

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
May 9, 2017**

REQUEST OF KIM NEITZEL TO: AMEND THE OFFICE (O-1/O-2) ZONING CODES TO ALLOW VETERINARY CLINICS IN THE OFFICE ZONING DISTRICT SUBJECT TO LIMITATIONS ON A SINGLE TENANT BUILDING AND SEPARATION FROM RESIDENTIAL AS FOLLOWS: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE”, ARTICLE III, “ZONING” TO REVISE THE PERMITTED USES IN THE OFFICE ZONING DISTRICTS TO PERMIT VETERINARY CLINICS.

Kim and Jim Neitzel, owners of the Garden Veterinary Clinic at 308 E. Par Street desire to move their veterinary clinic to the property at 1479 Gene Street, which is a former medical doctor’s office building. As such the building interior is perfect for their medical veterinary clinic needs and the site has plenty of parking. Their only problem is that the property is zoned Office which allow medical clinics for people but not for animals. Thus this request asks to change that zoning distinction.

Summary: This agenda item requests the P&Z Board recommendation on an Ordinance to amend the Office (O-1 and O-2) zoning codes to allow veterinary clinics as a permitted use, subject to limitations. The planning staff is considering this proposal is in agreement subject to certain restrictions. The amended O-1/O-2 zoning text under permitted uses would allow “Veterinary clinics (but not 24 hour veterinary hospitals) provided that they are located in single tenant buildings and located at least two hundred (200) feet from the nearest residential building measured building to building. In addition, there shall be no overnight or weekend boarding of animals and no outdoor kennels, runs or cages.”

The specific property that is requesting this amendment, 1479 Gene Street, meets these restrictions, but this Ordinance would change the Office zoning regulations city-wide. The City cannot change the zoning permitted uses just for one property.

Staff feels that this amendment will not have a negative impact on the community, and the proposed limitations will provide a buffer to residences within close proximity and to other tenants by limiting it to single tenant office buildings.

STAFF RECOMMENDATION IS FOR APPROVAL.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-72 "OFFICE (O-1) DISTRICT" AND SECTION 58-73 "OFFICE (O-2) DISTRICT" SO AS TO ALLOW VETERINARY CLINICS AS A PERMITTED USE SUBJECT TO LIMITATIONS ON A SINGLE TENANT BUILDING AND SEPARATION FROM RESIDENTIAL; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at its May 9, 2017 meeting; and

WHEREAS, the City Commission of the City of Winter Park held duly noticed public hearings on the proposed zoning change set forth hereunder and considered advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park's Comprehensive Plan; and

WHEREAS, the City Commission hereby find that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding within Section 58-72 "Office (O-1) District", a new Permitted Use for veterinary clinics subject to certain limitations, as subsection 58-72 (b) (9) to read as follows:

Sec. 58-72. Office (O-1) district.

(b) *Permitted uses.*

(9) Veterinary clinics (but not 24 hour veterinary hospitals) provided that they are located in single tenant buildings and located at least two hundred (200) feet from the nearest residential building measured building to building. In addition, there shall be no overnight or weekend boarding of animals and no outdoor kennels, runs or cages.

SECTION 2. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding

within Section 58-73 "Office (O-2) District", a new Permitted Use for veterinary clinics subject to certain limitations, as subsection 58-72 (b) (8) to read as follows:

Sec. 58-73. Office (O-2) district.

(b) *Permitted uses.*

(8) Veterinary clinics (but not 24 hour veterinary hospitals) provided that they are located in single tenant buildings and located at least two hundred (200) feet from the nearest residential building measured building to building. In addition, there shall be no overnight or weekend boarding of animals and no outdoor kennels, runs or cages.

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

Attest:

City Clerk

GARDEN VETERINARY CLINIC

March 28, 2017

To Whom It May Concern:

I would like to lease the building located at 1479 Gene Street, Winter Park, FL, 32789, for use as a veterinary clinic. I understand that the zoning would need to be changed in order to use the building for this purpose. There will be very little change to the building's exterior. The interior will have three sinks installed and the carpeting will be removed and replaced with either tile or laminate flooring to make it easier to clean. I am planning on signing a five year lease with the intent to purchase the building during that time. There will be no overnight boarding or hospitalized animals.

I have been practicing veterinary medicine in Central Florida for the last 30 years. I opened my own practice, Garden Veterinary Clinic, in 2013. It has been very successful, and we have outgrown our current location at 308 East Par Street in Orlando, Florida. I would like to stay in the area to make it convenient for my clients. The building located at 1479 Gene Street seems perfect as it is less than one mile away, and has double the square footage of my current location. The interior will need very little work to convert it from the previous use as an orthopedic clinic to a veterinary clinic. I hope that you will allow this zoning change.

