



Board of Adjustments Regular Meeting

Agenda

July 21, 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.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

- 1. Call to Order**
- 2. Selection of Chair and Vice Chair**
- 3. Consent Agenda**
 - a. Minutes of June 16, 2026. 1 minute
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. BOA #26-07. Request of Ryan and Mary Tindall for variance approval from Section 68-65(f)(7), to allow a 10-foot second-story side setback in lieu of the required second-story side setback of 17 feet in conjunction with the proposed second-story addition to the existing single-family home, located at 2900 Rapidan Trail, zoned R-1A. 10 minutes
 - b. BOA #26-08. Request of Deborah Teixeira and Ted Larkins for variance approval from Section 58-65(f)(7), to allow an 8.8-foot first-floor side setback in lieu of the required first-floor side setback of 14 feet in conjunction with the proposed additions and renovations to the existing single-family home, located at 1817 Pineview Circle, zoned R-1A. 10 minutes
- 6. Non-Action Items**
- 7. Staff Updates**
- 8. Board Comments**
- 9. Upcoming Agenda Items**
- 10. Adjournment**



Board of Adjustments

agenda item 3.a

item type

Consent Agenda

meeting date

July 21, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of June 16, 2026.

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

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

June 16, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Frank Pruitt, Christopher Morrison, Aimee Hitchner, Eric Penaranda

Absent

Jeanne Reynaud, Jim Fitch

Staff Present

City Attorney Katherine Ruiz, Asst. Director of Planning & Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

Vice Chair Clary called the meeting to order at 5:06 p.m.

2. Consent Agenda

- a. Minutes of May 19, 2026.

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

Motion made by Chris Morrison, seconded by Frank Pruitt, for approval of the May 19, 2026, meeting minutes.

The motion carried unanimously by a 5-0 vote. (Jeanne Reynaud 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 #26-06. Request of Ellison Pools for variance approval from Sec 58-65(f)(7), to allow a 9-foot first-floor side setback in lieu of the required first-floor side setback of 11 feet, in conjunction with the proposed rear porch addition to the existing single-family home, located at 1640 Cypress Point Lane, zoned R-1A.

Mr. Lewis introduced the new Board member, Eric Penaranda, who was appointed by City Commissioner Elizabeth Ingram.

Mr. Lewis then provided a summary of the hearing item. He explained that while the applicant's proposed screen enclosure complies with all setback, height, and size requirements, the attached covered patio is classified as part of the principal structure and therefore must meet the required 11-foot first-floor side setback. Because of the existing layout of the house, pool, pool deck, and mechanical equipment, complying with the full 11-foot setback would require an awkward and impractical design change where the screen enclosure meets the covered roof. Mr. Lewis noted that the home currently meets all setback requirements, the existing improvements were built in 1980 before the current owners purchased the property in 2025, and the requested variance is intended to create functional covered outdoor space rather than provide a special privilege.

Staff recommendation was for approval.

Discussion ensued about any response received from the impacted neighbor and clarification of the expansion of the hardscape and pool deck.

The applicant, Kyle Ellison, of 803 Cordova Drive, Orlando, 32804, addressed the Board. Mr. Ellison explained that the project would add a screen enclosure and covered patio over the existing pool as part of a larger home renovation. He said the design follows the existing pool layout and that meeting the full setback requirement would create an awkward design. He also noted that the adjacent neighbor had no objections and clarified that the pool deck would be extended beneath the new covered patio and screen enclosure.

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

Motion made by Frank Pruitt, seconded by Eric Penaranda, for variance approval from Sec 58-65(f)(7), to allow a 9-foot first-floor side setback in lieu of the required first-floor side setback of 11 feet, in conjunction with the proposed rear porch addition to the existing single-family home, located at 1640 Cypress Point Lane, zoned R-1A.

The motion carried unanimously by a 6-0 vote. (Jeanne Renaud and Jim Fitch were absent from the meeting.)

