



Board of Adjustments Regular Meeting

Agenda

December 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/meetings 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. Approve the minutes of October 17, 2023. 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-2023-0021. Request of Glenn Dobkin for variance approval from Section 58-78 subsection (d)(1), to allow a rear setback of 10-feet in lieu of the required rear setback of 30-feet, in conjunction with the proposed commercial structure located at 661 Harold Avenue, zoned I-1. 10 minutes

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

December 19, 2023

prepared by**approved by**

Mary Bush, Administrative Coordinator III

subject

Approve the minutes of October 17, 2023.

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. Draft Board of Adjustments Meeting Minutes 10.17.23 1



Board of Adjustments Regular Meeting Minutes

October 17, 2023 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Ann Higbie, Charles Steinberg, Jason Johnson, Michael Clary, Cathy Williams, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush

Absent

Thomas Sims

1. Call to Order

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

2. Consent Agenda

- a. Approve the minutes of September 19, 2023.

Motion made by Cathy Williams, seconded by Charles Steinberg to approve the September 19, 2023 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Tom Sims was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. BOA-2023-0018: Request of Denise Baba.

Mr. Lewis provided a brief summary of the request. He presented to the Board an aerial map, survey, site plan, and floor plan for the project. He noted that six neighbor letters in approval of the request had been received and none in opposition. He explained that the applicant was requesting a setback variance in order to add an open carport to the existing home. He then discussed the calculations for the site depth and

noted that staff felt there was no way to get vehicles to the rear of the lot. He added that the requested 20-foot depth for the carport is the minimum required to adequately fit modern-sized vehicles. Mr. Lewis then presented photos of the original carport built in 2006 and discussed the neighbors' views of where the carport would be located. He indicated that there was no room for an addition in the front or rear of the property. He then went on to discuss the variance approval criteria as it related to the request. He explained that due to the existing setback conditions of the structure compared to the rest of the street and the fact that there was historically a carport as part of the structure, staff believed that the proposal would not confer a special privilege.

Staff recommendation was for approval.

Discussion ensued regarding clarification of where the proposed carport would be located.

The applicant, Denise Baba of 1830 Edwin Boulevard, Winter Park, FL 32789 addressed the Board. Ms. Baba spoke about extending the carport area and the main reasons for wanting to build the carport. She noted that it would provide safety as well as protection from the elements.

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

The Board shared their thoughts regarding the request. The Board overall felt that the variance request was necessary for the proposed carport. Some Board members expressed objection to the carport blocking the view of the front door and felt that the area needed to be more aesthetically pleasing.

Motion made by Jason Johnson, seconded by Charles Steinberg, for variance approval from Section 58-65(f)(6), to allow a front setback of 28.1-feet in lieu of the required front setback of 48-feet, in conjunction with the proposed carport addition to the existing single-family home located at 1830 Edwin Boulevard, zoned R-1A, 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.

The motion carried unanimously by a 6-0 vote. (Tom Sims was absent from the meeting.)

b. BOA-2023-0019: Request of Leah Milan.

Mr. Lewis provided a summary of the request. He provided an aerial map, site plan, and survey for the project. He noted that two lots on the southwest side of the applicant's lot face Trismen Terrace and have existing 6-foot concrete block walls that are adjacent to the applicant's lot. He noted that the applicant desired to have a 6-foot aluminum fence installed to mitigate privacy and safety concerns. He explained that a few months ago a vehicle careened off SR-426 and smashed through the existing podocarpus hedging along the front of the property. Mr. Lewis indicated that staff was requesting the condition of a landscape buffer with a setback from the sidewalk where the proposed fence or wall would be located. He provided example photos of the setback and the landscape buffer staff requested. He then went on to discuss the variance approval criteria as it related to the request. He emphasized that the property is unique to the neighbors because it only fronts SR-426, unlike the two neighboring lots with walls and is shallow compared to the other neighboring lots, which are adequately set back from the road. He indicated that staff believed the existing lot and structure conditions, coupled with the privacy and safety concerns along SR-426, would not confer on the applicant any special privilege.

Staff recommendation was for approval with the following condition:

- That the proposed fence be setback 5-feet from the front lot line with a landscape buffer between the fence and the lot line.

Discussion ensued with the Board regarding the following:

- whether or not an aluminum fence would protect the home from car crashes,
- restrictions on the required construction of the fence,
- if the applicant would have to submit a site plan at the time of permitting for the wall,
- how the fence and new landscape buffer would align with what is currently on the lot,
- if the City had plans for addressing speeding on the road in front of the property,
- and if a provision exists that would allow the applicant to put up a block wall.

The applicant, Leah Milan of 901 Osceola Avenue, Winter Park, FL 32789 addressed the Board. Ms. Milan spoke about safety concerns regarding the traffic on the street in front of the home. She indicated that she had already planted new hedges along the frontage of the home. She explained that she had considered various kinds of walls and felt concrete walls would be very confining for the small lot.

