



Board of Adjustments Regular Meeting

Agenda

March 17, 2026 @ 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. Minutes of October 21, 2025. 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 #26-01. Request of Property Owner for variance approval from Section 58-65(f)(6), to allow a 38-foot front setback in lieu of the required front setback of 48 feet in conjunction with the proposed single-family home, located at 1781 Via Tuscany, zoned R-1AA. 10 minutes
- b. BOA #26-02. Request of Anthony Ewen with EDesign Management for variance approval from Section 58-66(f)(2), to allow a 5-foot side setback to both floors in lieu of the required side setbacks of 7 feet to the first-floor and 10 feet to the second-story, and a 5-foot rear setback in lieu of the required rear setback of 10 feet; and variance approval from Section 58-86(2), to allow required parking within the first 20 feet of the subject property, in conjunction with the proposed single-family home located at 653 Huntington Avenue, zoned R-2. 20 minutes

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment



Board of Adjustments

agenda item 2.a

item type

Consent Agenda

meeting date

March 17, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of October 21, 2025.

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

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

October 21, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Robert Trompke, Aimee Hitchner, Jeanne Reynaud, Christopher Morrison

Absent

Frank Pruitt, Jim Fitch

Staff Present

City Attorney Hillary Griffith, Planner II Nicholas Lewis, Planner I Corinna Lundgren,
Administrative Coordinator Mary Bush

1. Call to Order

Chairman Trompke called the meeting to order at 5:02 p.m.

2. Consent Agenda

- a. Approve the minutes of September 16, 2025.

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

Motion made by Michael Clary, seconded by Chris Morrison for approval of the September 16, 2025, regular meeting minutes.

The motion carried unanimously by a 5-0 vote. (Frank Pruitt and Jim Fitch were 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-2025-0010. Request of Leonardo Gomes with Mint Homes USA LLC: for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A.

Ms. Lundgren provided a summary of the request. She noted that the primary home is located along Nairn Drive, where a mixture of properties are zoned, O-2, R-2, and R-1A. The majority of the lots zoned R-1A are 140 feet in depth and the required front yard setback for the applicant's property is 28 feet. She explained that the applicant was requesting 31 feet, which is over the 20 percent standard calculation. She then noted that most of the structures along the same side of Nairn Drive have roughly a 25-to-35-foot front setback. The properties on the other side of Nairn Drive are zoned R-2, which allows a 25-foot front setback by code. Ms. Lundgren indicated that the requested 31 feet falls more in conformance with the block structure than the existing 51.5 feet. She also indicated that it was worth noting that the adjacent home to the east is the only other home setback about 50 feet and had submitted a letter in support of the variance requested as well as one other neighbor to the east. She then summarized the discussion noting that the lot is consistent with the character of the neighborhood, where single-family homes have a setback of around 20 percent of the 140-foot lot depth. The applicants can meet all code requirements except the front. Because the ask of 31 feet is greater than 20 percent, and the home will sit in line, if not a little behind the homes along Nairn Drive, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variance requested.

Staff recommendation was for approval of the request.

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 the request.

Motion made by Chris Morrison, seconded by Aimee Hitchner, for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A.

The motion carried unanimously by a 5-0 vote. (Frank Pruitt and Jim Fitch were absent from the meeting.)

5. Non-Action Items

6. Staff Updates

Mr. Lewis noted that the scheduled November meeting would be canceled due to no hearing items.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:30 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Board of Adjustments

agenda item 4.a

item type

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

meeting date

March 17, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-01. Request of Property Owner for variance approval from Section 58-65(f)(6), to allow a 38-foot front setback in lieu of the required front setback of 48 feet in conjunction with the proposed single-family home, located at 1781 Via Tuscany, zoned R-1AA.

motion | recommendation

Staff recommendation is for approval of the variance requested.

background

The applicant, who is also the homeowner, is requesting variance approval to allow a 38-foot front yard setback for a new single-family home in lieu of the required front setback of 48 feet. The property is zoned R-1AA.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist that 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 subject property is a standard rectangular lot with a required front setback of 48 feet based on the existing structure's setback. The property is 121.5 feet deep, and a 48-foot setback requires roughly 40% of the lot area to be within the front yard. The surrounding properties range from 38 to 41 feet for an average front setback of 39.75 feet. Additionally, the existing home has a 10-foot rear setback, whereas a new structure would be required to have a 25-foot first-floor rear setback.

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.

A literal interpretation of Section 58-65 subsection (f)(6) requires the front yard setback to be calculated using 20% of the lot depth or the setback of the existing or most recently demolished home, whichever is greater.

The applicant's proposal includes a new single-family home, which would include meeting the 48-foot front setback requirement, an increased rear setback of 25 feet, and a required side setback of 16 feet. The existing structure currently has a 10-foot rear setback. Therefore, the large required front setback is further exacerbated by an additional 15-foot loss in buildable area for the new structure compared to the existing home. The applicant's request pushes the house forward to be better in line with the neighbors and allows for relief to meet the required rear and side setback requirements.

Actions of the Applicant

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

The existing structure was constructed in 1991, before the applicant's purchase of the property. Therefore, the existing front setback and any subsequent special conditions and circumstances are not based on any actions of the applicants.

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.

The lot and the applicant's request are consistent with the character of the neighborhood, where single-family homes have a setback of around 40 feet. Because of the significant front setbacks along Via Tuscany, even a slightly larger required front setback for one of these properties creates a unique challenge regarding the required building pad for a new structure compared to neighboring properties. Therefore, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district.

Summary

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

alternatives | other considerations

fiscal impact

attachments

1. 1781 Via Tuscany - Area Map
2. 1781 Via Tuscany - Aerial Map
3. 1781 Via Tuscany - Survey
4. 1781 Via Tuscany - Site Plan
5. 1781 Via Tuscany - Applicant Submittal