5. Non-Action Items

6. Staff Updates

Mr. Lewis reminded the Board of the upcoming Board Appreciation event scheduled for July 18, 2026.

7. Board Comments

8. Upcoming Agenda Items

Mr. Lewis noted that the selection of Chair and Vice Chair would be on the July regular meeting agenda.

9. Adjournment

The meeting adjourned at 5:23 p.m.

ATTEST:

/s/ Mary Jean, Board Secretary



Board of Adjustments

agenda item 5.a

item type

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

meeting date

July 21, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-07. Request of Ryan and Mary Tindall for variance approval from Section 68-65(f)(7), to allow a 10-foot second-story side setback in lieu of the required second-story side setback of 17 feet in conjunction with the proposed second-story addition to the existing single-family home, located at 2900 Rapidan Trail, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the variance requested.

background

The applicants and homeowners, Ryan and Mary Tindall, are requesting variance approval to allow a 10-foot side setback for the proposed second-story addition over the garage of the existing single-family home in lieu of the required side setback of 17 feet. The property is zoned R-1A.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist which 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 width of 84 feet and a depth of 130 feet. The structure sits relatively central on the property and meets all required setbacks except for the existing garage wall on the north side, which has an 8-foot setback. The genesis of the applicants' proposal is to add a primary bedroom suite and office area in a manner that minimally impacts both the property and the layout of the existing structure. To achieve this goal, the applicants' proposal includes a second-story addition over the existing garage and a small first-floor addition for the new stairwell. Additionally, the applicants designed the addition to meet the minimum allowed second-story setback in the City (10 feet)

as opposed to creating a flush facade at the existing 8-foot setback and no windows facing the directly affected neighboring property.

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(f)(7) requires a 17-foot second-story side setback based on the lot width.

The size of the addition sought by the applicants is 1,005 square feet in size. The remaining space within the first-floor footprint is limited based on the existing structure's location. Any addition on the first floor would need to meet the required 13-foot side setback and 25-foot rear setback, in addition to a sizable reduction in usable outdoor space. Additionally, a second-story addition that meets the required 17-foot second-story setback would be severely intrusive on the existing footprint and mid-century architectural elements of the existing structure. Placement above the garage allows for a cohesive look architecturally and limits the amount of impact on the existing structure and lot conditions.

Actions of the Applicant

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

The existing structure was constructed in 1965, before the applicants purchased the property in 2017. Therefore, the existing layout of the structure and site conditions were not caused by any action taken by the applicant.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer onto 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.

Due to the existing layout of the site and structure, as well as a design which minimizes the impacts on both the subject property and the neighbors, 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.

