



**CITY OF WINTER PARK  
Board of Adjustments**

**Regular Meeting  
City Hall, Commission Chambers**

**August 16, 2016  
5:00 p.m.**

**MINUTES**

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**PRESENT**

Vice Chair Jeff Jontz, Robert Trompke, Brian Mills, Ann Higbie, and Director of Building, George Wiggins and Recording Clerk Theresa Dunkle.  
Absent: Chair John Simpson, Patrice Wenz and Cynthia Strollo

**APPROVAL OF MINUTES**

Robert Trompke made a motion, seconded by Brian Mills, to approve the minutes from the July 19, 2016 meeting. The minutes were approved by a vote of 4-0.

**OPENING STATEMENT AND PUBLIC COMMENTS**

Mr. Jontz explained the rules of procedure for variance cases and opened the floor for any public comments or questions. Mr. Jontz asked the applicants if they wished to defer their case until next month, due to the absence of three board members. He explained that all four board members would need to approve the request to pass and they could not reapply for three years. All applicants chose not to proceed at this meeting.

Mr. Jontz asked if anyone from the public wanted to speak; neighbors requested to be heard regarding the second new case, at 2345 Chantilly Ave.

**OLD BUSINESS**

1. Request of Prato Restaurant/Windfall Properties, LLP for a variance to allow the construction of a partially enclosed storage structure located .5 feet from the rear lot line, in lieu of the required setback of 10 feet.

Located at 124/126 N Park Ave

Zoned: C-2

**FINDINGS**

Brad Fess, with NuDesign Builders, asked to table the request until next month, due to the absence of three board members.

**ACTION**

Based on the request, Ann Higbie made a motion to table for one month; the motion was seconded by Robert Trompke to approve the request. The request to table for one month was approved by a vote of 4-0.

### **NEW BUSINESS**

1. Request of Thibaut Van Marke de Lummen for a variance to allow the construction of a covered screened lanai addition to be located 30 feet from a stream in lieu of the required setback of 50 feet.

Located at 1450 Bonnie Burn Circle

Zoned: R-1AA

### **FINDINGS**

The applicant asked to table the request until next month, due to the absence of three board members.

### **ACTION**

Based on the request, Brian Mills made a motion to table for one month; the motion was seconded by Robert Trompke to approve the request. The request to table for one month was approved by a vote of 4-0.

2. Request of Rob Keeler for a variance to allow the construction of a swimming pool located 7.5 feet from the side lot line in lieu of the required setback of 10 feet.

Located at 2345 Chantilly Avenue

Zoned: R-1A

### **FINDINGS**

The applicant asked to table the request until next month, due to the absence of three board members.

### **ACTION**

Based on the request, Ann Higbie made a motion to table for one month; the motion was seconded by Robert Trompke to approve the request. The request to table for one month was approved by a vote of 4-0.

The opportunity to speak on the Rob Keeler request was given to the residents who had come to speak on that matter. James and Marie Ciaravino, who reside at 2341 Chantilly Avenue, adjacent to Mr. Keeler, expressed their concerns. In response to Mr. Ciaravino's question, Mr. Wiggins confirmed that the Board received the correct plat. Mr. Ciaravino stated the pool could possibly be shifted towards the front of the lot, eliminating the need for a variance and its close proximity to his master bedroom. In general Mr. Ciaravino said he is very supportive of the home and that it will enhance nearby home values. Marie Ciaravino said she believes the request is a self-inflicted

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hardship because it is a new home. She stated the information they received was limited.

The applicant, Rob Keeler, said he would try to meet and resolve their concerns before the next month's meeting. The Board agreed that a meeting between the Ciaravino's and Mr. Keeler would most likely prove fruitful and suggested they attend the August 16 hearing with a revised letter, if warranted.

### **OTHER BUSINESS**

Mr. Wiggins noted that the Lakes Board will now meet one week before the Board of Adjustment's meeting, to formally make recommendations for any variance requested for Boathouses or docks.

The meeting was adjourned at 5:26 pm.

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Theresa Dunkle  
Recording Clerk