



Board of Adjustments Regular Meeting

Agenda

September 19, 2023 @ 5:00 pm

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the July 18, 2023 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [BOA-2023-0016. Request of Andrew Orosz.](#) 15 minutes
Request of Andrew Orosz, for variance approval from Section 58-65 subsection (f)(7), to allow a second-story side setback of 18.5-feet in lieu of the required second-story side setback of 36-feet, in conjunction with the proposed addition and overall renovations to the existing single-family home located at 715 Via Lugano, zoned R-1AA.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.
 5. **Non-Action Items**
 6. **Staff Updates**
 7. **Board Comments**
 8. **Upcoming Agenda Items**
 9. **Adjournment**



Board of Adjustments

agenda item

item type	Consent Agenda	meeting date	September 19, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the July 18, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA July 18, 2023 Draft Meeting Minutes.pdf](#)



Board of Adjustments Regular Meeting Minutes

July 18, 2023 at 5:00 p.m.

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

Present

Present In-Person: Charles Steinberg, Michael Clary, Robert Trompke, Cathy Williams, and Jason Johnson. Virtual: Ann Higbie. Absent: Tom Sims. Also Present: City Attorney J. Giffin Chumley. Staff: Assistant Director of Planning & Zoning Allison McGillis, Planner II Nick Lewis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Jason Johnson called the meeting to order at 5:00 p.m.

(2) Selection of Chair and Vice Chair

Motion made by Michael Clary, seconded by Robert Trompke to nominate Jason Johnson as Chairman of the Board. Mr. Johnson accepted the nomination.

By a roll call vote, the motion carried unanimously 6-0. (Tom Sims was not present for the meeting.)

Motion made by Michael Clary, seconded by Robert Trompke to nominate Charles Steinberg as Vice-Chairman of the Board. Mr. Steinberg accepted the nomination.

By a roll call vote, the motion carried unanimously 6-0. (Tom Sims was not present for the meeting.)

(3) Consent Agenda

Approval of Minutes:

Motion made by Ann Higbie, seconded by Robert Trompke to approve the May 16, 2023 meeting minutes.

Motion carried unanimously with a 6-0 vote. (Tom Sims was not present for the meeting.)

(4) Public Comments (for items not on Agenda)

No one from the public wished to speak. The public hearing was closed.

(5) Public Hearings

- BOA-2023-0015: Request of Micky Grindstaff with Shutts & Bowen LLP, on behalf of Nimish Ramanlal, for variance approval from Section 58-65(f)(6), to allow a front setback of 60-feet in lieu of the required front setback of 86.7-feet, in conjunction with the proposed single-family home located at 860 N. Park Avenue, zoned R-1AA.

Mr. Lewis provided the Board a brief summary of the request. He noted that at the end of last year significant changes were made to the single-family zoning code which included front and side setback revisions. He then briefly reviewed the setback revisions with the Board.

The Board inquired about the definition per the code of an “existing home” having to be one where a certificate of occupancy had been issued. Mr. Lewis explained staff’s interpretation of the code and noted that the intent of the code revisions was to make sure that the setbacks on almost completed structures could not be used as the existing setback instead of the setback for what was previously demolished on the lot. Brief discussion ensued regarding whether or not the existing house on the applicant’s lot would be subject to the new definition of an existing home since it predated the revisions to the code. The Board asked for the City

Attorney's position on the issue. City Attorney Chumley responded that if the applicant had agreed to go along with the recommendation of staff and came before the Board, he believed the variance could be heard. He added that if the applicant did not believe they needed a variance, they could possibly take whatever action they deemed appropriate.

Mr. Lewis then went on to present to the Board an area map, aerial view, survey, and site plan for the project. He noted that there were four neighbor letters in approval of the request received by staff and none received in opposition to the request. He briefly discussed the applicant's requested setbacks and added that staff asked the applicant if the proposed two-car garage accessory building could be pushed back to 10-feet. He explained that the applicant provided staff with a turn radius analysis of the parking and trees in that specific area, which showed that it would be difficult to turn with the setback at 10-feet. After being shown the analysis staff felt comfortable leaving the 60-foot setback as proposed by the applicant. Mr. Lewis then reviewed the turn radius with the Board. The Board briefly inquired about the entryway to the garage, four parking spaces located in the front setback, and whether or not the articulation requirements were being met.

Mr. Lewis then went on to review the applicant's proposed elevations and discussed the variance approval criteria as it related to the request. He noted that the previous structure was constructed in 1925 with a much smaller footprint than the current allowed FAR and was significantly setback at 86.7-feet. He added that this larger setback is inconsistent with the roughly 50-foot average setback of the rest of the block. He expressed that the setback would render 46% of the lot unusable within the front setback, making construction of a home under modern FAR standards practically impossible. Mr. Lewis added that staff did not believe that granting the request would confer any special privilege denied by the zoning ordinance.

Staff recommendation was for approval.

The applicant's attorney, Micky Grindstaff with Shutts & Bowen law firm at 300 South Orange Avenue, Suite 1600, Orlando, FL 32726 addressed the Board. Mr. Grindstaff noted that he agreed with staff's report and that he and the applicant had done significant research regarding the revised City ordinance for the request and how it related to the request.

The applicant, Nimish Ramanlal of 860 N. Park Avenue, Winter Park, FL 32789 addressed the Board. Mr. Ramanlal spoke on issues with the required setbacks per the code and the support received from the adjacent neighbors for the request.

The Board heard public comment from the following resident:

William McGuinness of 1110 N. Park Avenue, Winter Park, FL 32789 addressed the Board. Mr. McGuinness spoke in favor of the request and on his interest in what the request included.

Mr. Ramanlal addressed the Board and noted that the home is owned by an LLC of which he and his wife are the owners. He added that they were intending to build a modern home that will have some type of attachment to Winter Park.

No one else from the public wished to speak. The public hearing was closed.

The Board then briefly shared their thoughts on the request and were overall in support of it.

Motion made by Jason Johnson, seconded by Cathy Williams, for variance approval from Section 58-65(f)(6), to allow a front setback of 60-feet in lieu of the required front setback of 86.7-feet, in conjunction with the proposed single-family home located at 860 N. Park Avenue, zoned R-1AA, with a finding that the variance is justified by the criteria outlined in Section 58-92 of the Code of Ordinances of the City of Winter Park; the reasons set forth in the application justify the granting of the variance; the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and the granting of the variance will be in harmony with the general purpose and intent of the zoning article of the Land Development Code and not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Motion unanimously approved with a 6-0 vote. (Tom Sims was not present for the meeting.)

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

No Board comments.

(9) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 5:38 p.m.

/s/ Recording Secretary Mary Bush



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date September 19, 2023
prepared by Nicholas Lewis	approved by
board approval Completed	
strategic objective	

subject

BOA-2023-0016. Request of Andrew Orosz.

item list

Request of Andrew Orosz, for variance approval from Section 58-65 subsection (f)(7), to allow a second-story side setback of 18.5-feet in lieu of the required second-story side setback of 36-feet, in conjunction with the proposed addition and overall renovations to the existing single-family home located at 715 Via Lugano, zoned R-1AA.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.

motion / recommendation

Staff recommendation is for approval of the variance requested.

background

The applicant and homeowner, Andrew Orosz, is requesting variance approval from Section 58-65(f)(7), in order to construct a new, second-story addition as part of the overall renovations to the existing single-family home with a second-story side setback of 18.5-feet in lieu of the required second-story side setback of 36-feet, located at 715 Via Lugano. The property is zoned R-1AA.

Variance Review Criteria:

Special Conditions and Circumstances

In order for a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure or building involved and are not applicable to other land, structures or buildings in the same zoning district.

The applicant is seeking this variance request in order to construct a new, second-story, 420 square-foot addition to the existing home on the property, which is 33,378 square-feet in size. The total proposed FAR of 32% (10,720 square-feet) meets the 35% FAR requirement. The overall impervious and front yard landscape coverages currently both meet code requirements and the proposal does not affect either requirement.

The property is a large and very wide lot (180-feet), requiring a substantial second-story setback of 36-feet. The applicant is seeking to keep the existing footprint of the structure intact. The primary bedroom suite is located on the second-floor and the nature of the addition is a home office/sitting room tied in as part of the primary suite. In order to not relocate the existing primary suite, the applicant is seeking this variance to add an addition in the most strategic and only feasible location for the existing layout.

There is no room for a first-floor addition anywhere on the property as the existing pool porch, accessory structure, and tree canopy limits any potential expansion in the rear portion of the structure. Further, the west side of the structure is the existing garage spanning the length of the building. An addition would not be feasible in this location as it would not leave room to maneuver in and out of the side-entry garage. An addition on the other side of the second-story would not make sense either. The proposed location is able to be setback from the main front façade of the structure limiting the massing. It is likely that an addition on the west side of the second-story would affect the massing of the structure and would require a total rework of the second-story layout. It would also be impossible then to connect the use as an office/sitting room for the primary suite to the primary suite.

In addition to the feasibility of the proposed location, the existing flat roof above the sunroom is currently being affected by water-intrusion issues. The proposed location solves both the connectivity to the primary suite and the additional water-intrusion problem.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

Under Section 58-65(f)(7), the required second-story side setback is 40% of the lot width. In this instance, the required second-story side setback is 36-feet. The existing second-story side setback on the side of the single-story sunroom is already nonconforming at 34.6-feet. Therefore, there is no availability to expand the second-story towards the eastern lot line. As discussed, there are no other feasible alternatives to achieve both the remaining FAR and the desired use.

Actions of the Applicant

The special conditions and circumstances must not result from the actions of the applicant.

The applicant recently purchased the property and therefore, did not have a hand in the location of the principal and accessory structures, both built in 1993, or the swimming pool. The applicant also cannot control potential water-intrusion issues, besides how to correct them. Lastly, the proposed use as a home office/sitting room for the primary suite requires that the addition be related to, if not directly connected to the primary suite.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer onto the applicant any special privilege denied by the zoning ordinance to other lands, structures or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Staff believes that the existing lot and structure conditions, coupled with the necessity to locate the proposed addition as part of the primary suite, would not confer onto the applicant any special privilege.

