

Historic Preservation Board



April 9, 2014 at 9:00 a.m.

Commission Chambers • City Hall Second Floor
401 South Park Avenue • Winter Park, Florida

1 administrative

- Call to order and approval of February 12, 2014 and March 12, 2014 meeting minutes.
- Public comments on any business not appearing under action.

2 action

- COR 14-002 Request of William and Andrea Prather for a 603 square foot rear addition and for the enclosure of the open 254 square foot porte cochere on their property located at 210 Stirling Avenue. A variance is requested to utilize the existing 8 foot 9 inch side setback of the porte cochere to be enclosed in lieu of the required 12 foot one story side setback. Contributing historic resource in the Virginia Height East Historic District. Zoned R-1AA. Parcel ID #07-22-30-8908-12-070.

3 new business

4 adjourn

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

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



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

9:00 a.m.
February 12, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Rebecca Talbert, Genean MacKinnon Louise Sprimont, and Michael Miller. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

Motion made by Ms. Talbert, seconded by Mr. Miller to table the approval of minutes until the March public hearing. Motion carried unanimously.

3. Action Items.

HDA 14-001 Request of J. Kurtis and Karin H. Wood to designate their property at 1873 Glencoe Road to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

Senior Planner Lindsey Hayes presented the staff report. She explained that the residential property at 1873 Glencoe Road is located in the 1925 Forrest Hills subdivision. The property includes a circa 1925 historic house and a non-contributing tennis court. She explained that the owners, James K. and Karin H. Wood are requesting designation of their property to the Winter Park Register of Historic Places in conjunction with a certificate of review request. Ms. Hayes presented historical information of the subject property. Staff recommended designation of the subject property as a historic resource in the Winter Park Register of Historic Places.

Mr. Frank Rourke, contractor, represented the applicants. He responded to Board member questions and concerns.

Mr. Curtiss Cogan, 161 West Reading Way, stated that he has met with the applicants. He said that he has no issue with their plans and complimented them on their well thought out plan. No one else wished to speak concerning the request. Public Hearing closed.

Mrs. MacKinnon thanked the applicants for coming forward voluntarily.

Motion made by Mr. Miller, seconded by Mrs. Chemtob recommending to designate 1873 Glencoe Road to the Winter Park Register of Historic Places. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 7-0 vote.

COR 14-001 Request of J. Kurtis and Karin H. Wood for a rear addition and alterations on their property located at 1873 Glencoe Road. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%. Individually designated historic resource on the Winter Park Register of Historic Places (pending) Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

Senior Planner Lindsey Hayes stated that this the second component of the back to back designation/certificate of review process, property owners J. Kurtis and Karin H. Wood are requesting a certificate of review for an addition and alterations to the rear elevation of their house at 1873 Glencoe Road. She explained that the applicants are requesting to expand and enclose the space where there is now a rear covered veranda to create a new family room, expand the second floor connection from the house to the second floor of the garage portion of the building on the rear elevation, and create a mud room entrance under the new second floor expansion for the new family room. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%. Ms. Hayes stated that the certificate of review request for a rear addition that accompanies this designation application would not, in staff's opinion, disqualify this property from meeting the standards for listing on the Winter Park Register of Historic Places if approved, and is an appropriate incentive given the design. Staff recommended approval subject to Historic Preservation Board review. Ms. Hayes responded to Board member questions and concerns.

Mrs. Karin Wood, co-applicant, and Mr. Frank Rourke, contractor, responded to Board member questions and concerns. No one else wished to speak concerning the request. Public Hearing closed.

Motion made by Ms. Talbert to approve the request subject to final construction drawings coming back to the HPB prior to submitting for permitting. The motion was rescinded.

Motion made by Ms. Talbert, seconded by Mr. Miller to approve the request subject to the applicants submitting complete construction drawings to staff for final approval. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 7-0 vote.

Discussion of community questionnaire

Planning and Community Development Director Dori Stone discussed the Historic Preservation survey. She explained that after the previous workshop, it was apparent that it was time to proceed with the survey. She said that staff has the fundamentals of the questionnaire and seek Board approval to move forward. She said that the survey will be conducted by Mind Mixer and that the targets are those that own properties that are 50 years or older. She noted that staff continues to work with the City Attorney on the housekeeping language in the historic preservation ordinance, and that the intention is to bring that ordinance with the language amendments back to the Board for input and approval. She explained that the survey instrument will be both online and hardcopy and will begin sometime in the next couple weeks. Mrs. Stone responded to Board member questions and concerns.

Mr. Miller left the meeting at 10:25.

Public Comments

Michael O'Shaughnessy, 331 East Webster Avenue, stated that he is concerned that the current movement in historic preservation will keep people away from their personal rights. He said that he feels that historic designation is a personal choice and that the current process works. He noted that he took his home through the designation process.