Sincerely,



Kim Neitzel, DVM



Kim Neitzel, DVM
308 East Par Street
Orlando, FL. 32804

PHONE	407-250-5000
FAX	407-601-7841
EMAIL	gardenvetclinic@outlook.com

Carmen B Gomez1479 Gene Street
Winter Park, FL 32789

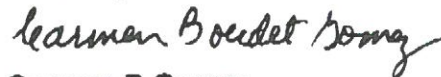
March 30 2107

To Whom it May Concern
City of Winter Park

I am the owner of the building located at 1479 Gene St in Winter Park FL which is within the City Limits. I am writing because a veterinarian, Kim Neltzel, DVM, has shown interest in leasing the building and I believe she would make a good tenant. I agree with her request to add the zoning of Veterinary Office Practice to the area where the building is located. She is planning on signing a five year lease and has shown interest in purchasing the building in the future. There will be no overnight boarding or hospitalized animals.

I further understand that if the building is not purchased or leased by veterinarian the ability to return it to a regular office building or a doctor's office is not lost by adding the designation of zoning for a Veterinary Office. This building was originally a business office then in the past twenty five years it has served as a Physician's Office and I understand we would keep the ability, if the Veterinarian decides to move, to return the building to its previous use which zoning presently allows.

Sincerely,



Carmen B Gomez

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
May 9, 2017**

REQUEST OF FOCUSED STRATEGIES, INC. FOR: APPROVAL TO COMBINE SIDE YARD SETBACKS ON THE PROPERTY AT 1019 WEST FAIRBANKS AVENUE, ZONED COMMERCIAL (C-3) IN ORDER TO PERMIT NEW BUILDING AND REMODELING AT A ZERO FOOT SETBACK ON THE WESTERN PROPERTY LINE.

Focused Strategies, Inc. is the owner of the property/building at 1019 West Fairbanks Avenue, zoned C-3. The applicant is proposing to demolish part of the building, construct additions to the building and renovate the interior for use as an office space, small 12 room hotel and one residential unit.

Since the existing building now sits on the western property line, they desire to construct the addition in line with the existing building with the same zero foot setback on the western property line. This agenda item requests the P&Z Board to grant an approval to combine the side yard setbacks at the property located at 1019 West Fairbanks Avenue, zoned commercial (C-3), per the Code section below.

While the existing building currently is setback zero feet from the property line, the new building must follow today's setback of five feet from the property. However, the C-3 zoning code states that if a person desires to combine the minimum side yard setbacks and provide them only on one side of the lot, the P&Z Board has the authority to approve what is in essence a variance to allow the zero foot side setback.

Sec. 58-76. Commercial (C-3) District.

(e) Development standards.

(2) If a person constructing a building within this district desires to combine the minimum side yard setbacks and provide them on only one side of the lot, a site plan showing the locations of the proposed building as well as the location of existing adjacent building must be submitted to the planning and zoning commission for approval prior to the issuance to a building permit to ensure sufficient compatibility with adjacent properties. This reduction to the required side setback however, shall not be permitted if adjacent to a residentially zoned parcel.

Staff Analysis:

The planning staff has mixed feelings about this request. This property and building is and has been for many years, in poor condition and has had a run of unsuccessful businesses which detract from the positive redevelopment that has occurred in this

area. Therefore, the planning staff is pleased to see this redevelopment and aesthetic improvement to this property. To the extent that the neighboring property does not object, providing assistance with the setback variance to help this positive redevelopment is recommended by staff.

However, the business model raises concerns with the planning staff as the building will have one office space, one residential unit and 12 hotel rooms with kitchenettes, which is in essence a rooming house for long term occupancy. It may be, as described, a boutique hotel, but in reality it will more likely be a 13 unit apartment building with 12 hotel room sized apartments. There isn't anything necessarily wrong with that scenario. But the owner is "branding" this project as a hotel which allows for more floor area ratio and fewer parking spaces. As such, the owner needs to understand that there is no "Plan B", if this business model does not succeed. There is not sufficient parking for the hotel rooms and residential unit to be used alternatively for mini-office suite businesses, and the City will not issue business licenses for the residents of these hotel rooms/apartments.

In the end, the positive redevelopment outweighs the staff's concerns about the business model and as such, the **STAFF RECOMMENDATION IS FOR APPROVAL.**



City of Winter Park
Planning & Community Development Department

April 6, 2016

FOR: PROJECT at 1019 W. FAIRBANKS AVENUE, WINTER PARK, FLORIDA 32789

WINTER PARK BUILDING DEPARTMENT PERMIT # 17-267

Attention: Allison McGillis

Attached documents 1 & 2 are submitted to Planning & Zoning for review in accordance with
Winter Park Code Chapter 58, Article III Zoning, Section 76 C-3 Commercial C-3 District
(e) Development Standards sub-paragraph (2)

(2) If a person constructing a building within this district desires to combine the minimum side yard setbacks and provide them on only one side of the lot, a site plan showing the locations of the proposed building as well as the location of existing adjacent building must be submitted to the planning and zoning commission for approval prior to the issuance to a building permit to ensure sufficient compatibility with adjacent properties. This reduction to the required side setback however, shall not be permitted if adjacent to a residentially zoned parcel.