Summary

Staff believes that the applicant meets the four criteria required to grant the variance requested.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[715 Via Lugano - Area Map.jpg](#)

ATTACHMENTS:

[715 Via Lugano - Aerial Map.jpg](#)

ATTACHMENTS:

[715 Via Lugano - Neighbor Letter Map.jpg](#)

ATTACHMENTS:

[715 Via Lugano - Existing Site Plan.pdf](#)

ATTACHMENTS:

[715 Via Lugano - Plan Set w Survey.pdf](#)

ATTACHMENTS:

[715 Via Lugano - Site Pictures.pdf](#)

ATTACHMENTS:

[Coelho Variance Letter copy\[71\].pdf](#)

ATTACHMENTS:

[715 Via Lugano - Applicant Presentation.pdf](#)

ATTACHMENTS:

[715 Via Lugano - Applicant Energov Submittal.pdf](#)







Plan

SCALE: 1/4" = 1'-0"



Winter Park, FL

Z-PROPERTIES

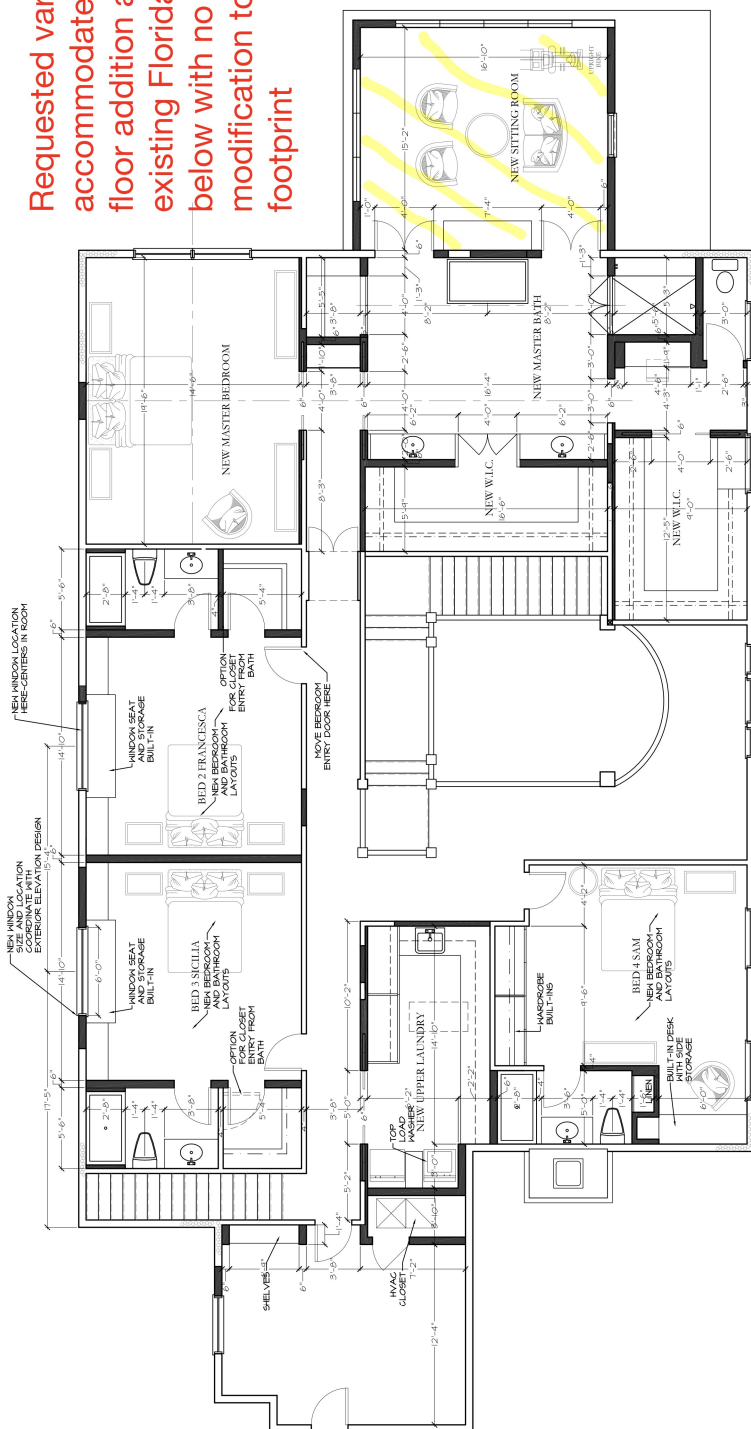
MARKETS DESIGN STUDIO, LLC. RESPECTS YOUR
RIGHTS AND CONSENTS TO THE FOLLOWING
TERMS AND CONDITIONS. THESE TERMS
WILL GOVERN ANY AND ALL RELATIONS
BETWEEN YOU AND MARKETS DESIGN
STUDIO, LLC. THE PURPOSE OF THESE TERMS
IS TO CLARIFY DESIGN INVENT, CONCEPTS,
OR INFORMATION IS RESPONSIBLE FOR FURNISHING ALL
THE INFORMATION WITHIN THE COMPLETED
MARKETS DESIGN STUDIO, LLC. PROJECTS.

EDALUS
DARDAUS DESIGN STUDIO LLC
000 N. MICHIGAN AVE. SUITE 410
LAKELAND, FL 33601
PHONE: 813.787.0980 FAX: 813.787.3534



ID14)

Requested variance to accommodate second floor addition above the existing Florida Room below with no modification to building footprint



OROSZ RESIDENCE

715 VIA LUGANO, WINTER PARK FL 32789

ARCHITECTURAL CONSTRUCTION DOCUMENTS



ARCHITECTURE CONSTRUCTION DOCUMENTS
8/2023

Scale
Cover

A000

Sheet No.

Z

Orosz Residence
1310 Temple Grove, Winter park, FL 32789

Project No. Project Number

Developer
Name
Address
City
State
Zip
Tel
Email

2 PROPERTIES
Name
Address
City
State
Zip
Tel
Email

2 PROPERTIES
Name
Address
City
State
Zip
Tel
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Structure
Name
Address
City
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Sheet No.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	PERMIT SET 10.12.2022	REV#1	REV#2
A000	Cover	X		
A100	Drawing Index	X		
A101	Standards	X		
A102	Survey	X		
A104	Project Data	X		
A106	Exist. First Floor Plan	X		
A107	Exist. Second Floor Plan	X		
A108	First Floor Demo Plan	X		
A109	Second Floor Demo Plan	X		
A200	Architectural Schedule	X		
A203	Proposed First Floor Plan	X		
A204	Second Floor Plan	X		
A301	RCP First Floor Plan	X		
A302	Proposed Roof Plan	X		
A400	Elevations 1	X		
A401	Elevations 2	X		
A500	Sections	X		
A600	Door Schedules	X		
A601	Window Schedules 1	X		
A602	Window Elevations 2	X		
A603	Door and Window Details	X		
E100	Electrical Plan	X		

ARCHITECTURAL

- S-1
- Structural Notes & Details
- S-2
- Structural Details
- S-3
- Foundation Plan
- S-4
- Foundation & Lintel Details
- S-5
- Lintel Plan
- S-6
- Lower Truss Framing
- S-7
- Upper Truss Framing
- S-8
- Structural Sections
- S-9
- Structural Details
- S-10
- Structural Details

STRUCTURAL

NOT PART OF PERMIT SET

Interior Design: NOT PART OF PERMIT SET

Date

Drawing Index

A100



Orosz Residence

1310 Temple Grove, Winter park, FL 32789

Project No. Project Number

Developer
Z PROPERTIES
Address 215 W. Corrick Ave, Winter Park,
FL 32789
Tel 327.932.3303
Email Zee@zproperties.com

Designer
Z PROPERTIES
Name Zee
Address 215 W. Corrick Ave, Winter Park,
FL 32789
Tel 327.932.3303
Email Zee@zproperties.com

Structure:
ALBA ENGINEER
Name ALBA ENGINEER
Address 1000 E. 1320th
Tel 407.880.4581
Email alba@albaengineer.com

Trusses:
K & M TRUSS INC
Name K & M TRUSS INC
Address 2960 Cr. 200, Madison Trail
Tel 407.880.4581
Email kmt@kmttruss.com