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

The Board shared their thoughts on the request. There were mixed opinions on the proposed height and material of the fence, with the majority of the Board expressing favor of a 3-foot or 4-foot fence or wall instead of a 6-foot fence as the applicant requested.

Motion made by Jason Johnson, seconded by Charles Steinberg, for variance approval from Section 58-71(n)(2), to allow a 6-foot-high fence in a street- front yard in lieu of the maximum required height of 3-feet for fences in street-front yards, in conjunction with the proposed fence at 901 Osceola 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.

The motion failed by a 2-4 vote. (In Favor: Jason Johnson and Charles Steinberg. Opposed: Michael Clary, Ann Higbie, Cathy Williams, and Robert Trompke. Tom Sims was absent from the meeting.)

After the motion failed, the Board briefly discussed a possible new motion for a 4-foot fence or wall and a 3-foot front setback requirement. The Board then allowed the applicant to speak. Ms. Milan spoke about the proposed new motion. She explained that the reason she wanted a 6-foot fence was mainly for privacy. She also noted that the hedges were not an option for protection from vehicles and pedestrians passing by the home.

The Board asked if there was a prohibition or restriction on the height of the podocarpus hedge that would be behind the fence or wall. Staff confirmed that the applicant could have an 8-foot podocarpus and a 3-foot front setback without the need for a variance.

Brief discussion ensued with the applicant. Ms. Milan then asked the Board to reconsider making another motion for the lesser variance.

City Attorney Chumley confirmed that the Board could make another motion for a lesser variance.

Motion made by Michael Clary, seconded by Jason Johnson, for variance approval from Section 58-71(n)(2), to allow for a 4-foot-high fence or wall with a 3-foot front setback with a landscape buffer between the fence or wall and the lot line, in conjunction with the proposed fence at 901

Osceola Avenue, zoned R-1AA.

The motion carried unanimously by a 6-0 vote. (Tom Sims was absent for the meeting.)

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 6:07 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Board of Adjustments

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

December 19, 2023

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Assistant Director of Planning and Zoning

subject

BOA-2023-0021. Request of Glenn Dobkin for variance approval from Section 58-78 subsection (d)(1), to allow a rear setback of 10-feet in lieu of the required rear setback of 30-feet, in conjunction with the proposed commercial structure located at 661 Harold Avenue, zoned I-1.

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 property owner, Glenn Dobkin, is requesting variance approval from Section 58-78(d)(1) in order to construct a new commercial warehouse structure with a 10-foot rear setback in lieu of the required rear setback of 30-feet, located at 661 Harold Avenue. The property is zoned I-1. This is a reinstatement request of the variance granted at the September 15, 2020, public hearing.

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 commercial building on one of three remaining I-1 properties along Harold Avenue. Although, theoretically, a building can be placed which meets the required setbacks, the constraints of the lot size coupled with the general characteristics of the area creates a unique scenario where granting a variance may be permissible.

The lot is only 50-feet wide and is 136-feet deep, generating a total lot area of 6,800 square feet. The area was originally platted as 50-foot wide lots; however, most have been consolidated into larger properties while the area was still located in unincorporated Orange County. Before annexation, many of the industrial and commercial buildings constructed were permitted a rear setback much less than the current code required 30-feet.

The lot is also one of four remaining industrial-zoned lots in the area and one of three along Harold Avenue. The remainder of Harold is zoned C-3 commercial, whether in the City or County, and the road itself is located within the County. As indicated in the Deprivation of Rights section below, I-1 is treated largely the same as C-3. However, there are some instances where I-1 is more restrictive.

A similar case was brought before the Board in 2017 at 710 Harold Avenue, which is a C-3 zoned property permitted to have a 10-foot rear setback in lieu of the required 30-foot setback. C-3 and I-1 rear setbacks were not distinct at the time and the request at 710 Harold was the catalyst for the future exception provided to C-3 lots, which was not similarly allotted to I-1 properties.

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 58-78(d)(1), the required rear setback is 30-feet. In this instance, the lot is only 50-feet wide and is one of the smallest parcels in the industrial/commercial area along Harold Avenue. The property is one of three lots along Harold Avenue zoned I-1, whereas the rest of the street is zoned C-3. Regarding rear setbacks, these two zoning categories are largely treated the same, except that C-3 lots may have a 10-foot rear setback if they back up to non-residentially zoned properties. I-1 has no such exception. Generally, this makes sense as industrial uses tend to be more noxious, as opposed to commercial uses. However, many of the commercial-zoned properties in the area still operate as legal nonconforming industrial uses. Therefore, despite most of the street utilizing this lesser setback without a variance, this lot is limited to the minimum 30-foot setback, regardless of having similar uses.