Attached Documents 1, 2 & 3 are hereby submitted with a request to combine the 5' Side yard setbacks and continue the existing combined setbacks on the East Side of the Building for use as a driveway. As shown the property does not border any residential properties.

In addition, the new building footprint will match the building footprint shown on the Survey with the Exception of the Elevator Tower and the External Back Stairway will each extend 7' from the back of the current building footprint and will create a first floor parking lot entry area covered by second and third floor porch decks.

Attached documents 4 thru 6 are Elevation Drawings of the proposed project.

Thank you for your consideration of our request.


Richard Krampe
President
Focused Strategies, Inc.
(407) 399-6911 (cell)
rick@coinfree.com

ATTACHMENTS:

1. SITE PLAN for 1019 W. FAIRBANKS AVENUE, Winter Park, FL
2. SURVEY in 11 x 17 format
3. PROPOSED SITE PLAN
4. FAIRBANKS & COMSTOCK ELEVATION DRAWINGS
5. SIDE ELEVATION DRAWING (View From The Wine Barn)
6. SIDE ELEVATION DRAWING (View From Spatz)

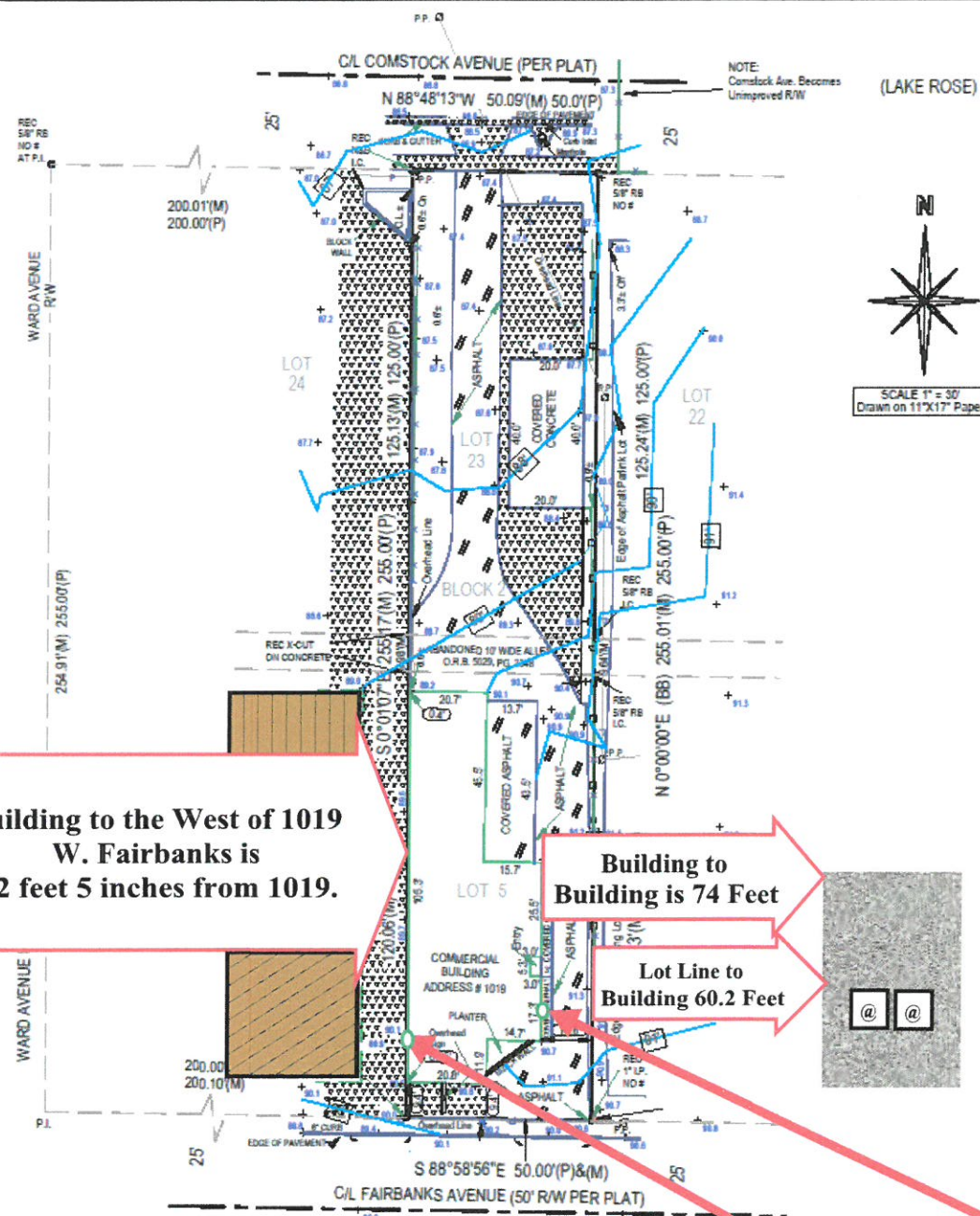
NOTES

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTIES ARE SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC IF SHOWN IS -A-.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT EXISTING LINES. FOUNDATION LINES AND DISTANCES SHOWN ARE AS THEY EXIST. DISTANCES NOT SHOWN ARE AS MEASURED.
5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. MAP PANEL NO. 12695C 0255 F DATED 09-25-09.
7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.

Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL.
32714
PH. (407) 696-1155



Building to Building is 12 feet 5 inches

Building to Building is 74 Feet

**Lot Line to
Building 60.2 Feet**

Existing Combined Setbacks
used as driveway access to
the property from Fairbanks

Building at 1019 W. Fairbanks is "0.0" feet from its Lot Line on the West side of the building.

LAKE ISLAND ESTATES RECORDED IN PLAT BOOK M, PAGE 95,
LOTS 5 & 23, BLOCK 2, IN SECTION 12, TOWNSHIP 25 SOUTH, RANGE 29 EAST, N.E. 1/4
AND VACATED ALLEY BETWEEN LOTS, PER OFFICIAL RECORDS BOOK 5029, PAGE 3348,
AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CERTIFIED TO:
PHIL KEAN DESIGN GROUP

CHECKED BY: RW

LEGEND

- RECOVERED
- IRON PIPE
- ILLEGIBLE CAP &
- CONCRETE MONUMENT
- REBAR
- RADIAL
- NOT RADIAL
- NAIL & DISC
- PER PLAT
- AS MEASURED
- PER DESCRIPTION
- ON LINE
- POINT OF CURVATURE
- POINT OF TANGENCY

CONCRETE

PRC - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE

CHAIN LINK / WIRE FENCE
WOODEN FENCE
VINYL FENCE
ALUMINUM FENCE

WHEELS /
MICK
IVE



ASPHALT

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed herein. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 54-17, F.A.C., pursuant to section 472-007, Florida Statutes.

Rooney W. Jackson
ROONEY W. JACKSON, PSM 6281

Not valid without the signature and the official raised seal of a Florida Licensed supervisor and inspector

Title: *SITE PLAN for 1019 W. Fairbanks Avenue
Winter Park, Florida 32789*

Author: *Focused Strategies, Inc. (Contact Richard Krampe)*

Date: 2-24-2017

Sheet: 1 of 1

Revision:

- NOTES:
1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTIES ARE SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD.
 2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC IF SHOWN IS +/-.
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 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
 5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.L.R.M. MAP PANEL NO. 12095C 0255 F DATED 09-25-09.
 7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
 8. NO BUILDING SETBACKS OR RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

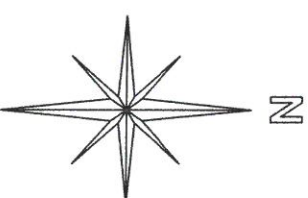
NOTE:
NO BUILDING SETBACKS OR RESTRICTIONS
SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary
And
Mapping
Associates, Inc.
109 WEST ORANGE STREET
ALTA MONTE SPRINGS, FL.
32714
PH. (407) 696-1155

