



Board of Adjustments Regular Meeting

Agenda

March 25, 2024 @ 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 December 19, 2024. 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-2024-0001. Request of Kiran and Monica Tipirneni 15 minutes
 - b. BOA-2024-0002. Request of Mary Hartwig 5 minutes
 - 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

March 25, 2024

prepared by**approved by****subject**

Approve the minutes of December 19, 2024.

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

1. Draft Board of Adjustments Meeting Minutes



Board of Adjustments Regular Meeting Minutes

December 19, 2023 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Jason Johnson, Ann Higbie, Charles Steinberg, Thomas Sims, and Robert Trompke. Also Present: City Attorney J. Giffin Chumley. Staff: Director of Planning & Zoning Allison McGillis; Planner II Nicholas Lewis; Planner I Corinna Lundgren; and Recording Secretary Mary Bush.

Absent

Cathy Williams

1. Call to Order

Chairman Jason Johnson called the meeting to order at 5:07 p.m.

2. Consent Agenda

- a. Approve the minutes of October 17, 2023.

Motion made by Ann Higbie, seconded by Tom Sims to approve the October 17, 2023 meeting minutes.

The motion unanimously carried by a 6-0 vote. (Cathy Williams 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-2023-0021. 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.

Vice-Chair Steinberg disclosed that he and the applicant, Glenn Dobkin, had a brief personal discussion with no regard to Mr. Dobkin's application.

Mr. Lewis provided the Board with a summary of the request. He noted that the request had previously been approved by the Board in 2020, but the applicant was unable to move forward with the project and the granted variances expired after two years. He added that the requested variance was the same as previously submitted and approved. He then presented a zoning map of the area and noted that the majority of the area is zoned commercial, and a small portion is zoned industrial. He went on to note that the property was zoned I-1 and the request met all required setbacks except for the rear setback. He then briefly discussed the variance approval criteria. He spoke about a case that previously went before the Board and was permitted a similar variance located at 710 Harold Avenue, which was zoned C-3. He then explained that the applicant's property is one of the smallest parcels in the area at only 50-feet wide and requires a 30-foot rear setback by code. He indicated that if the property was zoned C-3, a 10-foot rear setback would be permissible because the parcel backs up to nonresidential. He then discussed the use of properties in the area that are non-conforming and noted that the current structure on the applicant's property, built in 1946, was inadequate for modern industrial and commercial uses. He went on to express that staff believed the lot size and unique nature of the surrounding industrial and commercial area was enough to warrant the requested variance and would not confer any special privilege.

The staff recommendation was for approval.

The Board briefly inquired about the difference between industrial zoning and commercial zoning that originally justified the additional setback for I-1 zoning.

The applicant, Glenn Dobkin of 661 Harold Avenue, Winter Park, FL 32789 addressed the Board. Mr. Dobkin noted that he wanted to build a shop on the property for himself and his son. He explained that he had not been able to install the required sewer system for the shop until recently, which halted the project over the years.

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

Motion made by Robert Trompke, seconded by Tom Sims 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 motion unanimously carried by a 6-0 vote. (Cathy Williams was absent from the meeting.)

5. Non-Action Items

6. Staff Updates

Mr. Lewis announced that Jeff Briggs had recently retired as Director of Planning & Zoning and became an independent planning consultant for the City. He also expressed that Assistant Director of Planning & Zoning, Allison McGillis, had recently returned from a leave of absence and had been promoted to Director of Planning & Zoning.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:22 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Board of Adjustments

agenda item

item type

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

meeting date

March 25, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA-2024-0001. Request of Kiran and Monica Tipirneni

motion | recommendation

Staff recommendation is for approval of the variance requested.

background

The applicants and homeowners, Kiran and Monica Tipirneni, are requesting variance approval from Section 58-71(h)(12) in order to construct a new 170 square-foot pergola in lieu of the maximum 50 square-feet as required for pergolas, trellises, and arbors in front and street-side yards, located at 1848 Loch Berry Road. The property is zoned R-1A. The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment.

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 districts.

The applicants are seeking this variance request in order to construct a new pergola structure spanning the length of the existing wall and patio. The property is a corner lot with one side facing Lakemont Avenue. Lakemont Avenue is one of the city's busiest thoroughfares and has one of the largest rights-of-way in the city at 35.6-feet. The sidewalk also sits roughly 8-feet into the right-of-way from the applicant's property line. Additionally, the existing wall meets current setback requirements at 13-feet from the property line. The proposed structure will sit atop the existing wall, maintaining the same 13-foot setback which is permissible by code. Thus, the pergola would be 21-feet from the existing sidewalk and 48.6-feet from the back-of-curb.

Within the wall currently sits the existing patio and beyond that, the swimming pool. The wall satisfies the safety requirements of the Florida building code for limiting access to swimming pools. The result is that a 170-foot area of uncovered patio falls within the confines of the wall. Because this is a street-side yard, there is no limitation on the length of these types of structures, but instead the applicants are limited to a maximum of 50 square-feet in total size. This requirement is intended to cover small, decorative structures beyond any building or privacy walls and does not consider the specific scenario in this instance - open-air type structures that sit on top of walls that meet setback requirements, but sit beyond the main walls of the principal structure itself.

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 code.

Under Section 58-71(h)(12), the maximum square footage for pergola, trellises, and arbors in front and street-side yards is 50 square-feet. As stated, the intent of this requirement is to ensure open-air structures in front and street-side yards are decorative in nature and are therefore, permitted a lesser setback than the principal structure. Uniquely here, the structure is not intended to be a decorative structure that exists closer to the street than what already exists today, but instead serves a functional purpose tying into the existing wall that exists today. In this case, the 50-square-foot maximum only covers a little less than a third of the existing patio space located within the confines of the wall.

Actions of the Applicant

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

The applicant purchased the property in 2019 and built the structure in 2022. The principal structure, patio, and street-side wall all met code at the time of construction and currently meets all code requirements today. The pergola structure as part of this request was not part of the original design and became desired by the applicant upon realization of the realities of weather conditions on open-air patios. The applicant has also specifically designed the structure to be as substantially open as possible on the portion facing Lakemont Avenue.

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.

Although the applicants designed the layout of the structures on the lot, the pergola structure was unplanned and was unforeseen at the time of construction. Additionally, this provision did not intend to catch this scenario. Furthermore, staff feels that with the proposed structure

sitting atop the existing block wall, which meets code in its own right, as well as being specifically designed to limit visualization of the structure from the street and will sit significantly back from the sidewalk and road due to the large right-of-way, there are enough special conditions and circumstances that no special privilege will be provided by granting the requested variance.

Summary

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

strategic objectives

alternatives | other considerations

fiscal impact

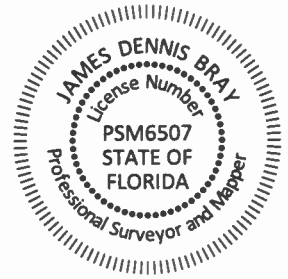
attachments

1. 1848 Loch Berry Rd - Survey
2. 1848 Loch Berry Rd - Marked Survey
3. 1848 Loch Berry Rd - Building Drawings
4. 1848 Loch Berry Rd - Applicant Energov Submittal
5. 1848 Loch Berry Rd - Existing Conditions Pic 1
6. 1848 Loch Berry Rd - Existing Conditions Pic 2
7. 1848 Loch Berry Rd - Existing Conditions Pic 3

SHEET 2 OF 2

BOUNDARY & FINAL SURVEY

SHEET 1 OF 2



VICINITY MAP (Not to scale)



LEGAL DESCRIPTION:

LOT 2, BLOCK D, KENILWORTH SHORES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 128, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ADDRESS:

1848 LOCH BERRY ROAD
WINTER PARK, FL 32789

JOB # 904494

CF # ORG-T-128-LOT2-BLKD-FOUNDATION

FIELD DATE: 07/09/2021

SCALE: 1" = 30'

DRAWN BY: PJT

REVISIONS

7/15/2021 - REVISE TO STEMWALLS - JB

6/5/2022 - FINAL SURVEY - GLT

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

Digitally signed by James D
Bray
DN: cn=James D Bray c=US
o=Florida
Date: 2022-06-09
08:47:04:00

James D. Bray PSM 6507

CERTIFIED TO:

TURNING LEAF CONSTRUCTION LLC

GENERAL SURVEY NOTES:

1. Bearing structure is based on the monumented West R/W line of Lakemont Avenue; being: S00°00'00"E assumed.
2. This site lies in Zone X per Flood Insurance Rate Map No. 12095C0255F, Community No. 120188, City of Winter Park, Orange County, Florida, effective September 25, 2009.
3. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
4. Underground improvements have not been located.
5. This Survey has been made for the exclusive use of the entities certified to hereon and does not extend to any unnamed parties.
6. This Survey is "Not Valid" without the signature and the original seal of this Florida Professional Surveyor and Mapper, unless provided with electronic signature with the ability to validate. The digital seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.
7. Elevations are based on benchmark designation S1028013, being: 93.851 feet, (NAVD 88), published by Orange County.
8. The mapped features shown hereon are relative to assumed horizontal datum.

LEGEND

AC	- AIR CONDITIONER
BM	- BENCHMARK
C	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
CW	- CONCRETE WALKWAY
A	- CENTRAL ANGLE
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EB	- ELECTRICAL BOX
EL	- ELEVATION
EP	- EDGE OF PAVEMENT
EM	- ELECTRIC METER
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FH	- FIRE HYDRANT
FRN	- FLORIDA PERMANENT REFERENCE NETWORK
FND	- FOUND
G	- GUY WIRE ANCHOR
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
L	- LIGHT POLE
LSA	- LANDSCAPE AREA
MF	- METAL FENCE
NAD	- NORTH AMERICAN DATUM
N&D	- NAIL & DISK
FFE	- FINISHED FLOOR ELEVATION
OW	- OVERHEAD WIRE
ORB	- OFFICIAL RECORDS BOOK
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PVC	- PLASTIC PIPE
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
R/W	- RIGHT OF WAY
TR	- TELEPHONE RISER
T	- TRANSFORMER
TV	- CABLE TV RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
VF	- VINYL FENCE
VCP	- VITRIFIED CLAY PIPE
W	- WATER METER
WF	- WATER VALVE
WF	- WOOD FENCE
#	- NUMBER

BOUNDARY & FINAL SURVEY

SHEET 2 OF 2

NOTE: SITE BENCHMARK #2
DESTROYED AND REPLACED

SITE BENCHMARK #3

N&D
ELEVATION = 95.47
DATUM = NAVD 88

SITE BENCHMARK #1

N&D
ELEVATION = 95.45
DATUM = NAVD 88

Tunnel:

LOCH BERRY ROAD (60' R/W)

TOP=95.33
W INV=89.85
E INV=89.85
SE INV=89.96

TOP=96.33
W INV=90.93
E INV=90.88
S INV=91.03

FND 1 1/4" IP
NO #

LOT 1
BLOCK D

N00°00'00"W 100.00'

LOT 2
BLOCK D

2 STORY BLOCK
ADDRESS #1848

S89°28'00"W 115.00'

C1 CURVE DATA
 $\Delta=90^{\circ}32'00''$
 $R=29.73'$
 $L=46.98'$
CHORD
S45°16'00"E
42.24'

LOT 3
BLOCK D

LOT 25
BLOCK D

88.35'

80.50'

S89°28'00"W 115.00'

LOT 4
BLOCK D

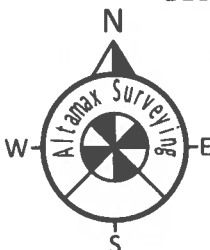
FND 5/8" IR
LB #4200

S00°00'00"E 80.50'

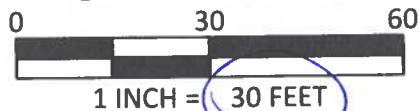
*New 24'4"x7'
Pergola on
Existing Block
Wall*

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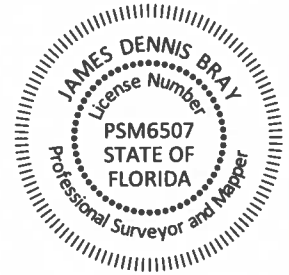


GRAPHIC SCALE



BOUNDARY & FINAL SURVEY

SHEET 1 OF 2



VICINITY MAP (Not to scale)



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VCP	- VITRIFIED CLAY PIPE
W	- WATER METER
WV	- WATER VALVE
WF	- WOOD FENCE
#	- NUMBER