metree Rd

Shan

Whitesell Dr

Via Lombardy

Via Palermo

Via Venetia

Winter Park

Via Tuscany

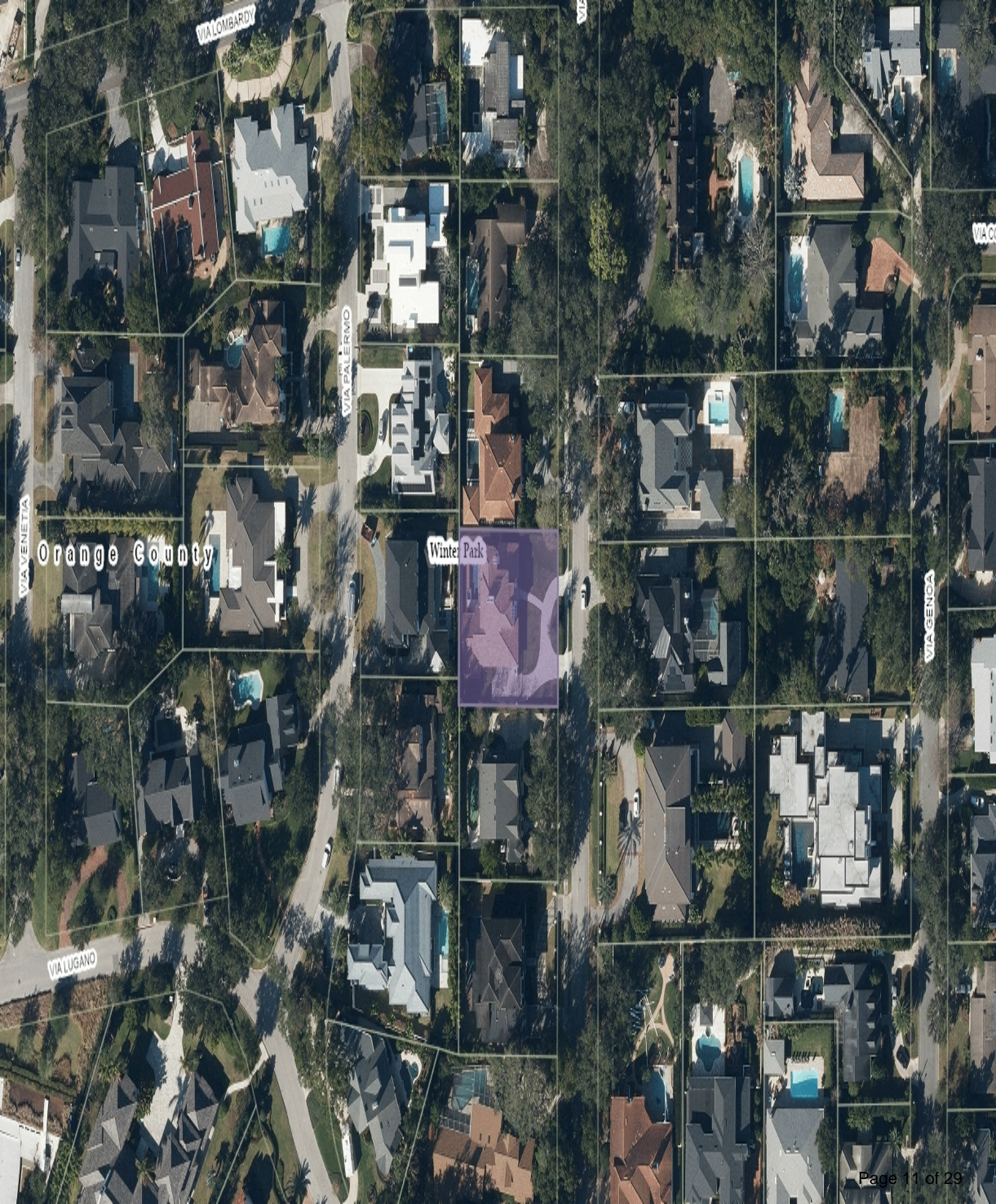
Via Lugano

Via Genoa

Via Contessa

Temple Dr

Lake Maitland



VIA LOMBARDO

VIA

VIA GENOVA

VIA VENETIA

Orange County

Winter Park



VIA GENOVA

VIA LUGANO

Boundary Survey

Legal Description:

Lot 4, SICILIAN SHORES SECOND REPLAT, according to the plat thereof, as recorded in Plat Book S, page 53, 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 CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09/25/2009.

CERTIFIED TO:

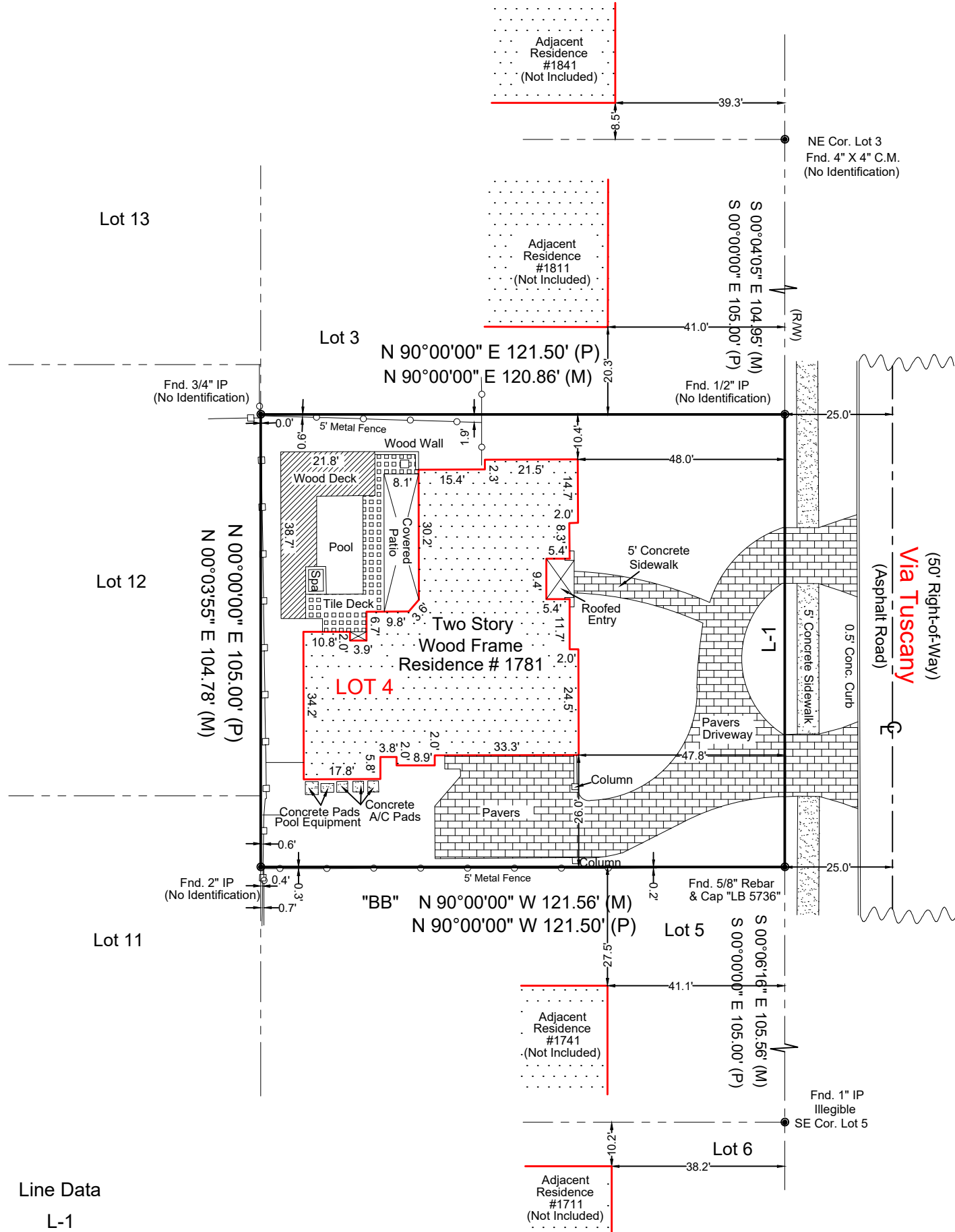
CHRISTOPHER CREEGAN AND KRISTIN CREEGAN



1781 via Tuscany
Winter Park, Florida 32789

Schedule B - Section 2

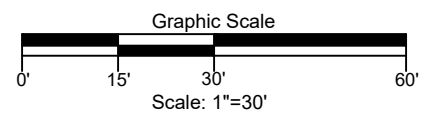
1. Not Applicable to the Survey
2. Not Applicable to the Survey
3. Plotted on Survey if Applicable
4. Not Applicable to the Survey
5. Not Applicable to the Survey
6. Not Applicable to the Survey
7. Not Applicable to the Survey
8. Not Applicable to the Survey
9. Not Applicable to the Survey



