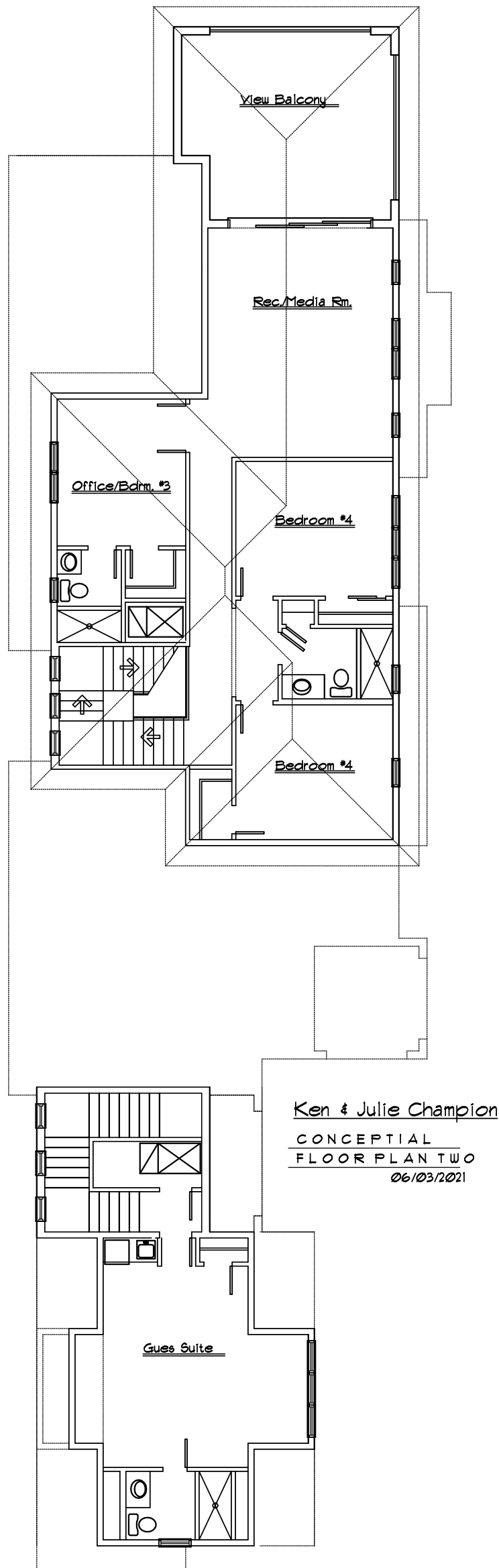
Ken & Julie Champion
CONCEPTIAL
FLOOR PLAN
04/26/2021





SAINT GEORGE ST.
(60' RIGHT-OF-WAY)







Ken & Julie Champion
CONCEPTIAL
FRONT ELEVATION
SAINT GEORGE STREET
06/03/2021



Ken & Julie Champion
CONCEPTIAL
FRONT ELEVATION
OAK STREET
06/03/2021

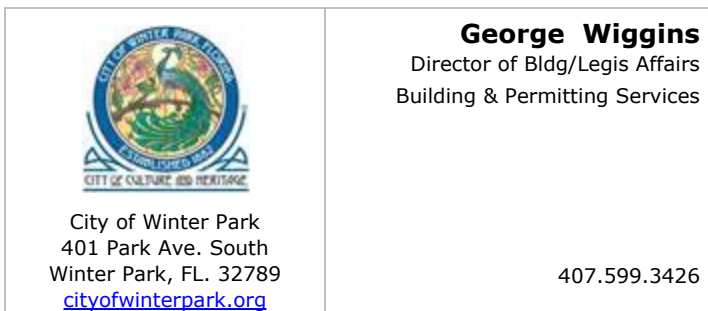


From: [George Wiggins](#)
To: [Allison McGillis](#); "Ray Rocha"
Cc: jon@southerntraditionsdev.com; kim@southerntraditionsdev.com; juliechampion@spherion.com; kenchampion@cfl.rr.com; [Theresa Dunkle](#)
Subject: RE: [External] 2080 St. George Avenue - 17-22-30-6384-13-010
Date: Monday, April 26, 2021 4:19:55 PM
Attachments: [image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[image026.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Ray,

This will require a variance to build closer than 15' street side, 7.5' interior, 2nd flr interior 10' assuming using the base FAR at 38%. It appears the front and lakeside setbacks can easily be met although the exact #s not yet determined.

You would have a decent chance for a street side variance. A new garage opening on that side would require a 20' street side setback or it could be 15' if the side of garage is parallel to Oak St lot line and not the garage opening.



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.

From: Allison McGillis
Sent: Monday, April 26, 2021 3:53 PM
To: 'Ray Rocha' <rarocha1@aol.com>; George Wiggins <Gwiggins@cityofwinterpark.org>
Cc: jon@southerntraditionsdev.com; kim@southerntraditionsdev.com; juliechampion@spherion.com; kenchampion@cfl.rr.com
Subject: RE: [External] 2080 St. George Avenue - 17-22-30-6384-13-010

Ray,

Since Kris is no longer at the city, I am looping George Wiggins into this conversation.