***Plan Types:**

- ☐ Screen Room ☐ Sun Room ☐ Fill In
☐ Pool Screen/Cage (Non-Removable Screen – Designed to withstand actual Wind Speed)
☐ Expansion View (Non Standard)
☐ Car Port /Patio Cover
☒ Pergola
☐ Swimming Pool (Non Standard)
☐ Summer Kitchen (Non Standard)
☐ Other _____

* ☒ Standard ☐ Non Standard ☐ Revision ☐ Commercial ☐ \$75.00 Rush Fee

* **Project Address:** 1848 Loch Berry Road

* **City:** Winter Park, FL 32789

Date: 11/19/2023

* **Contractor/Company Name:** US ALUMINUM SERVICES

* **Address:** 2211 W. WASHINGTON STREET

* **City:** ORLANDO, FL

* **Zip Code:** 32805

* **Phone/Fax:** 407-743-2692

* **Email:** bwalter@us-aluminum.com

* **Choose One:** ☐ Mail ☐ Pick Up ☒ E-File ☐ Fed Ex/UPS* _____ # of Copies
☒ Single PDF
☐ Each Page Separate



*(For FedEx option go to www.aluminumscreendesign.com and provide FedEx/UPS account #)

* **Payment:** ☐ Check ☒ Credit Card*

*(For Credit Card option go to www.aluminumscreendesign.com to pay by credit card)

Engineering prepared by:



Engineer: Michael Thompson, MSc, P.E. (P.E. # 47509)

4401 Vineland Road- Suite A6 Orlando, FL 32811

Office: 888-607-0747 or 407-734-1470 Cell: 407-721-2292

Project Manager Paul Thomas 386-479-9504 Fax: 888-923-8181

Email: aluminumscreendesign@yahoo.com

Website: www.aluminumscreendesign.com CA#30930



* Ultimate Wind Speed (mph): 130 Exposed Category: C Risk Category: 1

☐ Screen Room ☐ Fill In ☐ Sun Room (Window Type ☐ Vinyl or ☐ Glass)
Roof Type: ☐ Insulated " ☐ Pan Roof "
Roof Connecting to: ☐ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ 4th Wall ☐ Riser
Front Wall: Uprights ___X___ Top Plate ___X___ Bottom Plate ___X___ Chair Rail ___X___
Side Wall: Uprights ___X___ Top Plate ___X___ Bottom Plate ___X___ Chair Rail ___X___
Roof Ridge Beam (gable style): Beams ___X___ Kick Plate ___

Pool Screen/Cage :

Roof Type: ☐ Dome ☐ Gable ☐ Mansard/Hip ☐ Flat/Slope
Roof Connecting to: ☐ Gutter ☐ Fascia ☐ Block Wall ☐ Conventional Wall ☐ Riser
Roof: Beams ___X___ Front Wall: Uprights ___X___ Purlin ___X___ Chair Rail ___X___
Side Wall: Uprights ___X___ Chair Rail ___X___
Expansion View: Beams ___X___ Post ___X___ Kick Plate ___

☐ Car Port/Patio Cover or ☒ Pergola (pergola material ☒ Aluminum ☐ Wood)
Roof Type: ☐ Insulated " ☐ Pan Roof " ☐ None (Perg)
Roof Connecting to: ☐ Gutter ☐ Fascia ☒ Block Wall ☐ Conventional Wall ☐ 4th Wall
Beams 2 ___X10___ Post 6 ___X6___ Pergola Purlins 2 ___X2___
Roof Ridge Beam (gable style): Beams ___X___



Reviewed for code compliance

Swimming Pool ☐ Gunite ☐ Fiberglass Overall Deck SQ FT _____

☐ Summer Kitchen

Concrete:

☒ Existing ☐ New 4" w/6" Thickened Edge ☐ Pier ___X___X___
☐ Ribbon Footer ___X___ With ___#___ Rebar
☐ Pavers with Footer ___X___ With ___#___ Rebar

Other: _____

Note: In the event that there is a conflict with the design plans and general notes and design standard, the contractor shall utilize the more stringent dimensions and member sizes prior to ordering materials, fabrication and/or construction between the plans and the general notes and design standard.

General Notes & Design Standards

(Pergola)

The following are general design standards. More stringent design standards may be noted on the plans. In the event of a conflict in plans and/or design standard dimensions and/or member sizes, the contractor must utilize the more stringent dimensions and/or member sizes prior to ordering materials, fabrication and/or construction.

Design Codes:

Florida Building Code 2020 (7th Edition)
Aluminum Design Manual 2020
ASCE 7-16

Design Loads:

Pursuant to FBC Chapters 16 & 20
Ultimate Wind: **-130 MPH** (FBC Table 2002.4) (35 psf)
Risk Category: -See attach site specific plan sheet (FBC Table 1604.5)
Exposure Category: -See attach site specific plan sheet (FBC 1609.4.3)

Additional Load requirements:

Structural members supporting screened enclosures are designed for wind in both of two orthogonal directions using the pressures given in Table 2002.4. Each primary member is also designed for a 300 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load. In addition to wind pressures, purlins is also be designed for a 200 pound load applied vertically downward along any 1 foot of any member, not occurring simultaneously with wind load.

Design Basis:

Allowable Stress Design (ASD) = Allowable Strength Design (ASD) divide by safety factor

General Requirements:

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use.



**Reviewed for
code compliance**

A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval.

The general contractor and each subcontractor shall review the approve construction plans in its entirety and verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

Foundation and Earthwork:

Applicable only when unsuitable soils are encountered.

When unsuitable soils are encountered as specified bearing strata, notify owner's representative/engineer.

Soil bearing capacity – 2,000 psf Minimum

Provide neat excavation for footing and place concrete immediately after excavation and inspection.

Pump water from footing excavation if greater than one inch.

Compact all fill to 95% ASTM D698 density.

Unit soil weight = 105 pcf

Internal angle of friction = 30 degrees

Coeff. Of friction between footing and soil = 0.5

Michael Thompson, P.E. #47509/CA#30930
4401 Vineland Road., Suite A6, Orlando, FL 32811. (P) 407-734-1470 (F) 407-734-1790
www.aluminumscreendesign.com

Structural Aluminum:

Conform to latest edition of Florida Building Code and Aluminum Design Manual standard practice for aluminum design.

All aluminum shall be 6005-T5 (E= 10,000 ksi; Fy = 35 ksi) with a minimum wall thickness of 0.046"

Splicing prohibited without prior approval as to location and type.

Burning of holes in aluminum members is prohibited. Any member with burned holes must be replaced.

Aluminum Protection:

Shall be pursuant FBC 2003.8.4. Aluminum surfaces in contact with dissimilar materials, lime-mortar, concrete, or other masonry materials, shall be protected with powder coated or ESP paint or alkali-resistant coatings, such as heavy-bodied bituminous paint or water-white methacrylate lacquer.

Screws:

Aluminum self-tapping screws shall conform to ASME B18.6.4 specification.

Self-tapping screws shall meet the requirements of ADM J.5

Maximum fastener spacing shall not exceed (3+20t) where "t" is the member thickness in inches.

For roofing and siding connection, use minimum #12 screws for end and side laps spaced at 12" max for side lap and end lap fasteners shall be no more than 2" from the end of overlapping sheets.

For bottom plate and column base, secure with 1/4" tapcons a minimum embedment of 1 1/8" and 2 1/4" respectively into concrete footer.

Bolts:

Bolts and other fasteners shall be aluminum, stainless steel, hot-dip or electro-galvanized steel. Double cad plated steel bolts may also be used. Bolt holes diameter shall not exceed 1/16" larger than the bolt diameter and be spaced at a minimum of 2.5 times the bolt diameter with minimum edge distance of 1.5 times the bolt diameter

Bolts shall meet the requirements of ADM J.3



Reviewed for
code compliance

Concrete:

Conform to ACI 318, latest edition and ACI 301

Compressive Ultimate Strength (Minimum at 28 days) shall be 3000 psi

Exposed chamfer edges shall be 3/4"

Reinforcing Steel:

Conform to ACI 318 and 315, Latest edition

All reinforcement steel shall be ASTM A615 Grade 60.

Smooth dowels & ties shall be ASTM A185

Welded Wire Fabric shall be ASTM A185 or A82 (Flat sheet).

Deformed bar anchors shall be ASTM A496, Grade 70

Cover: Footing 3"

Washer:

Washers shall be used under bolt heads and under nuts.

Hole Alignment:

Poor matching holes must be rejected. Contractor shall prevent holes from drifting and distort the metal. All chips and foreign matter between contacting surfaces shall be removed before assembly.

Beams & Uprights:

In the event of a conflict with the values in this table and the site specific plan, the contractor must utilize the more stringent dimensions and/or member sizes between the site specific plan and the below applicable span limitations prior to ordering materials, fabrication and/or construction.

130 MPH					
PRIMARY HEADER BEAM MEMBERS-OPEN PERGOLA-(No Screen Insert)					
SIZE	Maximum Roof Span = 6'-0"	Maximum Roof Span = 8'-0"	Maximum Roof Span = 10'-0"	Maximum Roof Span = 12'-0"	Maximum Roof Span = 15'-0"
2 X 4	10'-0"	9'-0"	9'-0"	8'-0"	8'-0"
2 X 5	13'-0"	12'-0"	11'-0"	10'-0"	9'-0"
2 X 6	15'-0"	14'-0"	13'-0"	12'-0"	11'-0"
2 X 7	17'-0"	16'-0"	14'-0"	14'-0"	13'-0"
2 X 8	21'-0"	20'-0"	18'-0"	17'-0"	16'-0"
2 X 9	21'-0" *	20'-0" *	20'-0"	20'-0"	19'-0"
2 X 10	21'-0" *	20'-0" *	20'-0" *	20'-0" *	19'-0" *

Column size is 3 x 3 x 0.125" (1/8") unless noted otherwise with a max height of 9'-0" -(CSR) control < 1.0. Larger span req larger column size.

Knee Bracing:

Contractor shall provide knee bracing on 45 degree angle pursuant the attach detail sheet that specified size length requirements. Knee bracing on upright above super gutter intersection shall be connected to upright no than 6" above the super gutter. Knee brace size shall be a minimum of 2 x 2 for beam span of 15' max; 2 x 3 for max; 2 x 4 for beam span greater than 30'.