Line Data

L-1

S 00°00'00" E 105.00' (P)
S 00°19'13" E 104.78' (M)



Field Date: 01/29/26	Date Completed: 02/02/26	<p align="center">-Notes-</p> <p>>Survey is Based upon the Legal Description Supplied by Client.</p> <p>>Abutting Properties Deeds have <u>NOT</u> been Researched for Gaps, Overlaps and/or Hiatus.</p> <p>>Subject to any Easements and/or Restrictions of Record.</p> <p>>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".</p> <p>>Building Ties are <u>NOT</u> to be used to reconstruct Property Lines.</p> <p>>Fence Ownership is <u>NOT</u> determined.</p> <p>>Roof Overhangs, Underground Utilities and/or Footers have <u>NOT</u> been located <u>UNLESS</u> otherwise noted.</p> <p>>Septic Tanks and/or Drainfield locations are approximate and <u>MUST</u> be verified by appropriate Utility Location Companies.</p> <p>>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.</p> <p>>Flood Zone Determination Shown Heron 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 <u>NEITHER</u> known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume <u>NO</u> Liability for the Accuracy of this Determination.</p>	<p align="center">Revisions</p> <p>Updated Survey - 02/02/26 - MFL</p>	<p>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 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.</p> <p align="center"> Patrick K. Ireland, P.S.M. 6637, LB 7623 This Survey is intended <u>ONLY</u> for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. </p> <p align="center"> Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165 </p>																																																																														
Drawn By: P.I.B.	File Number: IS-34698U		<p align="center">-Legend-</p> <table border="0"> <tr> <td>C</td><td>- Calculated</td> <td>PC</td><td>- Point of Curvature</td> </tr> <tr> <td>CL</td><td>- Centerline</td> <td>Pp</td><td>- Page</td> </tr> <tr> <td>CB</td><td>- Concrete Block</td> <td>PI</td><td>- Point of Intersection</td> </tr> <tr> <td>CM</td><td>- Concrete Monument</td> <td>P.O.B.</td><td>- Point of Beginning</td> </tr> <tr> <td>Conc.</td><td>- Concrete</td> <td>P.O.L.</td><td>- Point on Line</td> </tr> <tr> <td>D</td><td>- Description</td> <td>PP</td><td>- Power Pole</td> </tr> <tr> <td>DE</td><td>- Drainage Easement</td> <td>PRM</td><td>- Permanent Reference Monument</td> </tr> <tr> <td>Esmt.</td><td>- Easement</td> <td>PT</td><td>- Point of Tangency</td> </tr> <tr> <td>F.E.M.A.</td><td>- Federal Emergency Management Agency</td> <td>R</td><td>- Radius</td> </tr> <tr> <td>FFE</td><td>- Finished Floor Elevation</td> <td>Rad.</td><td>- Radial</td> </tr> <tr> <td>Fnd.</td><td>- Found</td> <td>R&C</td><td>- Rebar & Cap</td> </tr> <tr> <td>IP</td><td>- Iron Pipe</td> <td>Rec.</td><td>- Recovered</td> </tr> <tr> <td>L</td><td>- Length (Arc)</td> <td>Rfd.</td><td>- Roofed</td> </tr> <tr> <td>M</td><td>- Measured</td> <td>Set</td><td>- Set 1/2" Rebar & Rebar Cap "LB 7623"</td> </tr> <tr> <td>N&D</td><td>- Nail & Disk</td> <td>Typ.</td><td>- Typical</td> </tr> <tr> <td>N.R.</td><td>- Non-Radial</td> <td>UE</td><td>- Utility Easement</td> </tr> <tr> <td>ORB</td><td>- Official Records Book</td> <td>WM</td><td>- Water Meter</td> </tr> <tr> <td>P</td><td>- Plat</td> <td>Δ</td><td>- Delta (Central Angle)</td> </tr> <tr> <td>P.B.</td><td>- Plat Book</td> <td>-O-</td><td>- Chain Link Fence</td> </tr> <tr> <td>□</td><td>- Wood Fence</td> <td></td><td></td> </tr> </table>		C	- Calculated	PC	- Point of Curvature	CL	- Centerline	Pp	- 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 & 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
C	- Calculated	PC	- Point of Curvature																																																																															
CL	- Centerline	Pp	- 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 & 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																																																																																	

Pool Size/location TBD
Will comply with setback requirements

73' 0"

PROPOSED BUILDING SITE
(Not final design. Will comply with all applicable codes)

73' 0"

16' 0"

38' 0"



PLAN SNAPSHOT REPORT BOA-2026-0001 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 02/06/2026
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: Variance to move new construction home forward 10' to line up with neighbor's homes.

Parcel: 302132802400040	Main	Address: 1781 Via Tuscany Winter Park, FL 32789	Main	Zone:
--------------------------------	------	---	------	--------------

Owner Property Owner 1781 Via Tuscany Winter Park, FL 32789	Applicant Property Owner 1781 Via Tuscany Winter Park, FL 32789
---	---

Plan Custom Fields

Is the property on waterfront?		Section		Subsection
Zoning	No	Is this property on historic registry or district?	No	Describe variance
				I am seeking to build a new home on my existing lot and my current setback of 48'+ is significantly further back than all of my neighbors causing me to have the gross majority of my my property in my unusable front yard. This has caused my backyard to be basically non-existent as you can see from my survey leaving no room for family activities, a safe place to raise children, or a backyard to entertain. This extraordinary setback unnecessarily prohibits the quiet enjoyment of my own property as the only property to be used is the very busy and non-private front yard of my home. In addition to that, when I build my new home, I would be subject to even more stringent setbacks on the rear and sides of my property, further shrinking my buildable area. I would have to move my home forward approximately 10 feet from the rear setback to meet the new 25' setback required by the city, taking away precious interior square footage from my home. Building a new home shouldn't

PLAN SNAPSHOT REPORT (BOA-2026-0001)

cause me to not only lose interior square footage but also unnecessarily hold me to a further setback than what is reasonable and customary for my street.

The current zoning provision requires me to be held to the current setback of my home as built prior to tearing down, which is currently set at 48'+. Per the attached survey recently completed by Ireland Survey, this zoning code deprives me of rights commonly enjoyed by other properties in the same zoning district and, even more compelling, my direct next door neighbors. Based on the survey provided, I am the furthest setback home in my immediate area and holding me to the current zoning would keep me at this unnecessarily strict setback that is not consistent with what the City has allowed for the rest of my street.

The special conditions and circumstances do not result from the actions of myself as this home was built in 1991 prior to me taking ownership in 2017. I did not make any improvements to the property that affected any setbacks of this curren

How long have you owned the property?

9 Years - Purchased Feb 2017

How long have you occupied the property?