Actions of the Applicant

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

The applicant purchased the property in 2003 and the current existing structure was constructed back in 1946. The existing structure is only about 680 square feet and is inadequate for modern industrial and commercial uses. Further, the character of the area includes structures that are generally set back within the rear of each lot. The applicant's request is to follow a similar pattern.

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 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 lot size and the unique nature of the surrounding industrial and commercial area is enough to warrant a variance for the rear setback and would not confer onto the applicant any special privilege denied to other lands, structures, or buildings in the same zoning district. Further, the similar request granted at 710 Harold Avenue was subject to the same lot size and local area conditions and therefore, neither will set precedent for any other properties in the area, which would be similarly evaluated as individual lots.

Summary

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

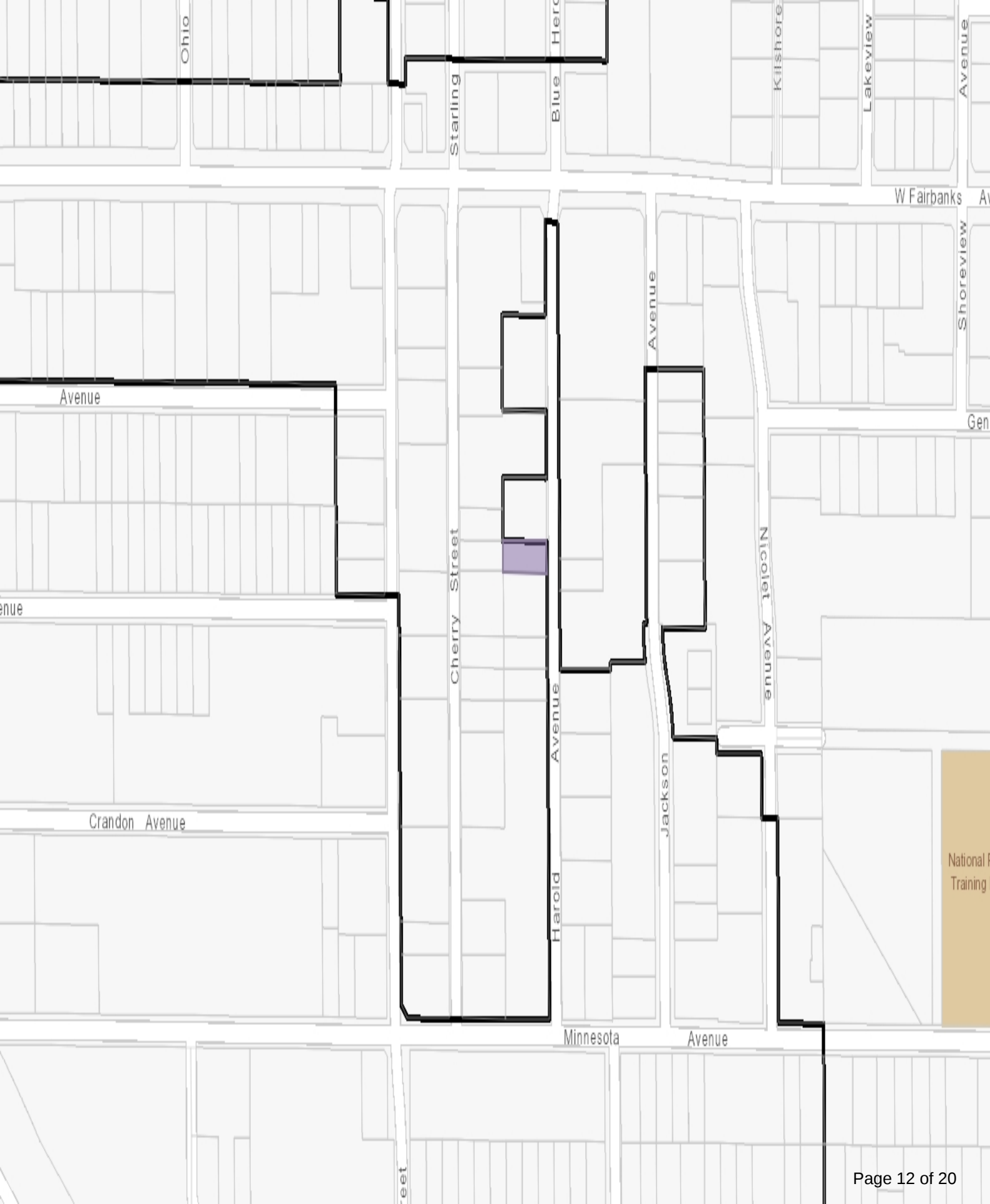
strategic objectives

alternatives | other considerations

fiscal impact

attachments

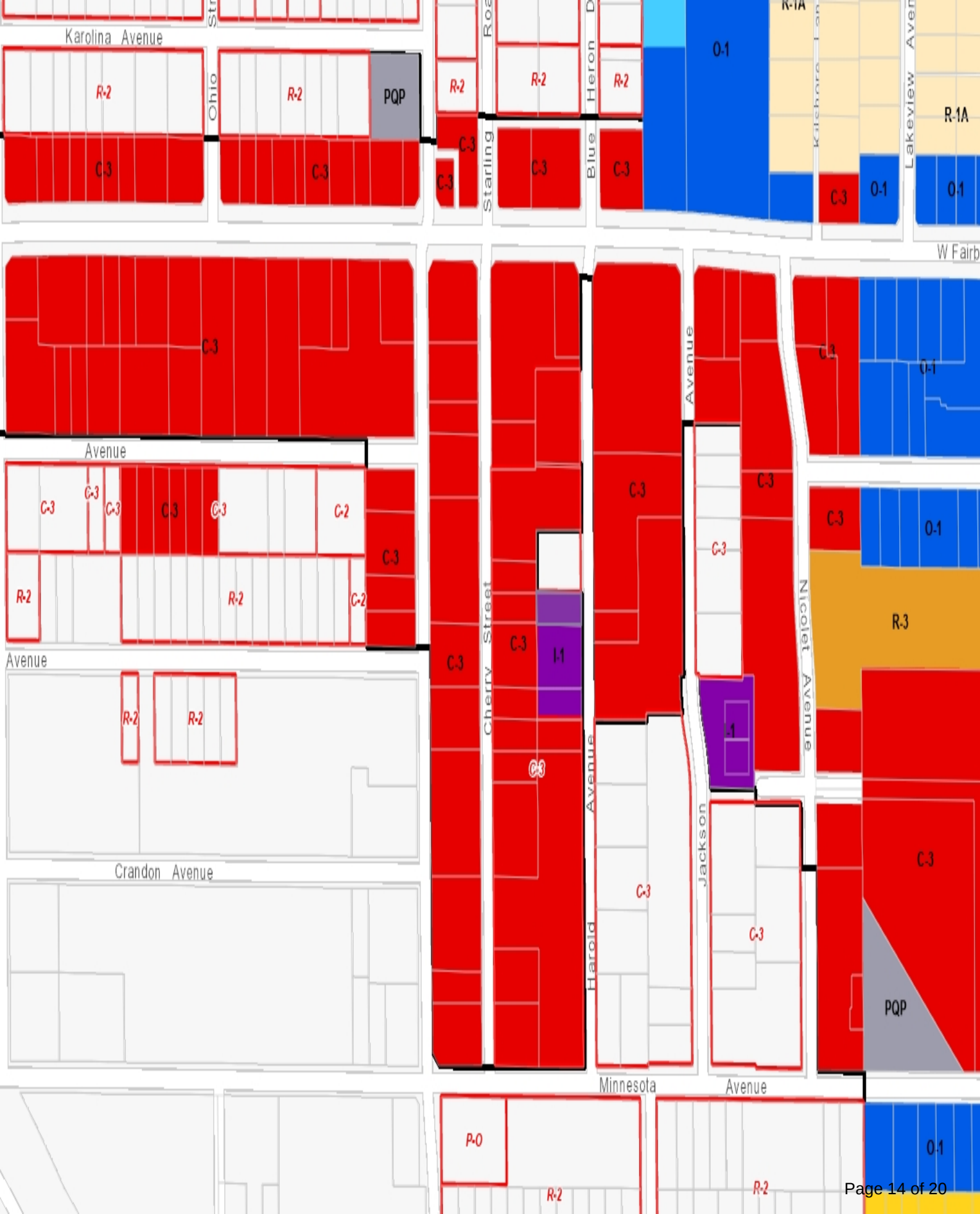
1. 661 Harold Ave - Area Map
2. 661 Harold Ave - Aerial Map
3. 661 Harold Ave - Zoning Map
4. 661 Harold Ave - Survey
5. 661 Harold Ave - Site Plan and Elevation
6. 661 Harold Ave - Applicant Energov Submittal
7. 661 Harold Ave - 2020 Application
8. 661 Harold Ave - 2020 Results Letter





