



# Board of Adjustments Minutes

May 21, 2019 at 5:00 p.m.

City Hall | Commission Chambers  
401 S. Park Ave. | Winter Park, Florida

## Present

Robert Trompke (Chair), Phil Kean (Vice Chair), Michael Clary, Tom Sacha and Charles Steinberg. Director of Building, George Wiggins and Recording Clerk, Theresa Dunkle. Patrice Wenz and Aimee Hitchner arrived after approval of the minutes.

## Meeting called to order

## Approval of minutes

Motion made by Michael Clary to approve the April 16, 2019 minutes. Charles Steinberg seconded the motion. The minutes were approved by a vote of 5-0.

## Opening statement and public comments

Robert Trompke explained the rules of procedure for variance cases and opened the floor for any disclosures, public comments or questions.

Request of Sepet Sabiha & Isik-Widener Didem, for a variance at 1681 Chestnut Avenue, was withdrawn by the applicants prior to the meeting.

## New business

1. Request of Shannon Gridley-Hetz for variances to allow the construction of one story enclosed garage addition with a side setback of 5 feet in lieu of the required setback of 10 feet and allow omission of garage articulation in front or behind front wall of home by two (2) feet OR to allow the garage to project two feet into the front setback.

Located at 525 Berwick Drive, Zoned: R-1A

George Wiggins Director of Building, gave the following summary:

Currently a one car open carport exists at this home, and the owner requests permission to remove the carport and construct a two car garage with an extended storage area, in line with the side of the new garage also at the side setback of 5 feet. The total length of the new garage and storage wall is 27.5 feet, and the total new area to be added is 575 square feet.

The proposed addition is well under the allowable gross floor area and impervious coverage for this property, which has an area of 9,315 square feet, which will allow up to 3,540 square feet of floor area.

As designed, the plan for the new garage does not have the front offset or inset articulation which is required to be two feet in front of the main front wall of the home or two feet recessed from the main front wall of the home. The purpose of this requirement is to minimize the impact of front facing garages.

This home has a covered entry area which includes an inset front wall set back 2.7 feet, and is directly adjacent to the proposed new front wall of the garage. The Board may want to consider this feature as sufficient to meet the two foot front articulation feature for the new garage requirement instead of having the garage project two feet into the front setback.

One mitigating factor is that the home is only one story which should minimize the impact of the encroachment into the setback. All new homes in this area are being built with two stories and at the maximum allowable gross floor area.

One email correspondence expressing no objection to this variance was provided from the most impacted adjacent property owner, and the applicant has since obtained additional letters of support from twenty surrounding residents.

Mr. Wiggins responded to Board questions stating the City adopted side setback requirements to ensure open space is provided between dwellings for aesthetics. It is based on a percentage of the lot width and the size of the home. He noted this variance request does not include the maximization of square footage, a second floor, nor the addition of side wall height, and Mr. Wiggins confirmed the adjacent home is 2-stories.

Shannon Gridley-Hetz, the applicant, stated she has four teenagers and does not want them parking on the street. Ms. Gridley-Hetz stated she has received strong support from her neighbors who agree her 2-car garage will look better than a carport and will add to the property values of the neighborhood.

She responded to Board questions confirming the front porch steps back from the proposed garage front wall.

Michael Clary stated a five foot side setback is not pleasing to the neighborhood and a precedent should not be set and he noted a window on the right side would help balance the design. Patrice Wenz requested a 2nd story not be allowed, if this variance request is approved.

## Findings

The majority of the Board felt a garage addition would look more original and were swayed by the overwhelming neighbor support of the improvement, noting 2 homes to the north have similar side setbacks, street parking will be reduced, and the home size is not maximized.

## Actions

Based on these findings, Phil Kean made a motion, seconded by Michael Clary to approve the request with the conditions that a second story may not be added above the garage in the future and at least one window shall be added in the garage side wall. The request with conditions was approved by a vote of 5-2. Michael Clary and Patrice Wenz voted in opposition.

The meeting was adjourned at 5:41 pm.

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Theresa Dunkle, Recording Clerk