Landscape Architect:
Name
Address
Tel
Email

Civil
Name
Address
Tel
Email

Pool: NOT PART OF PERMIT SET

Interior Design: NOT PART OF PERMIT SET

NOT PART OF PERMIT SET

Date

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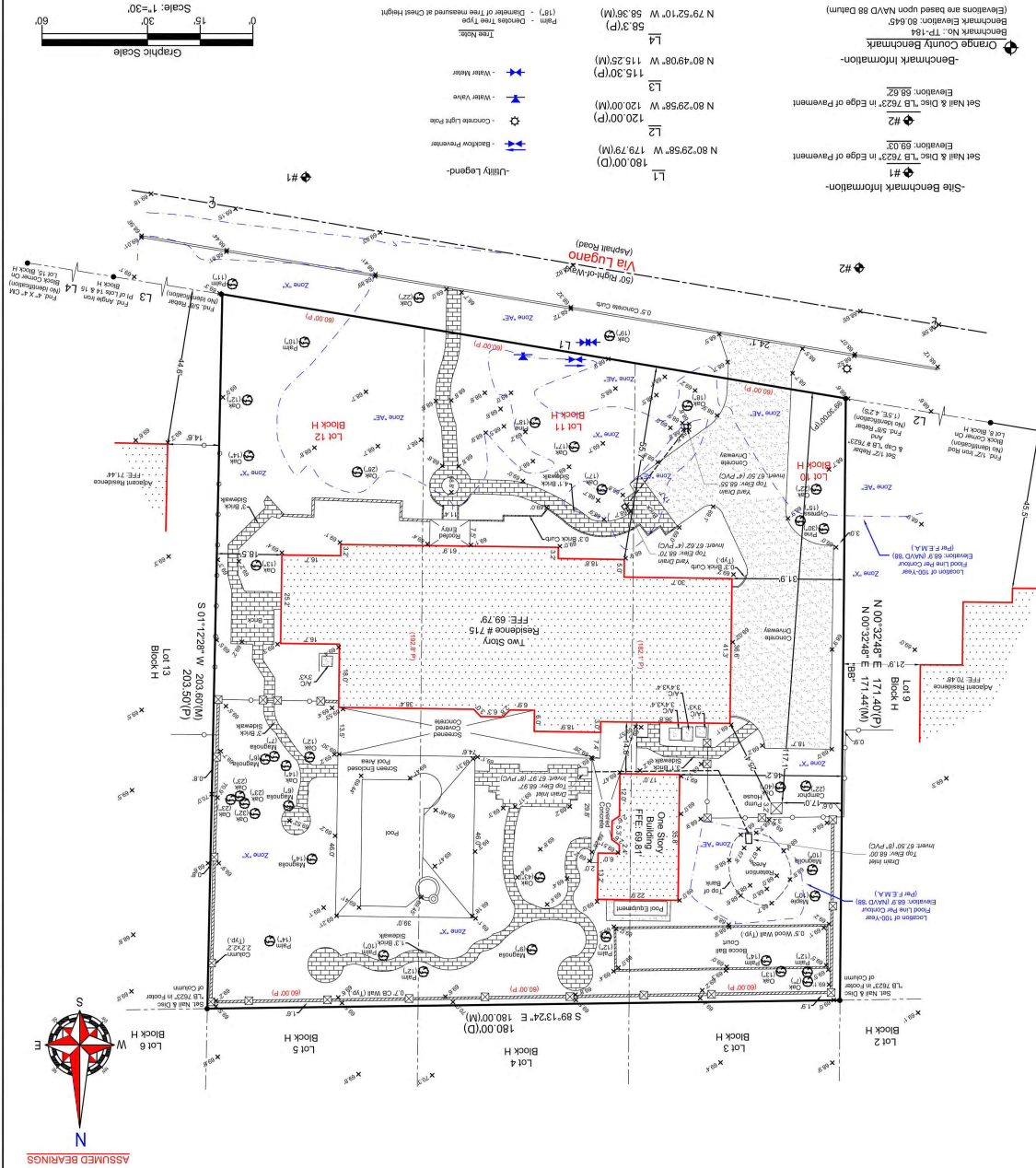
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TOP PLATE SPLICE DETAIL

Boundary Survey

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.
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Survival FOR REFERENCE ONLY

A102

Chart No.

Orosz Residence

1310 Temple Grove, Winter park, FL 32789

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Developer	Z PROPERTIES
Name	215 W Comstock Ave, Winter Park, FL 32789
Address	407.929.3303
Address	Zune@zpropertiesinc.com
Tel	
Email	

Z PROPERTIES
2115 W Comstock Ave, Winter Park,
FL 32789
Tel 407.925.3303
Email Zane@zpropertiesinc.com

ALBA ENGINEER
731 W. Smith Street
Orlando, FL 32804
(407) 421-4866
dsboulter@alba-eng.com

K & M TRUSS INC
2928 N Orange Blossom Trail,
Zellwood, FL 32788
(407) 880-4551
keithy@kmttruss.com

Name Address Address Tel Email
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Code	Name	Address	Address	Tel	Email
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Pools: NOT PART OF PERMIT SET

Name	-
Address	-
Address	-
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Name	
A007088	-
A007088	-
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Rev.	Date

See, *United Bank and Trust Co. v. The American Bank, Credit Tr. Co. of Ill.*, 106 Ill. 2d 104, 119, 458 N.E.2d 1074, 1080 (Ill. App. Ct. 1984), *aff'd*, 468 N.E.2d 1074, 1080 (Ill. 1984), *cert. denied*, 474 U.S. 1024, 55 L. Ed. 2d 366, 105 S. Ct. 514 (1984), and *United Bank and Trust Co. v. The American Bank, Credit Tr. Co. of Ill.*, 106 Ill. 2d 104, 119, 458 N.E.2d 1074, 1080 (Ill. App. Ct. 1984), *aff'd*, 468 N.E.2d 1074, 1080 (Ill. 1984), *cert. denied*, 474 U.S. 1024, 55 L. Ed. 2d 366, 105 S. Ct. 514 (1984).

Date 8/8/2023 6:22:31 PM
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Survey
FOR REFERENCE ONLY
A102

Sheet No. **A102**

Developer	Z PROPERTIES
Name	219 W Comstock Ave, Winter Park, FL 32789
Address	307.929.3303
Address	Zane@zpropertiesinc.com
Tel	
Email	

Design:

Name	Z PROPERTIES
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel	407.929.3303
Email	Zane@zpropertiesinc.com

Structure:

Name	ALBA ENGINEER
Address	731 W. Smith Street
Address	Orlando, FL 32804
Tel	(407) 421-1866
Email	dsoulter@alba-eng.com

Trustees:	Name
	Address
	Address
	Tel.
	Email

K & M TRUSS INC
 2928 N Orange Blossom Trail,
 Zullwood, FL 32788
 (407) 890-4551
 koth@xmtrusses.com

Landscape Architect:

Name	Address	Address	Tel.	Email
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Civil:
Name
Address

Address	
Tel	
Email	

Name
Address
Address
Tel.

Name

Address	
Tel	
Email	

Rev.

1001

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F. FRECHETTI & FIG.

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① EXIST. FIRST FLOOR PLAN
2/16" = 1' 0"

A106



Orosz Residence

1310 Temple Grove, Winter park, FL 32789

Project No. Project Number

Developer
2 PROPERTIES
Address
215 W. Cortrick Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Designer
2 PROPERTIES
Name
215 W. Cortrick Ave, Winter Park,
FL 32789
Address
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Structure
Name
ALEX ENGINEER
Address
1000 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Trusses
Name
K & M TRUSS INC
Address
21400 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Landscaping Architect
Name
K & M TRUSS INC
Address
21400 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Civil
Name
K & M TRUSS INC
Address
21400 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Pool
Name
K & M TRUSS INC
Address
21400 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

Interior Designer
Name
K & M TRUSS INC
Address
21400 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

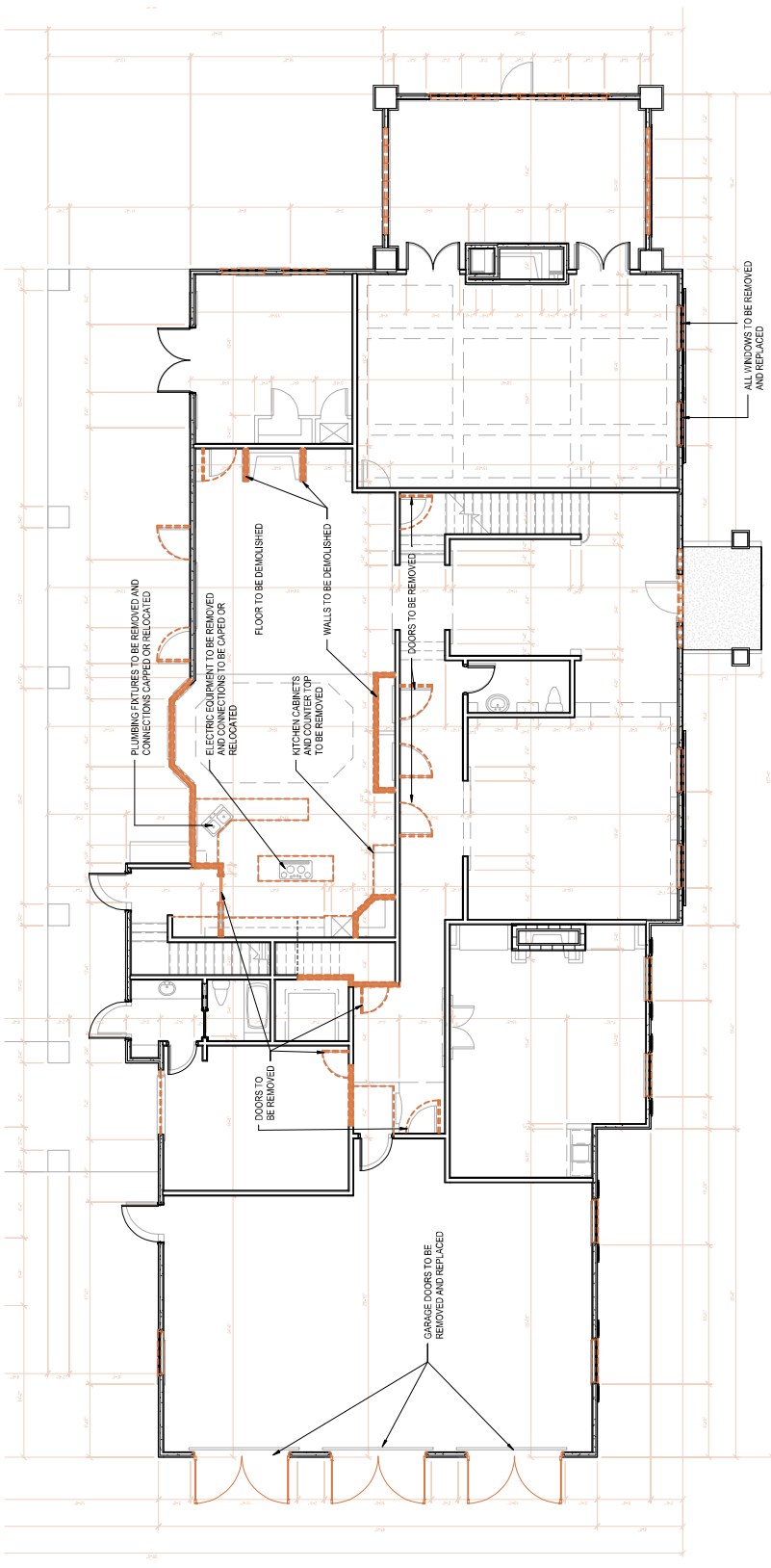
Refr.
Name
K & M TRUSS INC
Address
21400 E. 13th Ave, Winter Park,
FL 32789
Tel
327.923.0303
Email
Zene@2propertiesinc.com

First Floor Demo Plan
Scale
3/16" = 1'-0"

Sheet No.

