



Board of Adjustments Regular Meeting Minutes

August 20, 2024 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Charles Steinberg, Robert Trompke, Aimee Hitchner, Jeanne Reynaud, Frank Pruitt

Absent

Ann Higbie

Staff Present

Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Administrative Coordinator Mary Bush

1. Call to Order

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

2. Consent Agenda

- a. Approve the minutes of July 16, 2024.

Motion made by Robert Trompke, seconded by Michael Clary, to approve the July 16, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Ann Higbie 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-2024-0006. Request of TEK Contracting, Inc., for variance approval from Section 58-65 subsections (f)(7) and (f)(8), to allow a 9.2-foot second-story setback in lieu of the required 16-foot second-story side setback and a 16-foot rear setback in lieu of the required 35-foot second-story rear setback in conjunction

with the proposed addition to the existing home located at 2960 Parkland Drive, zoned R-1A.

Mr. Lewis provided a summary of the item. He noted that the item was continued from the July 16, 2024 regular meeting. He then indicated that the location of the existing house is close to the western lot line of the property. He also indicated that the applicant's lot is as it was originally platted and has a very narrow slope. He then noted that staff had received three neighbor letters of approval and none in opposition. Mr. Lewis went on to review the survey for the property, noting the non-conforming rear and side setbacks of both the first and second floors. He indicated that the applicant wanted to create a second-floor office that would be flush with the existing house walls. He then reviewed the variance approval criteria for the request. He explained that due to the structure's existing layout, there is no room for an addition of any size without a variance on the western portion of the structure. Mr. Lewis then indicated that because of the unique history of the existing house, its location on the City border, and the odd rear lot line, there are enough special conditions and circumstances to ensure that no special privilege would be granted to any neighboring lands, structures, or buildings in the same zoning district.

Staff recommendation was for approval.

A brief discussion with the Board ensued about when the property was annexed into the city and if there had been a variance granted in 2013.

The homeowner, Jamie Buechele of 2960 Parkland Drive, Winter Park, FL 32789 addressed the Board. Ms. Buechele noted that the addition was needed to provide more room for her home office medical supplies.

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

The Board shared their thoughts on the request and were overall in favor of it.

Motion made by Michael Clary, seconded by Robert Trompke, to approve a variance approval from Section 58-65 subsections (f)(7) and (f)(8), to allow a 9.2-foot second-story setback in lieu of the required 16-foot second-story side setback and a 16-foot rear setback in lieu of the required 35-foot second-story rear setback in conjunction with the proposed addition to the existing home located at 2960 Parkland Drive, 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. (Ann Higbie was absent from the meeting.)

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:19 p.m.

Minutes approved by the Board on September 18, 2024.

ATTEST:

/s/ Mary Bush, Board Secretary