



# Board of Adjustments Regular Meeting

## Agenda

**March 15, 2022 @ 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](http://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 February 15, 2022 Meeting Minutes.](#) 1 minute
  3. **Staff Updates**
  4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
  5. **Non-Action Items**
  6. **Action Items**
    - a. [BOA-2022-0002. Request of Michael Scivally on behalf of the owners, Marshall and Susan Harris, to allow a 14-foot rear yard setback in lieu of the required rear yard setback of 25-feet for corner lots, to convert the existing enclosed patio into enclosed living space for their single-family home located at 2924 Rapidan Trail, zoned R-1A.](#) 10 minutes
  7. **Board Comments**
  8. **Adjournment**



## Board of Adjustments

# agenda item

|                     |                |              |                |
|---------------------|----------------|--------------|----------------|
| item type           | Consent Agenda | meeting date | March 15, 2022 |
| prepared by         | Mary Bush      | approved by  |                |
| board approval      | Completed      |              |                |
| strategic objective |                |              |                |

### subject

Approval of the February 15, 2022 Meeting Minutes.

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact

### ATTACHMENTS:

[BOA February 15, 2022 Draft Meeting Minutes.pdf](#)



# Board of Adjustments Minutes

February 15, 2022 at 05:00 p.m.

Hybrid Meeting  
401 S. Park Avenue | In-Person and Virtual | Winter Park, Florida

## Call to Order

Chairman Robert Trompke called the meeting to order at 4:59 p.m. Present In-Person: Robert Trompke, Michael Clary, Tom Sims, Ann Higbie, Charles Steinberg, Cathy Sawruk, and Jason Johnson. Also Present: City Attorney J. Giffin Chumley. Staff: Director of Planning and Transportation Bronce Stephenson, Planner I Nicholas Lewis, Planning Technician Aaron Hull, Building and Permitting Director Gary Hiatt, Building and Permitting Manager Renata Minoga, and Recording Secretary Mary Bush.

## Consent Agenda

Motion made by Jason Johnson, seconded by Tom Sims to approve the January 18, 2022 meeting minutes.

**Motion carried unanimously with a 7-0 vote.**

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

Mr. Clary disclosed that he once worked at the firm that the applicant currently works at and he recently had a brief phone call with the applicant regarding procedures.

## Staff Updates

Mr. Stephenson spoke briefly on the transition of the Board to being run under the Planning and Transportation Department and certain meeting changes that were made based off of Board requests.

## Citizen Comments (for items not on Agenda)

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

## Non-Action Items

No non-action items.

## Action Items

No action items.

## Public Hearings

- BOA-2022-0001. Request of Hernan Rivera for variance approval from Section 58-66(f)(5) to allow a 23-foot front yard setback line in lieu of the required front yard setback of 28-feet as determined by staff to construct a new single-family home at 2411 Winter Park Road, zoned R-1AA.

Mr. Lewis provided the Board a brief summary of the request. He noted that the applicant feels that a 10-foot easement located in the rear of the property creates a hardship that will require an extension of the front yard setback to offset the easement and the lack of usable land area in the rear of the property. Mr. Lewis presented the Board a location map, aerial view, survey, and site plan of the property. He noted that there have been numerous neighbor letters received in favor of the request and none received in opposition. Mr. Lewis briefly discussed the approval criteria as it related to the request noting that the applicants have the ability to construct a home that would be allowed-by-right, and are choosing not to do so, thus creating their own hardship. He also elaborated on two special privileges involving precedent that would occur if the applicant's request was granted.

Mr. Lewis explained that the applicant's plans adhere to all required setbacks and do not encroach on the easement in the rear but the applicant still wanted to seek a Board determination on the request.

Staff recommendation was for denial.

The Board briefly discussed the item and inquired about the following:

- the properties used to determine the 28-foot setback,
- the street that one of the utilized properties farthest to the north fronts,
- if any of the properties used to determine the setback has a 10-foot easement,
- having a 10-foot easement in the rear of the subject property restricting the use of the property,
- the properties used in determining the setback being the only relevant properties in determining the common restrictions,
- and the side setbacks on Winter Park Road.

The applicant, Hernan Rivera at 2411 Winter Park Road, Winter Park, FL 32789 addressed the Board. Mr. Rivera provided the Board with a brief presentation showing aerial views, site plans, and photos of the home and 10-foot easement. He presented photos of various surrounding homes and noted that there are no other easements found on the properties to the north and south of his property, which gives those property owners the ability to build up to five feet from their rear property lines. He then elaborated on his plans for the home and indicated that he has full support of his neighbors for his request.

Mr. Johnson inquired with the applicant as to what he wanted to be able to do with the property that he would not be able to do because of the setback requirement. The applicant replied that he would like to utilize as much yard as everyone else is able to.

Chairman Trompke inquired with the applicant regarding the direction the drainage easement runs. The applicant confirmed that the easement turns westward.

Mr. Johnson noted to the applicant that the City's code asks if the conditions exist throughout the zoning district for the setback requirements, not if the conditions exist on the properties that the subject property is being compared against.

The Board heard public comment from the following resident:

Fred Spencer of 2414 Winter Park Road, Winter Park, FL 32789 addressed the Board. Mr. Spencer indicated that he had previously spoken to the applicant and reviewed his plans. He expressed his support for the extra five feet of setback for the planned play area for the applicant's kids and he feels that traffic tends to slow down the closer homes are to the street.

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

The Board briefly expressed their thoughts on the request and their reasons for their decisions on its approval or denial. The Board's sentiments differed in the credence that the home could be built without the variance so the hardship is self-made and the credence that no one in the surrounding area has a similar 10-foot easement so the home is a unique circumstance justifying a hardship.

**Motion made by Charles Steinberg, seconded by Michael Clary, for variance approval from Section 58-66(f)(5) to allow a 23-foot front yard setback line in lieu of the required front yard setback of 28-feet as determined by staff to construct a new single-family home at 2411 Winter Park Road, zoned R-1AA.**

**Motion carried with a 5-2 vote. (In Favor: Cathy Sawruk, Charles Steinberg, Tom Sims, Michael Clary, and Robert Trompke. Opposed: Jason Johnson and Ann Higbie.)**

## Board Comments

No Board comments.

## Adjournment

Meeting adjourned at 5:47 p.m.

/s/ Mary Bush.