Margaret Casscells-Hamby, 907 Old England Avenue, agreed with Mr. O'Shaughnessy regarding choice. She said that she feels that more regulation is not necessarily better.

Nikki Seybold, 800 Interlachen Avenue, had questions regarding the survey. She wanted to know what goal is to be accomplished and what will be done with the results.

No one else wished to speak. Public comment closed.

4. New Business.

There were no items of new business.

5. Adjournment. There was no further business. The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

9:00 a.m.
March 12, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Rebecca Talbert, Genean MacKinnon Louise Sprimont, and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Planning & Community Development Director Dori Stone, Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

Motion made by Ms. Talbert, seconded by Mr. Miller to approve the 10/9/2013, 1/8/2014, 1/23/2014 meeting minutes. Motion carried unanimously.

3. Action Items.

- Historic preservation ordinance "housekeeping" amendments

Planning & Community Development Director Dori Stone presented this item. She explained that housekeeping effort began in 2012. She brought the Board members up to speed on the Historic Preservation on the "housekeeping" amendments from 2012. She said that the City Attorney has reviewed the "housekeeping" amendments and provided additional amendments that will bring the ordinance into conformity with the city charter, policies and current legal practices. She said that these draft amendments with legal and policy updates from the city attorney are what is being presented to the board for review and approval. Mrs. Stone responded to Board member questions and concerns.

Senior Planner Lindsey Hayes gave the Board members an overview of the minor modifications listed on the table. She noted that full ordinance was provided to the Board members. She explained that the draft amendments are shown in red and an explanation is provided in places. She said that the amendments do not include the proposed district designation process amendments from 2012. That process will be discussed separately at a later date. Further, the designation process does include a policy amendment provided by the City Attorney as shown on the table. The draft amendments include improved phrasing for general readability, and updated the board and department titles contained in the text. Among other amendments, the modifications return the original 2001 ordinance board member qualifications to the ordinance so that the city can meet the standards for the Certified Local Government (CLG) application. As has been previously discussed, CLG status would allow the city to apply for grants with a much greater likelihood of success. The amendments retitled "standard certificates of review" which only need staff approval and "special certificates of review" which are applications that require a public hearing before the HPB. Clarification is provided for

variance requests and reconstruction of destroyed resources. Staff recommended approval. Ms. Hayes responded to Board member questions and concerns.

Motion made by Mr. Miller, seconded by Mrs. Chemtob to approve the HPB ordinance housekeeping amendments.

Amendment offered by Ms. Talbert, seconded by Mrs. Sprimont to add Section 434, Definitions, to add definitions for the Winter Park Register of Historic Places and the Florida Master Site File. The amendment was accepted by Mr. Miller.

Amendment offered by Mrs. Chemtob, seconded by Ms. Talbert to page 24, Sec. 58-480 to add as defined by section 58-434. The amendment was accepted by Mr. Miller.

Amendment offered by Mr. Glidden, seconded by Mrs. Chemtob to page 7, sec. 58-442 add that one member of the HPB may be the owner of an individually designated home or own a home in a historic district. The amendment was accepted by Mr. Miller.

Amendment offered by Ms. Talbert, seconded by Mrs. Sprimont that when the Land Development Code it is updated with the correct title for the Board.

Public Comments

Frank Hamner, 405 Balmoral Road, addressed the Board. He requested clarification as to which version of the ordinance the Board is working with. He pointed out that the current city code is not reflective of what the Board is working on. He explained that he is working with a committee created by Casa Feliz that was formed to look at the issues that have caused much of the controversy with regard to the historic preservation effort. He said that they have had several meetings and provided the Board with an update of where they are currently. He said that there is a perception that there is a lack of transparency and education with regard to the ordinance and the impact that it has on an individual homeowner and if you are in a district. He expressed concern with the scope of current incentives and the historic district pros/cons. Mr. Hamner also responded to questions posed by members of the Board.

Mrs. Stone clarified that the Board is not voting on a new ordinance. She said that staff is requesting that the Board accept the 2012 amendments so that there is a good working document to move forward with. Further, when other modifications come forward they will be incorporated into this documents and it will be voted on and go to the City Commission as one document.

No one else wished to address the Board. Public Comments closed.

Motion to accept the HPB housekeeping amendments as amended made by Mr. Miller, seconded Mrs. Chemtob. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 7-0 vote.

4. New Business.

Ms. Stone updated the Board concerning the Mind Mixer survey. She said that postcards will be mailed to approximately 500 homes. She noted that there will be login information on each post card so that that the homeowner can access the survey which will go live on-line April 1st.