CHERRY STREET

Unincorporated



Boundary & Topographic Survey

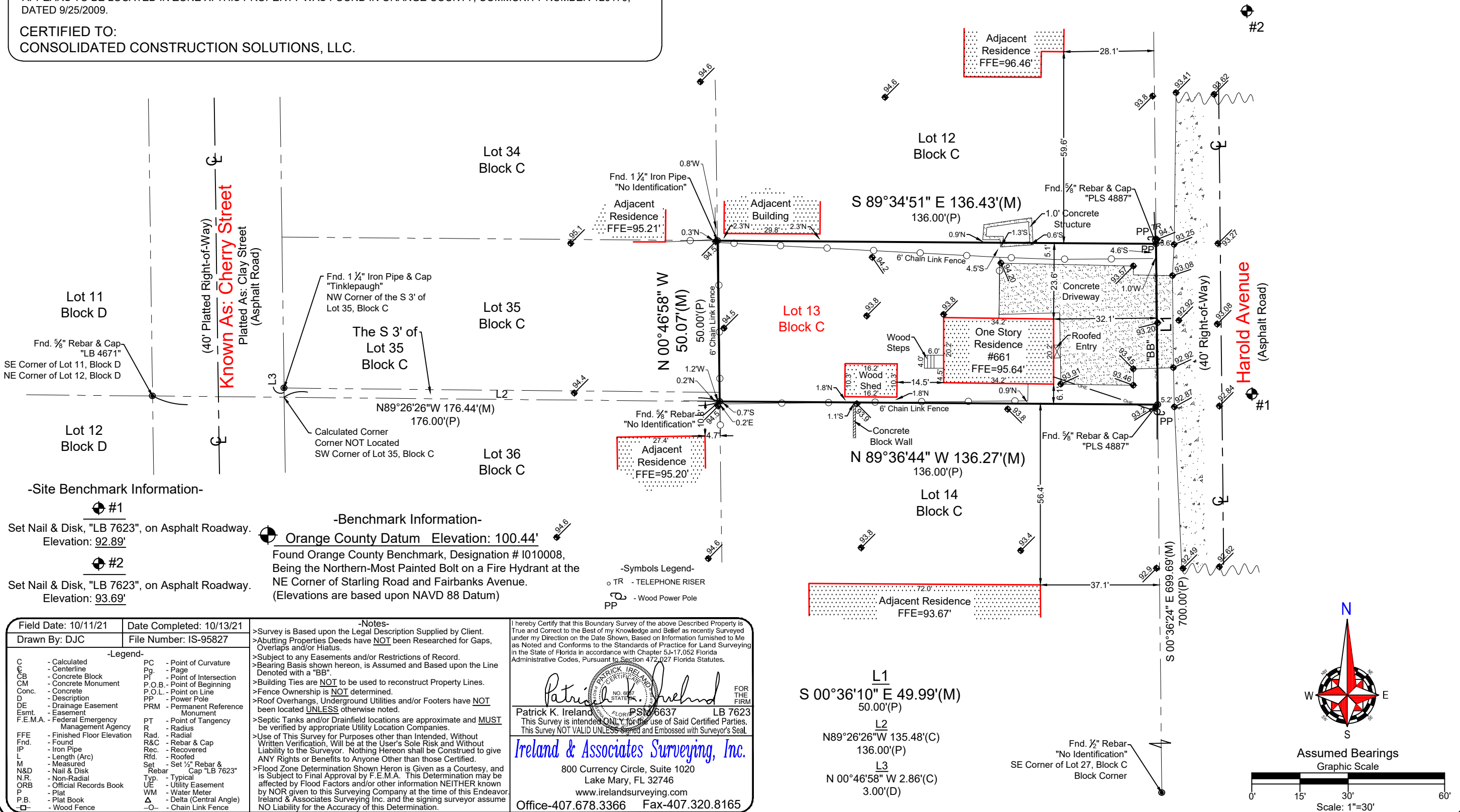
Legal Description:

LOT 13, BLOCK C, LAWDALE ANNEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Disclaimer
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 9/25/2009.

CERTIFIED TO:
CONSOLIDATED CONSTRUCTION SOLUTIONS, LLC.

OHE - Overhead Electric



-Site Benchmark Information-
#1
Set Nail & Disk, "LB 7623", on Asphalt Roadway.
Elevation: 92.89'
#2
Set Nail & Disk, "LB 7623", on Asphalt Roadway.
Elevation: 93.69'

-Benchmark Information-
Orange County Datum Elevation: 100.44'
Found Orange County Benchmark, Designation # I010008,
Being the Northern-Most Painted Bolt on a Fire Hydrant at the
NE Corner of Starling Road and Fairbanks Avenue.
(Elevations are based upon NAVD 88 Datum)

-Symbols Legend-
TR - TELEPHONE RISER
PP - Wood Power Pole

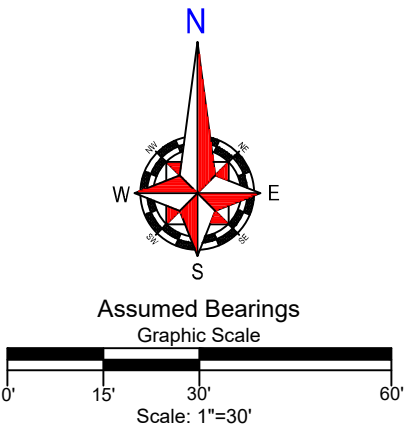
Field Date: 10/11/21	Date Completed: 10/13/21
Drawn By: DJC	File Number: IS-95827
-Legend-	
C - Calculated	PC - Point of Curvature
CL - Centerline	Pg. - Page
CB - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	-O- - Chain Link Fence
□ - Wood Fence	