**Reviewed for
code compliance**

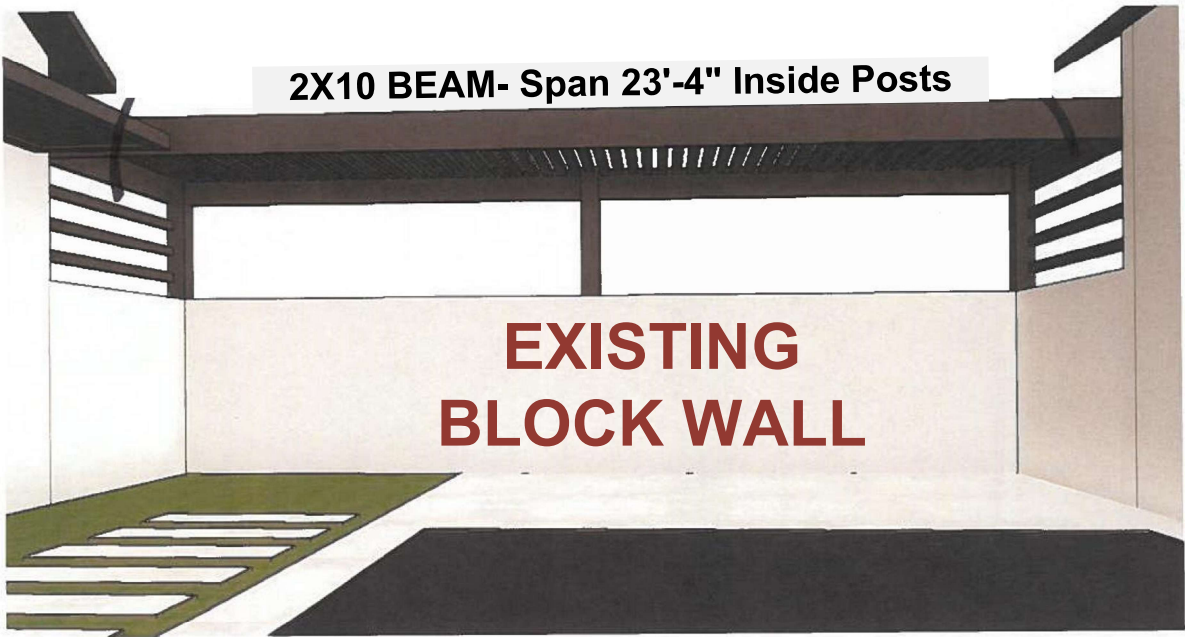
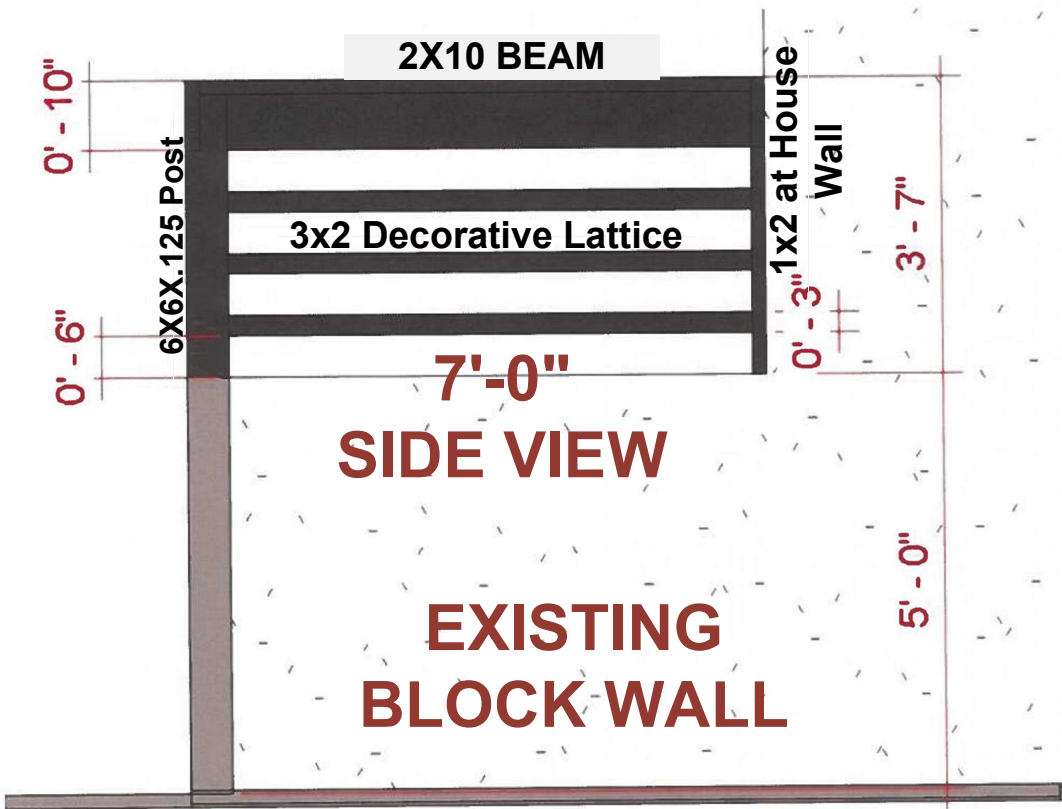
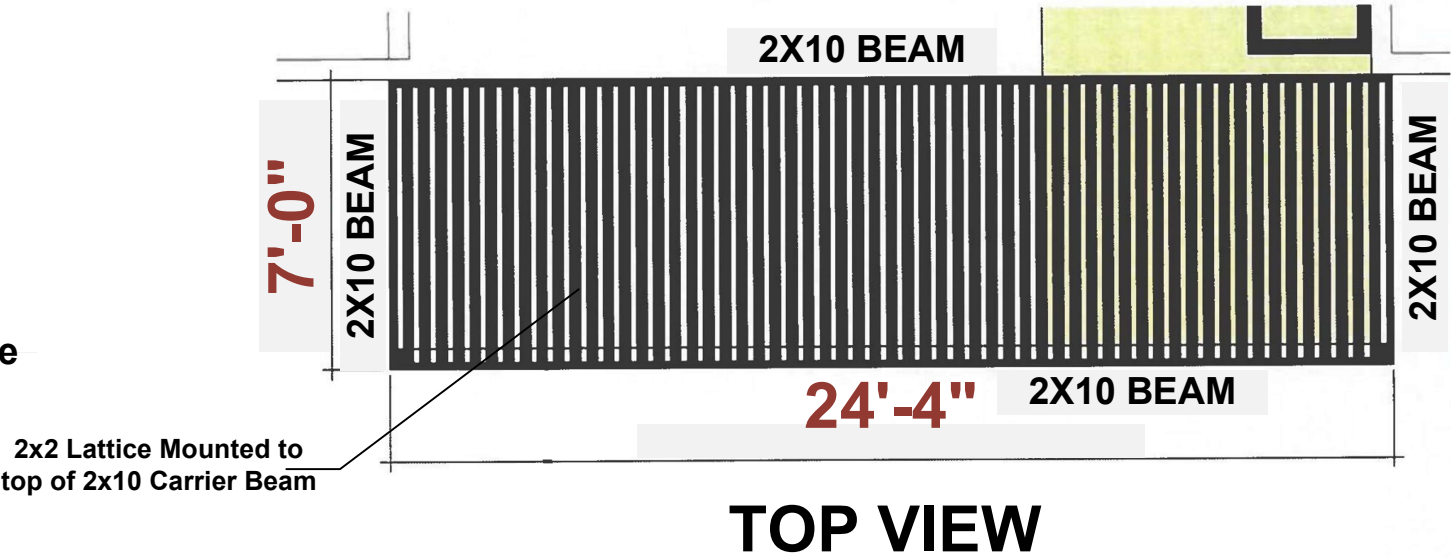
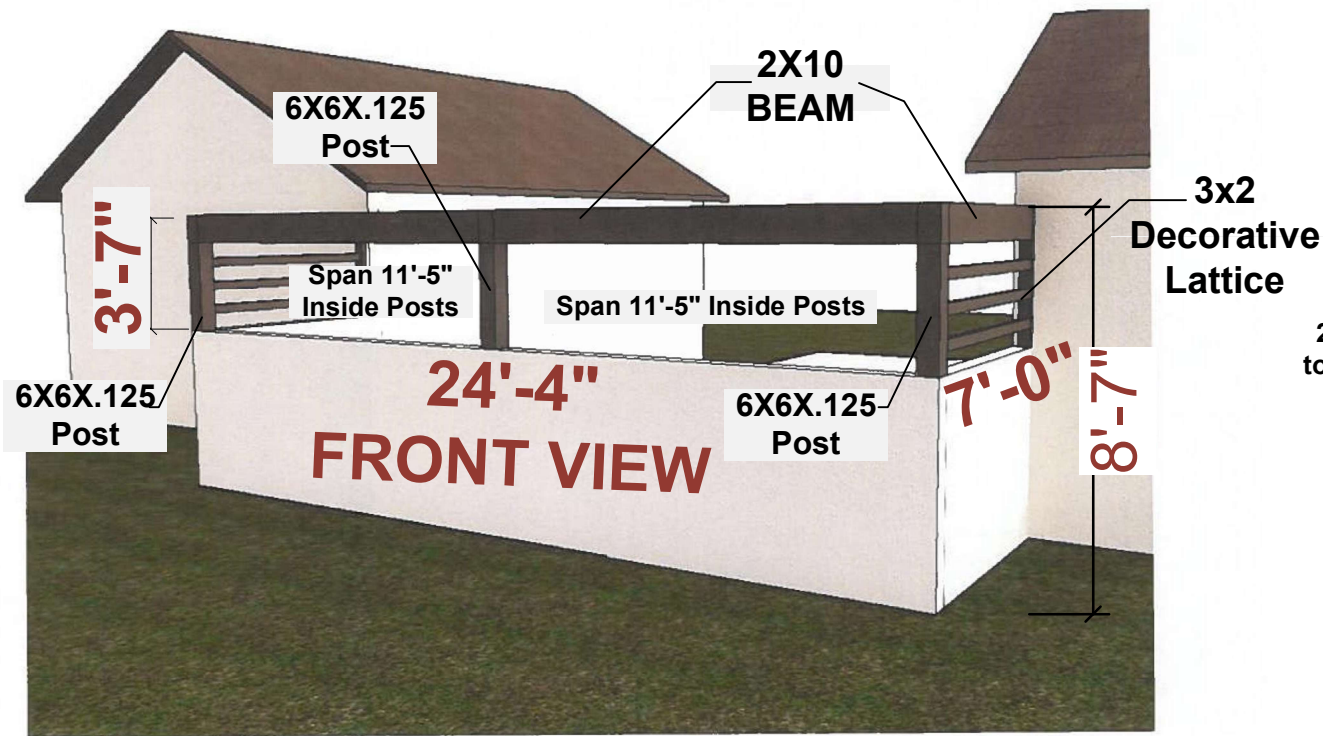
Intermediate/Header Beam:

Contractor is required to install a minimum 2 x 7 intermediate header beam supported with 3 x 3 column spaced at 10 feet (max) when insulated roof span exceeds 15 feet.

Edge Distance:

Contractor is required to install uprights to provide a 2" minimum clearance from edge of slab and/or footer.

NEW ALUMINUM PERGOLA ON EXISTING BLOCK WALL



Reviewed for
code compliance

In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.
Engineer: Michael Thompson, P.E. 47509/CA30930



Digitally signed by
MICHAEL THOMPSON
Reason: This item has
been signed & sealed by
Michael A. Thompson on
the date adjacent to the
seal. Printed copies of
this document are not
considered signed and
sealed and the signature
must be verified on any
electronic copies.
Date: 2023.11.21
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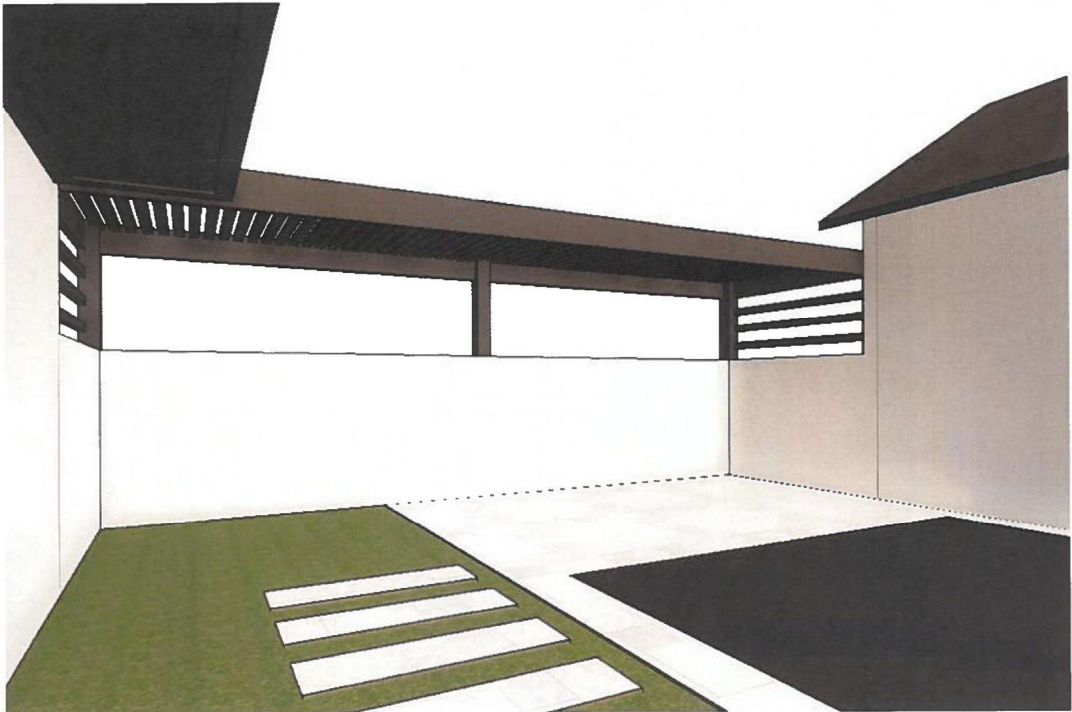


US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando – FL
32805

Date: 11/19/2023 | Drafted By: BW

Name: Tipirneni, Monica
Address: 1848 Loch Berry Road
City, State, Zip Code: Winter Park, FL 32789
Project Type: Pergola on Existing Block Wall