5. Adjournment. There was no further business. The meeting adjourned at 11:00 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

DRAFT



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
April 9, 2014

COR 14-002 Request of William and Andrea Prather for a 603 square foot rear addition and for the enclosure of the open 254 square foot porte cochere on their property located at 210 Stirling Avenue. A variance is requested to utilize the existing 8 foot 9 inch side setback of the porte cochere to be enclosed in lieu of the required 12 foot one story side setback. Contributing historic resource in the Virginia Height East Historic District. Zoned R-1AA. Parcel ID #07-22-30-8908-12-070.

Located in the Virginia Heights East Historic District, 210 Stirling Avenue was designed in the Colonial Revival style by architect George Krug in 1928 and built by James Manuel as a residence for Mrs. Samuel Goss. It is on the corner of Stirling and Glencoe Avenues.

Certificate of Review Request. The applicants, Mr. and Mrs. William Prather, are requesting a certificate of review to enclose the open porte cochere to provide 254 square feet of living space. The enclosed space would be under the existing flat roof and would retain the distinctive columns. The enclosure requests a variance to approve the existing side setback of 8 feet 9 inches in lieu of the required 12 feet to a one story element. The front elevation windows repeat the historic triple windows, trim and six over one sash pattern on the first floor of the main body of the house. The side (west) elevation would have a triple window again and a single French door. The rear elevation would have a single sash window. As noted on the attached plans, the existing entablature, iron railings and columns would remain. The brick foundation and horizontal siding would match the existing historic materials.

They are also requesting approval for a 603 square foot one story rear (south side) addition. A small, existing one story element would be removed to provide for the new addition. The rear addition would have a flat roof. The flat roof would have an iron railing to match the existing and would be an assessable balcony from the rear of the second floor. Horizontal siding, brick foundation and door and window trim would match the existing.

The plans include rerouting the existing concrete driveway that now leads to the existing open porte cochere around the new enclosure to provide parking behind the front setback as

required. The replacement driveway would also include a new driveway apron onto Glencoe Avenue.

Rehabilitation assumes that some alteration of the historic building is needed in order to provide for an efficient contemporary use of the building; however these alterations should not destroy the building's historic character. Staff is satisfied that the request meets the intent of the Standards. The following Secretary of the Interior's Standards for Rehabilitation apply to this proposal:

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of feature or spaces that characterize a property shall be avoided.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size scale and architectural features to protect the history integrity of the property and its environment.

(10) New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Architecture. The residence was designed by architect George E. Krug for Mrs. Samuel Goss. Krug was the architect for the Masonic Temple on Comstock and Chapman Avenues in downtown Winter Park. The Prather residence was designed in the Colonial Revival style gambrel roof subtype. The house is unusual in that it is a true two story residence with the side facing gambrel roof form wrapped over it as opposed to a one and a half story gambrel roofed house with dormers. The one story side wings for the east facing sun porch and west side porte cochere are typical of the Colonial Revival Style. The wood frame house is symmetrical with five sash windows on the second floor and triple six over one sash windows flanking the center entry. The entry portico features a broad arched hood supported by carved wood brackets. The door is flanked by divided light sidelights with elliptical fan light above. The site includes a contributing garage and a non-contributing swimming pool. The property is in excellent condition.

The Colonial Revival style's origins date to the 1876 Philadelphia Centennial Exposition where many of the exhibit buildings sought to revive and interpret historical colonial period types. The structures richly borrowed classical details from designs now known as Georgian, Federal, Adams and Jeffersonian. Major elements were symmetrical facades, prominent porticos, molded details, rectangular windows with small panes, and fanlights over the main entry. The Colonial Revival style became popular at the turn of the previous century. In Florida it exerted a strong influence on vernacular architecture. Details from different pure precedents are often combined in an eclectic mixture in the Colonial Revival style.

RECOMMENDATION: Staff's recommendation is for APPROVAL subject to Historic Preservation Board review.



PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

Certificate of Review Application

1. 210 STIRLING AVENUE, WINTER PARK
Building address
WM. & ANDREA PRATHER, 210 STIRLING AVE., 407 252-3052
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. Please indicate the work you propose to undertake:

Minor alteration New construction X Addition X Demolition X Rehabilitation
X Variance request (additional information required) Other:

3. Proposed project narrative: (attach additional page if necessary)

ADDITION TO REAR OF HOUSE; WALL-IN EXISTING
PORTE-COCHERE; NEW DRIVEWAY

4. The following supplementary information shall be provided as applicable to describe the proposal:

Site plan Floor plan(s) Elevations(s) Photo(s) Survey
Material and product information Setback/Coverage worksheet REQUIRED

Other:

5. I, Andrea Prather, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Andrea Prather
Owner's Signature

4/1/14
Date

Historic Preservation Commission Office Use

Date received: 2-17-14 HPC Meeting: 4-9-14 Case File No. COR 14-002

MRS. SAMUEL GOSS HOUSE
Historic name of building (if any)

VIRGINIA HEIGHTS EAST
Historic district name (if any)

07-22-30-8908-12-070
Parcel Identification Number

c. 1928
Year built

historic landmark historic building/structure

district contributing element district non-contributing element

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

NEW FLOOR & WALLS AT EXISTING PORTE-COCHERE
THIS 8.82' FROM WEST SIDE PROPERTY LINE.
12' SETBACK REQUIRED.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

EXISTING PORTE COCHERE IS CURRENTLY
8.82' FROM SIDE PROPERTY LINE.

3. Describe the requirements, from the Land Development Code upon which this request is based.

REQUIRED SIDE SETBACK IS 12."

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

EXISTING CORNER COLUMNS AND BRICK
FOUNDATIONS TO REMAIN. EXISTING ENTABLATURE,
ROOF AND RAILING TO REMAIN.

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.



REAR
ELEVATION



FRONT ELEVATION



PORTE COCHERE - REAR



PORTE COCHERE - FRONT



↑ EAST SIDE ELEVATION



VIEW LOOKING NORTHWEST



⌚ VIEW LOOKING EAST

⌚ VIEW LOOKING NORTH (ACROSS REAR YARD)



Property Record - 07-22-30-8908-12-070

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

210 Stirling Ave

Names

Prather William Russell

Prather Andrea B

Municipality

WP - Winter Park

Property Use

0104 - Single Fam Class IV

Mailing Address

210 Stirling Ave

Winter Park, FL 32789-5747

Physical Address

210 Stirling Ave

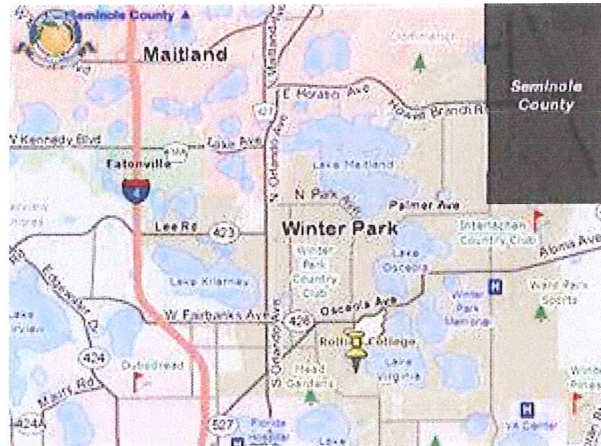
Winter Park, FL 32789



QR Code For Mobile Phone



302207890812070 03/22/2006



Property Features

Property Description

VIRGINIA HEIGHTS G/107 LOT 7 BLK L

Total Land Area

21,018 sqft (+/-)



0.48 acres (+/-)

GIS Calculated

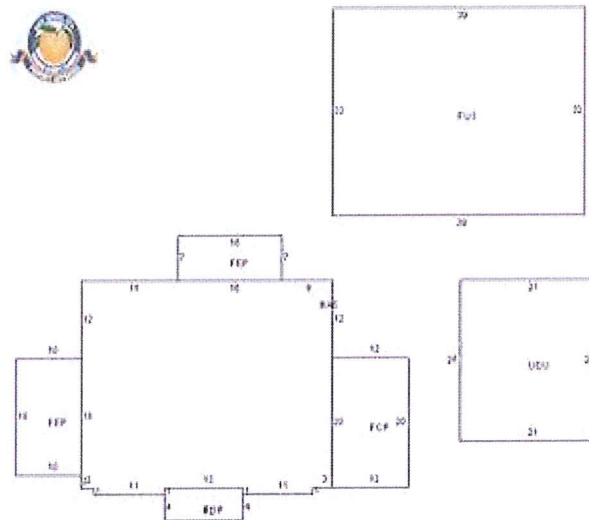
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
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0100 - Single Family R-1AA 1 LOT(S) \$255,392.47 \$255,392 \$0.00 \$255,392

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0104 - Single Fam Class IV	BAS - Base Area	1270	\$178,206
Building Value	\$269,006	FCP - Fin Carprt	240	\$10,103
Estimated New Cost	\$390,090	FEP - F/Enc Prch	292	\$28,625
Actual Year Built	1925	FOP - F/Opn Prch	60	\$2,105
Beds	4	FUS - F/Up Story	1248	\$148,880
Baths	4.0	UDU - Unf Dt Uty	525	\$22,171
Floors	2			
Gross Area	3635 sqft			
Living Area	2810 sqft			
Exterior Wall	Wood.Shthn			
Interior Wall	Plastered			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PT2 - Patio 2	01/01/1925	1 Unit(s)	\$2,000.00	\$2,000
FPL1 - Basic Fireplace	01/01/1996	1 Unit(s)	\$1,500.00	\$1,500
PL2 - Above Average Pool	12/31/2012	1 Unit(s)	\$20,000.00	\$28,130

SWERDLOFF & PERRY

SURVEYING, INC.