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

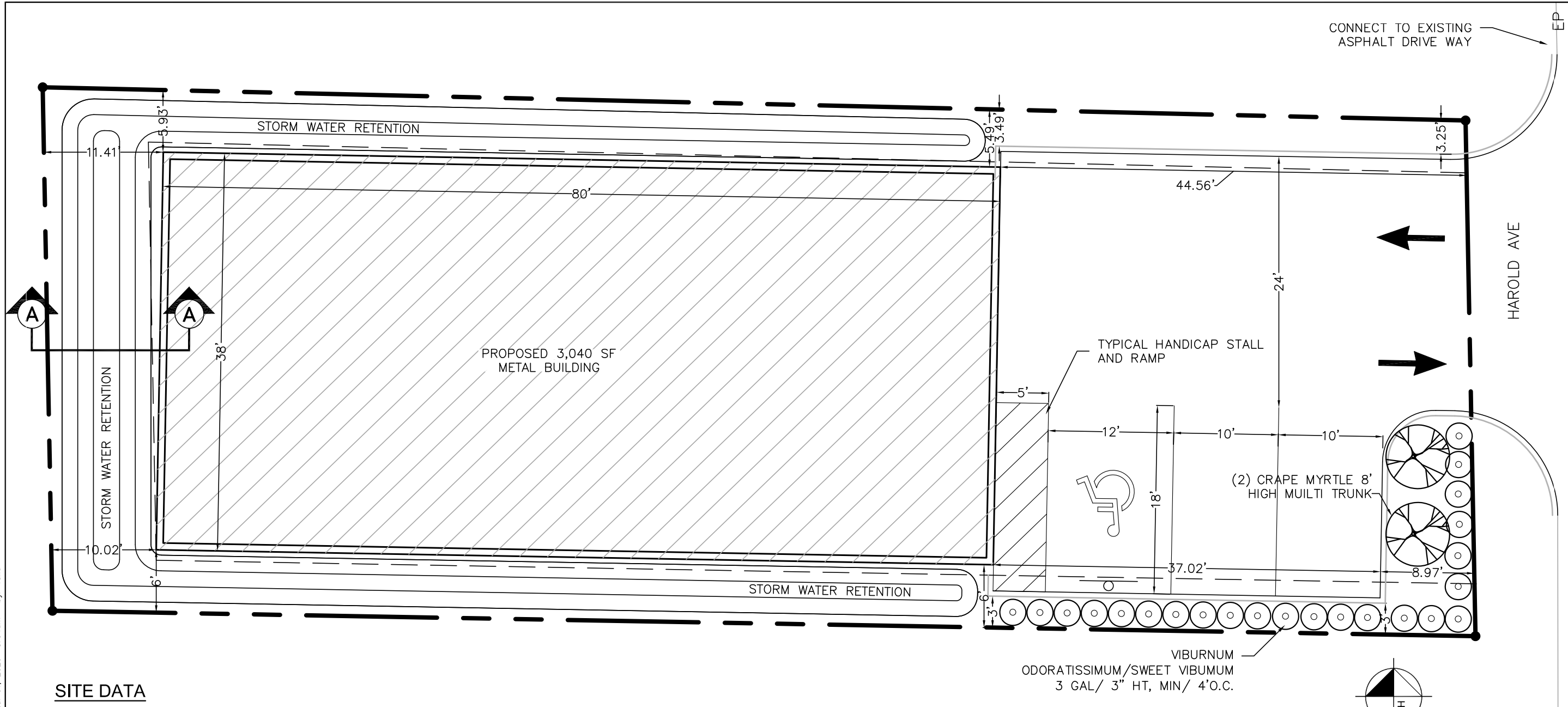
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.
Patrick K. Ireland
Patrick K. Ireland, P.S.M. 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 1020
Lake Mary, FL 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

L1
S 00°36'10" E 49.99'(M)
50.00'(P)
L2
N89°26'26"W 135.48'(C)
136.00'(P)
L3
N 00°46'58" W 2.86'(C)
3.00'(D)

Fnd. 1/2" Rebar
"No Identification"
SE Corner of Lot 27, Block C
Block Corner



Drawing name: Z:\Projects\5800-Ron Scarpa\20-300 Harold Ave\Site Plan.dwg Layout1 Jul 01, 2020 8:54am by: Yulia