## Board of Adjustments

# agenda item

|                            |                             |
|----------------------------|-----------------------------|
| item type Action Items     | meeting date March 15, 2022 |
| prepared by Nicholas Lewis | approved by John Harbilas   |
| board approval Completed   |                             |
| strategic objective        |                             |

### subject

BOA-2022-0002. Request of Michael Scivally on behalf of the owners, Marshall and Susan Harris, to allow a 14-foot rear yard setback in lieu of the required rear yard setback of 25-feet for corner lots, to convert the existing enclosed patio into enclosed living space for their single-family home located at 2924 Rapidan Trail, zoned R-1A.

### motion / recommendation

Staff recommendation is for approval of the variance requested.

### background

Mr. and Mrs. Harris currently own the property located at 2924 Rapidan Trail, zoned R-1A, and are looking to convert their existing enclosed patio into air conditioned living space. The current enclosed patio is nonconforming because it extends beyond the minimum required 25-foot rear setback. They plan to keep the existing concrete slab, thus keeping the exact same footprint that exists today, although the applicant's request encroaches around 8-inches further, based on the change of materials from aluminum to block construction. The existing metal flat roof of the enclosed patio will be replaced with a new roof, utilizing asphalt shingles to blend into the existing roof of the rest of the house. This new roof will also extend to cover the existing outdoor patio which is currently uncovered, but will remain open.

The current enclosed patio sits 15-feet from the rear lot line and was constructed prior to the parcel's annexation into the City in 2002. Section 58-71(h)(2) provides that corner lots over 75-feet in width may utilize a minimum required rear setback of 20-feet to the first floor when the required street-side setback is 25-feet or a rear setback of 25-feet to the first floor may be utilized if the street-side setback is 20-feet. The street side setback is 15-feet. Therefore, under Section 58-71(h)(2) this lot requires a 25-foot rear setback. Because the existing structure is nonconforming to either requirement, variance approval is necessary to apply the requested 14-foot setback instead.

### 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.**

There are several special conditions and circumstances which are peculiar to this particular parcel. The home, including the existing addition, was constructed prior to the parcel's annexation into the City in 2002, making this an existing nonconformity erected prior to enforcement of the City of Winter Park's Land Development Code. Further, this home is located on a corner lot on a dead-end street, and backs up to a private cemetery, as opposed to another single-family home.

The applicants are requesting a variance in order to convert the existing, nonconforming enclosed patio into climate controlled living space, utilizing the existing concrete slab. As part of the request, the applicants are proposing to replace the existing aluminum and glass, to block construction with a roof that matches the existing hip design and asphalt shingles of the rest of the home.

### **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.**

If the existing structure conformed to the required rear setback standards for corner lots as depicted in Section 58-71(h)(2), the applicants would be able to proceed with the conversion of an existing enclosed patio into air conditioned living space subject to the normal permitting approval process. The literal interpretation requires the rear yard setback at 25-feet. A 25-foot rear setback makes any additions or improvements in the rear of the home impossible. Since this conversion relates to an existing nonconformity, which does not meet either requirement of Section 58-71(h)(2), the applicants cannot improve their addition as other property owners in the same zoning district, who do meet the requirements for corner lots, would be able to accomplish.

### **Actions of the Applicant**

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

The nonconformity existed well before the applicants purchased the property in 2021 as well as before the City annexed the property in 2002. The current homeowners had no control over its design, materials, function, or location. The applicant's plans to change construction material from the existing aluminum into cement block, will create a slightly larger encroachment, yet is still the least amount necessary to maintain the existing concrete slab. This proposal minimizes the variance being requested as opposed to complete removal of the existing structure, and construction of an addition that further

exacerbates the nonconforming nature of the home.

### **Special Privilege**

**The last requirement necessary to grant a variance request is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings on 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.**

Because of the existing nonconformity and the unique nature of the lot (a corner lot on a dead-end street which backs up to a private graveyard), staff does not believe that granting this variance would confer any special privilege onto the applicants.

### **Summary**

Staff believes that the applicants meet the requirements necessary to grant this variance and that their proposal minimizes any exacerbation of the nonconformity while also achieving a better blending of the addition to the existing character of the rest of the home and neighborhood.

### **alternatives / other considerations**

### **fiscal impact**

ATTACHMENTS:

[2924 Rapidan Tr Area Map.pdf](#)

ATTACHMENTS:

[2924 Rapidan Tr Aerial Map.pdf](#)

ATTACHMENTS:

[2924 Rapidan Tr Neighbor Letter Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0002 - Applicant Submittal.pdf](#)

ATTACHMENTS:

[2924 Rapidan Tr Survey.pdf](#)

ATTACHMENTS:

[BOA-2022-0002 - 2924 Rapidan Tr Complete Plan Set.pdf](#)

ATTACHMENTS:

[2924 Rapidan Tr Neighbor Letters.pdf](#)

ATTACHMENTS:

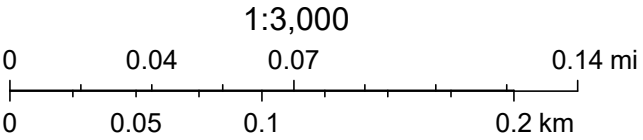
[Harris Representation Letter.pdf](#)

# 2924 Rapidan Trail - Area Map



3/3/2022, 8:49:14 AM

 Parcels Orange

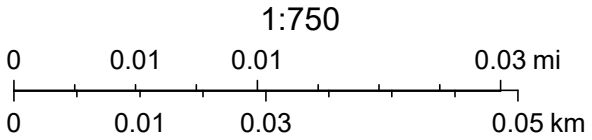


2924 Rapidan Trail - Aerial Map



3/3/2022, 8:47:13 AM

Parcels Orange

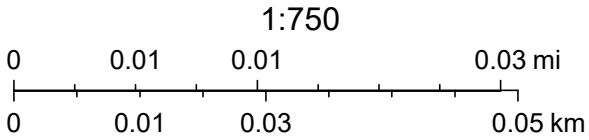


# 2924 Rapidan Trail - Neighbor Letters



3/3/2022, 8:44:15 AM

Parcels Orange





## PLAN SNAPSHOT REPORT BOA-2022-0002 FOR CITY OF WINTER PARK

|                                                              |                                     |                                  |
|--------------------------------------------------------------|-------------------------------------|----------------------------------|
| <b>Plan Type:</b> Board of Adjustments                       | <b>Project:</b>                     | <b>App Date:</b> 02/20/2022      |
| <b>Work Class:</b> Board of Adjustments/Variance Application | <b>District:</b> Winter Park        | <b>Exp Date:</b> NOT AVAILABLE   |
| <b>Status:</b> Fees Due                                      | <b>Square Feet:</b> 0.00            | <b>Completed:</b> NOT COMPLETED  |
| <b>Valuation:</b> \$0.00                                     | <b>Assigned To:</b> Wiggins, George | <b>Approval<br/>Expire Date:</b> |