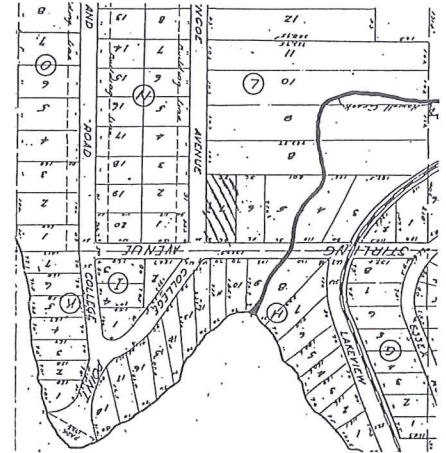
370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691 • sandpsurveying@gmail.com

Lot 7, Block L, VIRGINIA HEIGHTS, according to the plat thereof, as recorded in Plat Book G, Page(s) 107, of the Public Records of Orange County, FL.

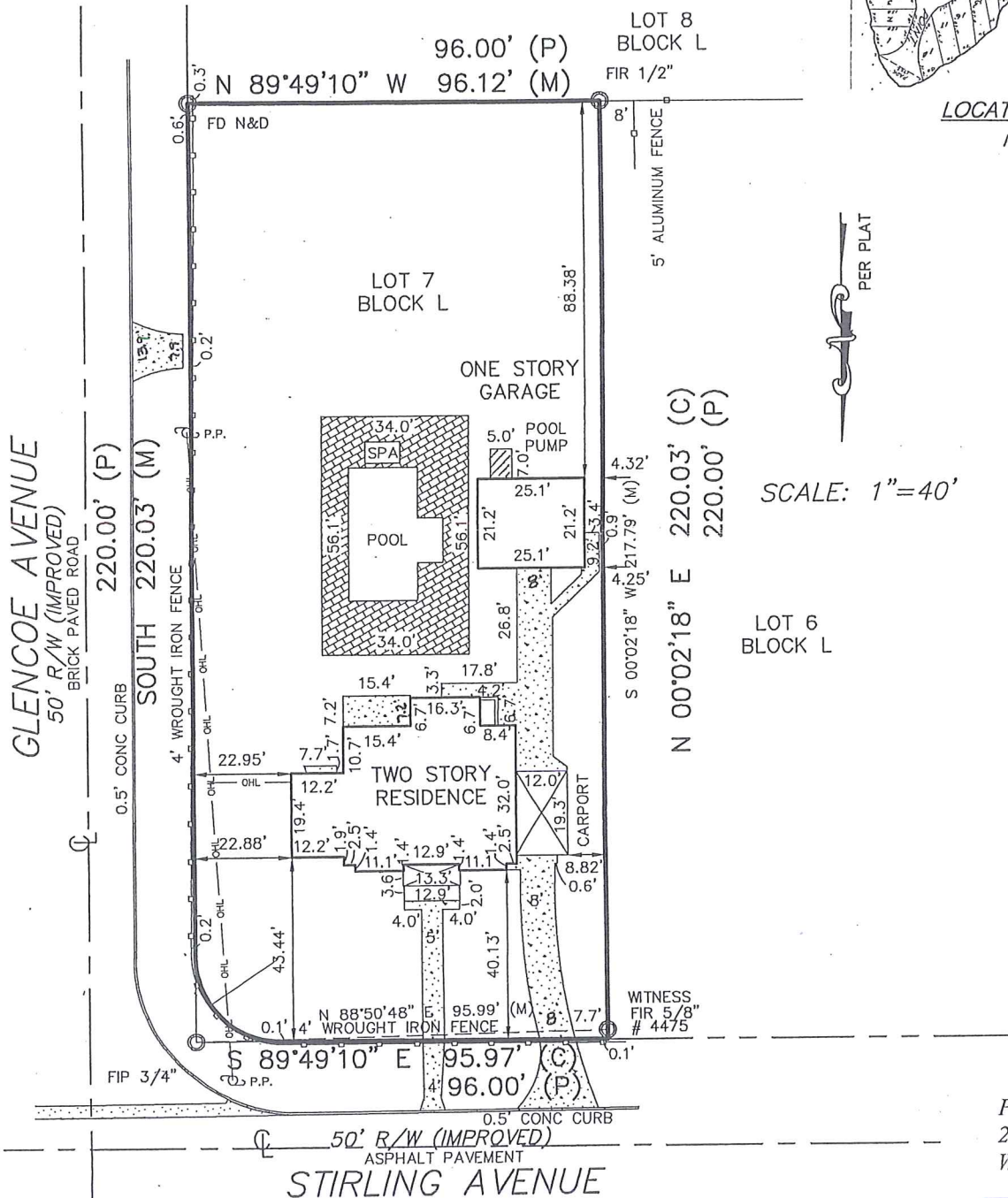
Community number: 120188 Panel: 0255
 Suffix: F F.I.R.M. Date: 9/25/2009 Flood Zone: X
 Date of field work: 6/10/2010 Completion Date: 6/11/2010

