



**CITY OF WINTER PARK
Board of Adjustments**

**Regular Meeting
City Hall, Commission Chambers**

**December 19, 2017
5:00 p.m.**

MINUTES

PRESENT

Lucy Morse-Chair, Phil Kean-Vice Chair, Zachary Seybold, Robert Trompke and Tom Sacha; Director of Building, George Wiggins and Recording Clerk, Theresa Dunkle.
Absent: Aimee Hitchner, Michael Clary and Patrice Wenz

APPROVAL OF MINUTES

Tom Sacha made a motion, seconded by Robert Trompke, to approve the minutes from the November 21, 2017 meeting. The minutes were approved by a vote of 5-0.

OPENING STATEMENT AND PUBLIC COMMENTS

Lucy Morse explained the rules of procedure for variance cases and opened the floor for any public comments or questions.

NEW BUSINESS

1. Request of Matt Langbehn on behalf of Melissa & Ed Valley for a variance to allow rebuilding an existing boathouse extending 38 feet into Lake Bell in lieu of maximum permitted distance into the lake of 30 feet.

Located at 1027 Lake Bell Drive

Zoned: R-1A

George Wiggins, Director of Building gave the following summary:

Currently, a boathouse exists located 8.5 feet from the extended side lot line of the property with a configuration that has a substantially smaller deck and overall area than allowed by the Zoning Code. The owner proposes to build a new boathouse with a larger deck area and observe the required 10 foot side setback. Due to insufficient water depths the applicant seeks a variance to allow an additional 8 feet of boathouse length which also exists with the current boathouse.

The area of the new boathouse and deck is proposed to be 598 square feet, whereas the existing boathouse has a much smaller deck by at least 50%. Other dimensions of the boathouse with regard to height above the deck and from the ordinary high water line to the deck are proposed to be in compliance with deck to roof top height of 10 feet 2 inches, and water line to deck height of 2 feet.

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On November 14, 2017, the Lakes Board reviewed and conditionally approved this proposed boathouse subject to a variance approval. Amy Giannotti, our new Lakes Manager, has reviewed the new boathouse and she has no problems with what is proposed at this location on Lake Bell.

I have asked the contractor/applicant to provide water depth information and it has been provided for this Board hearing.

No letters concerning this request have been provided at this point in time.

Mr. Wiggins noted this area was annexed into Winter Park approximately 10 years ago. In response to Board questions, Mr. Wiggins confirmed the deck size increase is within the allowable 600 square feet. When asked if the water depth provided is current, Mr. Wiggins said he was told the applicant measured the water depths the previous week, when it is basically at its highest water depth.

Matt Langbehn stated he is the applicant's agent and is with Summertime Deck and Dock. He noted that the applicant, Ed Valley, is also present and both are open for any questions the Board may have. The Board did not have a questions for either of them based on the information presented concerning this request.

FINDINGS

The Board members agreed that the hardship is insufficient water depths for a usable dock within the allowable 30ft. The additional 8ft dock length requested is minimal and the City's Lakes Board has no problem with the shoreline vegetation in this location. The dock's, height, area and side setback are all within allowable constraints.

ACTION

Based on the findings, Zachary Seybold made a motion, seconded by Tom Sacha, to approve the request. The request was approved by a vote of 5-0.

NEW BUSINESS

2. Request of Matt Langbehn on behalf of Brandon & Jennifer Lenox for a variance to allow construction of a boathouse extending 40 feet into Lake Maitland in lieu of maximum permitted distance into the lake of 30 feet.

Located at 1486 Alabama Dr

Zoned: R-1AA

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

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This is a lakefront lot across the street from the residence that was recently split into two lots after going before the Planning & Zoning Board and the City Commission. Dividing this property has now created the ability to construct a new boathouse which is the subject of this variance request. A site plan is included showing in red, the new dividing line between the two lakefronts lots.

On December 12, 2017, the Lakes Board reviewed and conditionally approved this proposed boathouse subject to a variance approval. At this meeting it was pointed out that there's a very shallow shelf as the lake bottom slopes down to deeper water at this section of Lake Maitland. In addition, it was pointed out that the presence of two very large cypress trees adjacent to the shoreline also impact the length of the boathouse. Amy Giannotti, our new Lakes person, has reviewed the new boathouse and she has no problems with what is proposed at this location on the lake.

The contractor and applicant were asked to provide water depth information and this information has been provided to this Board for this hearing.

A letter has been submitted from the adjacent property owner, Deborah Crown, stating no objection to placing this new boathouse 5 feet from her lot line on the west side of the boathouse. In locations around the lakes, our Planning and Lakes Boards have preferred placement of boathouses grouped together as close as possible to minimize impairment of lake view by abutting properties.

Mr. Wiggins stated this variance request is very similar to the 1st item on the agenda only this boathouse is not replacing an existing one. In response to Board questions Mr. Wiggins noted the separation distance between the existing and proposed boathouse is ten feet.

The owner, Mr. Brandon Lenox, responded to a Board question regarding the possibility of reducing the slip length. He noted the proposed length is needed to protect his boat from the sun. Mr. Lenox stated his additional hardships are locating the dock in an area with the least impact to the cypress trees without obstructing lake views.

FINDINGS

The Board members agreed that the hardship is insufficient water depths for a usable dock within the allowable 30ft. The applicant has worked with the City's Lakes Board to minimize the impact to the adjacent cypress trees.

ACTION

Based on the findings, Tom Sacha made a motion, seconded by Phil Kean, to approve the request. The request was approved by a vote of 5-0.

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The meeting was adjourned at 5:32pm.

Theresa Dunkle
Recording Clerk