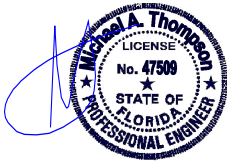
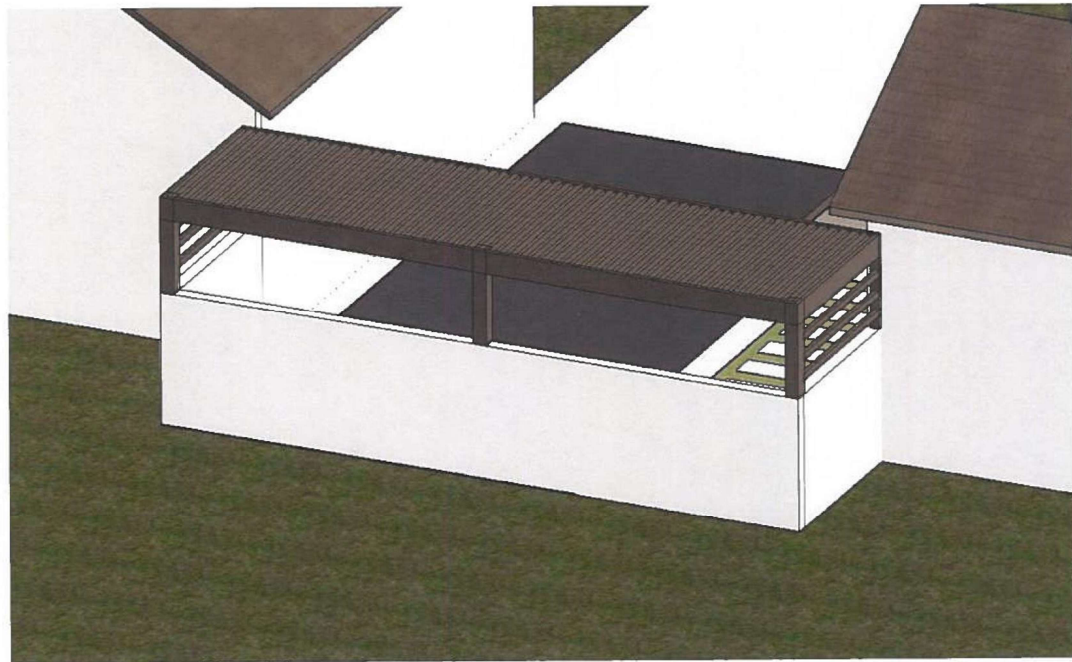
NEW ALUMINUM PERGOLA ON EXISTING BLOCK WALL



NO ELECTRICAL
NEEDED



Reviewed for
code compliance



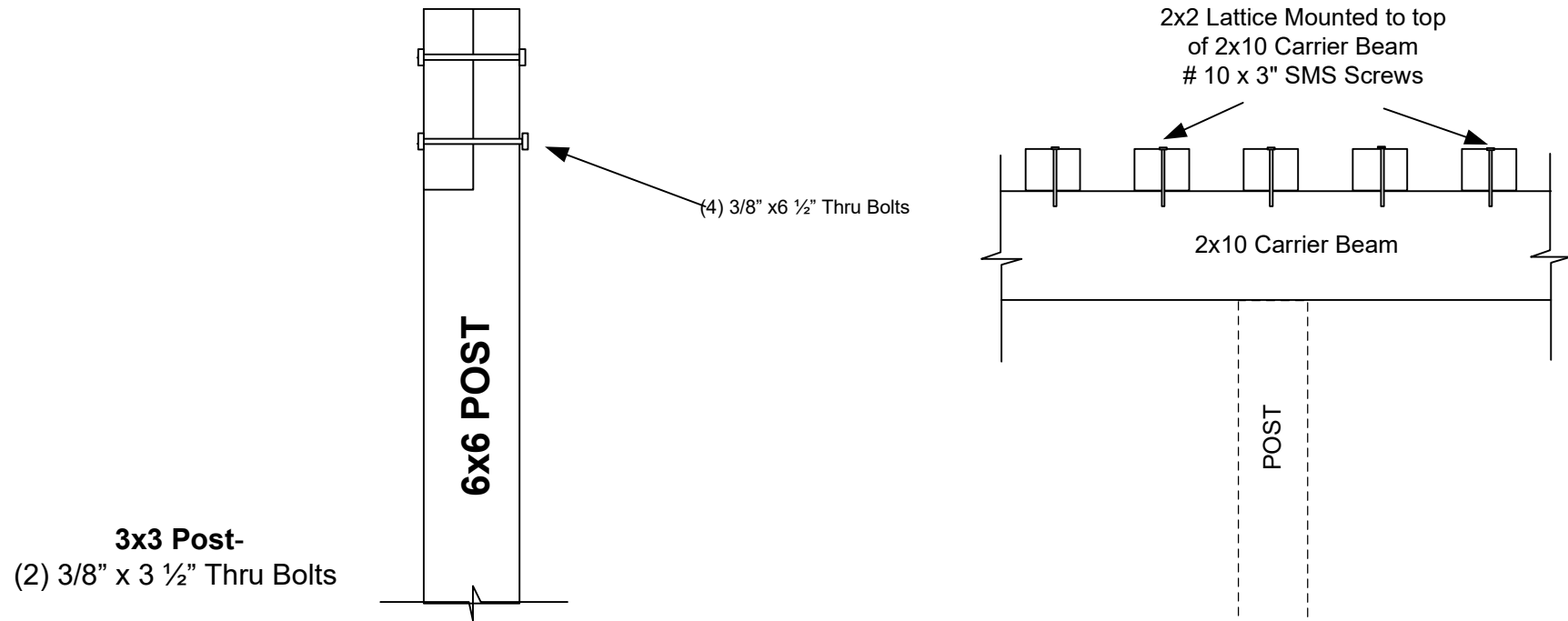
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MICHAEL THOMPSON
Reason: This item has been
signed & sealed by Michael
A. Thompson on the date
adjacent to the seal. Printed
copies of this document are
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sealed and the signature
must be verified on any
electronic copies.
Date: 2023.11.21 10:58:00
-05'00'



US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando – FL
32805

Date: 11/19/2023 | Drafted By: BW

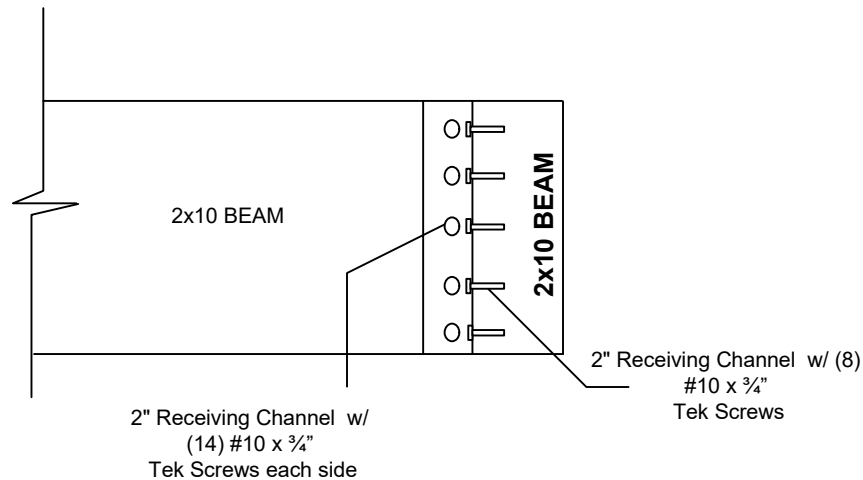
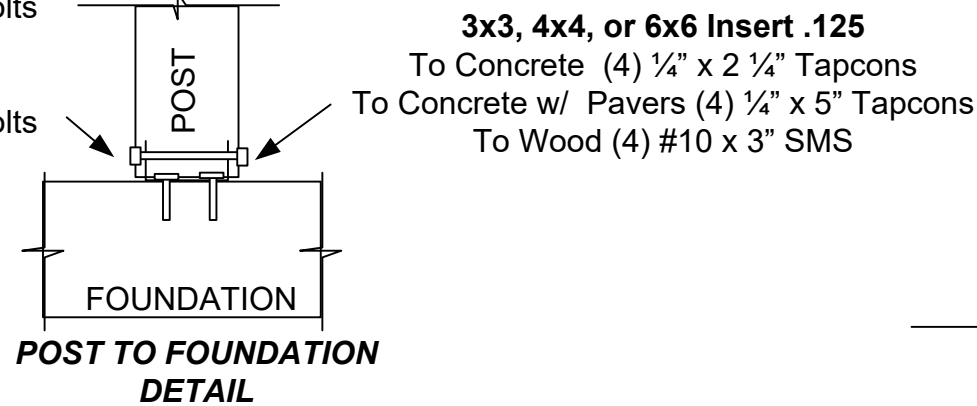
Name: Tipirneni, Monica
Address: 1848 Loch Berry Road
City, State, Zip Code: Winter Park, FL 32789
Project Type: Pergola on Existing Block Wall



3x3 Post-
(2) 3/8" x 3 1/2" Thru Bolts

4x4 Post-
(2) 3/8" x 4 1/2" Thru Bolts

6x6 Post-
(2) 3/8" x 6 1/2" Thru Bolts

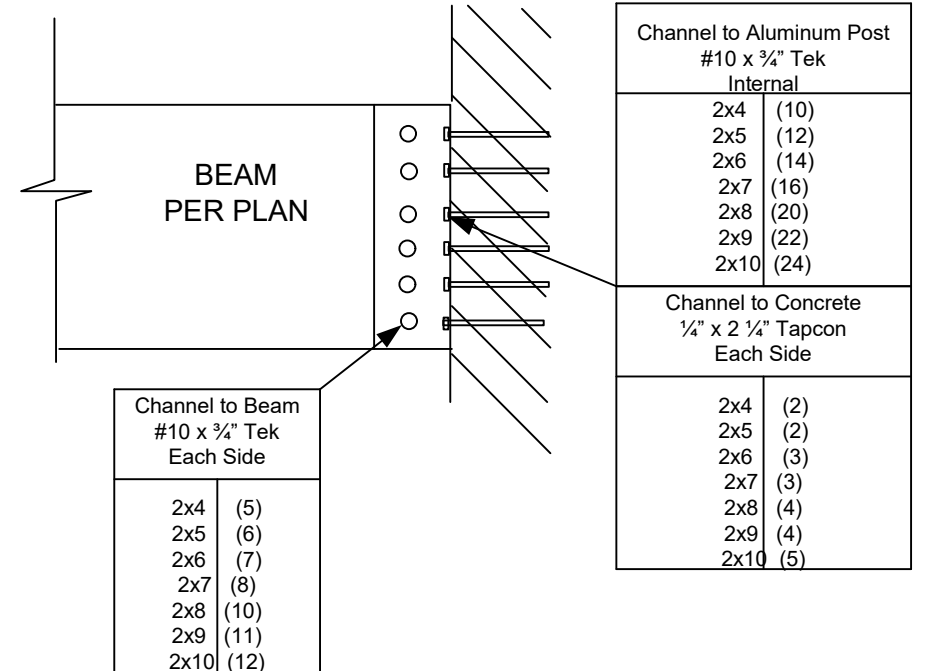


BEAM TO BEAM

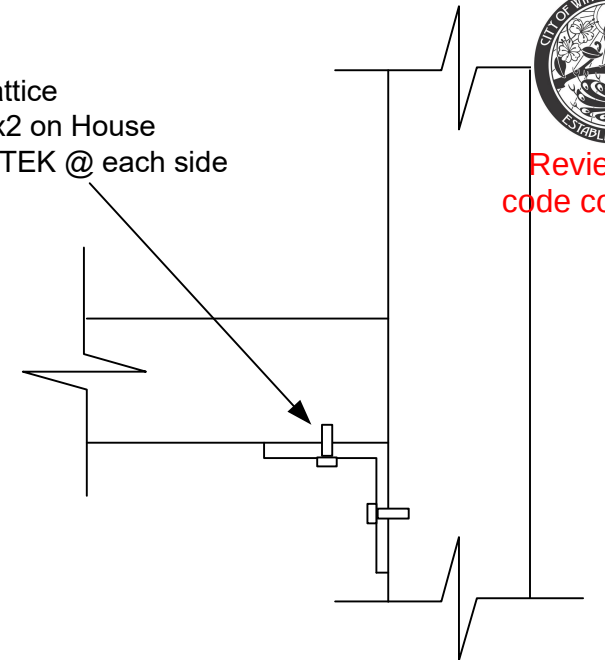
In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.
Engineer: Michael Thompson, P.E. 47509/CA30930



Digitally signed by MICHAEL THOMPSON
Reason: This item has been signed & sealed by Michael A. Thompson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.11.21 10:58:14 -05'00'



Decorative 3x2 Lattice
Attachment to Posts or 1x2 on House
1x1 Angle Clip w/ (2) #10 x 3/4" TEK @ each side