Summary

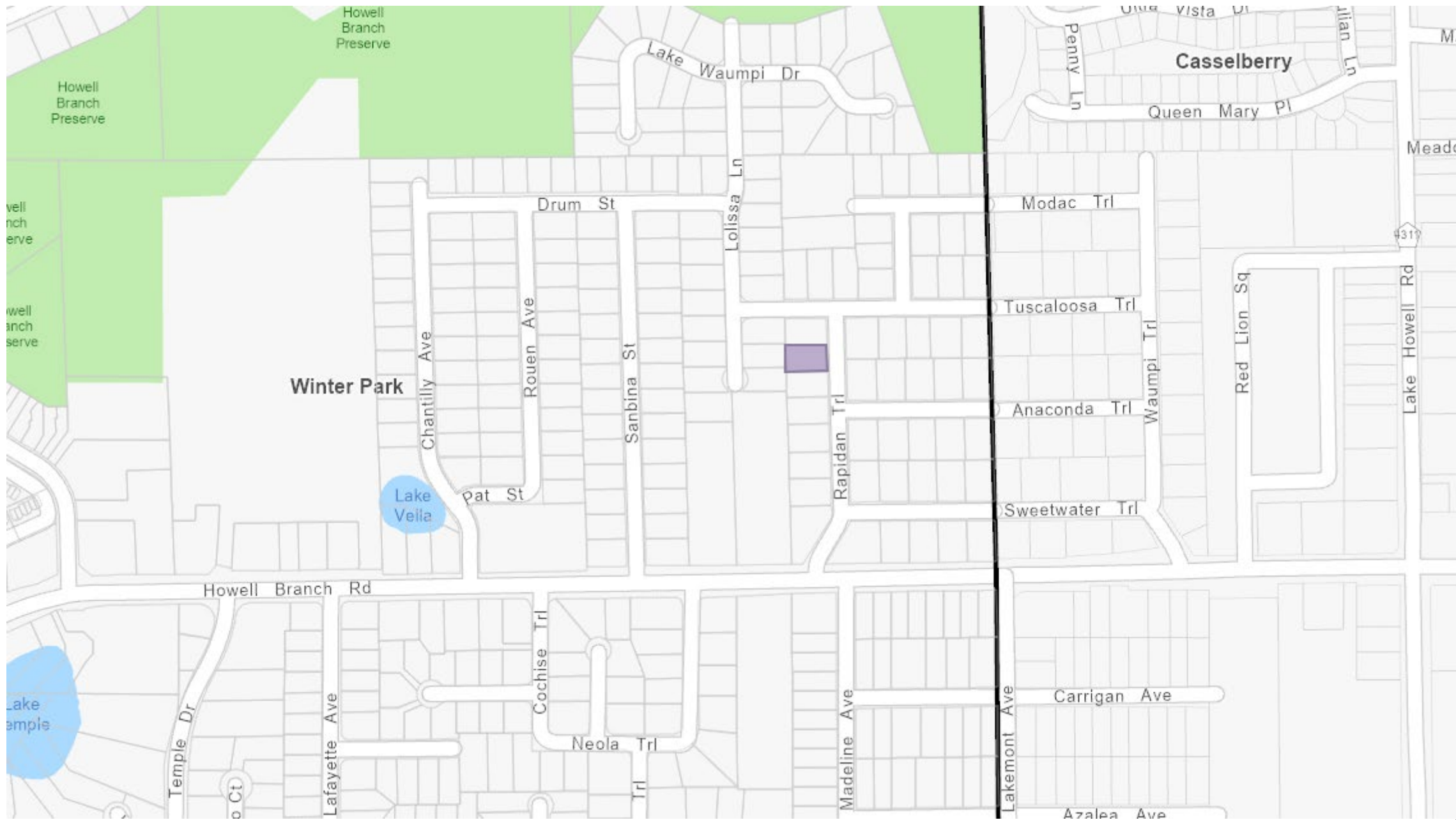
Staff believes that the applicants meet the four criteria required to grant the variance requested.

alternatives | other considerations

fiscal impact

attachments

1. 2900 Rapidan Trail - Maps
2. 2900 Rapidan Trail - Survey
3. 2900 Rapidan Trail - Site Plan
4. 2900 Rapidan Trail - Plan Set
5. 2832 Rapidan Neighbor Letter
6. 2906 Rapidan Neighbor Letter
7. 2900 Rapidan Trail - Applicant Narrative
8. 2900 Rapidan Trail - Applicant Submittal





TUSCALOOSA TRL

Orange County

LOLISSA LN

Winter Park

RAPIDAN TRL

ANACONDA TRL



TUSCALOOSA TRL

Orange County

LOUISA LN

Winter Park

RAPIDAN TRL

ANACONDA TRL

SURVEY #
M25-10-05

LEGAL DESCRIPTION: LOT 7, BLOCK A, DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE(S) 1 AND 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



CERTIFICATIONS

Ryan Tindall; Mary Tindall

PROPERTY ADDRESS

2900 Rapidan Trail
Winter Park, FL., 32789

FLOOD ZONE INFORMATION:

COMMUNITY NO:	F.I.R.M. DATE:		
120188	09/25/2009		
PANEL:	SUFFIX:		
0165	F X		
FIELD DATE:	SURVEYED BY:	DRAFTED BY:	CHECKED BY:
10/21/2025	FM	MSF	MC

SURVEY NOTES:

NOTES:

1) This survey is based on the legal description as provided by the Client.