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  <p>City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 cityofwinterpark.org</p> | <p>Allison McGillis AICP Senior Planner Planning & Transportation</p> <p>407.599.3348</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|



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.

From: Ray Rocha <rarocho1@aol.com>
Sent: Monday, April 26, 2021 9:22 AM
To: Kristopher Stenger <kstenger@cityofwinterpark.org>; Allison McGillis <amcgillis@cityofwinterpark.org>
Cc: jon@southerntraditionsdev.com; kim@southerntraditionsdev.com; juliechampion@spherion.com; kenchampion@cfl.rr.com
Subject: [External] 2080 St. George Avenue - 17-22-30-6384-13-010

[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.]

Good morning Kris and Allison,

You've been very helpful and informative with past projects so I wanted to get your opinion/ assistance with this piece of property in Winter Park.

I've been retained by the homeowners, Ken and Julie Champion, to design a new lakefront home on a lot in Winter Park. The address is 2080 St. George Avenue. It is approximately 50' X 348' and is located at the intersection of St. George Avenue and Oak Street.

If we're to adhere to documented setback guidelines, we would be limited to a 27.5' wide home, making it difficult to design/build a home of the size and scope that both the homeowner and the City of Winter Park would want to see constructed on this site.

I'm asking that we be allowed to build a home on this lot adhering to the setbacks allowed on the adjacent lots immediately to the North and East of this lot which would enable the construction of a 35'-0" wide first floor building envelope. The Oak St. side would be architecturally designed as if it were a second front elevation

The street side homes to the west of this lot all seem to be located at 7.5' side setbacks on Oak Street. I'm assuming that this is because there is a 10' tract between the lots and the street.

There is a 22.5' green tract between this lot and Oak St., providing even more distance to the street. And, there is a green space tract directly to the South across the street, which means that no adjacent

properties would be negatively affected by a decision to allow the Champions to build a home that will positively improve the streetscape and property values.

Thank you very much for your time and consideration.

Very kindly,

Ray Rocha, AIBD
Catalyst Design, LLC
rarocho1@aol.com
CatalystDsgnLLC@gmail.com
407 - 701 - 8243



City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

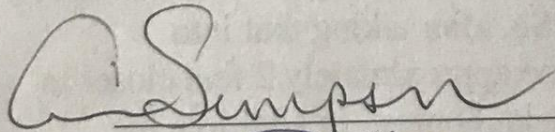
**RE: Letter of Support for Setback Variance - 2080 St.
George Street, Winter Park, FL 32789**

To Whom It May Concern:

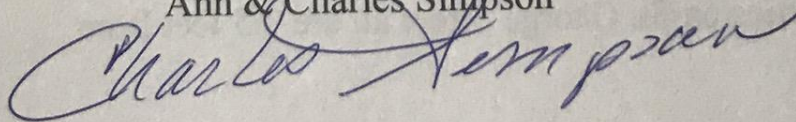
We own 2070 St. George Street, which abuts property located at 2080 St. George Street (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot set back on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Ann & Charles Simpson



Date: 5/9/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

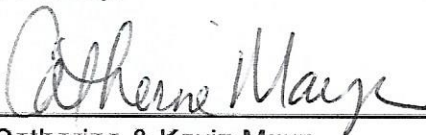
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 1805 Barker Drive, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Catherine & Kevin Mays

Date: May 8, 2021

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

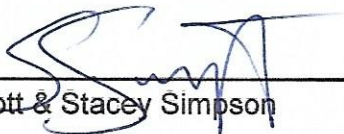
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4243 Thayer Alley, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Scott & Stacey Simpson

Date: 5/8/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

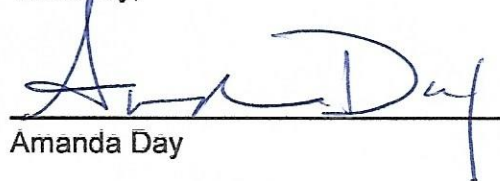
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

I live at 2060 St. George Avenue, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Amanda Day

Date: 5/8/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

I live at 2806 St. George Street, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Patrick Chesley

Date: 5-8-21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4205 Thayer Alley, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Ellen & Robert Crabill

Date: 5/8/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4281 Thayer Alley, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Lisa & David Spain

Date: 5/16/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

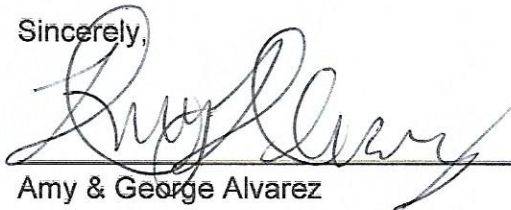
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4184 Oak Street, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Amy & George Alvarez

Date:

5/16/2021

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 1803 Barker Drive, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Shannon & Ricardo Calzado

Date: 5/16/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

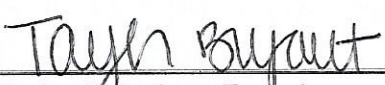

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 2050 St. George Avenue, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,

 
Taylor & Andrew Bryant

Date: 5/17/2021