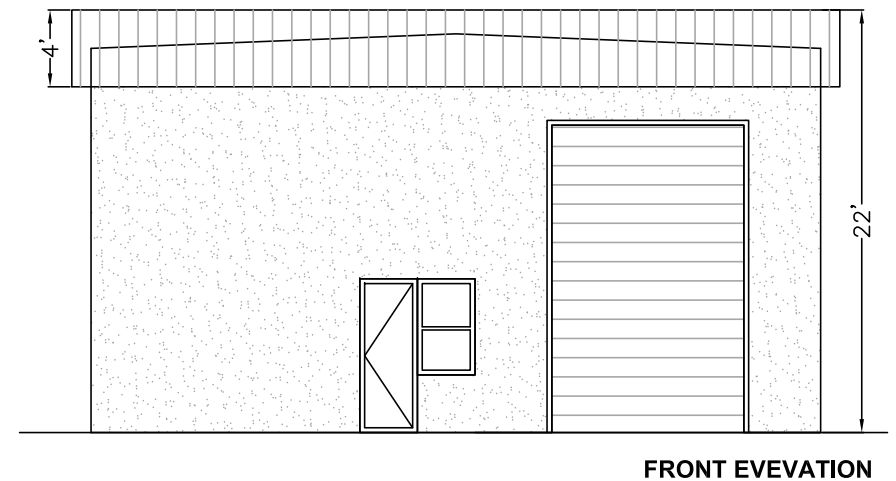
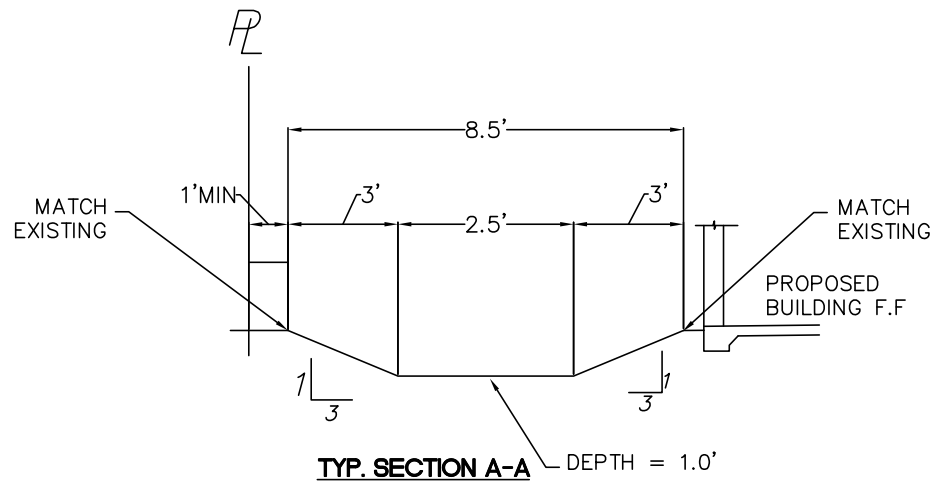
SITE DATA

PARCEL ID# 12-22-29-5000-03-130
PROPERTY AREA: 6,791 SF
EXISTING ZONING: I-1 (INDUSTRIAL/WAREHOUSE)
EXISTING USE: OFFICE
PROPOSED USE: WAREHOUSE
BUILDING: 3,040 SF
MAXIMUM BUILDING HEIGHT: 30'
PROPOSED BUILDING HEIGHT: 22'

MAXIMUM IMPERVIOUS AREA: 85%
IMPERVIOUS AREA:
CONCRETE: 1,818 FEET (27%)
BUILDING AREA: 3,040 FEET (45%)
ONSITE IMPERVIOUS AREA: 4,858 FEET (72%)

DRAINAGE CALCULATIONS

1" OVER IMPERVIOUS AREA
4,858 SF (0.083) = 405 C.F. OF STORAGE REQUIRED
532 C.F. OF STORAGE PROVIDED



REVISIONS		DATE	BY
No.			
CHAD S. LINN, P.E. P.E.#57524 P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-252-6433			
DESIGN ENGINEER:		CHAD S. LINN	
SCALE AS NOTED		CSL	
DESIGNED BY		CSL	
DRAWN BY		CSL	
CHECKED BY		CSL	
FLORIDA REGISTRATION NUMBER:		57524	
SEAL			
SITE PLAN			
WAREHOUSE 661 HAROLD AVE. WINTER PARK, FL 32789 CITY OF WINTER PARK FLORIDA			
DATE 06/20			
PROJECT NO. 5800-20-300			
SHEET NUMBER C1			



PLAN SNAPSHOT REPORT BOA-2023-0021 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments **Project:** **App Date:** 11/19/2023
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: Re-Issue approved Variance 9/15/2020

Parcel: 292212500003130	Main	Address: 661 Harold Ave Winter Park, FL 32789	Main	Zone:
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Applicant
glenn r dobkin
2143 Mallard Cir CIR
Winter Park, FL 32789
Mobile: (407) 466-3158

Owner
glenn r dobkin
2143 Mallard Cir CIR
Winter Park, FL 32789
Mobile: (407) 466-3158

Plan Custom Fields

Is the property on waterfront?	No	Section	292212500003130	Subsection	
Zoning	I-1	Is this property on historic registry or district?	No	Describe variance	Building sq footage 3,040 with a 10 ft rear set back.back
How long have you owned the property?	20 years	How long have you occupied the property?	20 years	Special Condition	This is just a re-issue of an expired identical variance
Rights/Priv	This is just a re-issue of an expired identical variance	Hardship	This is just a re-issue of an expired identical variance	Limited Variance	This is just a re-issue of an expired identical variance.