**Description:** Demolition of existing metal attached structure with an existing rear set back of 15' from the rear property line, with a concrete block and frame structure of the exact footprint.

|                                |      |                                  |      |              |
|--------------------------------|------|----------------------------------|------|--------------|
| <b>Parcel:</b> 302129957202060 | Main | <b>Address:</b> 2924 Rapidan Trl | Main | <b>Zone:</b> |
|                                |      | Winter Park, FL 32789-0915       |      |              |

|                          |                         |
|--------------------------|-------------------------|
| <b>Applicant</b>         | <b>Owner</b>            |
| Michael I Scivally       | Marshall & Susan Harris |
| 565 Brookside Circle 565 | Home: (407) 740-7378    |
| Brookside Circle         |                         |
| Maitland, FL 32751       |                         |
| Home: (407) 310-5453     |                         |
| Business: (407) 310-5453 |                         |
| Mobile: (407) 310-5453   |                         |

### Plan Custom Fields

| Zoning                                |                                                                                                                                                                           | Section                                            |                                                                                                                                                                                                                                                                   | Subsection        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the property on waterfront?        | No                                                                                                                                                                        | Is this property on historic registry or district? | No                                                                                                                                                                                                                                                                | Describe variance | Replacement of metal and glass addition at the rear of existing residence with a structure of concrete block and frame structure of identical size and shape and set back.                                                                                                                                                                                                                                                                                          |
| How long have you owned the property? | Since October 25, 2021                                                                                                                                                    | How long have you occupied the property?           | Since November 16, 2021                                                                                                                                                                                                                                           | Special Condition | The existing addition structure is of aluminum and glass without the benefit of heat or air conditioning. Mr. and Mrs. Harris would like to enjoy full usage of the space by replacing said addition with a more substantial construction of concrete block and frame with heat and air conditioning. The replacement structure will be of the same dimensions, but with a more pleasing roof of hip design and asphalt shingles to match the home's existing roof. |
| Rights/Priv                           | Mr. and Mrs. Harris would like to enjoy use of this "Florida" room through out the year with the benefits of climate control and a more substantial type of construction. | Hardship                                           | The hardship that Mr. and Mrs. Harris are experiencing is the opportunity to improve their living experience not thru a need to vary from Zoning Code requirements but to improve an existing structure as described in the Rights or privileges paragraph above. | Limited Variance  | A limited variance would not suffice in this instance due to the fact that this request is to replace an existing structure within the confines of that which already is in place.                                                                                                                                                                                                                                                                                  |

## PLAN SNAPSHOT REPORT (BOA-2022-0002)

| Attachment File Name                                  | Added On         | Added By          | Attachment Group | Notes            |
|-------------------------------------------------------|------------------|-------------------|------------------|------------------|
| A101-ExstPartialFloorPlan.pdf                         | 02/20/2022 11:29 | Scivally, Michael |                  | Uploaded via CSS |
| Signature_Michael_Scivally_2/20/2022.jpg              | 02/20/2022 11:29 | Scivally, Michael |                  | Uploaded via CSS |
| 2924 Rapidan Tr Aerial Map.pdf                        | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |
| 2924 Rapidan Tr Area Map.pdf                          | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |
| 2924 Rapidan Tr Neighbor Letter Map.pdf               | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |
| 2924 Rapidan Tr Neighbor Letters.pdf                  | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |
| 2924 Rapidan Tr Survey.pdf                            | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |
| BOA-2022-0002 - 2924 Rapidan Tr Complete Plan Set.pdf | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |
| Harris Representation Letter.pdf                      | 03/03/2022 10:33 | Lewis, Nick       |                  |                  |

| Invoice No.                    | Fee                                  | Fee Amount | Amount Paid |
|--------------------------------|--------------------------------------|------------|-------------|
| INV-00020516                   | Residential Variance Application Fee | \$200.00   | \$0.00      |
| Total for Invoice INV-00020516 |                                      | \$200.00   | \$0.00      |
| Grand Total for Plan           |                                      | \$200.00   | \$0.00      |

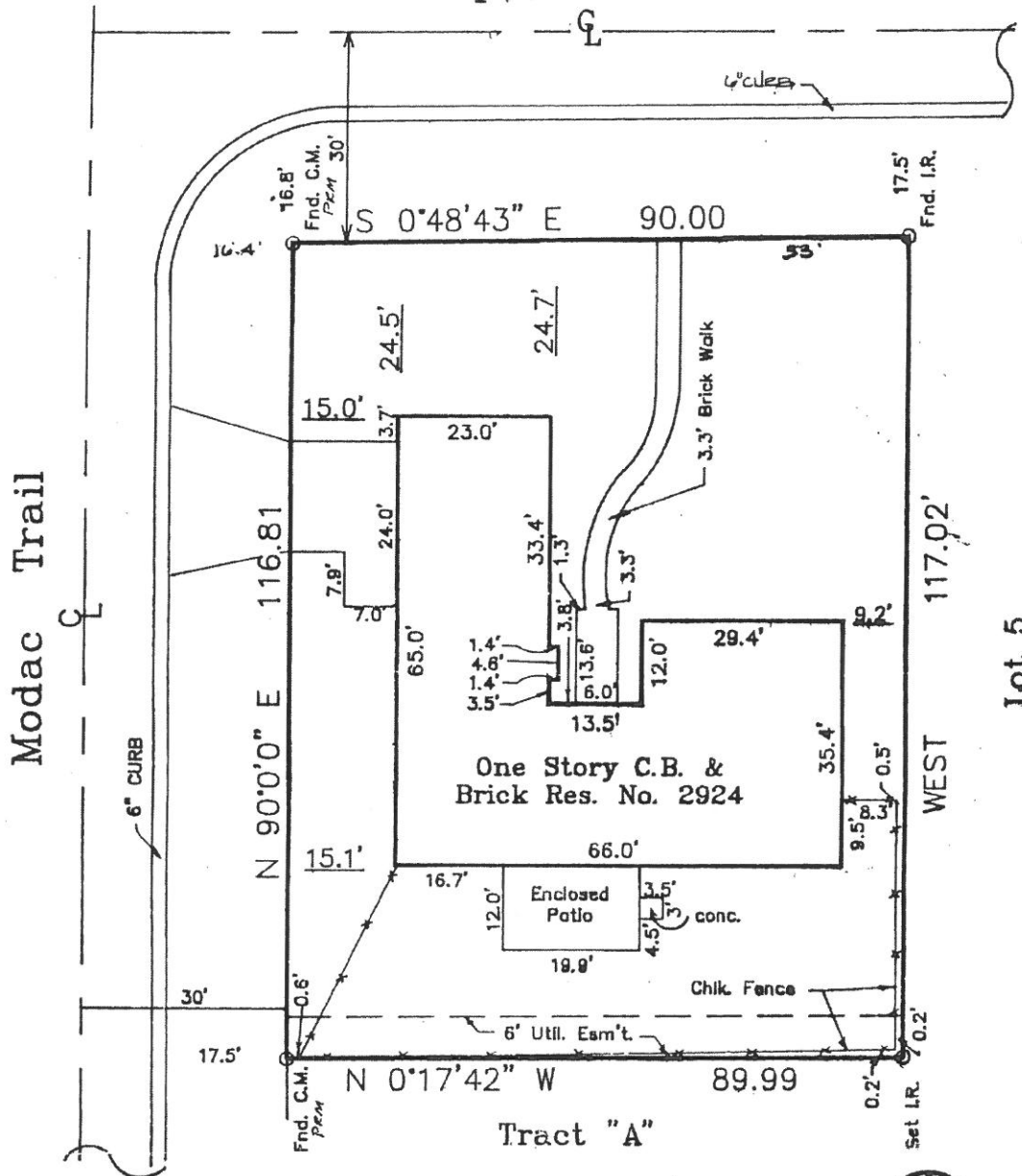
| Submittal Name                  | Status                         | Received Date | Due Date   | Complete Date | Resubmit   | Completed      |
|---------------------------------|--------------------------------|---------------|------------|---------------|------------|----------------|
| Board of Adjustments Review v.1 | Approved                       | 02/20/2022    | 02/22/2022 | 03/03/2022    | No         | Yes            |
| Item Review Name                | Department                     | Assigned User | Status     | Assigned Date | Due Date   | Completed Date |
| Zoning Review                   | Building & Permitting Services | Lewis, Nick   | Approved   | 02/20/2022    | 02/22/2022 | 03/03/2022     |

