



Board of Adjustments Regular Meeting Minutes

September 16, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Robert Trompke, Jeanne Reynaud, Frank Pruitt, Jim Fitch, Christopher Morrison

Absent

Aimee Hitchner

Staff Present

City Attorney Hillary Griffith, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, and Planner I Corinna Lundgren

1. Call to Order

Chairman Trompke called the meeting to order at 5:01 p.m.

2. Consent Agenda

- a. Approve the minutes of August 19, 2025.

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

Motion made by Chris Morrison, seconded by Jim Fitch, for approval of the August 19, 2025, regular meeting minutes.

The motion carried unanimously by a 6-0 vote. (Aimee Hitchner 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 #25-09. Request of Roman Petra and Sarah Hardimon for variance approval from Section 58-65(f)(6), to allow a 30-foot front setback in lieu of the required 43-foot front setback and from Section 58-71(h)(7), to allow a 15-foot street-side setback

to the garage in lieu of the required street-side setback of 20 feet to the garage in conjunction with the proposed single-family home located at 1861 Laurel Road, zoned R-1AA.

Mr. Lewis provided a summary of the item. He noted that staff had received five neighbor letters in favor of the request and none in opposition. He then reviewed the setbacks for the property, noting a 37.5-foot front setback being the average along the street except for the neighbor directly adjacent the applicant's property. He went on to indicate that there is a large oak tree 10 feet off the rear property line. He explained that usually on corner lots, a detached garage is utilized to make up for more strenuous setback requirements, since it allows some relief to the rear setback, but to preserve the tree, this option would be impossible. He added that Urban Forestry requires a minimum 10-foot setback from the tree but would prefer a 15-foot setback. Mr. Lewis noted that the applicant is proposing a 30' front setback which is in front of the average and the neighbor but allows for a 13' buffer from the oak. He then indicated that because of the lot's unique circumstances, being a narrow corner lot with a significantly large front setback, and the presence of the specimen oak tree in the rear of the property, staff did not believe that the request would allow for a special privilege to any other land, structures, or buildings in the same zoning district.

Staff recommendation was for approval with the following condition:

- That the 30-foot front setback be amended to a 33-foot front setback.

Discussion ensued regarding how moving the garage would impact the oak tree, the elimination of the 5-foot space between the main house and detached garage if the front setback was at 33 feet, the required rear setback if the garage was connected to the house, and whether the adjacent neighbor to the west of the property was in favor of the request.

The applicant, Sarah Hardimon of 1861 Laurel Road, Winter Park, FL 32789 addressed the Board. Ms. Hardimon spoke about her and Roman Petra's desire to have a detached garage, the setback required for the oak tree and the reasoning for their requested setback, the type of roof that would be on the garage, and how she would adjust the plans to staff's recommendation of a 33-foot front setback if it were approved.

The applicants' contractor, Daniel Kennerly of 1527 Waterwitch Drive, Orlando, FL 32806 addressed the Board. Mr. Kennerly spoke about the difficulty with corner lots and the potential impacts of building around the existing oak tree.

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

The Board shared their thoughts about the request. A brief discussion ensued regarding the existing oak tree and the proposed setbacks.

Motion made by Michael Clary, seconded by Chris Morrison, for variance approval from Section 58-65(f)(6), to allow a 30-foot front setback in lieu of the required 43-foot front setback and from Section 58-71(h)(7), to allow a 15-foot street-side setback to the garage in lieu of the required street-side setback of 20 feet to the garage in conjunction with the proposed single-family home located at 1861 Laurel Road, zoned R-1AA, with the Board's consideration for the narrowness of the lot, the existing oak tree and the setback preference of the city's arborist.

The motion unanimously carried by a 6-0 vote. (Aimee Hitchner 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 5:43 p.m.

Minutes approved by the Board on October 21, 2025.

ATTEST:

/s/ Mary Bush, Board Secretary