

**BOARD OF ADJUSTMENTS**  
**CITY OF WINTER PARK, FLORIDA**

**Regular Meeting**

**April 15, 2014**

**Commission Chambers**

**5:00 P.M.**

**PRESENT**

Lucy Morse, Chair, Phil Kean, Vice Chair, Robert Trompke, John Simpson, Ann Higbie, and Alternate member Patrice Shirer. George Wiggins, Director of Building. Kimchi Tran, Recording Secretary. Jeff Jontz and Bruce Becker were absent.

**MINUTES**

John Simpson made a motion, seconded by Phil Kean to approve the minutes with amendments from the February 18, 2014 meeting. The minutes were approved as amended, 6-0.

Ann Higbie made a motion, seconded by Phil Kean to approve the minutes with amendments from the March 17, 2014 meeting. The minutes were approved as amended, 6-0.

**OPENING STATEMENT AND PUBLIC COMMENTS**

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

**NEW BUSINESS**

1. Request of Daniel Cochran for a variance to allow the construction of an attached pool cabana with a rear setback of 10 feet whereas the required setback is 25 feet. If the cabana is placed 5 feet from home then the rear setback is permitted to be 10 feet.

Located at 2208 Via Luna

Zoned: R-1AA

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Daniel Cochran, the applicant, stated that the shape of the lot is really giving the homeowner no other options to be able to connect the pool cabana with indoor kitchen while keeping the pool cabana at a minimum size and height to accommodate the needs of their large family.

**FINDINGS**

The Board Members expressed that they felt no hardship exists since this is a large lot, and there are other different options available as the kitchen and the pool can be redesigned. The Board discussed various options with the applicant and whether an amended design can be considered.

**ACTION**

Based on these findings, Ann Higbie made a motion and seconded by Patrice Shirer to table the request. The motion passed by a vote of 6-0 and the request was tabled.

**OTHER BUSINESS**

Robert Trompke made a motion and seconded by Ann Higbie to vote for Jeff Jontz to serve on Tree Preservation Board as a representative of the Board of Adjustments. The motion passed by unanimous vote.

Meeting was adjourned at 5:58 p.m.