| Workflow Step / Action Name        | Action Type       | Start Date      | End Date         |
|------------------------------------|-------------------|-----------------|------------------|
| Application Completeness Check v.1 |                   |                 | 03/03/2022 10:38 |
| Confirm Application Complete v.1   | Generic Action    |                 | 03/03/2022 10:38 |
| Review v.1                         |                   |                 | 03/03/2022 10:59 |
| Board of Adjustments Review v.1    | Receive Submittal | 02/20/2022 0:00 | 03/03/2022 10:39 |
| Issue Invoice v.1                  | Generic Action    |                 | 03/03/2022 10:59 |
| Final Decision v.1                 |                   |                 |                  |
| Board of Adjustments Decision v.1  | Generic Action    |                 |                  |

PLAT OF SURVEY FOR: Beth Burdette  
 DESCRIPTION: Lot 6, Block B, DOMMERICH HILLS FOURTH ADDITION

RECORDED IN PLAT BOOK 1, PAGE(S) 2, PUBLIC RECORDS OF Orange COUNTY, FLORIDA.

# Rapidan Trail



BEARINGS, IF SHOWN, ARE ASSUMED AND BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.

THIS BUILDING ~~DOES NOT~~ LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLAIN

THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

GRUSENMEYER & ASSOCIATES, INC.  
 LAND SURVEYORS

5400 E. COLONIAL DR., ORLANDO, FLORIDA 32807  
 (305) 277-3232

CERTIFIED BY:

TOM C. GRUSENMEYER, P.L.S. No. 1542  
 CARL MICHAEL SMITH, R.L.S. No. 3762  
 ARTHUR A. MASTRONICOLA, JR., R.L.S. No. 4166

SCALE

1" = 20'

DATE

ORDER NO.