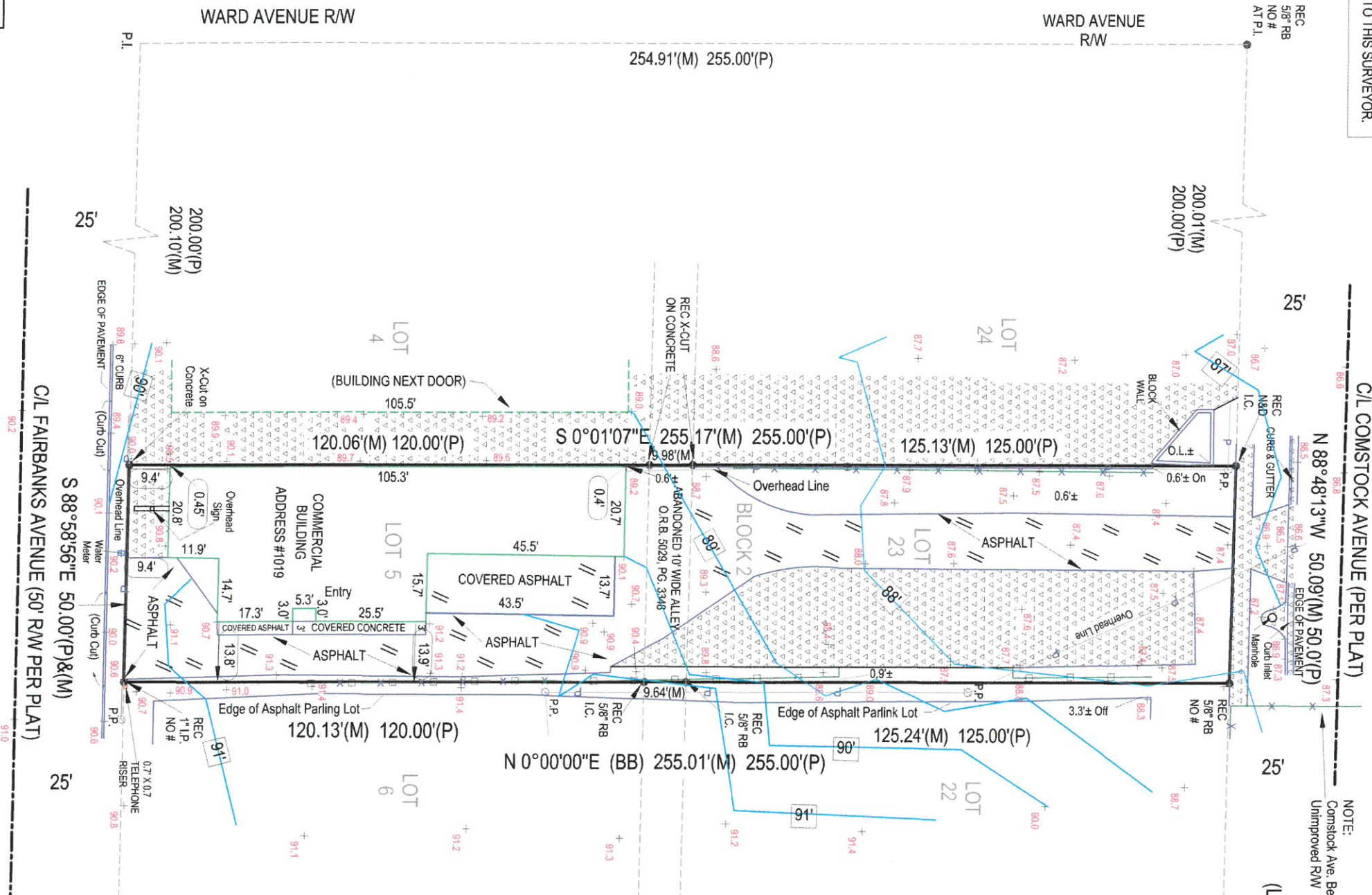


NOTE:
Comstock Ave. Becomes
Unimproved R/W

(LAKE ROSE AREA)



SCALE 1" = 30'



SURVEY UPDATED: 10-23-16
NEW JOB # 16-2560

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 10658, PAGE 8739)

LAKE ISLAND ESTATES RECORDED IN PLAT BOOK M, PAGE 95,
LOTS 5 & 23, BLOCK 2, IN SECTION 12, TOWNSHIP 25 SOUTH, RANGE 29 EAST N.E. 1/4
AND VACATED ALLEY BETWEEN LOTS, PER OFFICIAL RECORDS BOOK 5029, PAGE 3348,
AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CERTIFIED TO:
FOCUSED STRATEGIES, INC.
IBERIABANK
GRACE TITLE

JOB NO.: 14-875
DATE: 06-24-14
FIELD: 06-24-14
SIGNED: 06-30-14
DRAWN BY: RWJ
P.C.: RP
CHECKED BY: RWJ

LEGEND

REC. - RECOVERED	CONCRETE
I.P. - IRON PIPE	PRG. POINT OF REFERENCE CURVE
I.C. - ILLIGIBLE CAP #	R.P. - RADIUS POINT
C.M. - CONCRETE MONUMENT	R. - RADIUS
RB. - REBAR	S.E. - SIDEWALK EASEMENT
RO. - RADIAL	U.E. - UTILITY EASEMENT
N.R. - NOT RADIAL	D.E. - DRAINAGE EASEMENT
N&D - NAL & DISC	L.E. - LANDSCAPE EASEMENT
(P) - PER PLAT	P.E. - POOL EQUIPMENT
(M) - AS MEASURED	P.P. - POWER POLE
(D) - PER DESCRIPTION	CH. - CHAIN LINK / WIRE FENCE
CL. - ON LINE	W. - WOODEN FENCE
P.C. - POINT OF CURVATURE	V. - VINYL FENCE
P.T. - POINT OF TANGENCY	A. - ALUMINUM FENCE
R.W. - RIGHT-OF-WAY	