First Floor Demo Plan

A108



1 FIRST FLOOR DEMO PLAN
3/16" = 1'-0"

HAZARDOUS MATERIALS

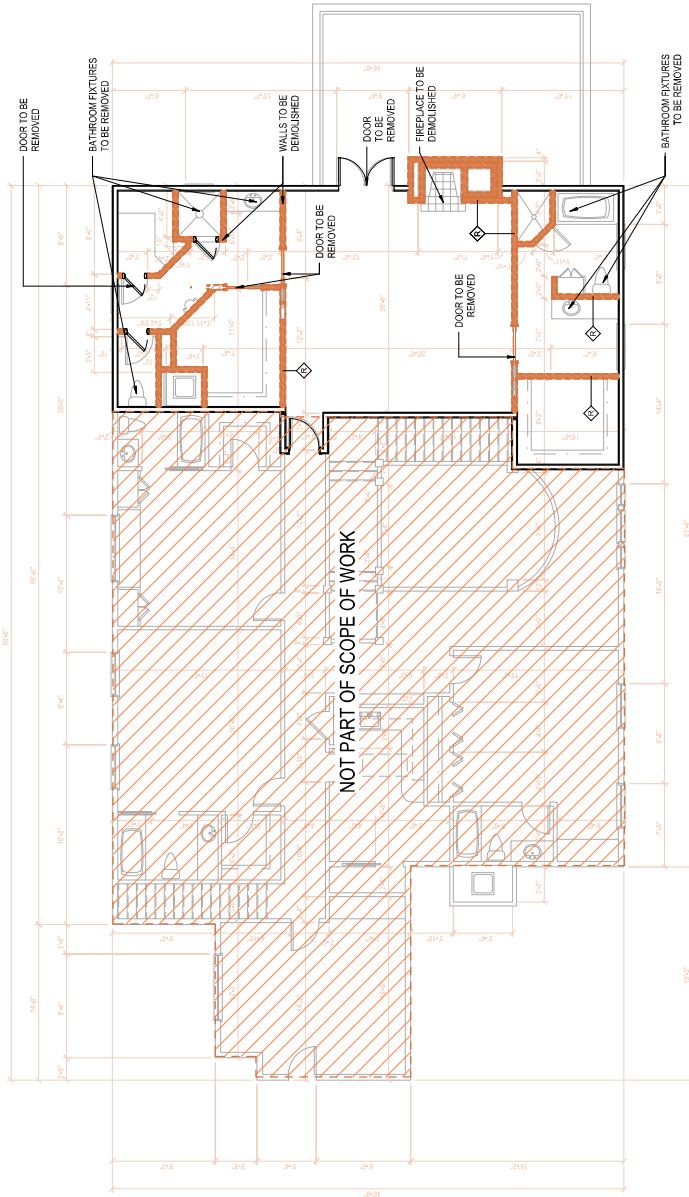
HAZARDOUS MATERIALS - LEAD BASED PAINT
DEMOLITION OF THE BUILDING SHALL BE DONE IN ACCORDANCE WITH THE STRUCTURES REMOVAL ACT, CHAPTER 380, F.S. THE CONTRACTOR SHALL SUBMIT A SITE SPECIFIC HEALTH AND SAFETY PLAN TO THE CONTRACTING OFFICER PRIOR TO START OF WORK. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS.
2. PAINTED SURFACES ON THE STRUCTURE OF THE BUILDINGS DO HAVE THE PRESENCE OF LEAD AND POTENTIALLY OTHER TOXIC METALS. THE CONTRACTOR SHALL PROTECT ALL PERSONNEL FROM EXPOSURE (INHALATION, INGESTION, ETC.) TO LEAD AND OTHER TOXIC METALS. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERMITTED AND SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL REGULATIONS.
4. ALL SURFACES IDENTIFIED IN THE DRAWINGS AND SPECIFICATIONS ARE CONFIRMED TO CONTAIN LEAD UNLESS OTHERWISE TESTED. THE CONTRACTOR SHALL ABIDE BY THE OSHA STANDARDS WHEN DISTURBING THE CONTING. ALL CONTRACTOR PERSONNEL SHALL FOLLOW ALL REQUIREMENTS OF PROTECTION MUST COMPLY WITH OSHA STANDARDS PER OSHA SIZE RESPONSIBILITY OF PROTECTIVE CONTROL.
6. THE CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES CONTROL MEASURES IN ACCORDANCE WITH THE SPECIFICATIONS TO PREVENT THE RELEASE OF LEAD INTO THE AIR AND INTO THE ENVIRONMENT.
HAZARDOUS MATERIALS - OTHER
1. CONTRACTOR SHALL DRAIN, RINSE, AND/OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICAL, GASES, REFRIGERANTS, HYDRAULIC FLUIDS, EXPLOSIVE, AND OTHER HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO PRESSURE SWITCHES, THERMOSTAT, BALLAST TRANSFORMERS, LEAD FLASHING, FLOP SCREENT LAMPS, HIGH DENSITY DISCHARGE LAMPS, BATTERIES IN EXIT SIGNS AND OTHER ELECTRICAL EQUIPMENT. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE REGULATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

GENERAL NOTES - DEMOLITION

1. DEMOLITION WORK IS TO BE DONE IN ACCORDANCE TO THE LAND OROS REQUIREMENTS FOR THE TIME AND DURATION OF HEAVY NOISE. CONTRACTOR TO COORDINATE WITH FACILITY ABOUT HOURS OF WORK, AND USE OF OCCUPIED SPACE.
2. SOME MINOR DEMOLITION IS NECESSARY FOR NEW CONSTRUCTION THAT IS NOT IN CONFLICT WITH THE EXISTING BUILDING.
3. REMOVAL PROCEDURES OF THE EXISTING FINISH CAN VARY DEPENDING ON THE CONDITION OF THE EXISTING SUBSTRATE. NOTIFY ARCHITECT & OWNER IF THERE IS ANY DETERMINAL CONDITION SEEN BEYOND THE SCOPE OF WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR NEW CONSTRUCTION.
5. CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING TENANT FIRE RATED WALLS OR PREPARED AS NECESSARY.
6. CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH AN INVENTORY OF THESE ITEMS.
7. CONTRACTOR SHALL REMOVE ALL DOORS, FRAMES & HARDWARE AS SHOWN DASHED FOR CONSTRUCTION DEGREE. RETAIN ALL UNUSED DOORS, FRAMES & HARDWARE PER LANDLORD'S DISCRETION.
8. CONTRACTOR SHALL REMOVE ALL DOORS, FRAMES & HARDWARE AS SHOWN DASHED FOR CONSTRUCTION DEGREE. RETAIN ALL UNUSED DOORS, FRAMES & HARDWARE PER LANDLORD'S DISCRETION.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING BUILDING AREAS AND FINISHES FROM DAMAGE & SHALL AT CONTRACTOR'S EXPENSE REPAIR OR REPLACE ALL FINISHES THAT ARE DAMAGED BY THE DEMOLITION WORK.
10. ELECTRICAL OUTLETS & SWITCHES THAT OCCUR IN WALLS TO BE REMOVED SHALL HAVE THE WIRING PULLED BACK TO THE JBOX OR PANEL.
11. PATCH & REPAIR WALLS WHICH ARE TO REMAIN WHEN ADJACENT PERPENDICULAR WALLS ARE BEING REMOVED.
12. PATCH & REPAIR EXISTING WALLS TO REMAIN WHEN MILLWORK IS REMOVED.
13. WHERE NEW FLOORING IS SCHEDULED, REMOVE EXISTING FLOOR FINISH AND PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. UNO. COORDINATE WITH ARCHITECT.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. DIMENSIONS SHOWN ON DEMOLITION DRAWINGS ARE APPROXIMATE.
15. CONTRACTOR SHALL REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
16. AT ALL TIMES, THE CONTRACTOR SHALL KEEP ALL REQUIRED EGRESS EXIT PATHS UNOBSTRUCTED, ILLUMINATED AND PROTECTED FROM CONSTRUCTION ACTIVITY.
17. CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING CONSTRUCTION. REMOVE ALL SEALS AFTER WORK IS COMPLETE. VERIFY DUCTS ARE FREE OF MOLD AND DEBRIS PRIOR TO OCCUPANCY.
18. GENERAL CONTRACTOR SHALL PERFORM NECESSARY CORRECTIVE MEASURES TO PREVENT CONTAMINATION OF ADJACENT AREAS.
19. CONTRACTOR TO CONSTRUCT OR PROVIDE PROTECTION BARRIERS AS NEEDED FOR SAFETY AND TO CONTAIN DUST DUE TO DEMOLITION. CONTRACTOR SHALL TAKE CAREFUL MEASURES TO CONTAIN THE SPREAD OF DUST AND FUMES OUT OF THE BUILDING.
20. ON REMAINING WALLS ADJACENT TO WALLS BEING DEMOLISHED, EXISTING BASE SHALL BE REMOVED AS WELL.
21. CONTRACTOR SHALL REMOVE ALL WIRING, CABLE AND CONDUIT NOT IN USE IN AREAS OF WORK FROM WITHIN WALLS AND ABOVE CEILING. COORDINATE WITH BUILDING MANAGER.

DEMOLITION KEYNOTES

1. MILLWORK AND ALL ASSOCIATED ACCESSORIES TO BE DEMOLISHED.
2. PATCH AND REPAIR ADJACENT WALL TO REMAIN WHERE DEMOLITION OF EXISTING WALLS OCCURS.
3. CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING ABOVE CEILING THAT ARE FEEDING INTO COLUMN CASE.