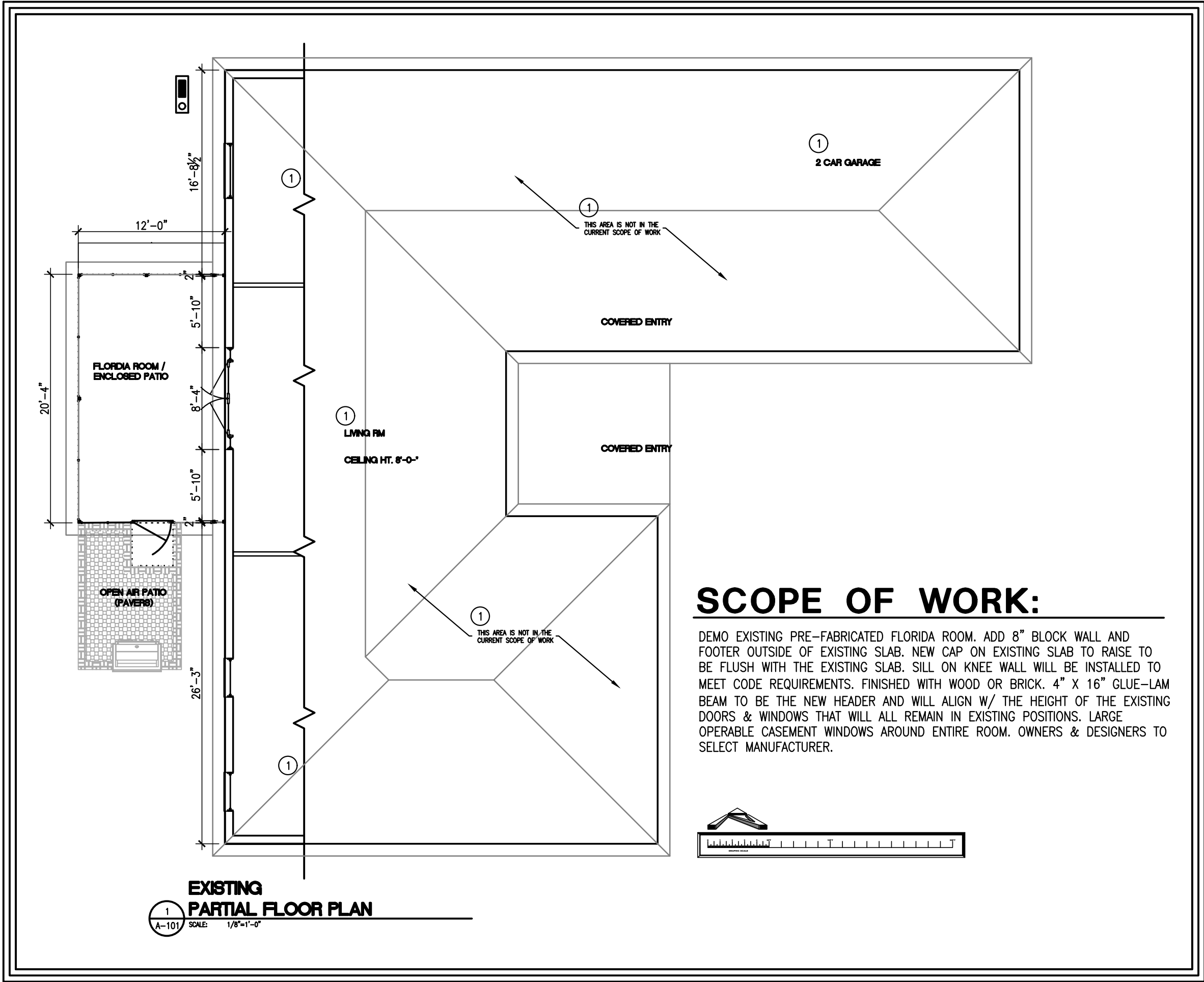
BOUNDARY

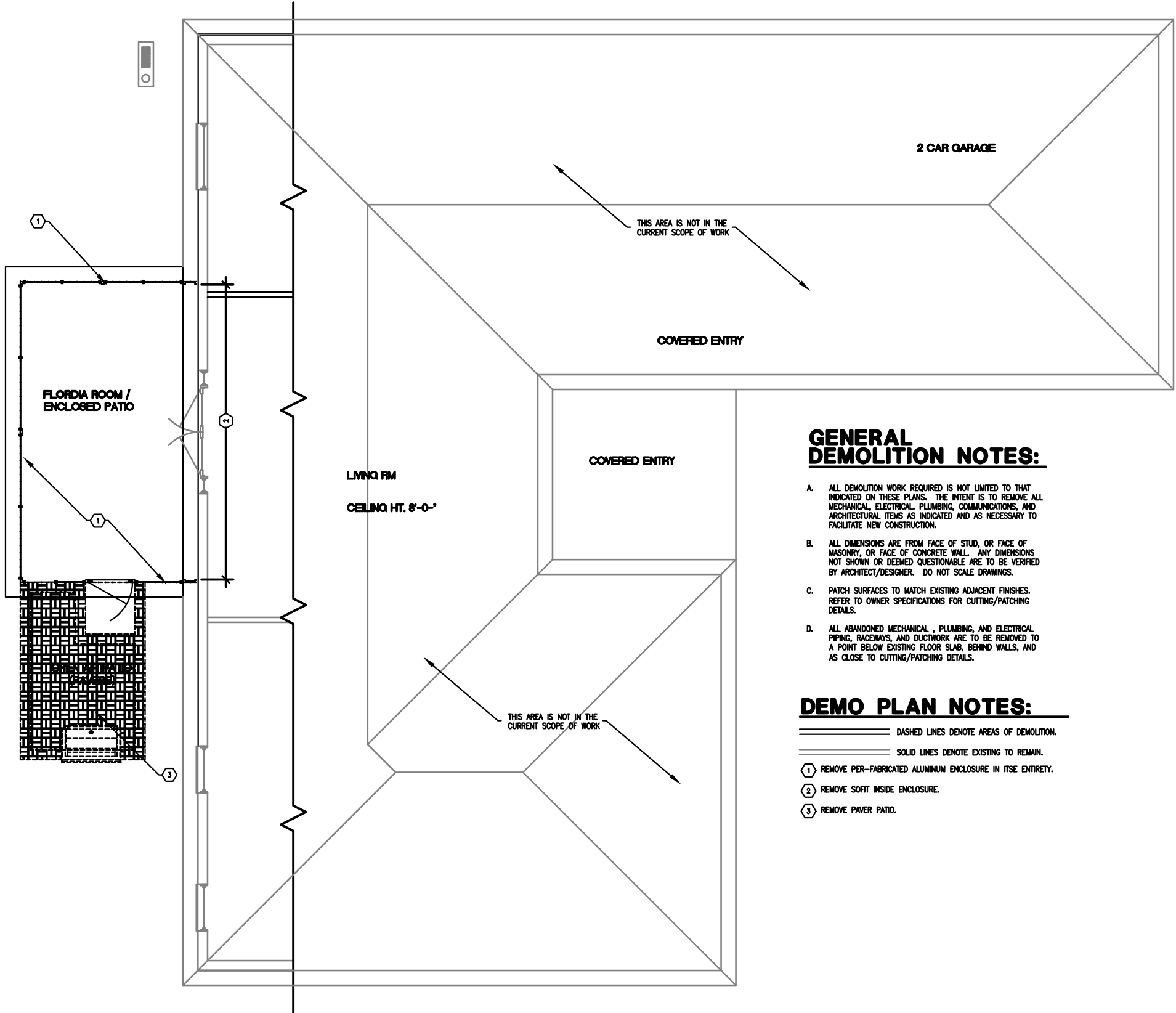
FOUNDATION

FINAL

4/30/86

A-5290





**DEMO**  
**PARTIAL FLOOR PLAN**  
1  
A-102 SCALE: 1/8"=1'-0"

Owner:  
  
SUSAN  
HARRIS

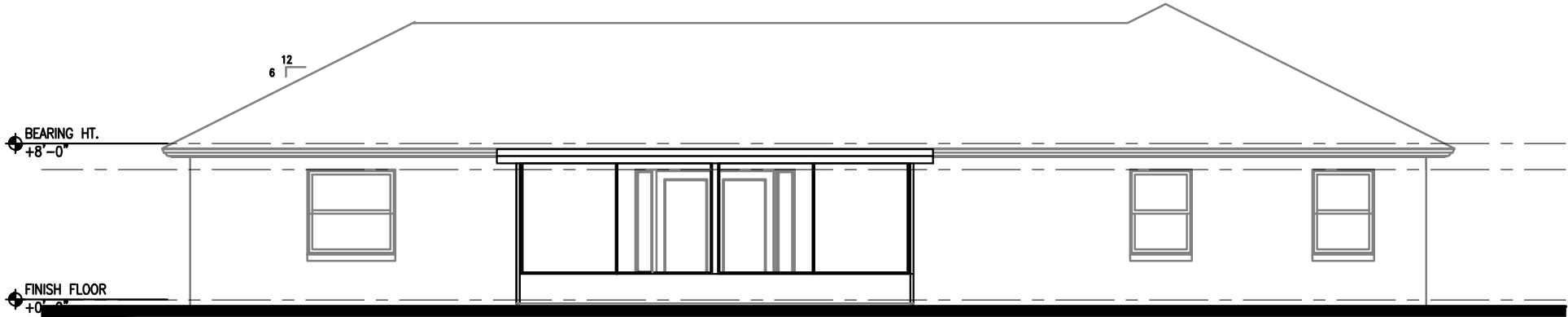
EXISTING ELEVATIONS ELEVATIONS

ADDITION HARRIS RESIDENCE

2024 RAPIDAN TRAIL  
WINTER PARK, FL 32789

|            |  |  |
|------------|--|--|
| Revisions: |  |  |
|            |  |  |
|            |  |  |
|            |  |  |