2) The lands surveyed were not abstracted for ownership, easements, right-of-way or other title matters by this firm.

3) Do not reconstruct property lines from building ties.

4) No footing or overhangs have been located except as shown.

5) Underground Improvements or utilities have not been located except as shown.

6) The flood data provided is for informational purposes only; the surveyor makes no guarantees as to the accuracy of the information provided.

7) This survey does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may lie within or adjacent to the lands surveyed.

8) Fence ownership is not determined.

9) Title search and commitment not provided by the owner or the Title Insurance Company. There may be other documents recorded in the above referenced County that may affect this property.



MONZON MANASSEVITZ
SURVEYING, LLC

102 Oak View Circle
Lake Mary, FL 32746
Office 407-221-1419

L. B. 8468

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A/C - AIR CONDITIONER	L.B. - LICENSED BUSINESS	P.T. - POINT OF TANGENCY
Δ - CENTRAL ANGLE	L.S. - LAND SURVEYOR	R - RADIUS
BLK - BLOCK	M - MEASURED	RAD. - RADIAL
CAL - CALCULATED	N&D - NAIL AND DISK	R/W - RIGHT OF WAY
C.B. - CHORD BEARING	O.R. - OFFICIAL RECORDS	S/W - SIDEWALK
C.B.S. - CONCRETE BLOCK STRUCTURE	P - PLAT	U.E. - UTILITY EASEMENT
C.M. - CONCRETE MONUMENT	P.B. - PLAT BOOK	W.F.S. - WOOD FRAME STRUCTURE
CONC. - CONCRETE	P.C. - POINT OF CURVATURE	TBM - TEMPORARY BENCHMARK
D - DEED	P.C.G. - POINT OF COMPOUND CURVATURE	
D.E. - DRAINAGE EASEMENT	P.C.P. - PERMANENT CONTROL POINT	
F.F.E. - FINISHED FLOOR ELEVATION	P.I. - POINT OF INTERSECTION	
FND - FOUND	P.L. - PROPERTY LINE	
ID. - IDENTIFICATION	P.O.B. - POINT OF BEGINNING	
I.P. - IRON PIPE	P.O.C. - POINT OF COMMENCEMENT	
I.R. - IRON ROD	P.O.L. - POINT ON LINE	
I.R.C. - IRON ROD & CAP	P.R.C. - POINT OF REVERSE CURVATURE	
L - ARC LENGTH	P.R.M. - PERMANENT REFERENCE MONUMENT	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

⊗ = FOUND "X" CUT	MT = METAL FENCE	⚡ = POWER POLE
■ = 4" x 4" CONCRETE MONUMENT	VF = VINYL FENCE	
⊙ = FOUND DRILL HOLE	WF = WOOD FENCE	
⛑ = HYDRANT	CLK = CHAINLINK FENCE	
⊕ = MANHOLE	⊠ = COVERED AREA	
⊖ = WELL	▒ = CONCRETE	
⚡ = ELECTRIC BOX	▨ = WOOD	
⊕ = RISER	▩ = SCREEN	
⊕ = WATER METER	▧ = BRICK/PAVERS	▦ = TILE
⊕ = WATER VALVE		
⊕ = CENTER LINE		

LINETYPES:

BOUNDARY	—————
BUILDING	—————
EASEMENT	- - - - -
CHAIN LINK FENCE	— X —
WOOD FENCE	— // —
PLASTIC FENCE	— ○ —
METAL FENCE	— □ —
OVERHEAD CABLE	— OUL —
RIGHT OF WAY LINE	— · · · —
BUILDING SET BACK	— · · · —

NORTH PER PLAT
SCALE: 1"=30'

REVISIONS:

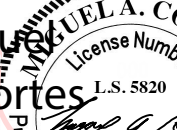
BOUNDARY & TOPOGRAPHIC SURVEY SHEET 2 OF 2 SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

Certification: I certify that this survey was made under my direction and that it meets the standards of practice set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

HOWELL FOREST
(P.B. 1, PG. 85)

Miguel
A Cortes

Digitally signed by Miguel A Cortes
Date: 2025.1.10
13:50:05 -0500



The seal is circular with a serrated outer edge. The text 'MIGUEL A. CORTES' is written in a large, bold, sans-serif font along the top inner curve. Below this, 'License Number' is written in a smaller font, followed by 'L.S. 5820'. A signature, 'Miguel A Cortes', is written in cursive across the center. Below the signature, 'STATE OF FLORIDA' is written in a bold, sans-serif font. Along the bottom inner curve, the text 'Professional Surveyor and Mapper' is written in a bold, sans-serif font.

Miguel A. Cortes License No. LS 5820
Florida Professional Surveyor and Mapper
 SURVEY NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
 SIGNATURE AND ELECTRONIC SEAL AND/OR NOT VALID WITHOUT
 THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.



MONZON MANASSEVITZ
SURVEYING, LLC

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102 Oak View Circle
Lake Mary, FL 32746
Office 407-221-1419

BEARINGS SHOWN HEREON ARE BASED UPON
THE SOUTH LINE OF LOT 7, BLOCK A
BEING N90°00'00"W PER PLAT

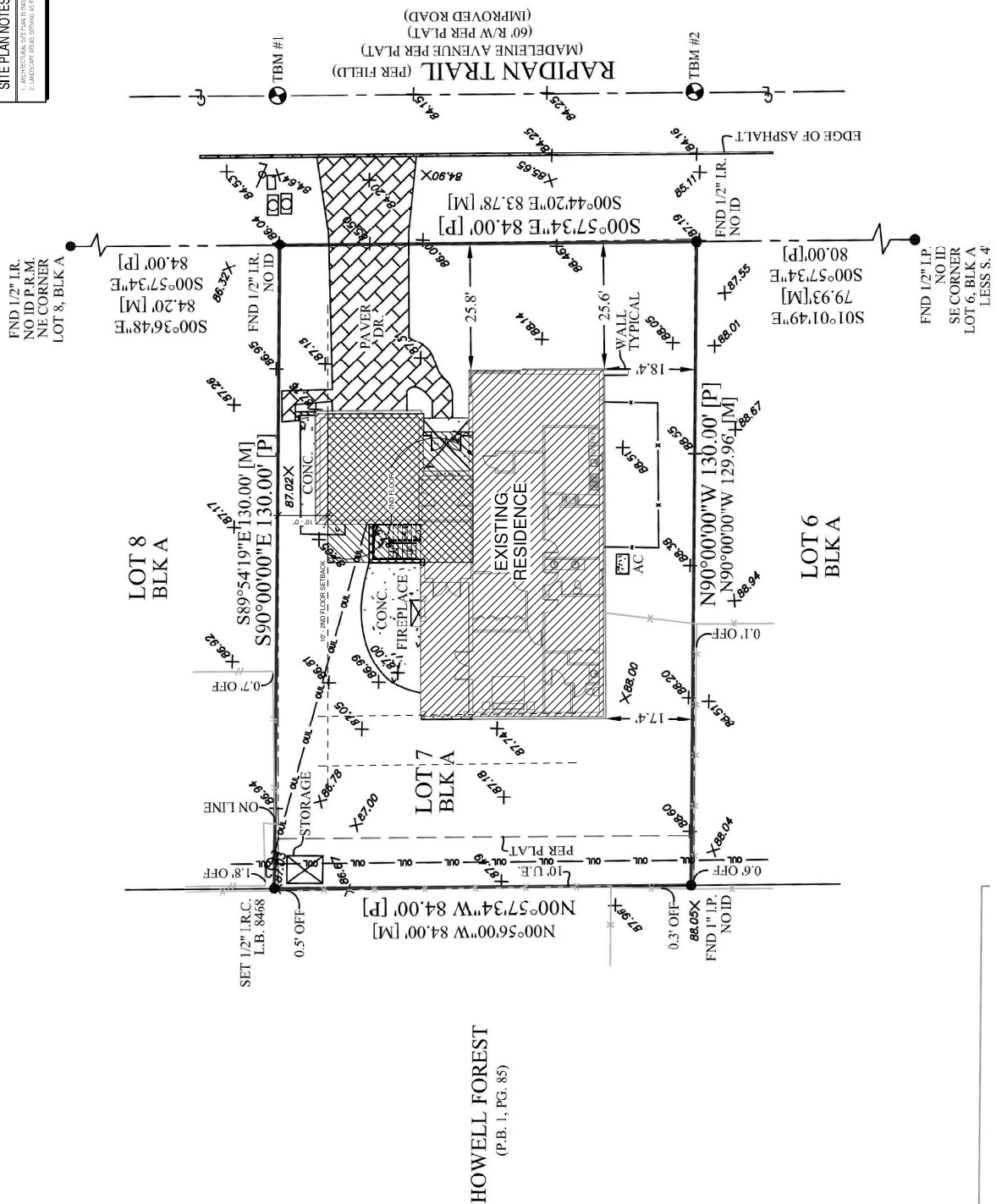
REFERENCE BENCHMARK :
1. U-142
ELEVATION 76.22'
(NAVD 88) FL/ORANGE
2. CM-53 ELEVATION 86.17'
(NAVD 88) FL/ORANGE