① SECOND FLOOR DEMO PLAN
3/16" = 1'-0"

LEGEND
R EXISTING TO BE REMOVED

Z

Orosz Residence
1310 Temple Grove, Winter park, FL 32789

Project No.	Project Number
2 PROPERTIES	2 PROPERTIES
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Designer	2 PROPERTIES
Name	Zen@ozroszresidence.com
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Structure	ALBA ENGINEER
Name	Alba Engineer
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Trusses	K & M TRUSS INC
Name	K & M Truss Inc
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Landscaping Architect	Landscaping Architect
Name	Landscaping Architect
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Client	Client
Name	Client
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Pool	Pool
Name	Pool
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Interior Designer	Interior Designer
Name	Interior Designer
Address	215 W. Carroll Ave, Winter Park, FL 32789
City	Winter Park, FL 32789
State	FL 32789
Zip	32789
Phone	407.864.5100
Email	Zen@ozroszresidence.com
Date	6/8/2023 5:22:49 PM

Second Floor Demo Plan

A109

Sheet No.

Z

Orosz Residence

1310 Temple Grove, Winter park, FL 32789

Project No.

Project Number

Developer
Name
Address
City
State
Zip
Tel
Email

2 PROPERTIES
Name
Address
City
State
Zip
Tel
Email

3 PROPERTIES
Name
Address
City
State
Zip
Tel
Email

4 PROPERTIES
Name
Address
City
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5 PROPERTIES
Name
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City
State
Zip
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6 PROPERTIES
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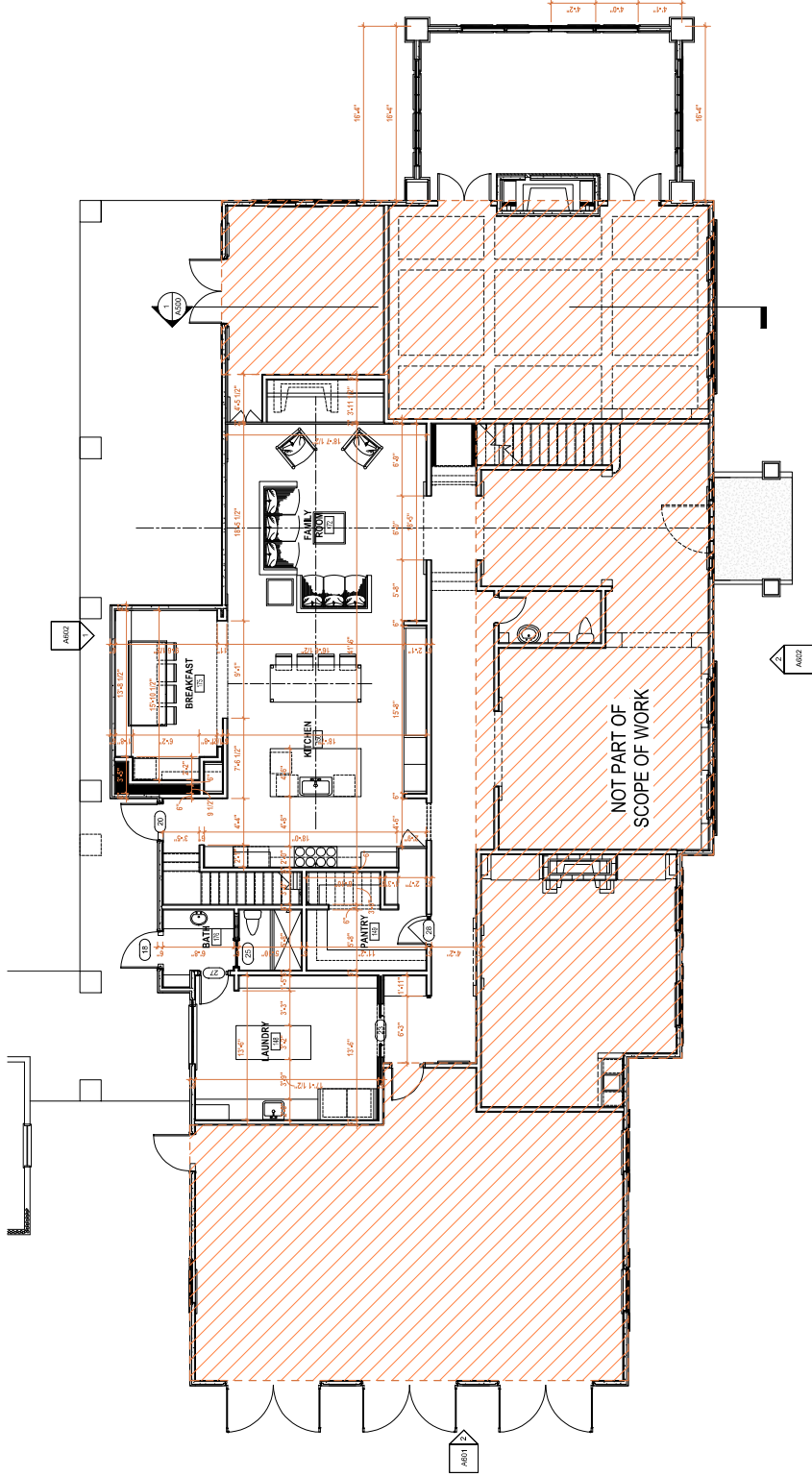
11 PROPERTIES
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Address
City
State
Zip
Tel
Email

12 PROPERTIES
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Address
City
State
Zip
Tel
Email

13 PROPERTIES
Name
Address
City
State
Zip
Tel
Email

14 PROPERTIES
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Address
City
State
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15 PROPERTIES
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City
State
Zip
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Email



1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

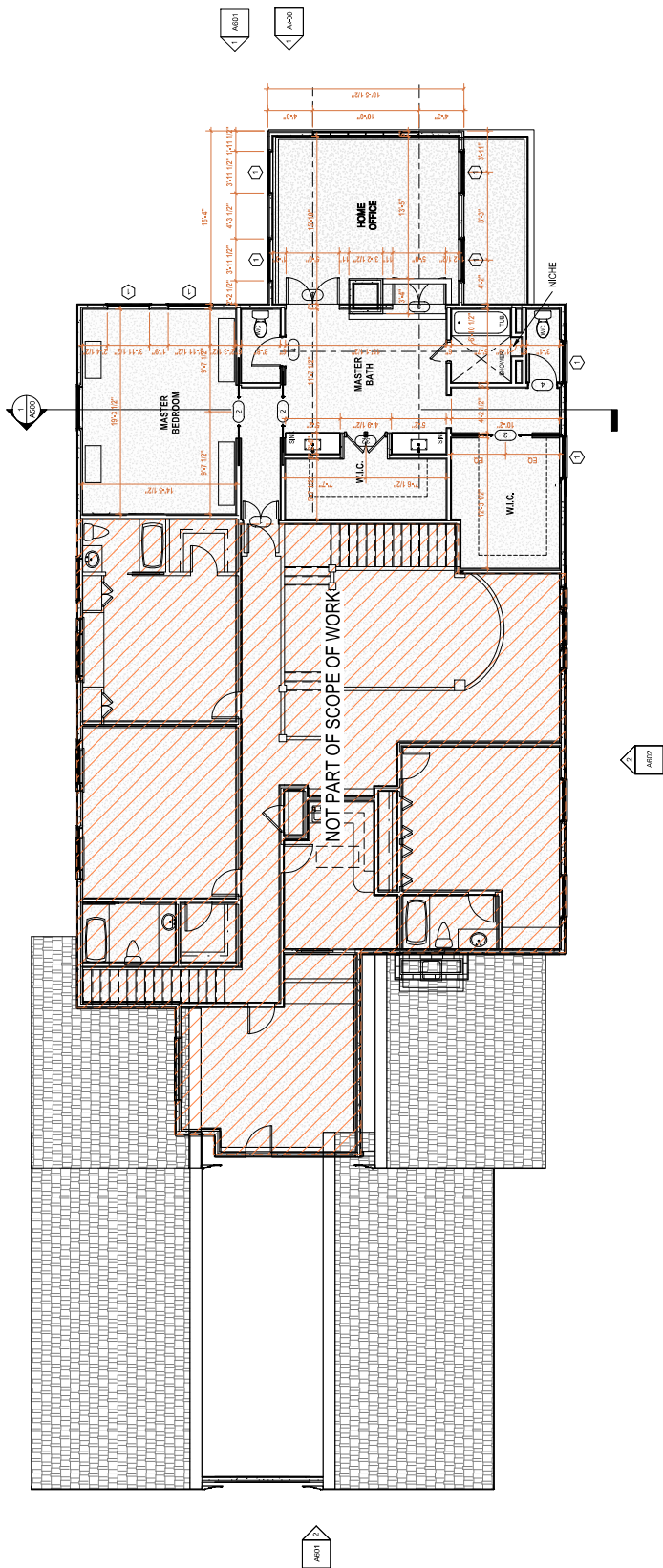
Proposed First Floor Plan

A203

Sheet No.