9 Years - Purchased Feb 2017

Special Condition

I am seeking to build a new home on my existing lot and my current setback of 48'+ is significantly further back than all of my neighbors causing me to have the gross majority of my my property in my unusable front yard. This has caused my backyard to be basically non-existent as you can see from my survey leaving no room for family activities, a safe place to raise children, or a backyard to entertain. This extraordinary setback unnecessarily prohibits the quiet

enjoyment of my own property as the only property to be used is the very busy and non-private front yard of my home. In addition to that, when I build my new home, I would be subject to even more stringent setbacks on the rear and sides of my property, further shrinking my buildable area. I would have to move my home forward approximately 10 feet from the rear setback to meet the new 25' setback required by the city, taking away precious interior square footage

from my home. Building a new home shouldn't cause me to not only lose interior square footage but also unnecessarily hold me to a further setback than what is reasonable and customary for my street.

PLAN SNAPSHOT REPORT (BOA-2026-0001)

Rights/Priv	<p>The current zoning provision requires me to be held to the current setback of my home as built prior to tearing down, which is currently set at 48'+. Per the attached survey recently completed by Ireland Survey, this zoning code deprives me of rights commonly enjoyed by other properties in the same zoning district and, even more compelling, my direct next door neighbors. Based on the survey provided, I am the furthest setback home in my immediate area and holding me to the current zoning would keep me at this unnecessarily strict setback that is not consistent with what the City has allowed for the rest of my street.</p>	Hardship	<p>Granting this variance will not only not provide any special privilege denied by the zoning ordinance to other lands, structures, or buildings on the same zoning district but it will ultimately improve the distance between the three neighbors on the sides of me as the current structure is less than 16' from the side and less than 25' from the back. The new build would adhere to those side and rear setbacks providing better separation and privacy to my neighbors. This variance is also in line with other structures build immediately adjacent to my property therefore no special privilege would be granted that wasn't previously granted to my neighbors.</p>	Limited Variance	<p>We are only seeking one variance simply to move the property forward 10' to 38' from front property line.</p>
-------------	---	----------	---	------------------	--

With the current setback and having to comply with the 25' rear setback, it would make my home unnecessarily narrow and offset me from my neighbors on my street, tucking me back and obstructing views. It would unnecessarily create a large front yard while keeping my back yard small and depriving me of a reasonable home and yard size for my family. We desire to have a home with a width in line with our zoning and our neighborhood that still has room for a back yard and doesn't leave 40% or more of our property in our front yard.

Attachment File Name	Added On	Added By	Attachment Group	Notes
s3W8TC_185182_survey_r1.pdf	02/06/2026 10:02	Creegan, Chris		Survey
Site Plan Final.pdf	02/06/2026 10:02	Creegan, Chris		Site Plan
Variance Request.pdf	02/06/2026 10:02	Creegan, Chris		Signed Checklist
Signature_Chris_Creegan_2/6/2026.jpg	02/06/2026 10:02	Creegan, Chris		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00070275	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00070275		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

PLAN SNAPSHOT REPORT (BOA-2026-0001)

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	02/06/2026	02/09/2026	02/13/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	02/06/2026	02/09/2026	02/13/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		02/13/2026 9:42	02/13/2026 9:42
Board of Adjustments Review v.1	Receive Submittal	02/06/2026 0:00	02/13/2026 9:42
Issue Invoice v.1	Generic Action		02/13/2026 9:42
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



Board of Adjustments

agenda item 4.b

item type

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

meeting date

March 17, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-02. Request of Anthony Ewen with EDesign Management for variance approval from Section 58-66(f)(2), to allow a 5-foot side setback to both floors in lieu of the required side setbacks of 7 feet to the first-floor and 10 feet to the second-story, and a 5-foot rear setback in lieu of the required rear setback of 10 feet; and variance approval from Section 58-86(2), to allow required parking within the first 20 feet of the subject property, in conjunction with the proposed single-family home located at 653 Huntington Avenue, zoned R-2.

motion | recommendation

Staff recommendation is for approval of the variances requested, subject to the following condition(s):

- 1) That the required stormwater retention is provided onsite, located in a manner so that runoff will not adversely affect any neighboring property; and
- 2) That the existing trees and vegetation along the southern property line be preserved to the degree reasonably possible, and if any vegetation needs to be removed for construction, that the vegetation be replaced by a fence/wall, or six-foot hedge at planting.

background

Due to the subject property's unique size and location, the applicant is requesting approval to construct a new single-family home on the property located at 653 Huntington Avenue, with variances for the side and rear setbacks, as well as allowing required parking partially within the first 20 feet of the subject property.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist that 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 subject property is unique in both size and circumstance. The property is only 25 feet wide and is 46.4 feet deep on the north side and 66.2 feet deep on the south side. The total square footage of the property is 1,375 square feet. The minimum living area required is 1,000 square feet. The applicant is proposing a total square footage of 1,090 square feet, including the basement level, to meet this requirement. They are also under the maximum 55% FAR and are proposing a 40% impervious coverage, under the maximum 65% allowable.

Besides the size of the property, it is also unique in location. The property is located in a neighborhood with a variety of housing types, ranging from single-family houses to condominiums. The property backs up to the railroad tracks and commercial properties. There is a triplex to the south and condos to the north.

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.

A literal interpretation of Section 58-66(f)(2) requires a first-floor side setback of 7 feet, a required second-floor side setback of 10 feet, and a required rear setback of 10 feet for both floors for properties backing up to commercial properties. Additionally, the minimum parking per unit for a residence is two spaces. A literal interpretation of Section 58-86(2) requires that the minimum parking be located beyond the first 20 feet from the property line.

Based on the lot dimensions, adhering to the required side setbacks would provide a buildable area on the first floor that is 11 feet wide and a buildable area on the second floor that is 5 feet wide. Adhering to the required rear setback would provide a maximum depth of 11.5 feet on the north side and 31.2 feet on the south side. The applicant's proposal allows for a 15-foot-wide structure on both floors and is 18.75 feet deep on the north side and 28 feet deep on the south side.

The applicant is proposing a partially covered carport that provides one of the required parking spaces beyond the 20-foot setback. To fit two vehicles beyond the 20-foot setback, the applicant would need to extend the proposed dedicated parking area another 13 feet back from the rear of the proposed carport, effectively cutting off one half of the lot as unusable for anything other than parking. The applicant is not requesting to reduce the required parking, but to allow the second parking space to be located partially within the 20-foot setback area.

Actions of the Applicant

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

The lot is a remnant parcel left over from the creation of the surrounding multifamily properties and vacation of the end of Huntington Avenue. As such, the lot's restraints with current code requirements are not caused by the actions of the applicant.

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.

Because of the lot's minimal size, its location in a neighborhood with a variety of housing types, and the fact that it is situated between multifamily on either side, as well as the railroad and commercial properties to the rear, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variances requested. However, because the lot's size is so small, staff is proposing two conditions to ensure that the applicant takes appropriate steps, so the neighboring properties are not adversely affected by stormwater runoff and the excess removal of existing vegetation buffers.