Reviewed for
code compliance



**US ALUMINUM
SVCS CORP.**
2211 West
Washington St.
Orlando – FL
32805

Date: 11/19/2023 | Drafted By: BW

Name: Tipirneni, Monica
Address: 1848 Loch Berry Road
City, State, Zip Code: Winter Park, FL 32789
Project Type: Pergola on Existing Block Wall



PLAN SNAPSHOT REPORT BOA-2024-0001 FOR CITY OF WINTER PARK

Plan Type:	Board of Adjustments	Project:		App Date:	02/19/2024
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: Open slat pergola					

Parcel:	302208412604020	Main	Address:	1848 Loch Berry Rd Winter Park, FL 32792	Main	Zone:	
Alternate Contact Kiran Tipirnen 1848 LOCH BERRY RD WINTER PARK, FL 32792		Owner Kiran Tipirnen 1848 LOCH BERRY RD WINTER PARK, FL 32792		Applicant Kiran Tipirnen 1848 LOCH BERRY RD WINTER PARK, FL 32792 Mobile: (407) 491-0423			

Plan Custom Fields

Is the property on waterfront?	No	Section	KENILWORTH SHORES SECTION ONE	Subsection	T/128 LOT 2 BLK D
Zoning	R-1A	Is this property on historic registry or district?	No	Describe variance	Construction of a Pergola, with slatted open covering, to be above the existing half wall which measures approximately 8ft x 20ft for the purpose of allowing for shade for a small portion of the courtyard.
How long have you owned the property?	Purchased 10/1/2019	How long have you occupied the property?	Since 6/2022	Special Condition	The property is a corner lot, which has resulted in our courtyard/pool area being adjacent to Lakemont Avenue, which is a relatively busy street and exposes the courtyard/pool area to less privacy as well as above average noise from motor vehicles and pedestrian traffic. Furthermore, if the lot was an interior lot rather than a corner lot, the requested size and setback for the pergola would meet code. There is an already existing half wall in the courtyard/pool area which does meet code. The pergola would be attached to the top of this existing wall. Therefore, the pergola would provide shade for already accounted for deck space below it. There would be no infringement upon the required setbacks to

PLAN SNAPSHOT REPORT (BOA-2024-0001)

Lakemont Avenue or the existing adjacent sidewalk.

Rights/Priv

We would not be able to benefit from the courtyard/pool area as much as other similar homes due to inability of having an adequate shaded area.

Hardship

The allowable area for the pergola is presently 50 square feet. This limited area would result in a pergola which would be aesthetically awkward based on the existing half wall measuring 8 feet x 20 feet. It would also not allow for ample shade for more than 2 individuals to be protected from the harsh Florida sun.

Limited Variance

We would be willing to accept an 8ft x 14ft area, but this would require an extra post away from the half wall into the deck floor of the courtyard. Aesthetically this would be inferior to the original request by creating an obstruction to a portion of that area and, thereby, making it less useable.

Attachment File Name	Added On	Added By	Attachment Group	Notes
1848 Loch Berry Setback Coverage Worksheet.pdf	02/19/2024 14:14	Tipirneni, Kiran		Site Plan
Survey (3).pdf	02/19/2024 14:14	Tipirneni, Kiran		Survey
Winter Park variance-submittal-checklist.pdf	02/19/2024 14:14	Tipirneni, Kiran		Signed Checklist
Signature_Kiran_Tipirneni_2/19/2024.jpg	02/19/2024 14:14	Tipirneni, Kiran		Uploaded via CSS
1848 Loch Berry Rd - Building Drawings.pdf	02/28/2024 8:46	Lewis, Nick		
1848 Loch Berry Rd - Marked Survey.pdf	02/28/2024 8:46	Lewis, Nick		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00045403	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00045403		\$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	02/19/2024	02/21/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	02/19/2024	02/21/2024	02/27/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	02/19/2024	0:00
Issue Invoice v.1	Generic Action		02/19/2024 15:27
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		









Board of Adjustments

agenda item

item type

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

meeting date

March 25, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA-2024-0002. Request of Mary Hartwig

motion | recommendation

Staff recommendation is for reinstatement approval of the variances requested.

background

The applicant and homeowner, Mary Hartwig, is requesting variance approval from Section 58-65(f)(5) and (f)(6) in order to reconstruct and expand the existing carport, which requires a front setback of 21.9-feet and side setback of 5.9-feet in lieu of the required 28-foot front setback and 11-foot side setback, located at 2819 Northwood Boulevard. The property is zoned R-1A. The applicant's full application and stated hardship is provided in the "Applicant Energov Submittal" attachment below.

This request came before the Board of Adjustment at the July 16, 2019, regular meeting and was approved subject to two conditions of approval. The first condition was that the posts of the design move two feet inward. The second condition was that the roof covering is limited to a single material. The current request satisfies both of these requirements.

Due to the COVID-19 pandemic, the applicant was unable to begin construction before her granted variance expired and was reinstated under the same conditions previously heard by the Board at the January 17, 2023, regular meeting. Due to supply chain delays and issues securing a contractor, the variance lapsed a second time, just before the applicant was ready to submit for permit. Thus, the applicant is again requesting reinstatement with no change to the plans or the variances requested.

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 existing carport is nonconforming and currently sits at a front setback that is 18.8-feet, whereas the required setback is 28-feet. Furthermore, the code requires a minimum 20-foot distance from the front lot line to any garage or carport in order to allow ample room to park a vehicle in front of the garage or carport. The existing side setback of the home is 5.9-feet and the applicant is proposing the same for the new carport.

The applicant's request does not exacerbate the nonconforming side setback and, in fact, relieves the 20-foot front setback requirement to a garage or carport nonconformity.

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 these same zoning district.

Under Section 58-65(f)(5), the required front setback is 20% of the lot depth, which in this instance, is 28-feet, and under Section 58-65(f)(6), the lot requires an 11-foot side setback. The current setbacks are already nonconforming at 18.8-feet and 5.9-feet and therefore, any addition would be unachievable in this area. Further, the code requires a minimum of 20-feet from a front or street-side lot line to any garage or carport.

The current carport area has multiple health and safety concerns including its age and condition, flooding, and concrete trip hazards. Further, because of the neighboring East End Market, the traffic generation and street parking along Northwood Boulevard has increased dramatically in recent years. Without a variance, the applicant will be unable to effectively replace their carport in a manner that allows for the safe storage of multiple vehicles.

Actions of the Applicant

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

The home was originally constructed with a single-bay carport in 1953. The applicant purchased the home in 2002. The property was also annexed into the City in 2002 and the existing carport was nonconforming at the time of annexation.

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.

Due to the nonconforming nature of the existing home and carport as it pertains to the front

and side setbacks, the health and safety concerns, and its proximity to the traffic generated by East End Market, staff does not believe that granting this request would confer any special privilege.

Summary

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

strategic objectives

alternatives | other considerations

fiscal impact

attachments

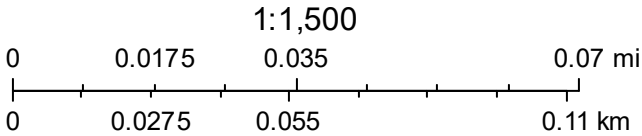
1. 2819 Northwood Blvd - Area Map
2. 2819 Northwood Blvd - Aerial Map
3. 2819 Northwood Blvd - Plan Set and 2019 Application Set
4. 2819 Northwood Blvd - Applicant Energov Submittal
5. Result Letter_BOA-2022_0023

2819 Northwood Boulevard - Area Map



1/4/2023, 12:00:22 PM

Parcels Orange

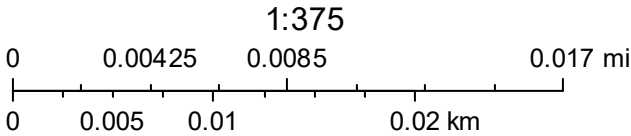


2819 Northwood Boulevard - Aerial Map



1/4/2023, 11:59:25 AM

Parcels Orange





401 South Park Avenue • Winter Park, Florida 32789

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

**Building &
Permitting
Services**

BOARD OF ADJUSTMENTS

July 17, 2019

Mary Hartwig
2819 Northwood Blvd
Winter Park, FL 32789

Dear Ms. Mary Hartwig,

Your request for variances to allow the construction of a carport with a side setback of 5.9 feet and a front setback of 21.9 feet, in lieu of the required setbacks of 9 feet and 35 feet respectively, was approved with two amendments by the Board of Adjustments on July 16, 2019. The amendments are; move the posts two feet inward and limit the roof covering to a single material.

The subject property described as Parcel ID #17-22-30-5996-03-090 as recorded in the Public Records of Orange County, Florida.

Located at 2819 Northwood Blvd

Zoned R-1A

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.

APPLICANT INFORMATION

PLEASE RETAIN THIS SHEET FOR YOUR USE IN PRESENTING YOUR VARIANCE REQUEST BEFORE THE BOARD.

CRITERIA: The Board of Adjustment is authorized to grant variances to the Zoning Code in specific cases where a literal enforcement of the Zoning Code results in unnecessary **hardship**. The following criteria must be shown by the applicant in order to have a variance granted.

- 1) 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.
- 2) 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.
- 3) Special conditions and circumstances do not result from the actions of the applicant.
- 4) Granting the variance will not confer on the applicant any special privilege that is 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.

APPLICANT'S PRESENTATION: The Chairman may apply the following standards for presentations when deemed necessary. Each individual applicant will have five minutes to present his/her request, and a group will be limited to ten minutes with rebuttal time limited to three minutes. All comments, pro or con, from the other interested parties will be limited to three minutes.

ALL APPLICANT'S NEED TO SUBMIT EIGHT (8) PACKAGES INCLUDING APPLICATION AND ALL DOCUMENTS PROVIDED(STAPLED).

EIGHT PACKAGES FOR SEVEN BOARD MEMBERS AND BUILDING OFFICIAL.

APPLICANT MUST LIMIT THE SIZE OF INFORMATION SUBMITTED TO 11 X 17 OR SMALLER.

ALL SURVEYS SUBMITTED NEEDS TO BE TO SCALE.

The information on this page is provided to assist you. Please bring it to the meeting, and use it as a guide during your presentation. The Board of Adjustment meets the third Tuesday of each month in the Commission Chambers at 5 p.m. The Chairman will call the meeting to order and explain the rules and procedures at that time.

**INSTRUCTIONS FOR
CITY OF WINTER PARK
BUILDING and PERMITTING SERVICES DEPARTMENT
VARIANCE APPLICATION**

General Instructions: Please completely fill out the variance application and submit it to the Code Enforcement Division, City Hall, 2nd Floor. Pay the Residential fee of \$200, Commercial or Multi-Family fee of \$400 (The application fee is doubled if the request is after-the-fact.) If the applicant requests to table the matter, an additional fee of \$100 will be charged. **Provide all information requested** on the application form. **All large plans must be reduced to 11X17 or smaller.** The following check list is provided for your convenience.

Checklist of additional items requested:

- 1) ☒ A recent survey to scale.
- 2) ☒ A site plan (drawn to scale) showing any existing building on the site and any additions you wish to make clearly marked. Setbacks of existing structures and proposed structure should be clearly marked on this site plan.
- 3) ☒ For ALL residential applications involving additions - A set back/ Coverage Calculation sheet must be filled out for Impervious Lot Coverage, Floor Area Ratio (FAR), and Setbacks. If you have any questions about filling this out, please call for assistance.
- 4) ☒ Show Elevations of existing curbs, and existing grade in front of building for height variances.
- 5) ☐ Provide Floor plans and elevations if applicable, (i.e. changing the footprint of the building, but not for a fence application).
- 6) ☒ Include any additional items that may further clarify your application, i.e., photographs, and letters from adjoining property owner or other neighbors. (These items will be sent to the board prior to the meeting.)
- 7) ☐ If you do not own the property, you will need a letter of authorization from the owner(s) to act as agent for the owner. If the applicant is not the owner, but plans to purchase the property, attach a copy of the purchase contract, or option on the property.

If you have any questions the clerk will be happy to assist you.
Call 407-599-3237 between 8am-4:45pm.

The criteria for acceptance of an application for a particular month is as follows: (1) The Board will only hear 10 cases each month (this includes Old Business) and, (2) new variance applications must be received before 4:45 p.m., 27 days prior to the next meeting date. Applications must be complete with all the requested items provided.

Applications will be scheduled contingent on space available, and in the order they were received.

Note: It will be necessary for you to post a Board of Adjustment placard on the property 15 days before the meeting visible from each street front. We will call you to pick it up when it is completed.

