



**CITY OF WINTER PARK
Board of Adjustments**

**Regular Meeting
City Hall, Commission Chambers**

**May 16, 2017
5:00 p.m.**

MINUTES

PRESENT

Chair John Simpson; Vice Chair Jeff Jontz, Ann Higbie, Robert Trompke, Brian Mills, Patrice Wenz, Lucy Morse, Director of Building, George Wiggins and Recording Clerk, Theresa Dunkle.

APPROVAL OF MINUTES

Lucy Morse made a motion, seconded by Robert Trompke to approve the minutes from the April 17, 2017 meeting. The minutes were approved by a vote of 7-0.

OPENING STATEMENT AND PUBLIC COMMENTS

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

NEW BUSINESS

1. Request of Jason and Leesa Friedman for a variance to allow the construction of a 12 foot wide and 14 foot high street-facing garage door, in lieu of the maximum permitted width of 9 feet and maximum height of 10 feet.

Located at 2164 Lake Drive

Zoned: R-1A

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

Our single family zoning regulations address several design related topics including rules that minimize having the front view of a home being monopolized by a large oversized front entry garage door. The typical garage entry opening is only 7 to 8 feet high. The Zoning Code has placed a limitation of 9 feet in width for two front facing doors and 10 feet in height to the garage opening to prevent having the look of a large sized opening into a residential garage as seen from the street.

The subject property is a very large (62,517 sf) unusual shaped partial corner lakefront lot on Lake Killarney. The lakefront site plan review has been approved by the Planning and Zoning Board. The orientation of the garage is not directly out toward the street in this case and the owner intends to fully landscape the area in the front yard to assist in buffering the view of this garage opening. In addition, the top four feet of the door will have a covering similar to Bahama shutters which will give the appearance of a compliant garage height opening.

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The orientation of the new home is fairly similar to the original home on this property, including the entry and exit drives which provide access to the new garages. In addition, the owner is planning to have a substantial amount of landscaping not only in front of this garage area but also a tall dense hedge across the front and street sides of this lot.

The owner desires to park a large boat inside the garage rather than leave it exposed in a lakefront boathouse or parked offsite.

The size of the new home is smaller than the prior home by approximately 400 square feet and well under the maximum allowed floor area and impervious coverage for this property.

The applicant has collected signatures of 7 surrounding neighbors who have signed approval of the front elevation plan expressing that they are "OK" with the proposed plan.

In response to Board questions, Mr. Wiggins confirmed the size of the proposed home is over 9,000 square feet; however, the code does not address proportionality. Mr Wiggins was told the garage use is for the storage of an ocean boat. He answered that side facing garage doors are not limited in height.

Ron Scarpa, the general contractor for the applicant, felt that designing a side entry garage would not be aesthetically pleasing, given the length and height required to house an ocean boat. Further, Mr. Scarpa assured that the proposed landscaping would totally obscure a view of the garage door from the street.

In response to Board questions, Mr. Scarpa stated the applicant did not want to dry dock his boat for security and maintenance reasons and instead prefers to house the boat at his home. He clarified that the proposed Bahama shutter can be raised or lowered to conceal the actual height of the garage door. He noted the front and side landscaping will be dense and include some berms. When asked about the hardship, Mr. Scarpa explained the unusual corner lot shape and high water line present a hardship.

The Board agreed the larger garage door was not disproportionate to the size of the lot or the size of the home and noted the neighbor's approval. However, they expressed concern that the landscaping proposed to shield the garage from street view would be difficult to enforce continued maintenance. One board member wished to discourage the storage of large vehicles in a residential neighborhood.

FINDINGS

The majority of Board members found it difficult to find a hardship, given the oversized lot and the design solutions available with new construction.

ACTION

Based on the findings, Lucy Morse made a motion, seconded by Patrice Wenz, to approve the request. The request was denied by a vote of 0-7.

2. Request of Stacy Banach for variances to allow the construction of a garage located 35 feet from the curb and 6.5 feet from the side lot line, in lieu of the required setbacks of 42 feet from the street and 10 feet from the side lot line respectively, and to allow a single 16 foot wide garage door, in lieu of two 8 or 9 foot wide doors.

Located at 121 Spring Lane

Zoned: R-1AA

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

The owner is proposing a major remodel of the existing home, and as part of this project the existing nonconforming carport will be replaced with an enclosed garage at the same side setback as the carport. Because the carport is being totally removed and more than 50% of the value of the existing home is being demolished, the proposed new garage must comply with the current zoning code setbacks and must include two doors on this garage located in front of the home. The new garage will be 3.7 feet closer to the front lot line than the existing carport but will maintain the same width.

The applicant has expressed that without further expanding into the side setback, the width of garage is limited to the width of the carport. Therefore, the 19' 8" width of the new garage precludes the ability to have two garage doors.

To minimize any negative impacts of the new garage design, architectural enhancements are proposed as follows: glazing in the garage door and along the west side; stone veneer along the lower portion of the garage walls and a gable end wall with glazing that matches other gable end walls visible from the front of the home. In addition the side wall height is only 8 feet, which is a shorter side wall height than most new homes being built throughout the city.

The overall plan for this major home remodel includes a relatively low profile compared to many new two story homes being built and falls within the maximum allowable floor area and impervious coverage limitation under the Zoning Code.

The applicant has provided one letter of non-objection from the abutting property owner on the west side who is the most impacted by this variance request.

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Mr. Wiggins responded to Board questions, clarifying that most of the walls are new and that 2 overhead garage doors are a standard rule, over a single 16 foot wide overhead door.

The applicant, Stacy Banach, said he is renovating the home for his family; it is not for resale. He originally thought his neighbor's approval was all that was required and he stated disapproval would mean a total redesign. Simply reducing the door widths to 8 foot wide overhead doors would not accommodate an SUV entry, due to the side mirrors.

The Board discussed the possibility of 2 single 8 foot wide doors but thought it would be difficult to push in side mirrors at each entry. They considered this is not new construction and a garage is more appealing than the existing carport.

FINDINGS

The majority of Board members agreed the request is minimal and the carport replacement is an improvement to the existing home.

ACTION

Based on the findings, Jeff Jontz made a motion, seconded by Ann Higbie, to approve the request. The request was approved by a vote of 7-0.

The meeting was adjourned at 5:56 pm.

Theresa Dunkle
Recording Clerk