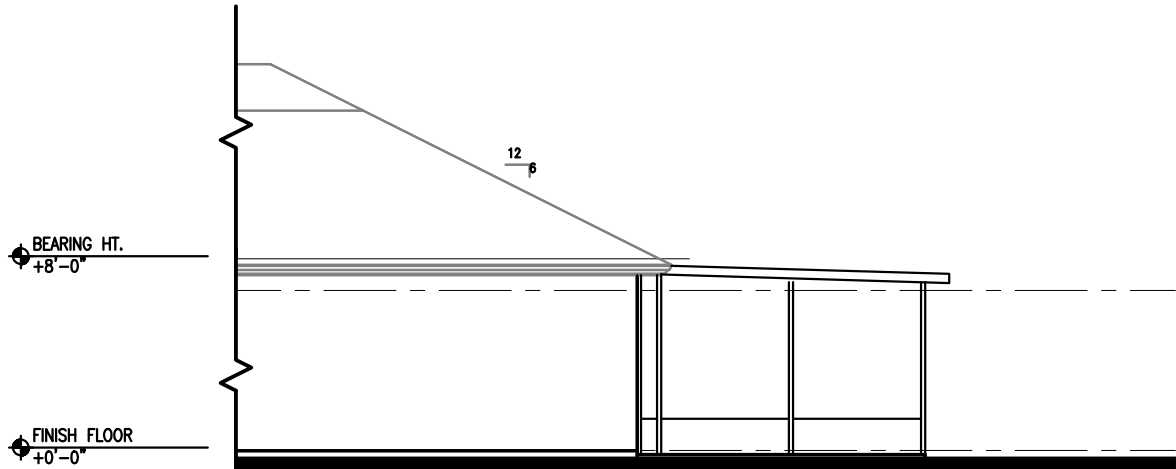
|                        |                 |                  |
|------------------------|-----------------|------------------|
| Date:<br>1/22/2022     | Drawn By:<br>SC | Checked By:<br>- |
| Project No.<br>22-001  |                 |                  |
| Sheet No.<br><br>A-103 |                 |                  |



1  
A-103

**EXISTING WEST ELEVATION**

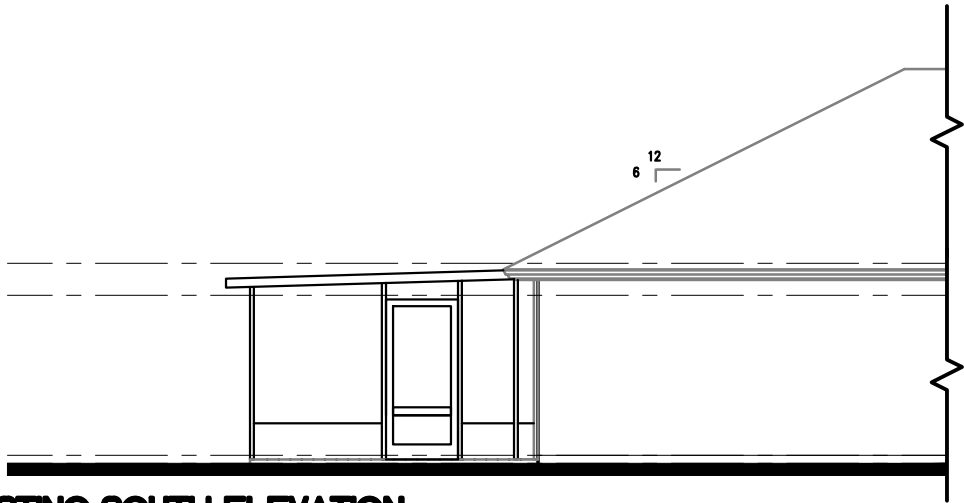
SCALE: 1/8"=1'-0"



