



# Board of Adjustments Regular Meeting Minutes

**March 17, 2026 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, Aimee Hitchner

## **Absent**

None

## **Staff Present**

City Attorney Katherine Ruiz, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

### **1. Call to Order**

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

### **2. Consent Agenda**

- a. Minutes of October 21, 2025.

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

Motion made by Michael Clary, seconded by Chris Morrison, to approve the October 21, 2025, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Aimee Hitchner was not present for the approval of the minutes.)

### **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 #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.

Mr. Lewis provided a summary of the request. He indicated that the property is 121.5 feet deep, and a 48-foot front setback requires roughly 40% of the lot area be within the front yard. He added that the front setbacks of the neighboring structures range from 38 to 41 feet for an average of 39.75 feet. He also indicated that the existing structure on the lot also has an existing nonconforming rear setback of 10 feet and thus a new structure would require 25 feet. He then explained that the result would be a 15-foot loss in buildable depth, which would exacerbate the front setback constraint. He added that the request to push forward 10 feet would relieve these constraints and would be better in line with the neighbors. Mr. Lewis then noted that because of the significant front setbacks compared to the lot depths 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.

Staff recommendation was for approval.

The Board inquired about the required side setbacks and whether the new home would align with the existing neighboring homes with the requested setbacks.

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

The Board inquired about neighbor responses to the request. The Board was overall in favor of the request.

**Motion made by Michael Clary, seconded by Aimee Hitchner, 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.**

**The motion carried by a 7-0 vote.**

- 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.

Mr. Lewis provided a summary of the request. He noted that the property is 25 feet wide and is 46.4 (north side) and 66.2 (south side) feet deep. He indicated that the minimum living area for a residential unit is 1,000 square feet and the applicant was

proposing a total of 1,090 square feet including the basement level. He added that the proposal was under the max floor area ratio (FAR) and impervious area requirements. He then reviewed the proposed floor plans and elevations for the property. Mr. Lewis noted that the property backs up to railroad tracks and commercial and sits between a triplex to the south and condos to the north. He explained that adhering to the required side setbacks allows for an 11-foot wide first floor and a 5-foot wide second floor. He also explained that adhering to the required rear setback allows for a maximum depth of 11.5 feet on the north side and 31.2 feet on the south side of the property. He indicated that the applicant's proposal was for 15 feet of width on both floors and 18.75 (north side) and 28 (south side) feet of depth. He then went on to explain that the applicant had provided one of the required parking spaces for the property fully beyond the 20-foot setback, but to fit another car beyond the 20-foot setback would require pushing the proposed parking area back an additional 13 feet. He noted that the property is a remnant parcel left over from the creation of the surrounding multifamily properties and vacation of the end of Huntington Avenue. Mr. Lewis also stated that 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. He then discussed a parking concern that the triplex owner directly to the south had raised about a portion of Huntington Avenue located partially on the applicant's property and partially in the right of way.

Staff recommendation was for approval with the following conditions:

- That the required stormwater retention is provided onsite, located in a manner so that runoff will not adversely affect any neighboring property; and
- 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.

Discussion ensued about the location of the proposed driveway and where the proposed second parking space would end.

The applicant, Anthony Ewen of 8121 Lazy Bear Lane, Winter Park, FL 32792, addressed the Board. He stated that he was available for any questions. The homeowners' representative, John Bolin of 1460 Palmer Avenue, Winter Park, FL 32789 addressed the Board. Mr. Bolin provided some background on the purchase of the property. He stated that he and the homeowners felt that the request was the best use for the constrained property.

The Board heard public comment from the following residents:

Opposed: Katherine Herbert of 807 Huntington Court, Winter Park, FL 32789.

Did not confirm favor of or opposition to the request: Sandra Brown of 156 Oak Grove Road, Winter Park, FL 32789; Hector Quinones of 805 Huntington Court, Winter Park, FL 32789; and Brandon Stewart of 510 Winderley Place, Ste. 100, Maitland, FL 32751.

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

Discussion ensued about the drainage plan for the project, the second proposed parking space, the vegetation on the south side of the property, the location of existing parking on the right of way, whether a construction management plan is required, if there is space on the triplex property for an extra parking space, staff's opinion of a solution for the property, and whether street parking is permitted.

The Board then heard from one of the triplex homeowners, Shan-Estelle Brown of 803 Huntington Court, Winter Park, FL 32789, who currently utilizes the right of way area in front of the subject property to park. Ms. Brown spoke about the lack of parking options on the street. Discussion then ensued about Ms. Brown possibly requesting a variance from the city to create a second parking space for her town home.

The Board briefly shared their thoughts about the request.

**Motion made by Jeanne Reynaud, seconded by Michael Clary, 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, with the following conditions:**

- **That the required stormwater retention is provided onsite, located in a manner so that runoff will not adversely affect any neighboring property; and**
- **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.**

**The motion carried by a 6-1 vote. (In Favor: Aimee Hitchner, Michael Clary, Robert Trompke, Jeanne Reynaud, Frank Pruitt, and Chris Morrison.**

**Opposed: Mr. Fitch.)**

**5. Non-Action Items**

**6. Staff Updates**

**7. Board Comments**

**8. Upcoming Agenda Items**

**9. Adjournment**

The meeting adjourned at 6:07 p.m.

Minutes approved by the Board on April 21, 2026.

ATTEST:

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/s/ Mary Jean, Board Secretary