**CITY OF WINTER PARK
VARIANCE APPLICATION
BUILDING and PERMITTING SERVICES DEPARTMENT**

Building & Permitting Department
401 South Park Avenue
Winter Park, FL 32789
Ph: 407-599-3237

Date Received _____
Assigned _____
Date of Hearing ~~7/18/19~~ 7/18/19

Applicant: Mary Hartwig

Owner: ~~12345~~ MARY M HARTWIG

2819 Northwood Blvd.
(Address)
Winter Park, FL 32789
(City, State) (Zip)
407-222-2388
(Phone – Home)
~~407-222-2388~~
(Phone – Work or Cell)
mmhartwig@icloud.com
(Email Address)

2819 Northwood Blvd.
(Address)
Winter Park, FL 32789
(City, State) (Zip)
407-222-2388
(Phone – Home)
~~407-222-2388~~
(Phone – Work or Cell)
mmhartwig@icloud.com
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

ORD. 3258-22

*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 8-65, Paragraph (F), Zoning R-7A.

(P)(6)(7) Site & Building Improvement regulations - setbacks
State briefly (Clearly Printed or Word Processed) answers to all questions.

Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of
property 2819 Northwood Blvd.

Legal description of
property Lot 9, Block C, Northwood Terrace, according to the Plat thereof, as recorded in Plat Book S, page 16, of the

public records of Orange County, Florida

Describe variance

request Request is to build carport and redo concrete per plans.

Structure is unsafe. It limits coverage to one vehicle and forces occupants to be exposed to bad weather to enter

the house. Permit is to request removal and regrading of concrete to allow "accessible" entry and eliminate current flooding.

This section may be left blank for completion by city staff

Residential Fee-\$200.00 /Commercial, Multi-Family Fee-\$400.00 payable upon submission of application. (The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus \$100.00.

Variance Application
Page 2 of 2

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

The existing structure has been in place at current setback for longer than I have owned the house so neighbors are used to it's size

It is unsafe ,but code would not allow replacement that would cover more than one car and wouldn't allow for replacement of concrete that is necessary for "accessible" entry and to eliminate current flooding.

New pergola design continues open front and sides flat roof look so sightlines to house would not be heavily altered to side and back parking are not possible due to septic requirements . Access to sewer is not available in this area .

How long have you owned the property? since Nov. 2002,

How long have you occupied the property? since Nov. 2002

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?

One purpose of these ordinances is to promote safe and convenient access to property .

The opposite side of the street is occupied by businesses and is governed by the City of Orlando. This has caused a huge increase in traffic which has made the need for safer home parking more important.

Adding elements in alignment with "aging in place "is appropriate and in concurrence with this purpose."

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.

Repairing the existing structure within code would not make it possible to correct current flooding and concrete trip hazards.

Demo of existing structure to redo concrete and make repairs would limit rebuild to 7' and would eliminate even existing inadequate coverage.

Neighbors have no issue with my improvement and expansion of the carport.

Health issues for myself and family have been impacted by access safety issues, I wish to eliminate as many as possible to create a more favorable living environment.

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?

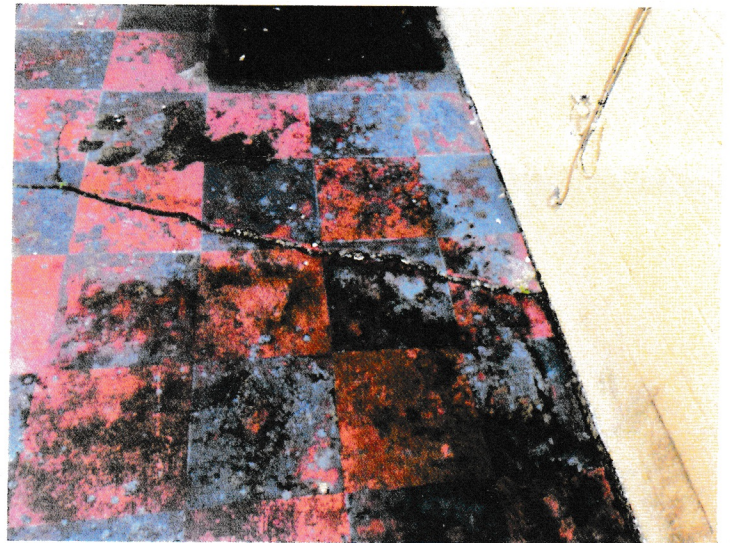
yes, existing setback could be shortened,more permeable material could be used in driveway as long as there was primarily wheelchair accessible paving.

Mary M Hartwig
Signature of Applicant

6/20/19
Date

Mary M . Hartwig
Name of Applicant (PRINT)

Variance app 12/00 - Instructions, and setback sheet - attached.





CITY OF WINTER PARK

SETBACK/COVERAGE WORKSHEET GUIDE FOR SINGLE FAMILY ZONING

See Setback/Coverage Worksheet & Criteria: Pages 1-4 & Accessory Structure Guide

- Step 1** ➡ Determine lot width, lot area and enter data.
The lot width is measured at front setback or front wall of an existing home.
(See note 2 on page 1 for non-rectangular lots)
- Step 2** ➡ Complete table and fill in appropriate data in square feet including "Impervious lot coverage", "Floor area ratio," and "Screen pool enclosure" area (if applicable) and "Front yard landscape coverage,". See notes 4-10 for details. Fill in the far right column with the allowed areas for each of these 4 criteria first, then go back and complete the existing and proposed areas for additions. **For new homes, Only use columns titled: New Total Area & Maximum Allowed Area**
- Step 3** ➡ Go to Page 2 and complete setback table. **Complete front setback and side setbacks first under "Minimum Allowable Dimensions"** Required side setback is based on the following lot width & gross floor area or configuration of home: (one story or two story & provisions on page 3). See notes for various criteria and limitations. For lots over 60 feet wide, the side setback based on % of lot width, the setback for each side must be rounded up to next whole number if the setback amount is .5 or greater.
[Page 4 contains examples of pre-calculated required side setbacks for various lot widths.]
- Step 4** ➡ Review Page 3 for criteria and other special features not included in tables.
- Step 5** ➡ Review Page 4 and comply with criteria for "Open front porches" and "Side wall articulation."
- Step 6** ➡ For accessory buildings or structures such garages, pools or cabanas, see Accessory Building Guide.



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

32789

Address: Winter Park, FL

Submitted by: Mary Hartwig

Lot width²: 75.07'

Lot area³: 10387.5'

	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50% 1 story - 60%	4657	1111 326	4056 4483	6232
FLOOR AREA RATIO (F.A.R.) ^{5,6,7} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁹ .	Lots < 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	1111 3374 inc. addition R.R. 18-500D excludes 116 open porch	1111 326 326 301	4056 3675	3947
SCREEN POOL ENCLOSURE	8% ¹⁰				
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). Front Lot Area:	Minimum % Required 50%	Existing Area ¹¹ 2625	Landscape Area Reduced ¹¹ 216.6	New Total Area 2408.4	Minimum Required Area 1312.5

NOTES:

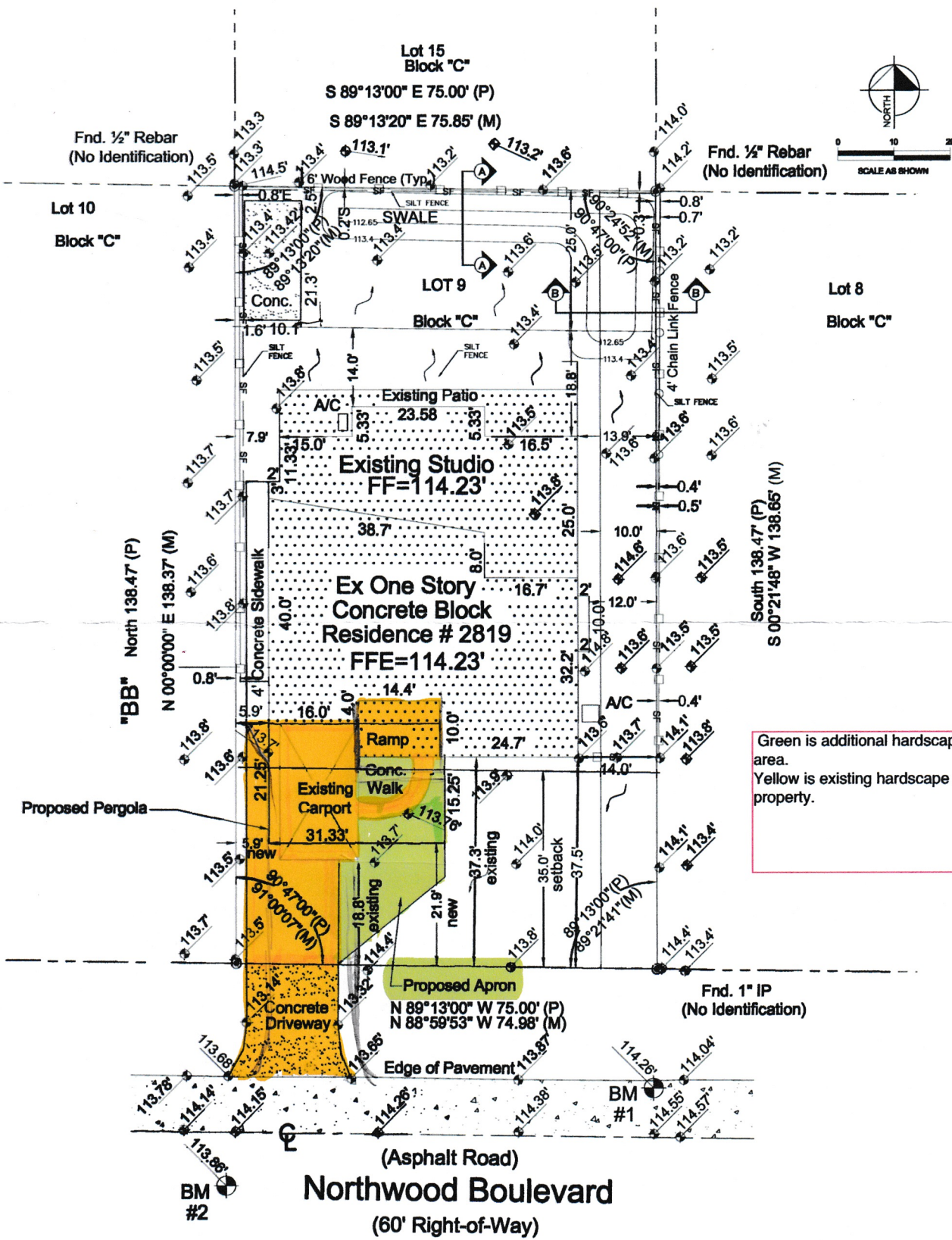
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions		Existing ¹³		Proposed	
	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.					
FRONT						
SIDES ^{1,2} (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	5.9'	14'	5.9'
	2nd Floor		B			14'
	1st Floor			25'		
	2nd Floor					
REAR ^{1,3,4}	Lakefront		see note 6			
CORNER LOT	1st Floor	Lot width ≤ 65 ft.	15 ft.			
		Lot width > 65 ft ⁷	20 ft.			
		Lot width ≤ 65 ft.	15 ft.			
	2nd Floor	Lot width > 65 ft ⁷	22.5 ft.			
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)		14'11.75"		14'11.75"	