Certified to:
 William Russell Prather; Andrea B. Prather; Sunbelt Title Agency; Title Resources Guaranty Company; SunTrust Mortgage, Inc.; New Traditions National Bank, their successors and/or assigns.

Updated Survey: 3/24/2014



LOCATION SKETCH
 Not to Scale



SCALE: 1" = 40'

Property Address:
 210 Stirling Avenue
 Winter Park, FL 32789

Survey number: SL 110818



SETBACK / COVERAGE WORKSHEET

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

Address: 210 STIRLING AVENUE, W.P.
 Submitted by: STEVE FELLER, ARCHITECT

Lot width²: 96'
 Lot area³: 21,120 ± s.f.

	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%	4,229 s.f.	3,248 s.f.	7,477 s.f.	10,560 s.f.
	1 story - 60%				
FLOOR AREA RATIO (F.A.R.)^{5,6} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁸ .)	Lots < 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR				
	Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area				
SCREEN POOL ENCLOSURE	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	3,625 s.f.	600 s.f.	4,233 s.f.	6,970 s.f.
	8% ⁹				
FRONT YARD LANDSCAPE COVERAGE					
Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious).	Minimum % Required	Existing Area ¹⁰	Landscape Area Reduced ¹⁰	New Total Area	Minimum Required Area
Front Lot Area:	50%			1,719 s.f.	2,031 s.f.

NOTES:

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

VARIANCE REQUEST:
12' REQUIRED

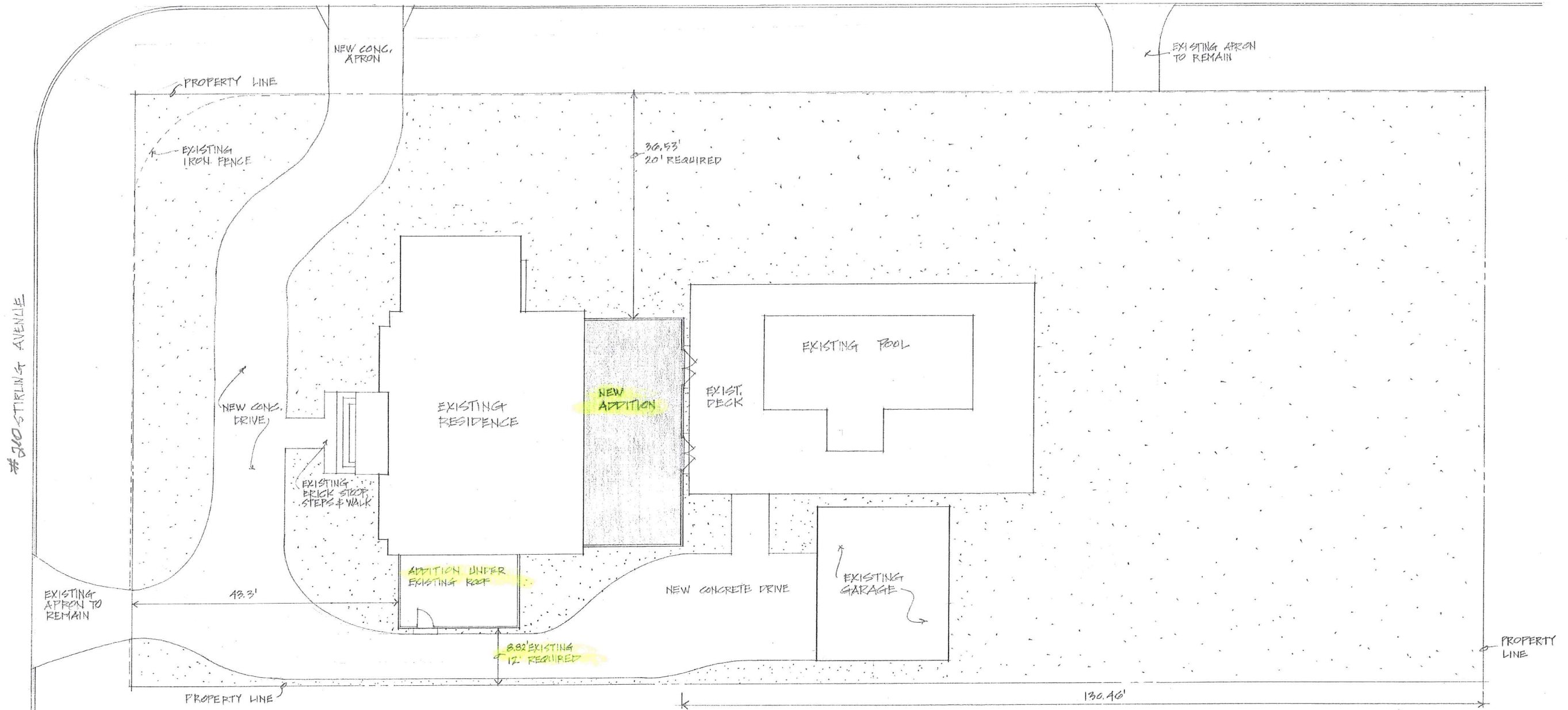
SETBACKS (complete boxes A and B first)