PAVERS / BRICK

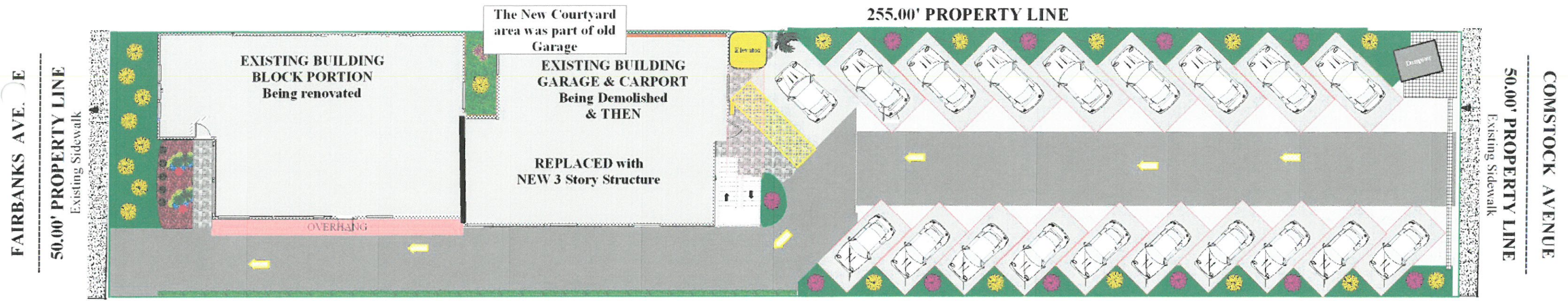
ASPHALT

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 47-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, FSM 6281



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

LEGEND

- Grassed Area
- Pervious Asphalt
- Concrete Walks
- Traffic Arrows
- Antique Street Light
- Dumpster Location
- Bike Rack Location
- Parking Lot Lights
- Water Flow

PLANT LEGEND

- American Boxwood Hedge
- Sunny Knock Out Rose
- Lemon Bottle Brush
- Italian Cypress Tree
- Existing Trees Unknown Type
- Assorted Perennials

WINTER PARK Floor Area Ratio (FAR)		SqFt
FAR LAND		12,750.00
FAR 45%	5,737.50	
FAR HOTEL 5%	637.50	
FAR RESIDENCE 10%	1,275.00	
FAR MAX FLOOR AREA		7,650.00
Building 1 - Floor Area Under HVAC	2,785.00	
Building 2 - Floor Area Under HVAC	4,823.75	
TOTAL FAR FLOOR AREA		7,608.75
UNDER Allowed FAR		41.25

MULTI-PURPOSE BUILDING FLOOR AREA UTILIZATION - SqFt		
GENERAL OFFICE (1st Floor Building 1)		1,118.00
RESIDENTIAL (3rd Floor Building 2)		1,487.25
BOUTIQUE HOTEL (All Other 1st & 2nd Floor)		5,003.50
TOTAL BUILDING UTILIZATION		7,608.75
DECKS / PORCHES / STAIRWAYS	1,921.00	
TOTAL BUILDING PROJECT		9,529.75

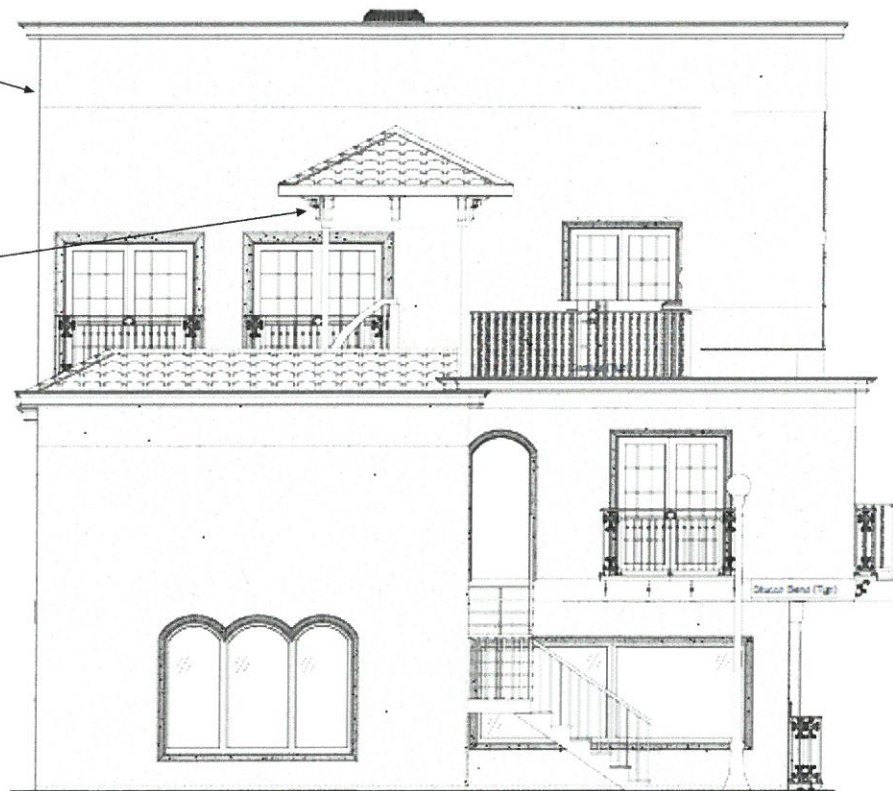
PARKING REQUIREMENTS		Unit Count	Spaces
HOTEL ROOMS	1 per Room	12 rooms	12
HOTEL STAFF	1 per Staffer	1 per shift	1
OFFICE RENTAL	1 per 250 SqFt	1,118 SqFt	4
RESIDENTIAL	2 per Unit	1 unit	2
REQUIRED PARKING SPACES		-	19
BUILDING SITE SPACES			19
EXTRA CAR SPACES per Plan		-	-
PLANNED SPACES INCLUDE 1 ADA SPACE			