TEMPORARY BENCHMARK

TBM #1= SET N&D NO ID 83.96' NAVD 88
TBM #2= SET N&D NO ID 84.31' NAVD 88

NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88
2. ALL MEASUREMENTS ARE IN U.S. FEET



RESIDENTIAL ADDITION

2900 RAPIDAN TRAIL, WINTER PARK, FLORIDA 32789

PARCEL ID: 29-21-30-9572-01-070

BUILDING DATA:	
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
EXISTING HEATED:	2,100 GSF
ADDITION:	1,005 GSF
TOTAL HEATED	3,105 GSF
EXISTING GARAGE:	482 GSF
TOTAL ENCLOSED	3,587 GSF

CODE DATA:

BUILDING CODE:	FLORIDA BUILDING CODE 8TH ED. 2023	RESIDENTIAL
MECHANICAL CODE:	FLORIDA BUILDING CODE 8TH ED. 2023	
PLUMBING CODE:	FLORIDA BUILDING CODE 8TH ED. 2023	
ELECTRICAL CODE:	NEC 2020 ED.	
LIFE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE 8TH 2023 ED.	
WINDSPEED:	140 MPH Vult / 108 MPH Vasd	
WIND IMPORTANCE FACTOR:	1.0	
EXPOSURE CATEGORY:	C	
RISK CATEGORY:	II	
FLOOR LOADS:	LIVE 40PSF, DEAD 25 PSF	
ROOF LOADS:	LIVE 20 PSF, DEAD 20 PSF	
UNINHABITABLE ATTIC WITHOUT STORAGE:	LIVE 10 PSF	
UNINHABITABLE ATTIC WITH LIMITED STORAGE:	LIVE 20 PSF	
GUARDS AND HANDRAILS:	LIVE 200 PSF	
GUARD INFILL COMPONENTS:	LIVE 50 PSF	
PASSENGER VEHICLE GARAGES:	LIVE 50 PSF	
ROOMS OTHER THAN SLEEPING:	LIVE 40 PSF	
SLEEPING ROOMS:	LIVE 30 PSF	
STAIRS:	LIVE 40 PSF	

GENERAL CONTRACTOR TO VERIFY:
- MINIMUM SOIL DENSITY OF 95,
- 2000 PSF ASSUMED ALLOWABLE.
- CONTRACTOR TO REMOVE POOR SOIL "MUCK"
FROM UNDER NEW CONSTRUCTION AND WITHIN
5'-0" FROM FOUNDATION