2  
A-103

**EXISTING NORTH ELEVATION**

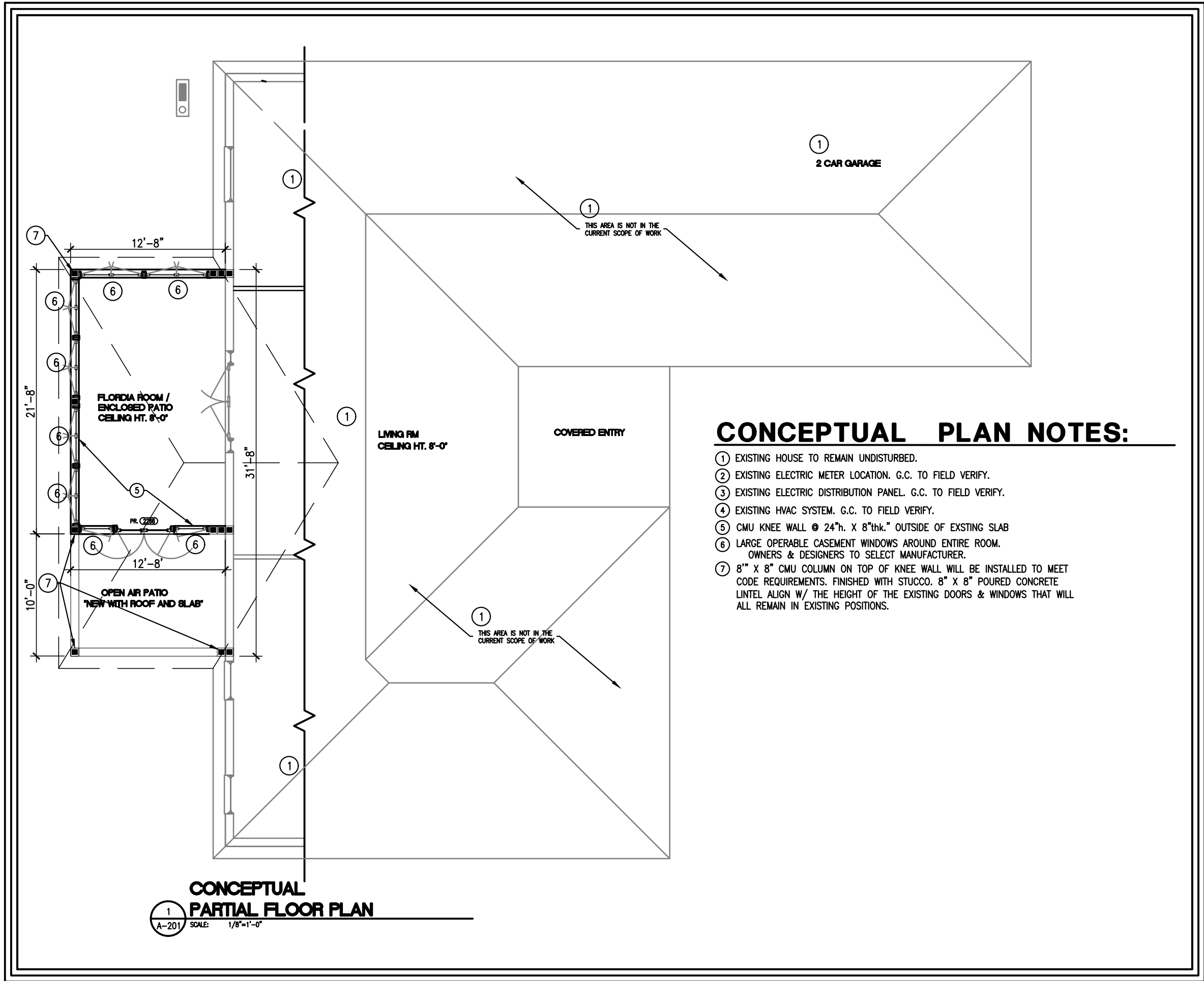
SCALE: 1/8"=1'-0"



3  
A-103

**EXISTING SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



## CONCEPTUAL ELEVATIONS ELEVATIONS

**ADDITION HARRIS RESIDENCE**  
**2924 RAPDAN TRAIL**

**WINTER PARK, FL 32789**

Revisions:

Date: 1/22/2022

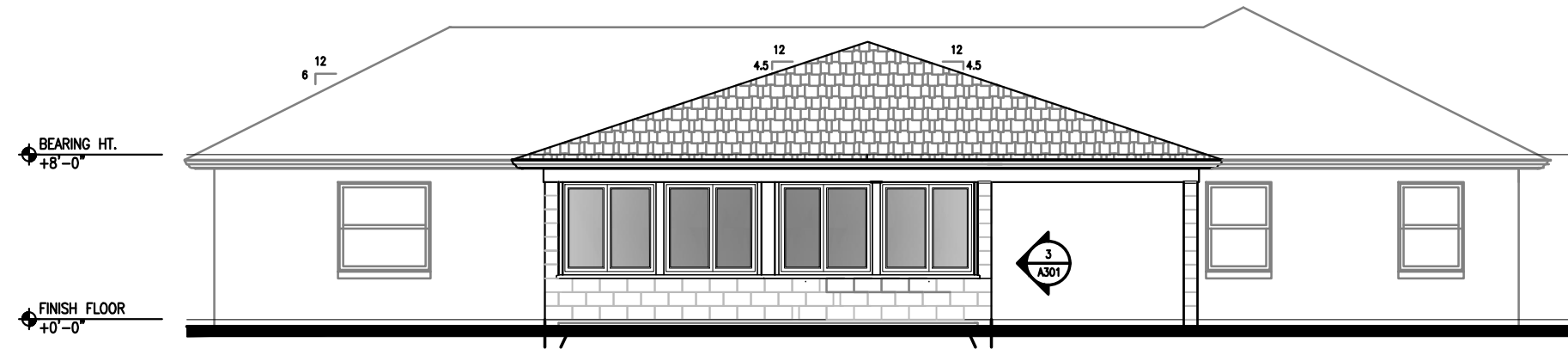
Drawn By:  
SC

ed By:

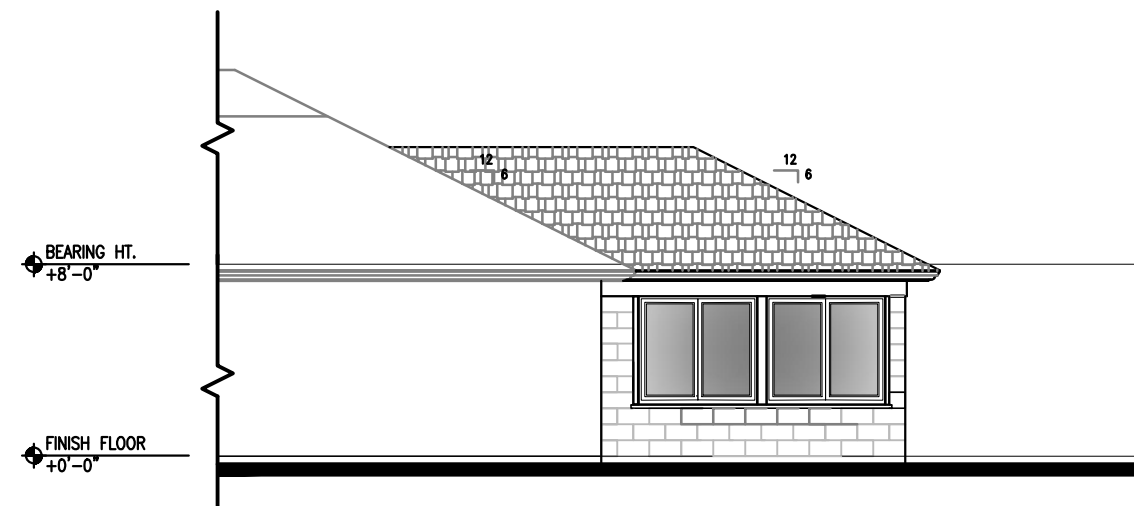
**Project No.**  
22-001

Sheet No.