WINTER PARK Pervious & Retention Calcs - SqFt		
LAND		12,750.00
Required Pervious Space 15%	15.00%	1,912.50
Landscaping portion of pervious	13.01%	1,659.25
Parking In-Fill portion of pervious	3.40%	434.00
TOTAL pervious Post Construction	16.42%	2,093.25
Current Pervious Space	7.37%	940.00

STORMWATER RETENTION AREA		
LAND		12,750.00
Less Pervious		(2,093.25)
TOTAL NON PERVIOUS		10,656.75
Retention at 1.00 inches of runoff in cubic in.		1,534,572
Retention requirement in Gallons		6,643.0
Holding Area two tanks totaling 890 Cubic Ft		6,657 us.l.g.
LOCATED UNDER DUMPSTER AREA / DRIVEWAY		

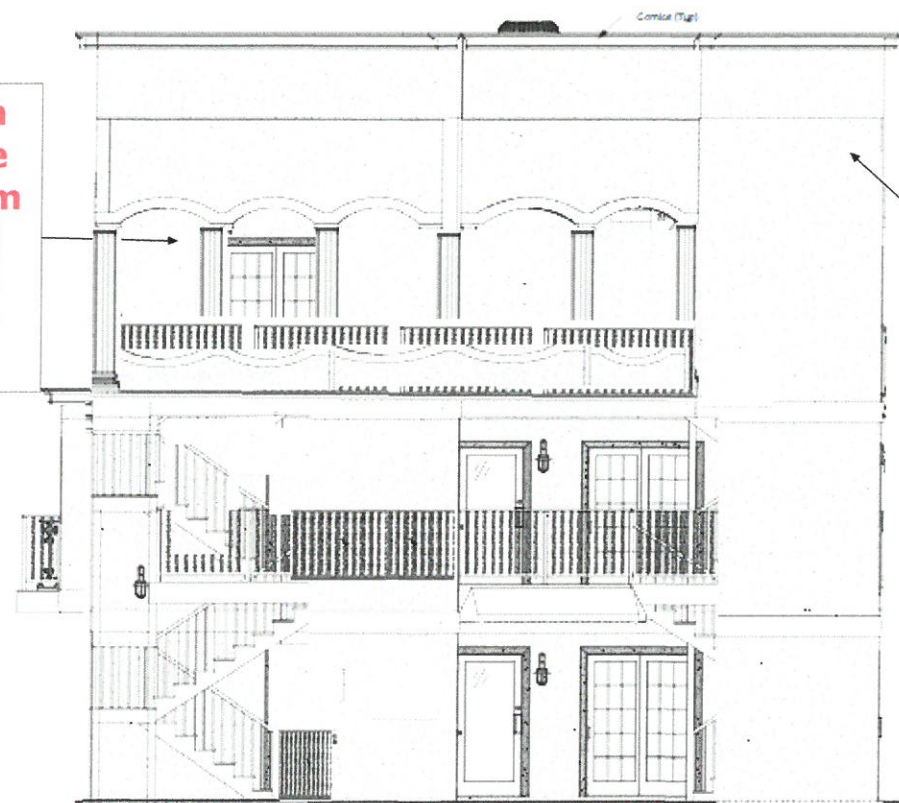
Third Floor Sets Back From Second Floor 60 Feet.

Open sided Stairway Tower sets back 30 Feet from front fo building.