Summary

Staff believes that the applicant meets the four criteria required to grant the variances requested with the corresponding conditions.

alternatives | other considerations

fiscal impact

attachments

1. 653 Huntington Ave - Area Map
2. 653 Huntington Ave - Aerial Map
3. 653 Huntington Ave - Survey
4. 653 Huntington Ave - Plan Set
5. 653 Huntington Ave - Rendering
6. 653 Huntington Ave - Applicant Submittal

Rollins College
801

S Capen Ave

Orange Ave

Ave

527

Winter Park

Huntington Ct

S Pennsylvania Ave

Huntington Ave

761

750

741

738

750

645
649
651
647
643

766
768
0

776
774

784

779

637
639 633 641
635

621

789

653

784 782

0

788
786

834

Winter Park

0

803

805

807

600

656

654

634

843

597

919

900

821

820

853

918

855

930

831

832

865

958

733

840

844

867

972

693
697
691
689 0 687
695

645

633

937

976

735

665

657

605

528
Winter Park
9th Grade
Center



SCAPEN AVE

Winter Park

HUNTINGTON AVE

HUNTINGTON CT

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

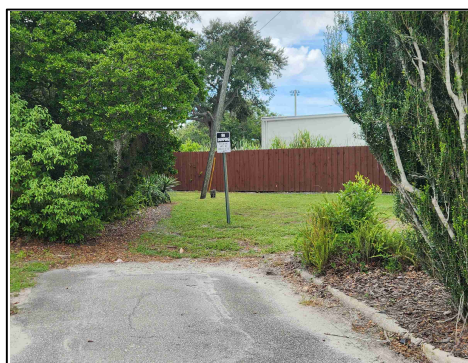
ALL OF LOTS 7, 8, 9, 10 AND THAT PART OF LOTS 1 AND 2 LYING WITHIN 30 FEET OF THE PRESENT RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD AND THE WEST 1/2 OF THAT CERTAIN VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 7, ALL IN BLOCK 95, TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A" PAGES 67 THROUGH 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

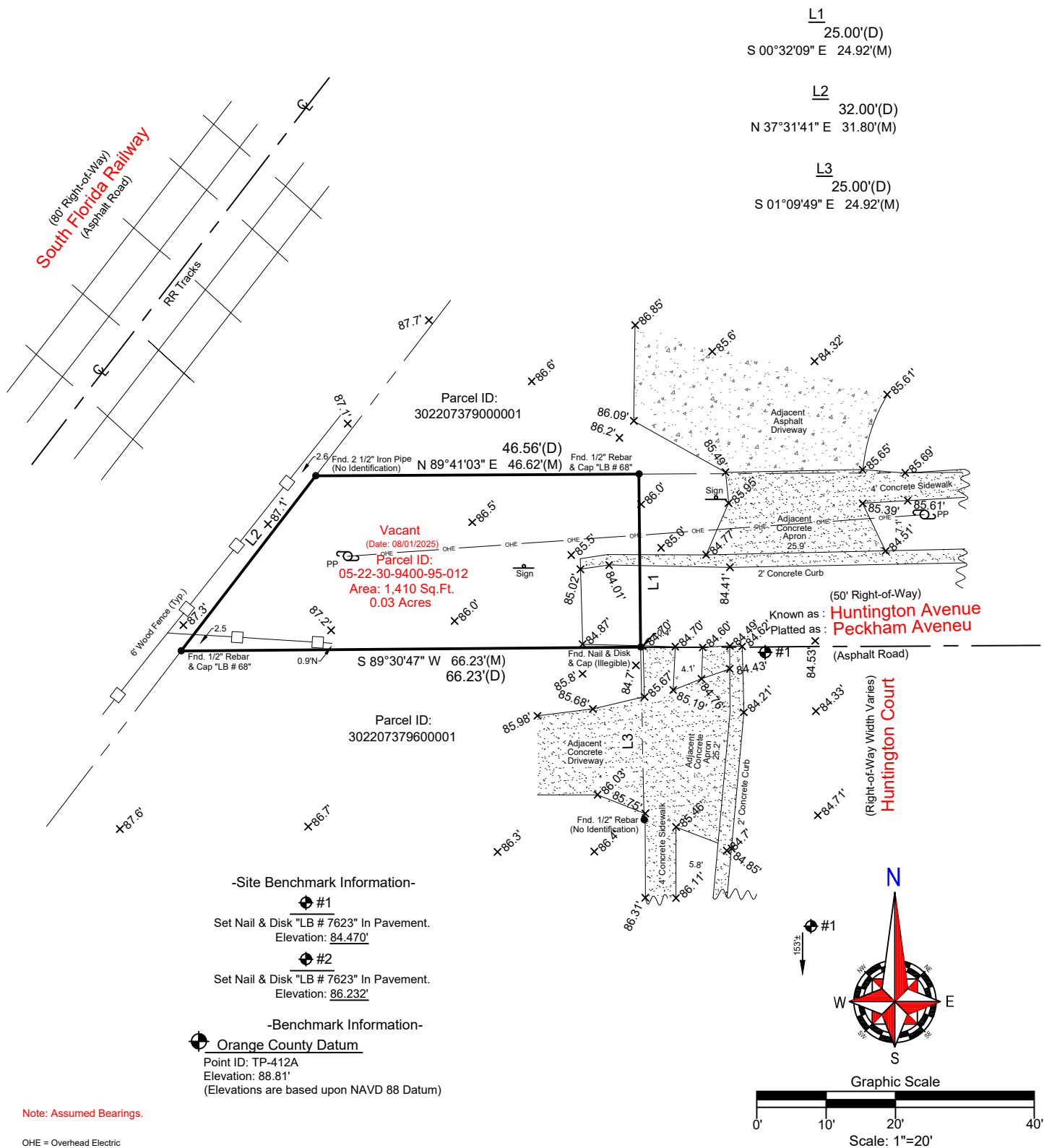
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09/25/2009.

CERTIFIED TO:

JOHN BOLEN



653 HUNTINGTON AVENUE, WINTER PARK, FLORIDA 32789



-Site Benchmark Information-


- #1
Set Nail & Disk "LB # 7623" In Pavement.
Elevation: 84.470'
- #2
Set Nail & Disk "LB # 7623" In Pavement.
Elevation: 86.232'