1310 Temple Grove, Winter park, FL 32789



① SECOND FLOOR PLAN
3/16" = 1'-0"

9

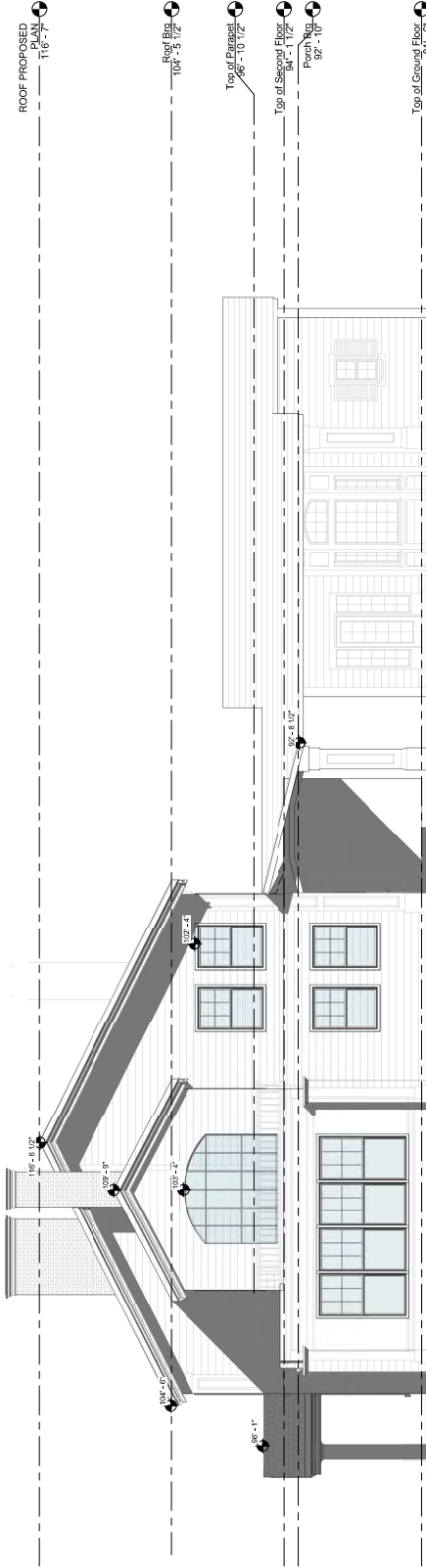
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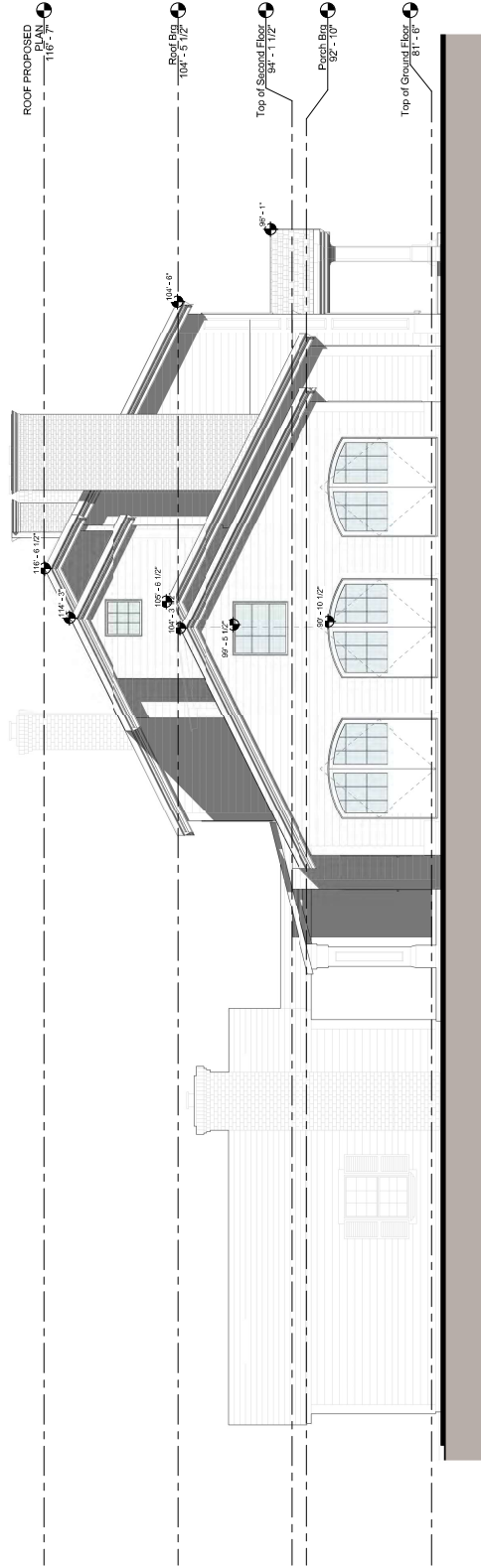
Second Floor Plan

A204

Sheet No.



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



Orosz Residence

1310 Temple Grove, Winter park, FL 32789

Project No. Project Number

Developer
Name
Address
City
State
Zip
Tel
Email
Zene@roszresidence.com

2 PROPERTIES
Name
Address
City
State
Zip
Tel
Email
Zene@roszresidence.com

Structural
Name
Address
City
State
Zip
Tel
Email
Zene@roszresidence.com

Trusses
Name
Address
City
State
Zip
Tel
Email
Zene@roszresidence.com

Landscaper Architect
Name
Address
City
State
Zip
Tel
Email

Client
Name
Address
City
State
Zip
Tel
Email

Permit: NOT PART OF PERMIT SET
Name
Address
City
State
Zip
Tel
Email

Interior Designer: NOT PART OF PERMIT SET
Name
Address
City
State
Zip
Tel
Email

Revisions
Rev. Date

Scale
3/16" = 1'-0"

Date
6/8/2023 5:22:09 PM

Sheets

A400

Sheet No.

Z

Orosz Residence

1310 Temple Grove, Winter park, FL 32789

Project No. Project Number

Developer
2 PROPERTIES
Address 215 W. Carroll Ave, Winter Park, FL 32789
Tel 321.923.3303
Email Zene@2propertiesinc.com

Designer
2 PROPERTIES
Name Zene
Address 215 W. Carroll Ave, Winter Park, FL 32789
Tel 321.923.3303
Email Zene@2propertiesinc.com

Structure
Name ALBA ENGINEER
Address 1000 E. 13th St, Orlando, FL 32804
Tel 407.880.4581
Email ba@albaengineer.com

Trusses
Name K & M TRUSS INC
Address 3500 Cr. 100, Madison Trail, Zaleski, FL 32786
Tel 407.880.4581
Email kmt@kmttruss.com

Landscaping Architect
Name
Address
Tel
Email

Client
Name
Address
Tel
Email

Permit: NOT PART OF PERMIT SET
Name
Address
Tel
Email

Interior Designer: NOT PART OF PERMIT SET
Name
Address
Tel
Email

Rev. Date

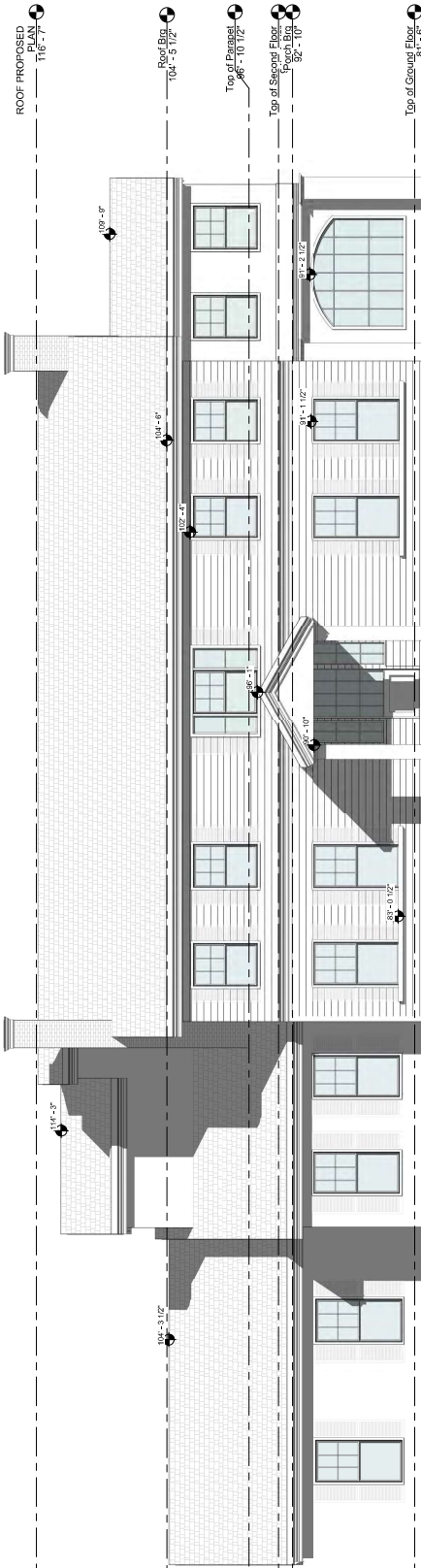
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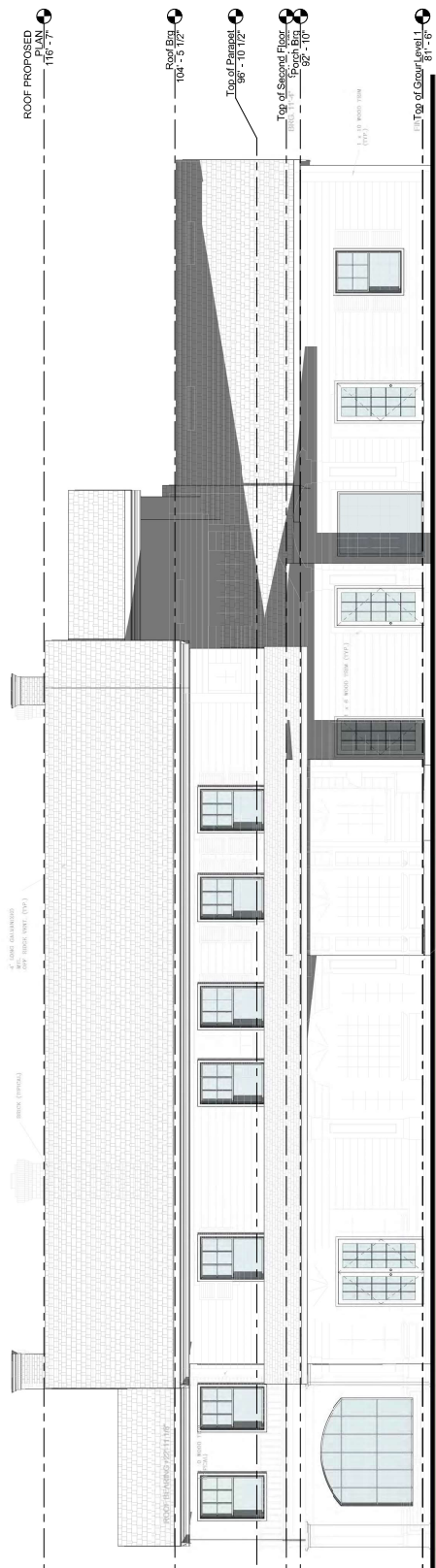
Elevations 2

A401

Sheet No.