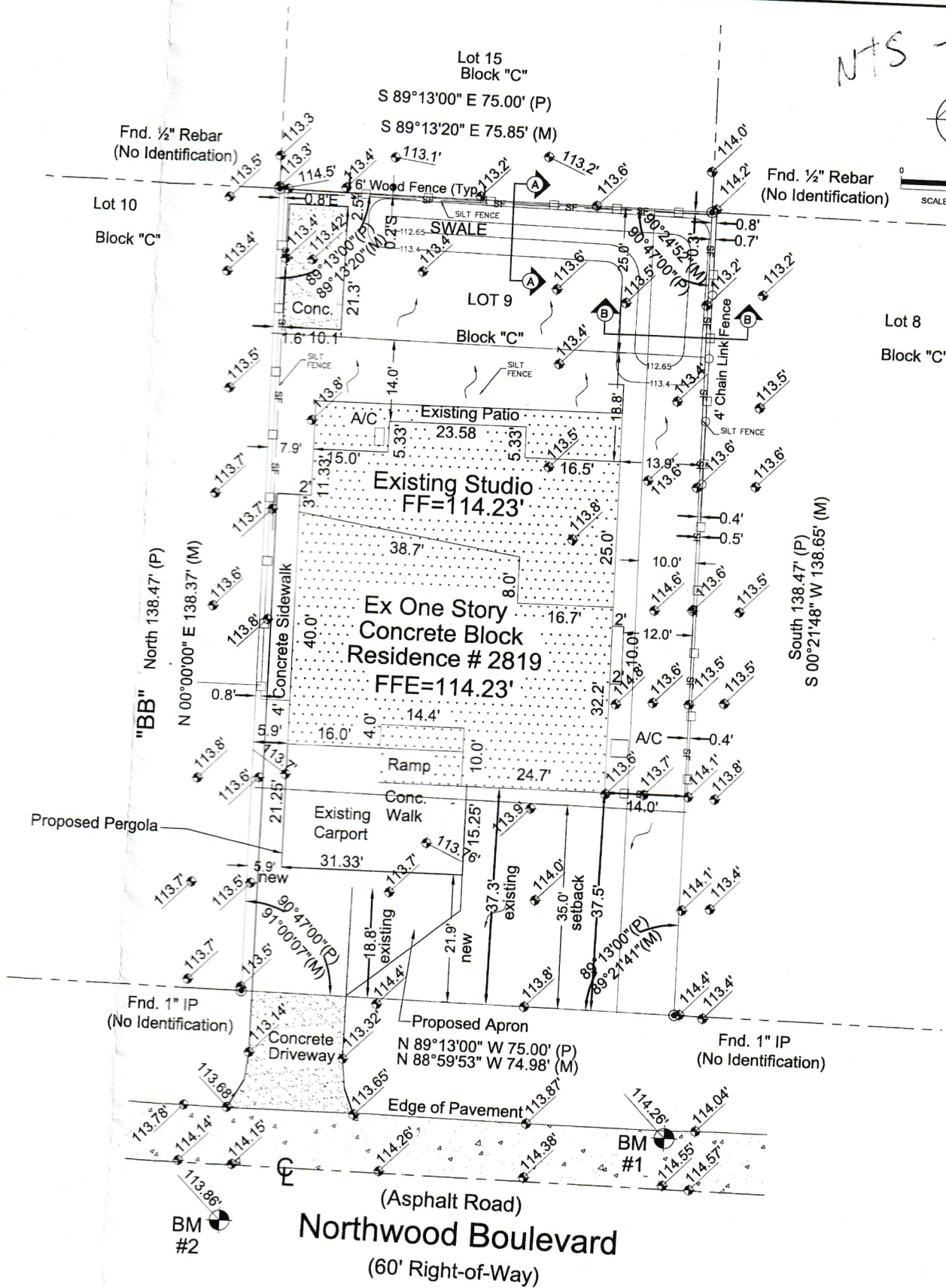
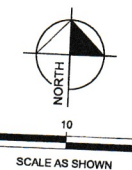
Notes:

- Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
- Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 20ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
- Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
- Require Planning & Zoning commission approval. Lakefront setback is based on the average setback established by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
- Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.
- Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
- No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
- Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
- Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.
- Properties or lots exceeding 50,000 sq. ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.
- This column only applies to existing homes.**

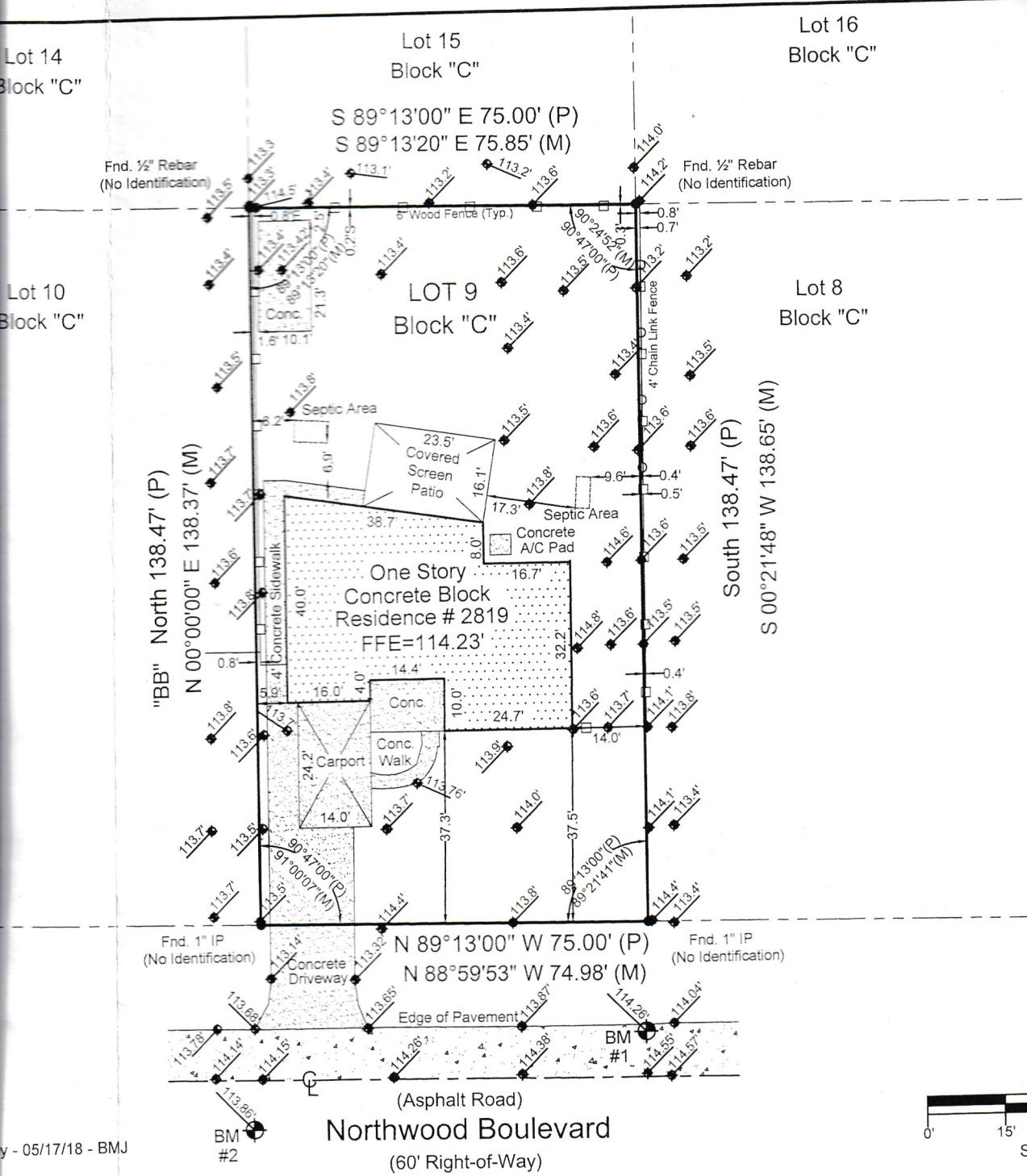


DATE	8/15
PROJECT NO.	20800-18-100
SHEET NUMBER	0.2
CITY OF WINTER PARK	
Mary Harwig	
2819 Northwood Blvd	
Winter Park, FL	
FLORIDA	
SITE PLAN	
DESIGNED BY	CSL
DRAWN BY	GAP
CHECKED BY	CSL
DESIGN ENGINEER	CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER	57524
SEAL	
VARIANCE APPLICATION	
DATE	8/15
BY	

NTS - 40% version



VARIANCE APPLICATION	
LINN ENGINEERING & DESIGN P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-262-4433 cell: 407-262-4433	
DESIGN ENGINEER:	CHAD S. LINN, P.E.
DESIGNED BY:	CSL
DRAWN BY:	GAP
CHECKED BY:	CSL
FLORIDA REGISTRATION NUMBER:	57524
SITE PLAN	
FLORIDA	
Mary Hartwig 2819 Northwood Blvd Winter Park, FL	
CITY OF WINTER PARK	
DATE:	8/15
PROJECT NO.	20800-18-100
SHEET NUMBER	0.2



2819 NORTHWOOD BOULEVARD, WINTER PARK, FLORIDA 32789

Field Date: 5/16/2018 Date Completed: 05/15/18
Drawn By: B.J. File Number: IS-47077

-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
-C-	- 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.

-POINTS OF INTEREST-

NONE VISIBLE

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 Standard 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
Florida State Surveyor
PSM 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.

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

To Whom it May Concern,

We are neighbors of Mary Hartwig at 2819 Northwood Blvd. and are aware of the plan to renovate the carport to cover 2 cars and allow safe access into the house. We have no objections to this plan.

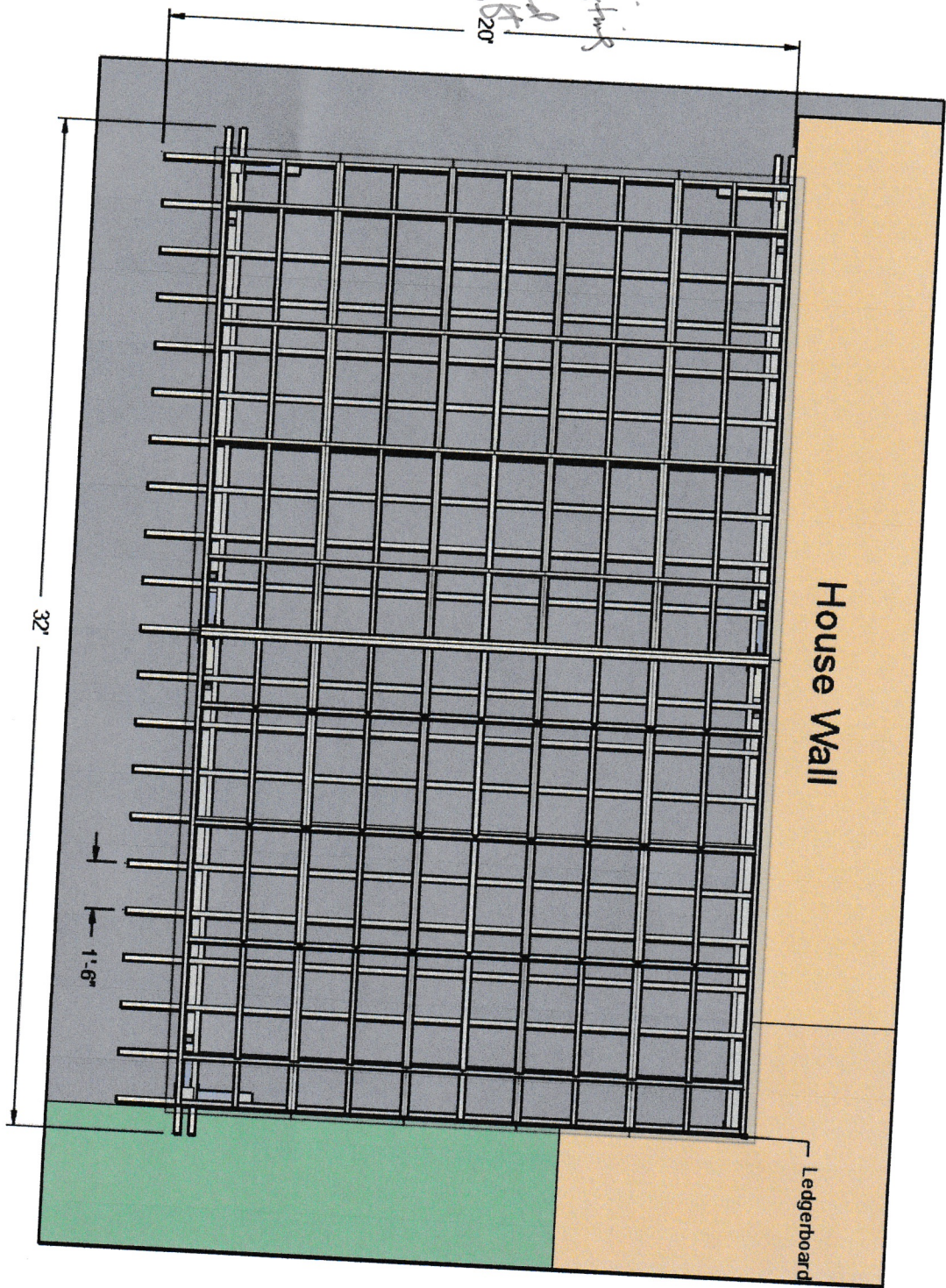
Thank You

Janet A. Amante
2825 Northwood Blvd.
Winter Park, FL 32789

Nicole Belan
2813 Northwood Blvd. -
Winter Park, FL 32789

This neighbor has moved
House is now new build
for sale.

$$\begin{array}{r} 320 \\ 640 \text{ sq ft.} \\ 326 \text{ sq ft.} \\ \hline 301 \text{ sq ft.} \end{array}$$