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLAN AND ELEVATION DRAWINGS. SMALL SCALE DETAILS SHALL GOVERN OVER LARGE DETAILS.
2. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED TO ARCHITECT BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION AND SHALL CONFORM TO ALL SAFETY AND SANITARY LAWS, CITY, COUNTY, STATE, AND / OR FEDERAL ORDINANCES WHICH APPLY.
4. ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED FOLLOWING ALL TRADE STANDARD PRACTICES AND TRADE ASSOCIATION REGULATIONS / GUIDELINES.
5. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, SQUARE, LEVEL, AND TRUE AND IN PROPER ALIGNMENT.
6. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. ALL MANUFACTURED EQUIPMENT, MATERIALS, AND FINISHES SHALL BE INSTALLED OR APPLIED ACCORDING TO THE MANUFACTURERS WRITTEN RECOMMENDATIONS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS UNLESS APPROVED TO DO SO IN WRITING, SKETCHES, OR DRAWINGS SIGNED AND SEALED BY THE ARCHITECT.
8. USE JOINT SEALANT AND CLOSED CELL BACKER ROD TO SEAL ALL EXTERIOR PENETRATIONS TO MAKE BUILDING WATER TIGHT.
9. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEATHING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
10. EACH WOOD TO WOOD CONNECTION PER FBC UNLESS NOTED OTHERWISE. ALL FASTENERS IN CONTACT WITH TREATED WOOD ARE TO BE GALVANIZED.
11. STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTER, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO. 2 SOUTHERN PINE CONFORMING TO 1997 NDS, AS FOLLOWS: SHEAR Fv=90 PSI, BENDING 2x6 Fb= 1,250 PSI, BENDING 2x8 Fb = 1,200 PSI
- INTERIOR LOAD BEARING STUD WALLS TO BE FRAMED WITH SPF #2 @ 16" O.C. W/ MID-SPAN BLOCKING.
12. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED, OR BE SEPARATED WITH GALVANIZED METAL MOISTURE BARRIER.
13. ALL GYPSUM BOARD TO BE 5/8" AND IN UN-AIRCONDITIONED OR DAMP LOCATIONS IS TO BE MOISTURE RESISTANT. ALL TILE TO BE OVER CEMENTITIOUS BACKER BOARD.
14. ALL AIR-CONDITIONED SPACE TO BE ENCAPSULATED WITH INSULATION, R-5 AT MASONRY AND CONCRETE WALLS, R-11 AT FRAME WALLS, R-22 AT ROOF MINIMUM

GENERAL SPECIFICATIONS:

Doors and Windows:

1. Window and door openings are to be installed per manufacture instructions.
2. Exterior doors are to be vinyl framed with double pane insulated glass and low-E coating.
3. Interior doors in insulated walls are to be solid core doors.

Mechanical:

1. Heat pump with hard duct from the air handling unit to the attic space or enclosed interstitial space.

Plumbing:

1. Supply piping is to be CPVC and all hot water piping is to be insulated. Waste pipe is to be PVC. Water hammer arresters are to be installed on both cold and hot water pipes for each plumbing fixture or shut off valve.

All adhesives and sealant used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards:

ADHESIVES AND SEALANT VOC REQUIREMENTS

Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule#1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.
Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

Architectural Applications VOC Limit Specialty Applications VOC Limit

(glt. less water) (glt. less water)

Indoor Carpet Adhesives 50 PVC Welding 510
Carpet Pad Adhesives 50 CPVC Welding 490
Wood Flooring Adhesives 100 ABS Welding 325
Rubber Floor Adhesives 60 Plastic Cement Welding 250
Subfloor Adhesives 50 Adhesive Primer for Plastic 550
Ceramic Tile Adhesives 65 Contact Adhesive 80
VCT & Asphalt Adhesives 50 Special Purpose Contact Adhesive 250
Drywall & Panel Adhesives 50 Structural Wood Member Adhesive 140
Cove Base Adhesives 50 Sheet Applied Rubber Lining Operations 950
Multipurpose Construction Adhesives 70 Top & Trim Adhesive 250
Structural Glazing Adhesives 100