② SOUTH ELEVATION
3/16" = 1'-0"



① NORTH ELEVATION
3/16" = 1'-0"







City of Winter Park Board of Adjustments
401 South Park Avenue
Winter Park, Florida 32789

August 21, 2023

RE: 715 Via Lugano, Winter Park, Florida 32789

To the City of Winter Park Board of Adjustments:

We are the owners of 771 Via Lugano, which is located to the immediate right of the Orosz Residence at 715 Via Lugano, and is situated along the common boundary line for which the Oroszes are seeking a variance to construct a second story addition on top of the existing "Florida Room" constructed on the right-hand side of their property. We have reviewed the proposed plans and elevation, a preliminary rendering of which is attached as Exhibit "A" to this letter, and do not object to the City's grant of a variance to the Orosz family for the requested purpose.

Please do not hesitate to contact us with any questions.

Sincerely,

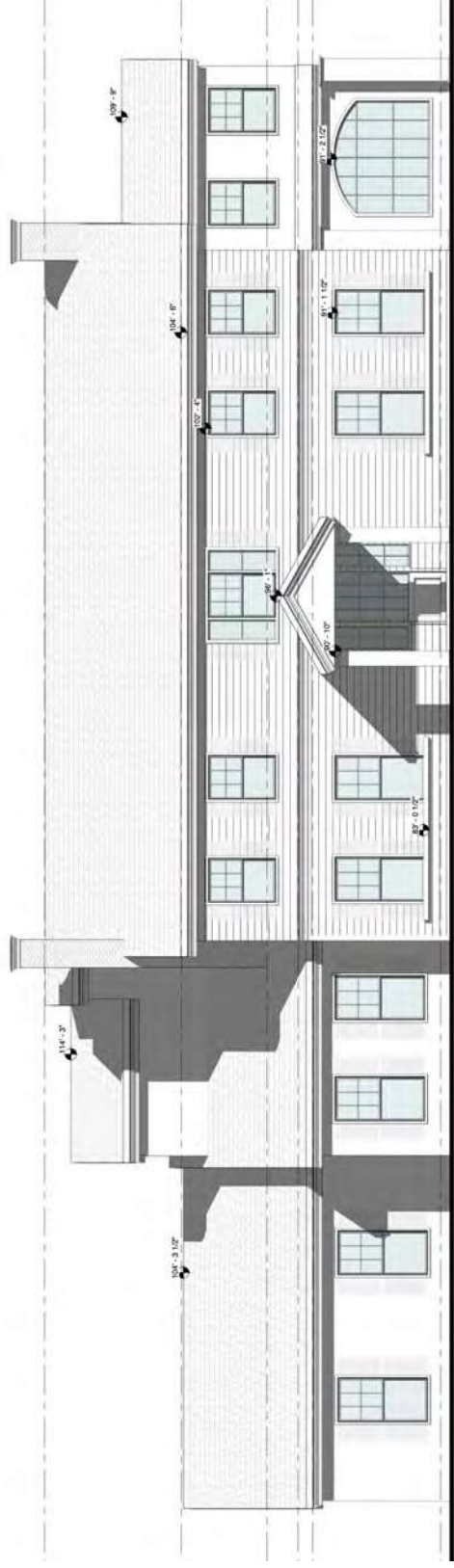


Daniel Coelho
dcoelho@icloud.com



Adriana De Azevedo
Adriana.azevedo@gmail.com

EXHIBIT "A"



Daniel Coelho

Daniel Coelho

Adriana De Azevedo

Adriana De Azevedo

WINTER PARK BOARD OF ADJUSTMENT VARIANCE REQUEST

715 VIA LUGANO



Table of Contents

- Contact Information
- Variance Description
- Current State
- Proposed Future State
 - Site Plan
 - Floor Plan
 - Elevations
- Variance evaluation Criteria Analysis
- Supporting Documentation
 - FAR and Setback Calculations
 - Neighbor Consent

Variance request- Contact Information

- Applicant/Owner: Andrew and Sonni Orosz
- Property Address: 715 Via Lugano, Winter Park 32789
- Phone – Cell: 321-262-1108
- Email Address: aorosz@hcpland.com
- Legal Description: SICILIAN SHORES O/34 LOTS 10 11 & 12 BLK H
- Ownership: Owned since April 14, 2023
- Occupancy: Pending Renovation

Variance Description

- Article III, Section 58-65, of the Land Development Code of Winter Park cites the side setback for two-story homes, measured to the second story wall, shall be 40 percent of the lot width in feet equally divided on each side of the home.
 - Specific to the property in question, this translates to a required setback of 35.4' to the 2nd floor.
- Our variance request is for relief of the 2nd floor setback along the East (right-hand) side of the Property to a total of 18.5 ft., to correspond to the existing "Florida Room" on the property
 - This request:
 - Does not alter the existing footprint of the home
 - Allows for a consistent 2nd floor architectural, structural and functional elevation
 - Provides for comprehensive repair of water damage to existing roof over Florida Room