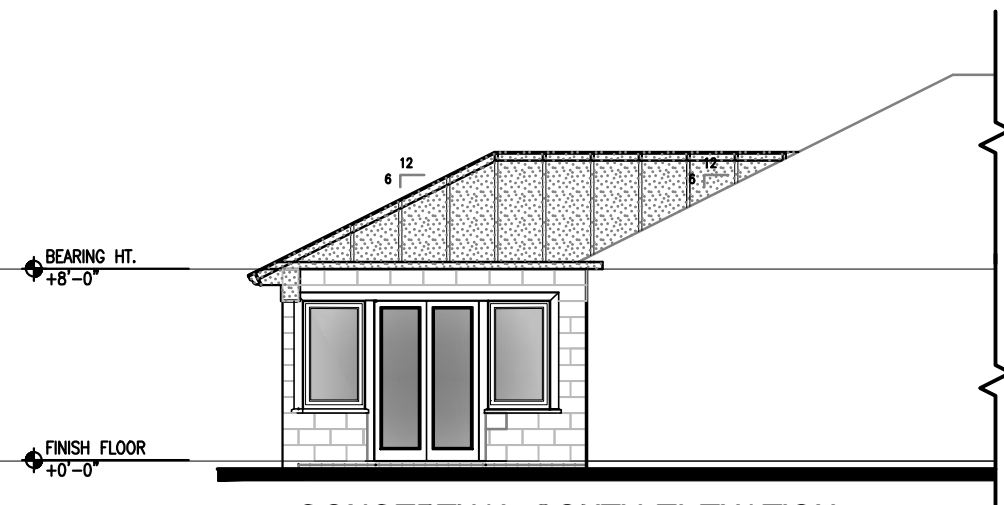
**A-301**



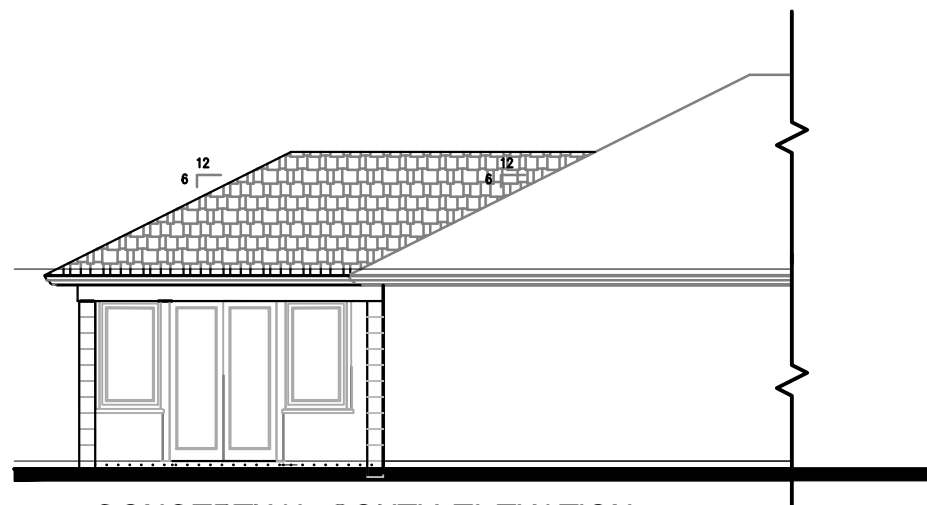
**1 CONCEPTUAL WEST ELEVATION**  
A-301 SCALE: 1/8"=1'-0"



**2 CONCEPTUAL NORTH ELEVATION**  
A-301 SCALE: 1/8"=1'-0"



**CONCEPTUAL SOUTH ELEVATION**



**CONCEPTUAL SOUTH ELEVATION**





March 2, 2022

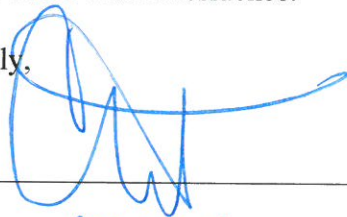
City of Winter Park  
Board of Adjustments  
March 15, 2022 Meeting  
Attn: Mr. John Harbilis - Planner

Re: Application for Variance  
Marshall & Susan Harris  
2924 Rapidan Trail  
Winter Park, Fl. 32789

Dear Mr. Harbilis:

We have no objections with respect to the referenced variance request for a setback relocation in the rear of the Harris residence.

Sincerely,

A handwritten signature in blue ink, appearing to be "Catherine D'Amico", written over a horizontal line.

Print Name: CATHERINE D'AMICO

Address: 2505 MORRIS TRAIL WP 32789

March 2, 2022

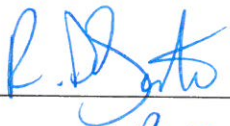
City of Winter Park  
Board of Adjustments  
March 15, 2022 Meeting  
Attn: Mr. John Harbilis - Planner

Re: Application for Variance  
Marshall & Susan Harris  
2924 Rapidan Trail  
Winter Park, Fl. 32789

Dear Mr. Harbilis:

We have no objections with respect to the referenced variance request for a setback relocation in the rear of the Harris residence.

Sincerely,

  
\_\_\_\_\_  
Print Name: RYAN DiSANTO

Address: 2501 MODAC TRL

March 2, 2022

City of Winter Park  
Board of Adjustments  
March 15, 2022 Meeting  
Attn: Mr. John Harbilis - Planner

Re: Application for Variance  
Marshall & Susan Harris  
2924 Rapidan Trail  
Winter Park, Fl. 32789

Dear Mr. Harbilis:

We have no objections with respect to the referenced variance request for a setback relocation in the rear of the Harris residence.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Michaud", written over a horizontal line.

Print Name:

Andrea Michaud

Address:

2918 Rapidan Tr.

March 2, 2022

City of Winter Park  
Board of Adjustments  
March 15, 2022 Meeting  
Attn: Mr. John Harbilis - Planner

Re: Application for Variance  
Marshall & Susan Harris  
2924 Rapidan Trail  
Winter Park, Fl. 32789

Dear Mr. Harbilis:

We have no objections with respect to the referenced variance request for a setback relocation in the rear of the Harris residence.

Sincerely,



Print Name: Kimberly Sadowski

Address: 2925 Rapidan Trail  
Winter Park, FL 32789

**Marshall & Susan Harris  
2924 Rapidan Trail, Winter Park, FL 32789**

February 22, 2022

City of Winter Park  
Board of Adjustments  
March 15, 2022 Meeting  
Attn: Mr. John Harbilis - Planner

Re: Application for Variance  
Marshall & Susan Harris  
2924 Rapidan Trail  
Winter Park, Fl. 32789

Dear Mr. Harbilis

My wife and I have authorized Mr. Mike Scivally to represent us with respect to the referenced variance request.

Sincerely,

*Marshall S. Harris*