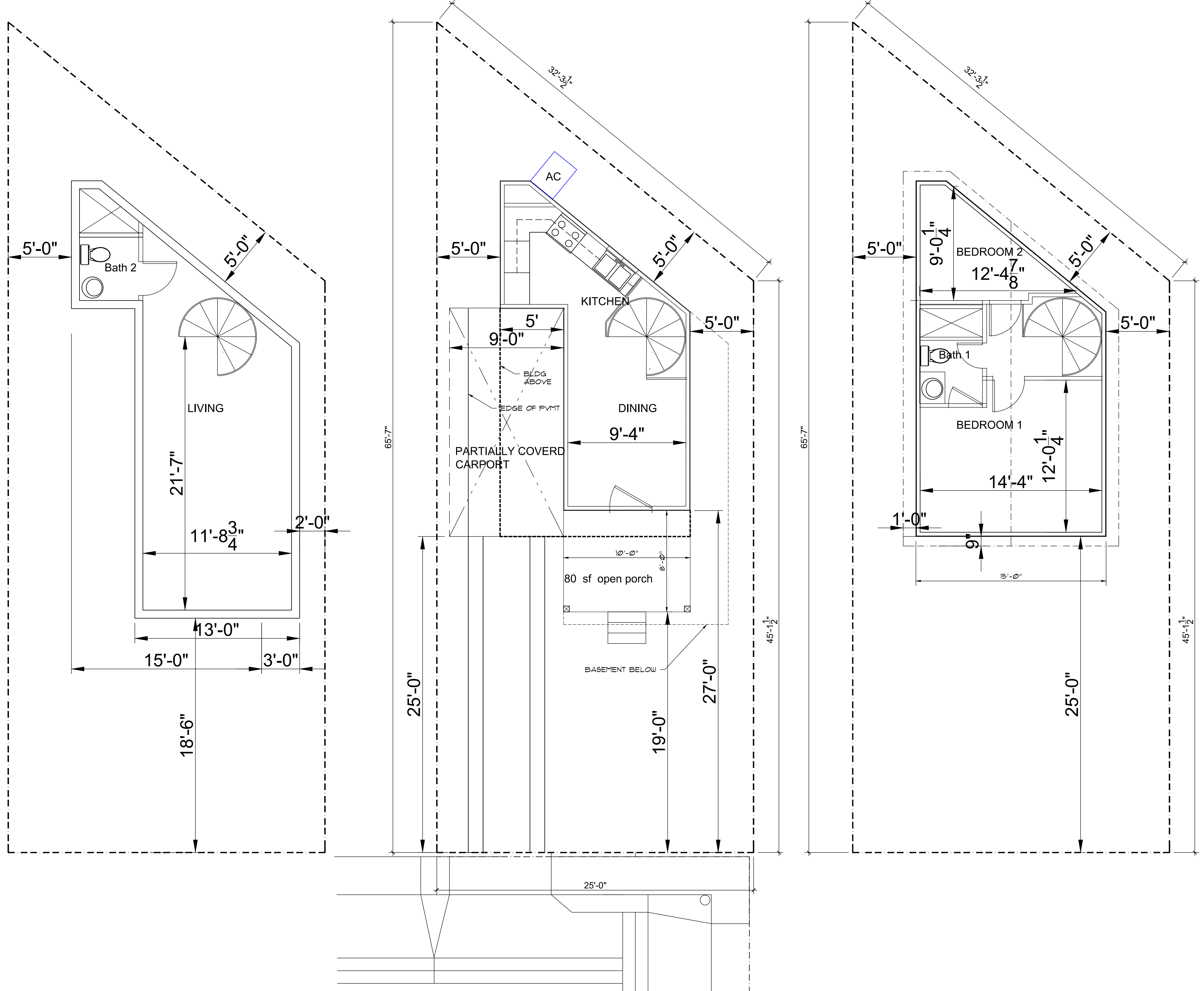
-Benchmark Information-

- Orange County Datum
Point ID: TP-412A
Elevation: 88.81'
(Elevations are based upon NAVD 88 Datum)

Note: Assumed Bearings.

OHE = Overhead Electric

Field Date: 8/1/2025	Date Completed: 08/04/25	-NOTES-	
Drawn By: G.S.	File Number: IS-145228 TOPO	>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". >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.	
-Legend- C - Calculated C - Centrifuge CB - Concrete Block CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Esmt. - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book P - Plat P.B. - Plat Book □ - Wood Fence PC - Point of Curvature Pg. - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Rebar Cap "LB 7623" Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) ○ - Chain Link Fence		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 IRELAND 6637 LB: 7623 This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165	
NONE VISIBLE -POINTS OF INTEREST-			



SITE AREA 1383

399 sf cond basement lvg

245 sf first living
 90 sf carport
 335 sf total
 356 sf second living

1000 sf TOTAL COND LVG AREA

FAR 691 / 1383 = 49.96% IMPERV'S AREA 533
 BLDG COVERAGE PERV'S AREA 850
 356 / 1383 = 25.74% ISR = 40.00% OK

VARIANCES REQUIRED

- (1) 1 CAR ONLY B/H S/B
- (2) LEFT SIDE S/B 5'-0"
- (3) RIGHT SIDE S/B 5'-0"
- (4) REAR S/B 5'-0"

REVISIONS

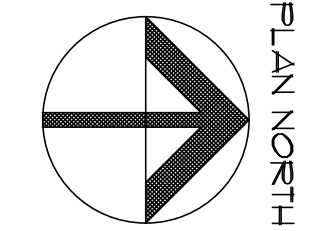
▲	
▲	
▲	
▲	
▲	
▲	

PROJ NO.: 25-023
 DATE: TBD

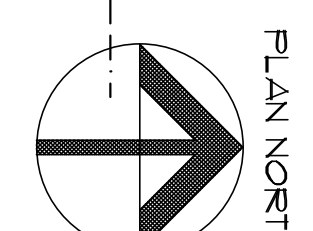
THESE DRAWINGS ARE
 COPYRIGHTED 2025 BY EDISIGN
 MANAGEMENT, LLC. THIS
 COPYRIGHT AND OTHER RIGHTS
 RESTRICTS THE USE OF THESE
 DRAWINGS TO THE ORIGINAL
 SPECIFIC SITE, PURPOSE, OR
 BUILDING FOR WHICH THEY
 WERE PREPARED.
 REPRODUCTION, CHANGES, OR
 ASSIGNMENTS ARE STRICTLY
 PROHIBITED.

DRAWN: AE
 CHECK: AE

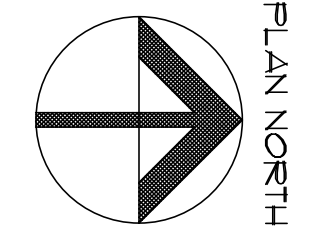
1 BASEMENT PLAN
 Scale: 1/4" = 1'-0"