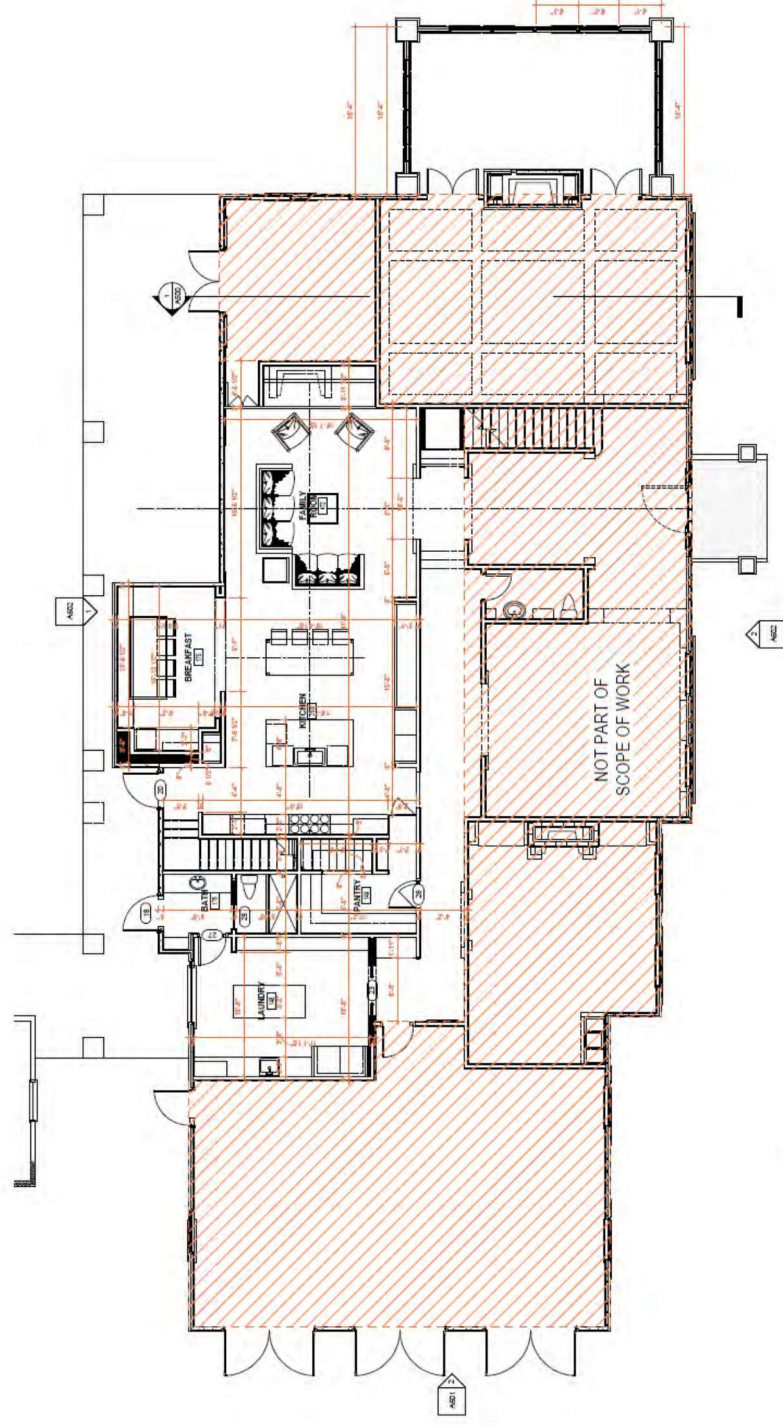
CURRENT STATE



Proposed Addition

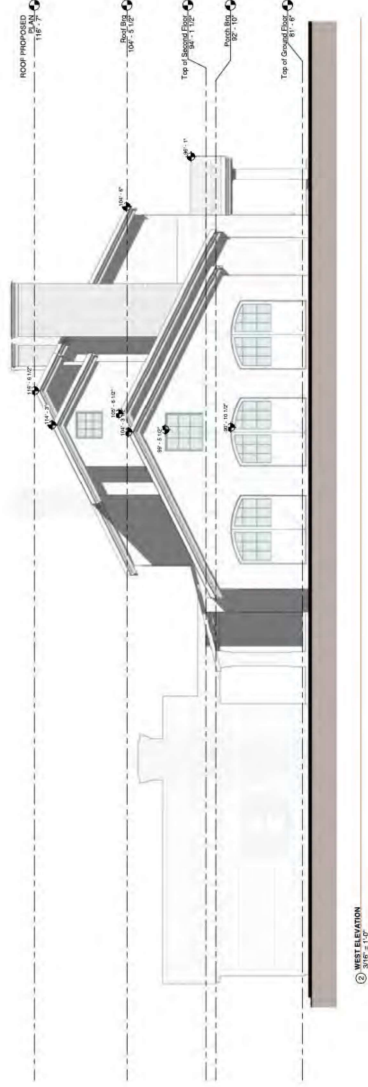
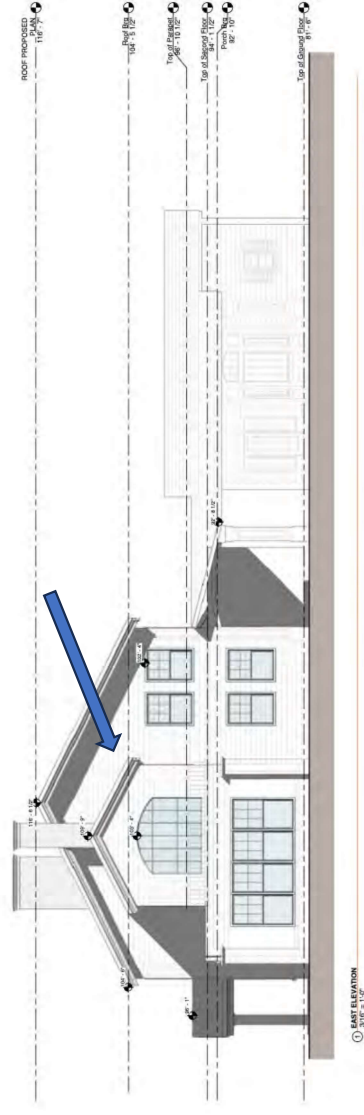


Proposed 1st and 2nd floor Plan



① PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

Proposed Elevations



Variance evaluation Criteria Analysis

Evaluation Criteria		Applicant/Owner Remarks
I. What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?	The home was built in 1993 with a "Florida Room" that did not include a second story. Beyond the architectural imbalance, the construction method has also caused water penetration issues requiring invasive action. As such, we have decided to incorporate this into the ongoing home renovation project, and desire to incorporate the addition to capture the available FAR.	
II. What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?	1. Based on the change in the setback requirements of 2010, we would be unable to align the proposed addition to the to the existing 2nd story height. This directly prohibits and deprives the realization of: 1. Available FAR to the Property 2. Increased property value that accompanies additional space 3. Ability to have a balanced architectural front elevation 2. Other homes in the same zoning district have been granted approval for side variances under similar circumstances 3. Cumulative Side Setbacks for the Property are well in excess of Code requirements	
III. Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.	1. The side setback requirements have changed since the home was built in 1997. a) In 2010 a new set of stricter side setbacks were adopted based on lot width. b) The side setbacks are now a % of the lot width and are set up on a scale which requires that they be larger on a percentage basis for a home with a larger gross area. 2. Inability to expand our home in other directions due to irregular lot shape a) Side setbacks- See above b) Rear setback- The current pool was installed when the more lenient setbacks were enforced, which limits the ability to expand towards the rear of the home. Doing so would also require major structural modifications, and would be inconsistent with the historically accurate elevation of the home.	
IV. Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc.? If so, to what extent?	We would welcome the opportunity to collaborate with the City on a mutually acceptable solution.	

Supporting Documentation



Variance request-Neighbor Consent STATUS





Single Family Zoning District R-1AAA
Lot Width is 177 Linear Feet
Lot area is 33,378 sq/ft

SETBACK / COVERAGE WORKSHEET

IMPERVIOUS LOT COVERAGE	Maximum % Allowed	Existing Area	Additional Proposed Area	New Total Area	Maximum Allowed Area
Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%	13,311 sq/ft	0	13,311 sq/ft	16,689 sq/ft
FLOOR AREA RATIO (F.A.R.)	Lots < 12,500 sf: 35%	10,300 sq/ft	11,682	420 sq/ft	10,720 sq/ft

SETBACK	Minimum Allowable Dimensions				Existing	Proposed
Front	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.				55.7	No change
Side	1st Floor		26.55 ft	31.9 ft (left)	18.5 ft (right)	31.9 ft (left) 18.5 (right)
	2nd Floor		35.4 ft	81.6 (left)	34.6 ft (right)	81.6 (left) 18.5 ft (right)
Rear	1st Floor		25 ft	69.9		No change
	2nd Floor		35 ft	69.9		No change
Building Height	30 ft. - 35 ft. plus 2 ft. or 40 ft.				35'	No Change

FRONT YARD LANDSCAPE COVERAGE					Existing Area	Landscape Area Reduced	New Total Area	Minimum Required Area
Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious).					Maximum % Allowed			
					50%	8,281 sq/ft	N/A	N/A



THANK YOU!

AOROSZ@HCPLAND.COM

321-262-1108



PLAN SNAPSHOT REPORT BOA-2023-0016 FOR CITY OF WINTER PARK

Plan Type:	Board of Adjustments	Project:		App Date:	08/21/2023
Work Class:	Board of Adjustments/Variance Application	District:	Winter Park	Exp Date:	NOT AVAILABLE
Status:	Submitted - Online	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Lewis, Nick	Approval Expire Date:	

Description: Requesting a variance from the second story side setback requirements for the construction of an addition above the "Florida Room" of an existing residence without modification to the footprint of the home.

Parcel:	302132802008100	Main	Address:	715 Via Lugano Winter Park, FL 32789-1535	Main	Zone:	
Owner	Applicant						
Andrew Orosz	Andrew Orosz						
Home: (321) 262-1108	605 Commonwealth AVE						
Business: (407) 988-1403	Orlando, FL 32803						
Mobile: (321) 262-1108	Business: (407) 988-1403						
	Mobile: (321) 262-1108						

Plan Custom Fields

Is the property on waterfront?	No	Section	58-65	Subsection	7(b) (Side Setbacks)
Zoning	R-1AAA	Is this property on historic registry or district?	No	Describe variance	Article III of the Land Development Code for Winter Park cites that the side setback for two-story homes shall be 40% of the lot width in feet, divided on each side of the home. We are seeking a variance for the construction of an addition on top of an existing first-floor "Florida Room". The variance would be for a side setback of 18.5', instead of the approximately 35' setback that would otherwise be required by the code. The request would not alter the existing footprint of the home, but would simply provide for additional "vertical" construction.
How long have you owned the property?	Purchased in April of 2023	How long have you occupied the property?	Not yet occupied, pending renovation.	Special Condition	The home was built in 1993 with a first floor sunroom. The sunroom is currently suffering from a failing roof and water intrusion, and so we would like to add a second-story addition while we are repairing the structure and renovating the rest of the home. The home benefitted from less stringent setback requirements when it was

PLAN SNAPSHOT REPORT (BOA-2023-0016)

constructed 30 years ago. The requested addition is consistent with the architectural style of the home, and would provide for a more balanced front elevation. The home also benefits from a very private and heavily landscaped side yard (please see pictures accompanying this application), which should satisfactorily address any potential concerns from the surrounding properties. The affected neighbor has approved the requested addition in concept (formal approval letter forthcoming).

Rights/Priv

The zoning code was modified in 2010 to provide more restrictive setback requirements. Given the side of our lot, the code would require a second story side setback of roughly 35' (or 70' total), which is quite extensive.

Our home is a rather unique Cape Cod-style traditional home. Due to the architectural style, and the current configuration of the pool and patio, we are otherwise limited in our ability to add additional square footage to the home, other than the requested addition above the Florida room. The requested addition carries the secondary benefits of (1) a more balanced and historically accurate front elevation, (2) additional square footage within the permissible FAR, and (3) an increased property value resulting from the additional square footage. I have noted that variances to the side setback requirements have been granted for properties in the immediate vicinity of our home under similar circumstances.

Hardship

The side setback requirements were changed in 2010, and now have a more significant impact on larger lots, as setbacks are calculated as a percentage of lot frontage.

Based on the revised requirements and the configuration of the home and lot, we are otherwise limited in our ability to use and enjoy the available FAR on our property. While we could theoretically add square footage to the rear of the property, doing so would require significant structural changes to the home, including the modification of the patio area, and would be inconsistent with the architectural style of the home.

If you consider the total setback of the home as an average (and not divided equally between the two sides of the home), the cumulative setbacks are well in excess of the Code Requirements.

Limited Variance

We would welcome the opportunity to collaborate with the City to determine a mutually acceptable resolution to this issue.

Attachment File Name	Added On	Added By	Attachment Group	Notes
IMG_2874.jpeg	08/21/2023 14:03	Orosz, Andrew		Site Plan
IMG_2875.jpeg	08/21/2023 14:03	Orosz, Andrew		Site Plan
IMG_2876.jpeg	08/21/2023 14:03	Orosz, Andrew		Site Plan
Lugano Site Plan Variance Application.pdf	08/21/2023 14:03	Orosz, Andrew		Site Plan
Lugano Variance Survey.pdf	08/21/2023 14:03	Orosz, Andrew		Survey
Variance Zoning Setback Worksheet.pdf	08/21/2023 14:03	Orosz, Andrew		Site Plan
variance-submittal-checklist.pdf	08/21/2023 14:03	Orosz, Andrew		Signed Checklist
Signature_Andrew_Orosz_8/21/2023.jpg	08/21/2023 14:03	Orosz, Andrew		Uploaded via CSS
715 lugano PRE ARCH - 9.11R.pdf	09/11/2023 13:42	Lewis, Nick	Available Online	Updated Site Plan via Z Properties
Coelho Variance Letter copy[71].pdf	09/11/2023 13:58	Lewis, Nick		

PLAN SNAPSHOT REPORT (BOA-2023-0016)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00038670	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00038670		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	08/21/2023	08/23/2023	08/21/2023	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	08/21/2023	08/23/2023	08/21/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			08/21/2023 16:19
Board of Adjustments Review v.1	Receive Submittal	08/21/2023 0:00	08/21/2023 15:54
Issue Invoice v.1	Generic Action		08/21/2023 16:19
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		