IN PROGRESS

- Notes:
- Mosaic-Douglas-Fir (10-Yr Warranty)
 - 5-Post High Wind Anchor Kit
 - 9 ft Height, 6 in x 6 in Post. Send post to fit on site.
 - Electrical Wire Trim Post #2, #5
 - White Wash Finish
 - Transparent Rain Guard

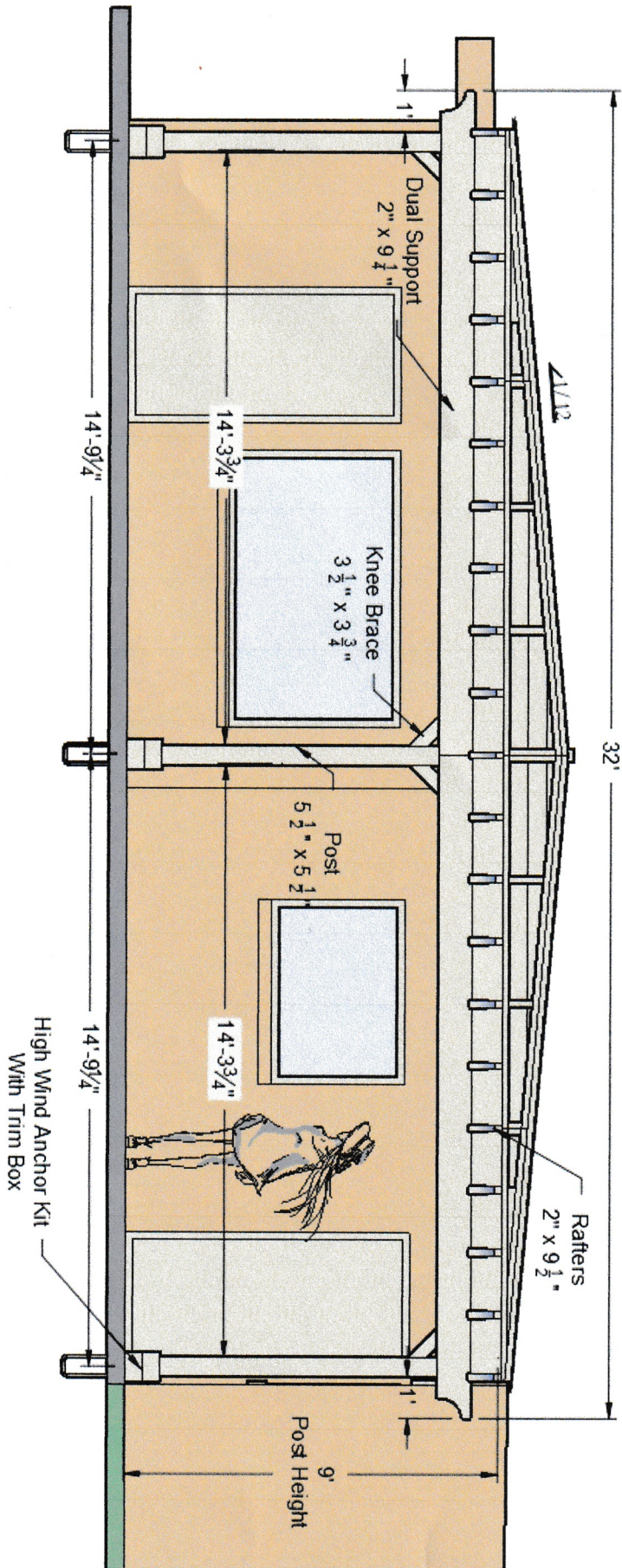
FOREVER REDWOOD

Customer: Mary Hartwig
 Attached Garden Pergola - 32' x 20'
 Designer: Gerardo Alvarez | Gerardo@foreverredwood.com
 Order No: 126204

Top View

NOT TO SCALE

Rev.: D



Front View

NOT TO SCALE

Notes:

- Mosaic-Douglas-Fir (10-Yr Warranty)
- 5-Post High Wind Anchor Kit
- 9 ft Height, 6 in x 6 in Post. **Send post to fit on site.**
- Electrical Wire Trim Post #2, #5
- White Wash Finish
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IN PROGRESS

FOREVER REDWOOD

Customer: Mary Hartwig

Attached Garden Pergola - 32' x 20'

Designer: Gerardo Alvarez | Gerardo@foreverredwood.com

Order No: 126204

Rev.: D



FOREVER REDWOOD

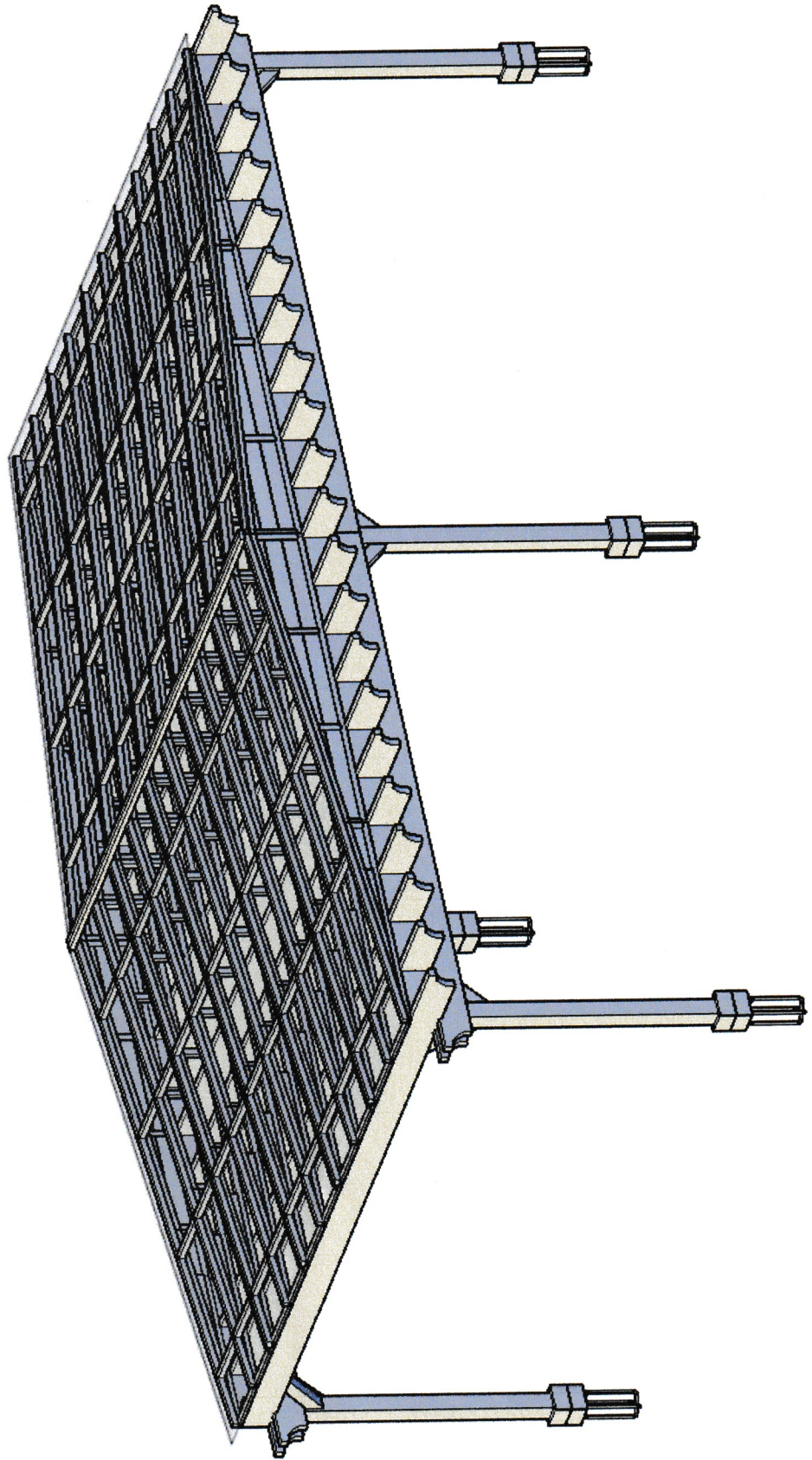
From the Forest, For the Forest since 1995

www.foreverredwood.com

Custom Attached Garden Pergolas – 32' x 20'

Mary Hartwig

Order #126204





PLAN SNAPSHOT REPORT BOA-2022-0023 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00
Description: Request is to rebuild existing carport and redo concrete to allow accessible entry and eliminate current flooding and trip hazards.

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Harbilas, John

App Date: 12/12/2022
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 302217599603090	Main	Address: 2819 Northwood Blvd Winter Park, FL 32789-6632	Main	Zone:
--------------------------------	------	---	------	--------------

Owner Mary M Hartwig 2819 Northwood BLVD Winter Park, FL 32789 Home: (407) 222-2388 Business: (407) 222-2388 Mobile: (407) 222-2388	Applicant Mary M Hartwig 2819 Northwood BLVD Winter Park, FL 32789 Home: (407) 222-2388 Business: (407) 222-2388 Mobile: (407) 222-2388
--	--

Plan Custom Fields

Zoning	R-1A	Section	58-65,R-1A, R-1AA and R-1AAA districts	Subsection	(f) Site and building improvement regs. -setbacks
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	Request is to build carport and redo concrete per plans .Existing structure is unsafe ,limits coverage to one vehicle and forces occupants to be exposed to weather.Permit is to also request removal and regrading of concrete to allow "accessible " entry and eliminate current flooding. Variance was previously granted and requests for estimates started when pandemic hit. Variance expired during pandemic.
How long have you owned the property?	Since November 2002-20 years	How long have you occupied the property?	Since November 2002-20 years	Special Condition	Side and back parking are not possible due to septic requirements. Access to sewer is not available in this area. Current structure is unsafe and current zoning would not allow build that would create accessible entry .Existing front and side setbacks have existed since before I owned the house.New design would still have open sides and front so sight lines wouldn't be heavily altered.
Rights/Priv	One purpose of these ordinances is to promote safe and convenient		access to property. Adding elements in alignment with "aging in		place " is appropriate and in concurrence with this purpose. The opposite

PLAN SNAPSHOT REPORT (BOA-2022-0023)

side of the street is occupied by businesses and is governed by the city of Orlando(East End Market). This has caused a huge increase in traffic which has made the need for safer home parking more important. Aging in place ,addition of 90 year old father and severity of rainstorms makes safer entry more important also.

Hardship

Repairing the existing structure within code would not make it possible to correct all current flooding and concrete trip hazards.Demo of existing structure to redo concrete would not allow rebuild of more than 7' and would eliminate even existing inadequate coverage. Health issues for myself and family have been impacted by access safety issues . I wish to eliminate as many as possible to create a more favorable living environment. Current neighbors on one side have no issue with improvement , other side is new build for sale and it's addition has only added to flooding issues.

Limited Variance

Yes, existing setback could be shortened , more permeable material could be used in driveway as long as there was primarily wheelchair accessible parking. Updated carport design includes conditions requested in original variance that was approved.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Setback wksst-22.pdf	12/12/2022 7:34	Hartwig, Mary		Uploaded via CSS
Updated 2019 variance.pdf	12/12/2022 7:34	Hartwig, Mary		Uploaded via CSS
Signature_Mary_Hartwig_12/12/2022.jpg	12/12/2022 7:34	Hartwig, Mary		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031650	Reinstatement/Extension Variance Fee	\$200.00	\$200.00
Total for Invoice INV-00031650		\$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	12/12/2022	12/14/2022	12/15/2022	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	12/12/2022	12/14/2022	12/15/2022

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	12/12/2022 0:00	12/15/2022 13:36
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

BOARD OF ADJUSTMENT

January 18, 2023

Ms. Mary Hartwig
2819 Northwood Boulevard
Winter Park, FL 32789

Dear Ms. Hartwig,

On January 17, 2023 the Board of Adjustment **approved** your request for a variance to allow a front setback of 21.9-feet and a side setback of 5.9-feet in lieu of the required front setback of 35-feet and required side setback of 9-feet, in conjunction with the construction of a new carport, located at 2819 Northwood Boulevard, zoned R-1A. **Approval was subject to the following conditions:**

- 1) That the posts be moved two feet inward; AND**
- 2) That the roof covering be limited to a single material.**

The subject property described as Parcel ID# 17-22-30-5996-03-090 as recorded in the Public Records of Orange County, Florida.

Located at 2819 Northwood Boulevard

Zoned: R-1A

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,



Nicholas W. Lewis
Planner I
407-599-3508

All variance(s) expire one year from the date of approval by the Board of Adjustment. 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.