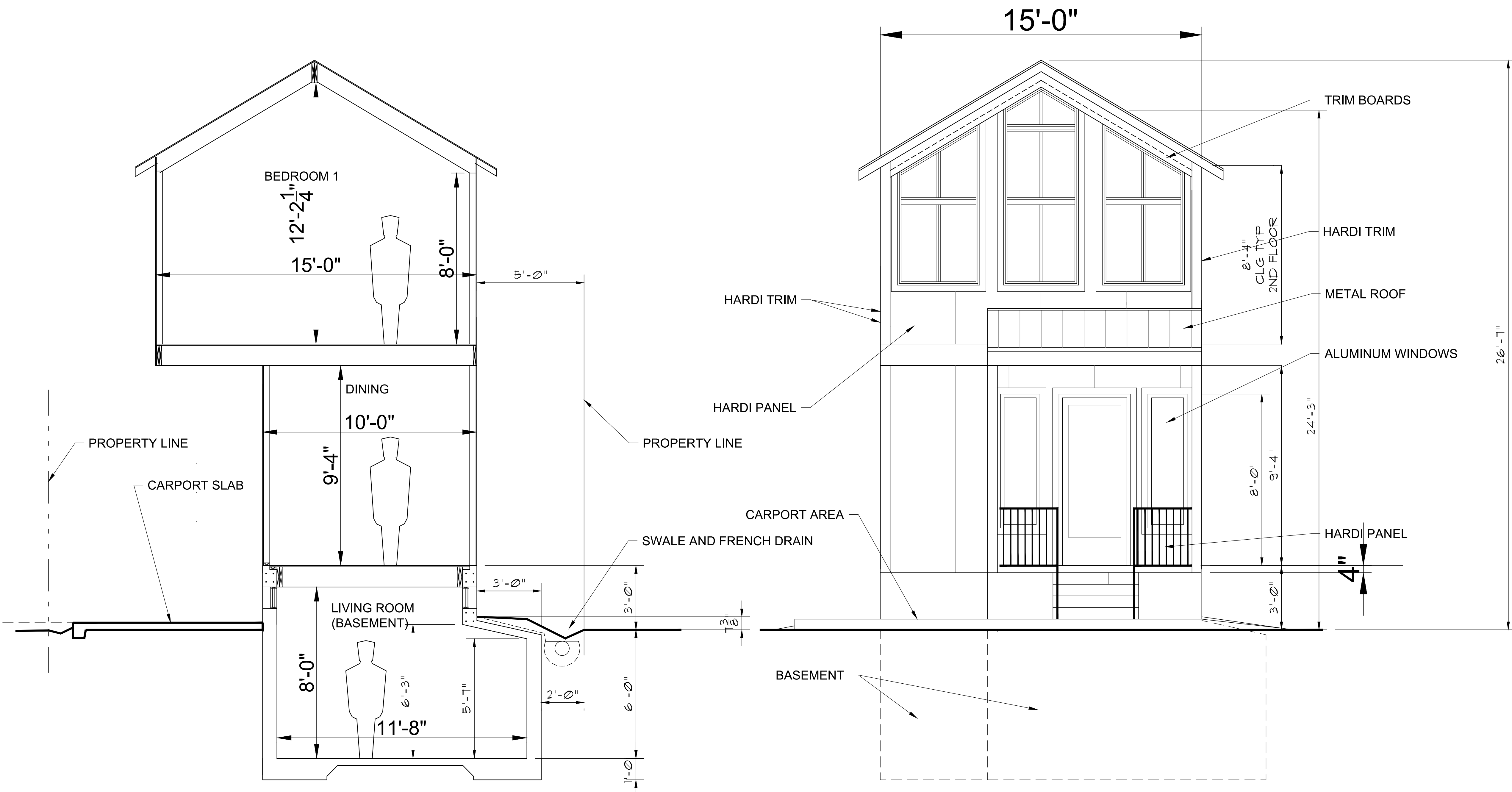


2 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"



