



Board of Adjustments Regular Meeting Minutes

September 17, 2024 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

None

Staff Present

City Attorney Hillary Griffith, Senior Planner/Zoning Official John Harbilas, Planner I 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 August 20, 2024.

Motion made by Robert Trompke, seconded by Aimee Hitchner to approve the August 20, 2024 meeting minutes.

The motion carried unanimously by a 7-0 vote.

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 #24-09. Request of Superior Aluminum Installations for variance approval from Section 58-65(f)(7), to allow a 6.3-foot first-floor side setback in lieu of the required 13-foot side setback in conjunction with the proposed covered patio addition to the existing home located at 1861 Edwin Boulevard, zoned R-1A.

Mr. Lewis provided a summary of the item. He noted that staff had received two

neighbor letters of approval. He then reviewed the survey for the property and indicated that there was no other area on the property than was proposed to feasibly place the covered porch addition. He also noted that a vast majority of the existing principal structure is located deep into the property with nearly half the lot falling within the required front setback. Mr. Lewis then went on to review the proposed elevations and variance approval criteria. He noted that an existing, detached accessory structure is located within the front setback with a 5-foot side setback, so the proposed 6.3-foot side setback would not be out of line with the existing structures on the lot. He also noted that because the proposed area for the addition is the only location possible for a first-floor addition, the proposed setback would not exacerbate the existing 5-foot setback of the accessory structure. He added that because of the restricted area and that the nature of the addition would be open-air, staff did not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district.

Staff recommendation was for approval.

The Board inquired about whether the property had been annexed into the city, the front setbacks of other properties along Edwin Boulevard, if there was a city requirement for a gutter system pertaining to the request, and if there would be a slope on the roof of the addition. A brief discussion ensued.

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

The Board expressed a desire to require that a gutter and downspout be included on the addition.

The applicant, Steven Zubek of 1861 Edwin Boulevard, Winter Park, FL 32789 addressed the Board. Mr. Zubek indicated that a gutter and down spout would be included on the addition.

Motion made by Michael Clary, seconded by Ann Higbie for variance approval from Section 58-65(f)(7), to allow a 6.3-foot first-floor side setback in lieu of the required 13-foot side setback in conjunction with the proposed covered patio addition to the existing home located at 1861 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, with the following condition:

- **that a gutter and down spout be provided on the eastern edge of the overhang of the addition.**

The motion carried unanimously by a 7-0 vote.

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:16 p.m.

Minutes approved by the Board on October 15, 2024.

ATTEST:

/s/ Mary Bush, Board Secretary