Attachment File Name	Added On	Added By	Attachment Group	Notes
661 Harold Survey .jpg	11/19/2023 9:48	dobkin, glenn		Site Plan
661 harold variance approval letter 9 15 2020.pdf	11/19/2023 9:48	dobkin, glenn		Survey
661 Harold variance approval letter.pdf	11/19/2023 9:48	dobkin, glenn		Signed Checklist
Signature_glenn_dobkin_11/19/2023.jpg	11/19/2023 9:48	dobkin, glenn		Uploaded via CSS
Application 661 Harold Ave.pdf	11/20/2023 9:24	Lewis, Nick		2020 BOA App
661 Harold Ave. Concept Site Plan.pdf	11/20/2023 9:24	Lewis, Nick		Site Plan
rons drawing 08-20-20.pdf	11/20/2023 9:25	Lewis, Nick		Floor Plan
661 Harold Survey W TOPO.pdf	11/20/2023 13:25	Lewis, Nick		Existing Conditions Survey

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00042646	Reinstatement/Extension Variance Fee	\$200.00	\$200.00
Total for Invoice INV-00042646		\$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	11/19/2023	11/21/2023	12/12/2023	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	11/19/2023	11/21/2023	11/20/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			12/12/2023 12:03
Board of Adjustments Review v.1	Receive Submittal	11/19/2023 0:00	12/12/2023 12:03

PLAN SNAPSHOT REPORT (BOA-2023-0021)

Issue Invoice v.1	Generic Action	12/12/2023 12:03
Final Decision v.1		
Board of Adjustments Decision v.1	Generic Action	



PLAN SNAPSHOT REPORT BOA-2020-0005 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00
Description: Build metal building warehouse for personal use only. Building sq footage 3,040 with a 10 ft rear set back.
I have contacted David Zusy and have not heard back regarding sewer completion.

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Wiggins, George

App Date: 07/30/2020
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 292212500003130	Main	Address: 661 Harold Ave Winter Park, FL 32789	Main	Zone:
Owner Glenn Dobkin Home: (407) 466-3158 Business: (407) 466-3158 Mobile: (407) 466-3158	Applicant Ron Scarpa po box 3257 WINTER PARK, FL 32790			

Plan Custom Fields

Zoning		Section		Subsection	
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	building metal structure 10 ft from the rear property line per site plan.
How long have you owned the property?	2003	How long have you occupied the property?	2003	Special Condition	The owner has a special needs son bound to a wheelchair and he is creating a workshop/studio for him. Warehouse will be for personal use only.
Rights/Priv	700 Harold St has recently completed a similar project that was granted a variance.	Hardship	Due to a 14 years old son bound to a wheelchair there are limited places to explore/learn and work maximizing his abilities. this space will enable both father and son to accomplish their goals.	Limited Variance	Yes

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ron_Scarpa_7/30/2020.jpg	07/30/2020 12:42	Scarpa, Ron		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Reinstatement/Extension Variance Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			
Confirm Application Complete v.1	Generic Action		



401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax
cityofwinterpark.org

Building & Permitting Services

BOARD OF ADJUSTMENTS

September 15, 2020

Ron Scarpa
P.O. Box 3257
Winter Park, FL 32790

Glenn Dobkin
2143 Mallard Circle
Winter Park, FL 32789

Dear Mr. Scarpa and Mr. Dobkin,

Your request for a variance to allow the construction of a warehouse building to be located 10' from the rear lot line, in lieu of the required setback of 30', was approved by the Board of Adjustments on September 15, 2020.

The subject property described as Parcel ID #12-22-29-5000-03-130 as recorded in the Public Records of Orange County, Florida.

Located at 661 Harold Avenue

Zoned: I-1

Please have your contractor bring a copy of this approval notice when applying for the construction permit for this variance.

If I can be of further assistance please feel free to contact me.

Respectfully,

George J. Wiggins, CBO
Director of Building/Legislative Affairs
407-599-3426

All variance(s) expire in one year from date of approval by the Board of Adjustments. Any extension requests must be received and heard prior to the expiration date. Requests to reinstate an expired variance are subject to any changes that have occurred in the Code. Requests to extend or reinstate a variance will require payment of fee and re-publication & re-hearing of the variance request.