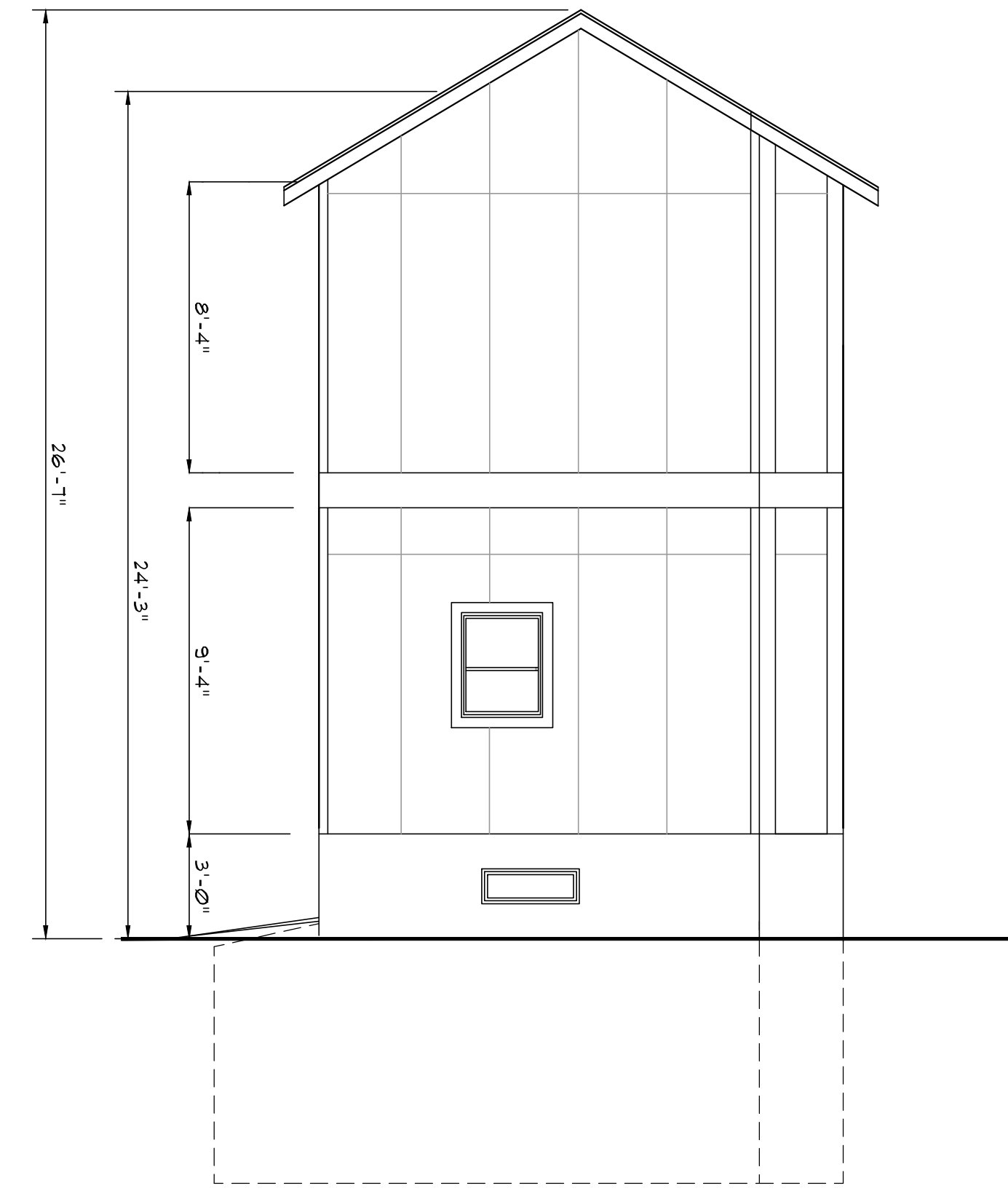


1 BUILDING SECTION
 Scale: 3/8" = 1'-0"

REVISIONS

▲	
▲	
▲	
▲	
▲	
▲	

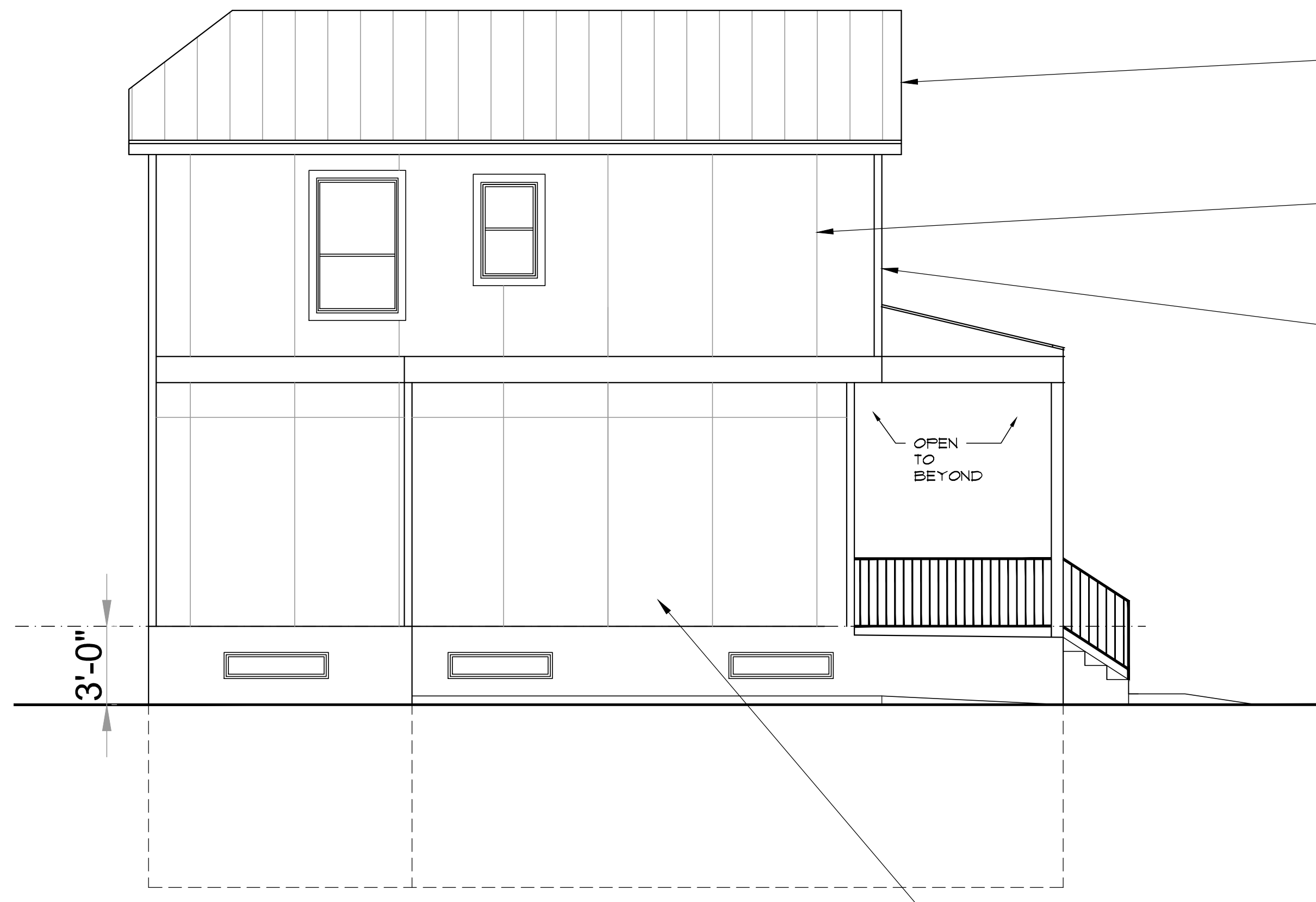
PROJ NO.: 25-023
 DATE: TBD
 THESE DRAWINGS ARE
 COPYRIGHTED WORK BY EDSIGN
 MANAGEMENT, LLC. THIS
 COPYRIGHT AND OTHER RIGHTS
 RESTRICTS THE USE OF THESE
 DRAWINGS TO THE ORIGINAL
 SPECIFIC SITE, PURPOSE, OR
 BUILDING FOR WHICH THEY
 WERE PREPARED.
 REPRODUCTION, CHANGES, OR
 ASSIGNMENTS ARE STRICTLY
 PROHIBITED.
 DRAWN: AE
 CHECK: AE



1 WEST (REAR) ELEVATION
 Scale: 1/4" = 1'-0"



2 NORTH (RIGHT SIDE) ELEVATION
 Scale: 1/4" = 1'-0"



3 SOUTH (LEFT SIDE) ELEVATION
 Scale: 1/4" = 1'-0"

METAL ROOF
 HARDIPANEL
 HARDI TRIM

OPEN TO BEYOND

CARPORT AREA

REVISIONS

△	
△	
△	
△	
△	
△	

PROJ NO.: 25-023
 DATE: TBD
 THESE DRAWINGS ARE
 COPYRIGHTED BY EDesign
 MANAGEMENT, LLC. THIS
 COPYRIGHT AND OTHER RIGHTS
 RESTRICT THE USE OF THESE
 DRAWINGS TO THE ORIGINAL
 SPECIFIC SITE, PURPOSE, OR
 BUILDING FOR WHICH THEY
 WERE PREPARED.
 REPRODUCTION, CHANGES, OR
 ASSIGNMENTS ARE STRICTLY
 PROHIBITED.
 DRAWN: AE
 CHECK: AE

A201
 PSP7





PLAN SNAPSHOT REPORT BOA-2026-0002 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 02/15/2026
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Fees Paid	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Lewis, Nick	Approval Expire Date:

Description: Variance for 1 car vs 2 car behind front set back
Variance for 5 foot setback front, left, right. Both floors

Parcel: 302205940095012	Main	Address: 653 Huntington Ave Winter Park, FL 32789	Main	Zone:
--------------------------------	------	---	------	--------------

Applicant ANTHONY E EWEN 941 W MORSE BLVD WINTER PARK, FL 32789 Business: (401) 310-7551 Mobile: (407) 310-7551	Owner WILLIAMS JOYCE M WILLIAM: LARRY E W WILLIAMS JOYCE M WILLIAMS LARRY E PO BOX 3347 WINTER PARK, FL 32790-3347 Home: 00 Business: (407) 645-4700 Mobile: (407) 645-4700
---	--

Plan Custom Fields

Is the property on waterfront?	No	Section	58-66	Subsection	(f) (2) and (b) (20)
Zoning	WP- R-2	Is this property on historic registry or district?	No	Describe variance	1 parking spaces vs 2 Setbacks on rear yard and both side yard to 5' on both floors
How long have you owned the property?	Feb 1981	How long have you occupied the property?	Never	Special Condition	1. This property was a acquired when in 1981 the south side neighbor requested the west end of Huntington Ave be vacated so he could get a larger development than without the vacation. The south half went to him and the north half went to owner requesting this application. Because the ROW as only 50 feet wide the lot developed is only 25 feet wide. 2. The west adjacent neighbor is the Railroad.
Rights/Priv	a house of any reasonable proportion would be impossible with the current restsciutiions	Hardship	Developing any kind of residence with the 7 foot side setback first floor and 10 foot setback would result in first floor only 11 wide and second floor of 5 feet wide; which is totally unworkable and below the min area required. Same for rear setback of 10 feet. Same for having 2 parking spaces.	Limited Variance	Yes . We are open to any suggestions.

PLAN SNAPSHOT REPORT (BOA-2026-0002)

Attachment File Name	Added On	Added By	Attachment Group	Notes
653 Huntington Ave Variance Request Binder1.pdf	02/15/2026 15:01	Even, Anthony		Signed Checklist
653 HUNTINGTON VARAIANCE REQUEST.pdf	02/15/2026 15:01	Even, Anthony		Site Plan
s32WN8_174162_survey_r1.pdf	02/15/2026 15:01	Even, Anthony		Survey
Signature_ANTHONY_EWEN_2/15/2026.jpg	02/15/2026 15:01	Even, Anthony		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00070395	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00070395		\$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	02/15/2026	02/17/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	02/15/2026	02/17/2026	02/18/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	02/15/2026	0:00
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		