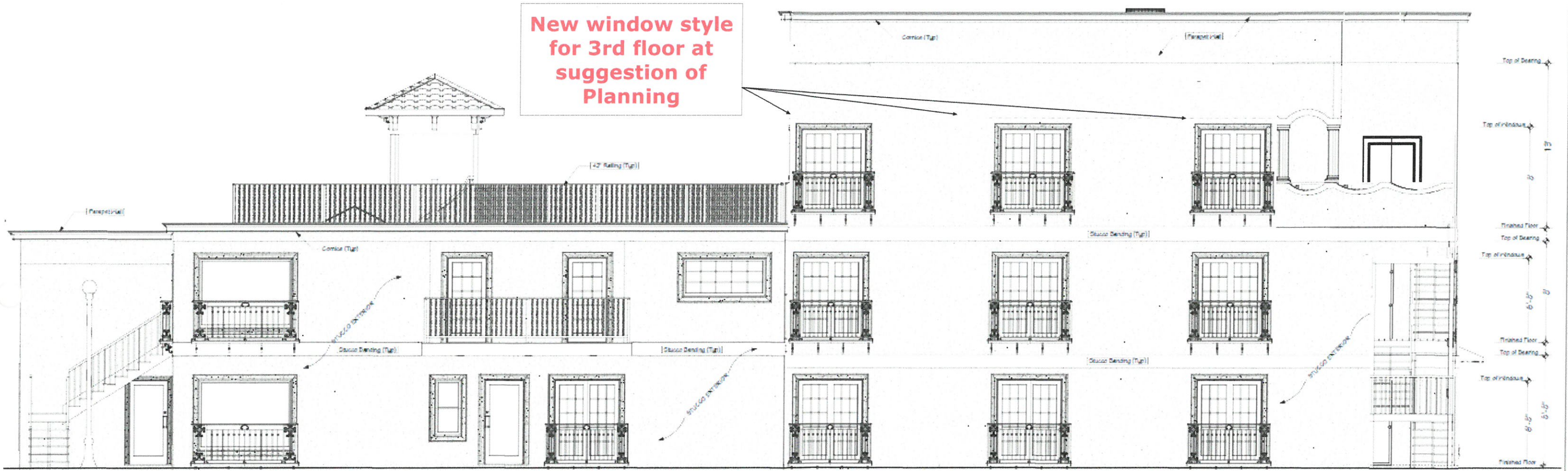
FAIRBANKS AVE ELEVATION

This Back Porch Columns etc are set back 14' from back of second floor ie. 4' out from 3rd Floor Rooms.

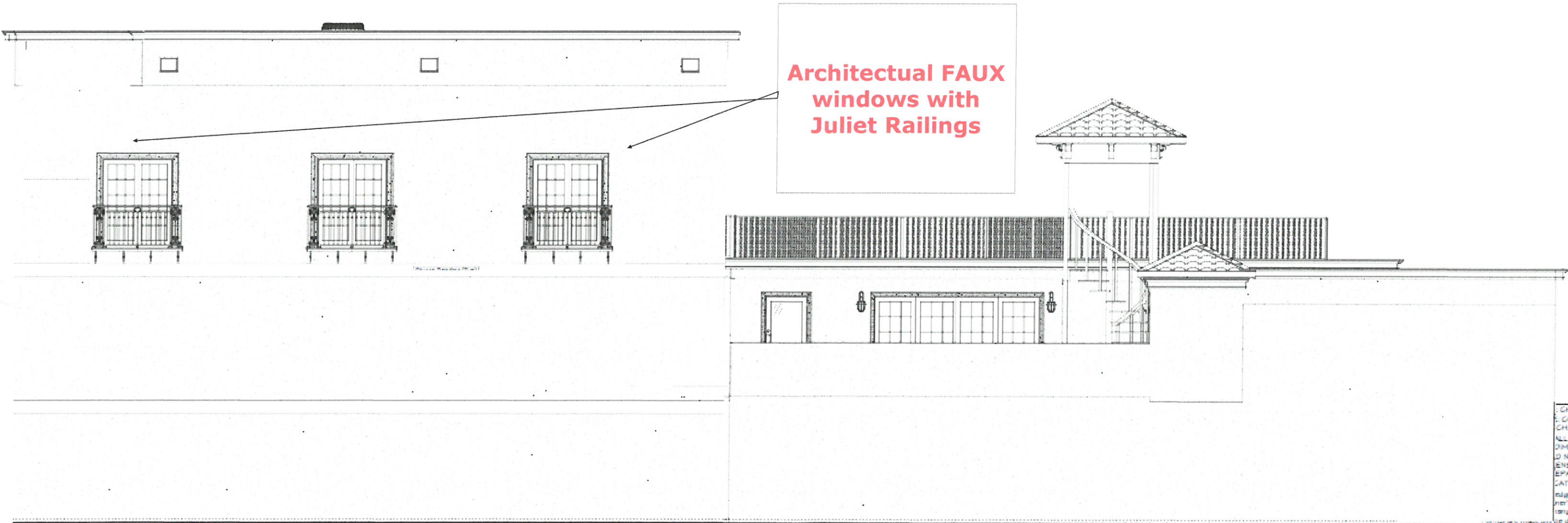


Third Floor Sets back 14" from the back of Building EXCEPT for the 7' Elevator which makes up 19% of the back Elevation

COMSTOCK AVE ELEVATION



SIDE ELEVATION
View from the Wine Barn



Architectual FAUX
windows with
Juliet Railings

SIDE ELEVATION
View from Spatz

CHAP
CHAP
ALL VE
DIMEN
DO NOT
ENSIO
EPANC
CATING
edge of
men's
larger
de done
that ret
all dim