		Minimum Allowable Dimensions		Existing	Proposed
		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			
FRONT	1st Floor	See pages 3&4	A		
	2nd Floor		B		
SIDES ^{1,2} (see other side setback options on pg 4)	1st Floor		25 ft	8.82'	8.82'
	2nd Floor		35 ft ⁵		
REAR ^{1,3,4}	Lakefront		see note 6		
		Lot width ≤ 65 ft	15 ft		
CORNER LOT	1st Floor	Lot width > 65 ft ⁷	20 ft		
	2nd Floor	Lot width ≤ 65 ft	15 ft		
BUILDING HEIGHT ^{8,9,10,11,12}		Lot width > 65 ft ⁷	22.5 ft		
		30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)			

Notes:

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

GLENGOE AVENUE



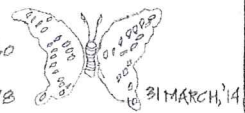
SCALE: 1/8" = 1'-0"

- 2,858 S.F. EXISTING LIVING AREA
- 21,120± S.F. SITE
- 6,970 S.F. MAX. FAR.

1.

PRATHER RESIDENCE

STEPHEN FELLER
 ARCHITECT FL. REG. #ART050
 126 PARK AVENUE, SOUTH
 WINTER PARK, FL. 407 647-8778





EAST ELEVATION
 3/8" = 1/4"



