

BOARD OF ADJUSTMENTS

CITY OF WINTER PARK, FLORIDA

Regular Meeting

February 17, 2015

Commission Chambers

5:00 P.M.

PRESENT

Phil Kean, Chair, John Simpson, Vice Chair, Ann Higbie, Jeff Jontz, Patrice Shirer, Robert Trompke, and Cynthia Strollo. George Wiggins, Director of Building and Carla Bahlmann, Recording Secretary.

MINUTES

Patrice Shirer made a motion, seconded by John Simpson, to approve the minutes from the January 20, 2015 meeting. The minutes were approved by a vote of, 7-0.

OPENING STATEMENT AND PUBLIC COMMENTS

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

NEW BUSINESS

1. Request of Michael Van den Abbeel for variances to allow the construction of a building addition without fully compliant side wall articulation located 9.3 feet from the side lot line and 21.5 feet from the rear lot line in lieu of the required setbacks of 10 feet and 25 feet respectively.

Located at 2209 Howard Dr.

Zoned: R-1A

George Wiggins, Director of Building re-stated the request and gave the following staff report:

The applicant is seeking variances to allow the construction of a master suite and laundry room additions without fully compliant side wall articulation located 9.3 feet from the side lot line and 21.5 feet from the rear lot line, whereas the required side setback is 10 feet and the required rear setback is 25 feet. The side wall articulation is not fully pliant due to its length along the side of the building which is proposed to be 3.7 feet of 6 feet.

The total area of the additions are 1,056 square feet resulting in a total area of 3,655 square feet of gross floor area which is less than the 5,200 allowed for this property. Also, the additional impervious areas proposed fall within the allowed impervious

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coverage for this lot. The addition lines up with existing side wall of the garage which has a side setback of 9.3 feet and extends 56.3 feet toward the rear of the lot.

The designer has provided a method to achieve an alternate method of articulation with a plan to construct a cedar rain screen that will project 3 to 4 inches from the side wall at approximately midway along the length of the addition. This can be approved administratively without a variance, however, the inset articulation which is only 3.7 feet in length requires a variance from the required minimum 6 foot length. The 6 foot length was put in place when our current set of residential zoning requirements were developed four years ago after workshops with residents, designers and builders. However, architecturally the shorter length of this articulation might work sufficiently.

It should be noted that the plans provided on sheet A101 differ slightly from sheet SK-01 with respect to the numbers for the proposed side and rear setbacks. Sheet SK-01 is the most current plan has the accurate setbacks: 9' 3.5" feet from the side lot line and 21'8' from the rear lot line.

The applicant Michael Van den Abbeel stated he felt Mr. Wiggins accurately presented the situation with his request; he further clarified questions on the cedar rain screen method of achieving the articulation alternative, and reiterated Mr. Wiggins statements along with pointing out there were 4 letters of non-objection from neighbors. He expressed the hardship as having ability to add the master suite to the rear of the existing home between the existing pool and side lot line by having only a minor side yard and rear yard encroachment into the setback.

FINDINGS

Most Board Members felt the applicants request bared minimal impact to the overall design and the existing structure and pool location created a hardship regarding locating this addition.

ACTION

Based on the findings Patrice Shirer made a motion, seconded by Jeff Jontz to approve the request for the variance. The motion passed by a vote of 7 to 0, and the variance was approved.

The meeting was adjourned at 5:25 pm

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Carla Bahlmann
Recording Secretary