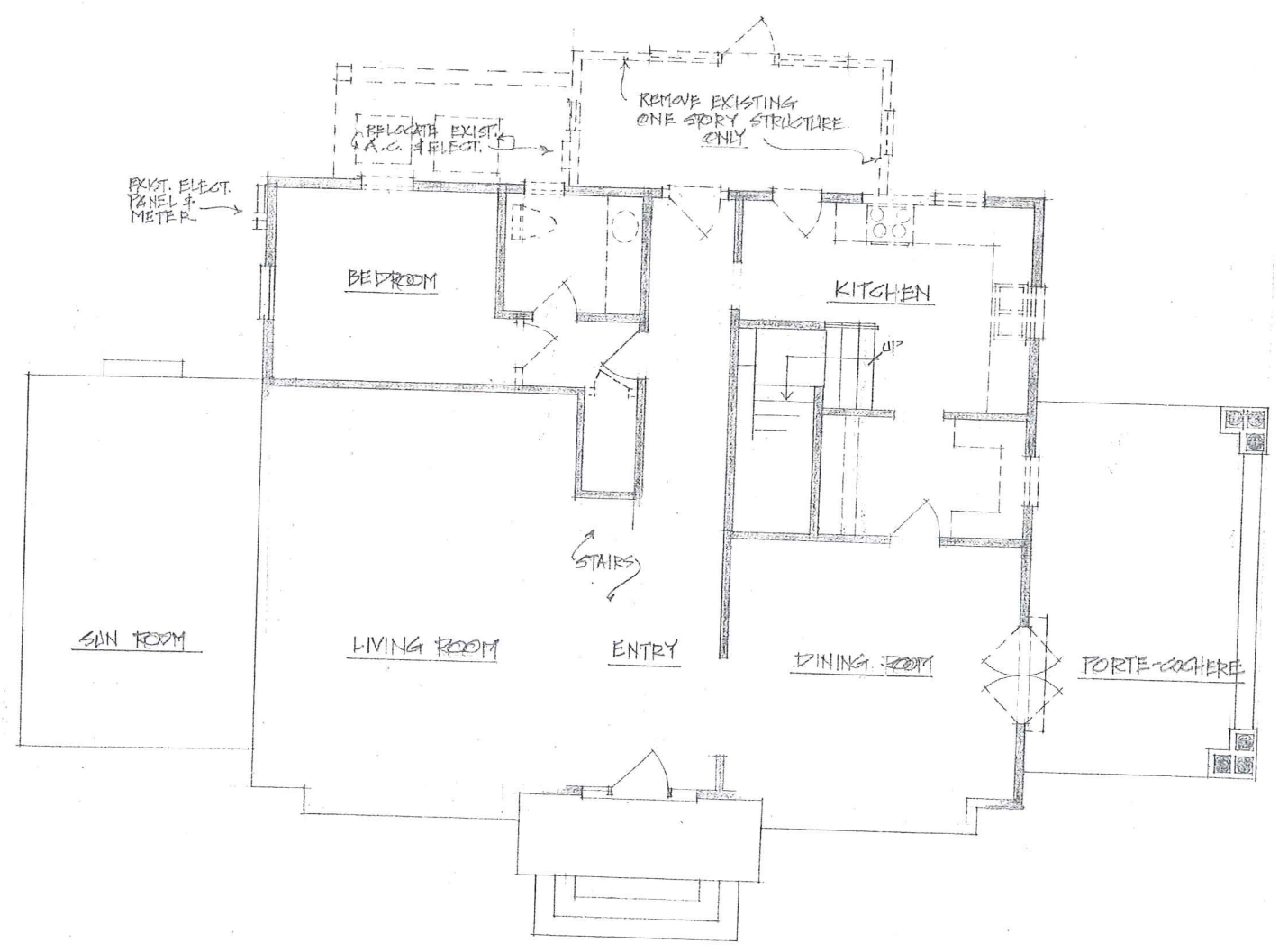
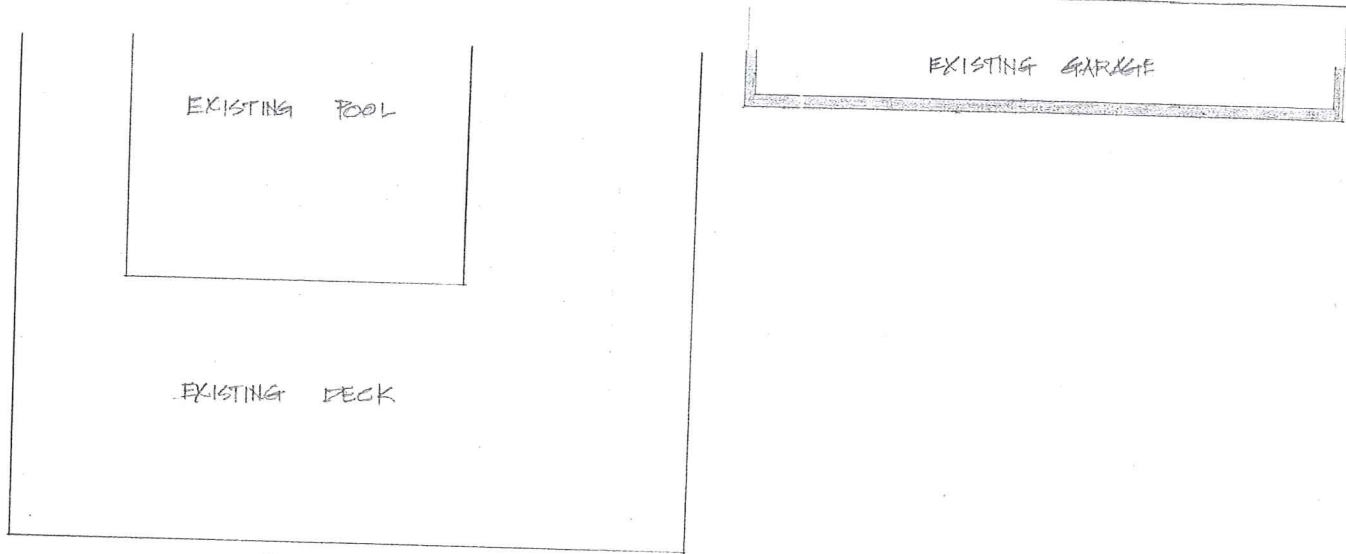
NORTH ELEVATION
 3/8" = 1/4"



WEST ELEVATION
 3/8" = 1/4"



SOUTH ELEVATION
 3/8" = 1/4" = 1/20"



EXISTING FLOOR PLAN/DEMOLITION PLAN
 1/8" = 1'-0"
 * REMOVE ALL AS SHOWN DOTTED AND AS REQUIRED