Substrate Specific Applications VOC Limit Sealants VOC Limit

(glt. less water) (glt. less water)

Metal to Metal 30 Architecture 250
Plastic Foams 50 Nonmembrane Roof 300
Porous Material (except wood) 50 Roadway 250
Wood 30 Single-Ply Roof Membrane 450
Fiberglass 80 Other 420

Sealant Primers VOC Limit

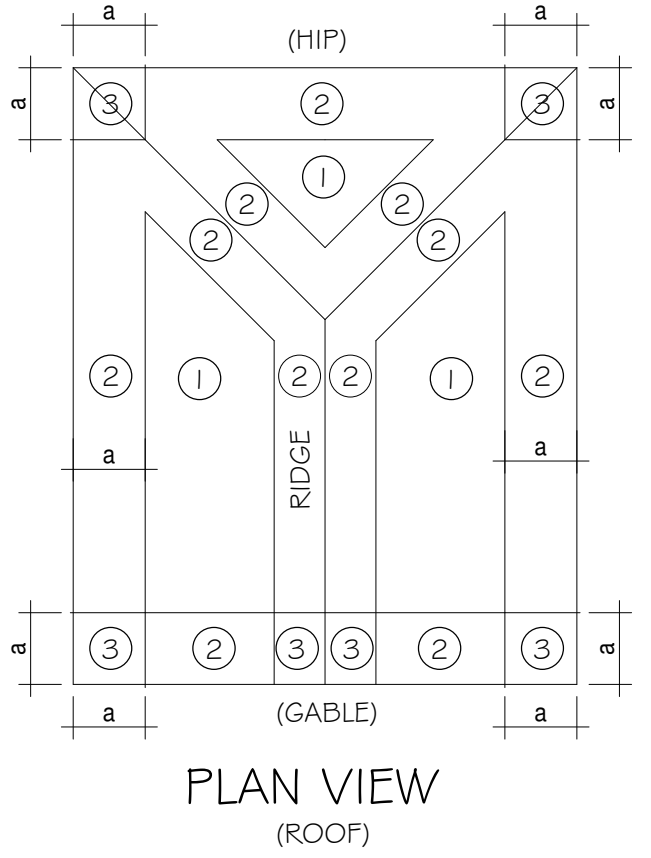
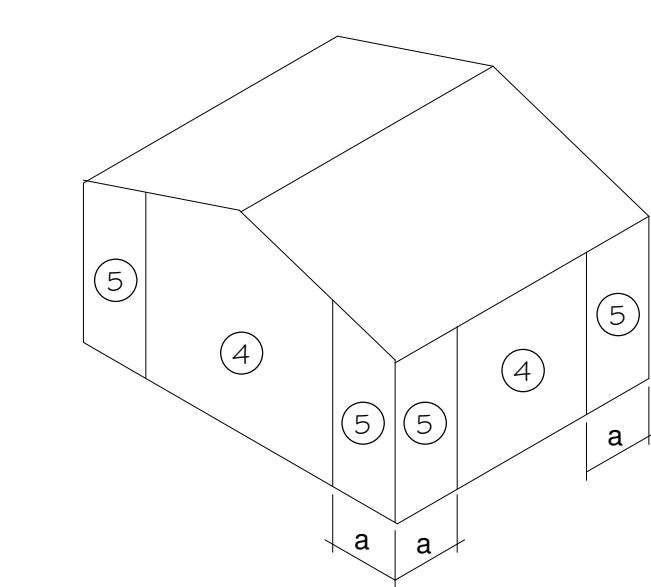
(glt. less water)

Architectural Non Porous 250
Architectural Porous 775
Other 750

Aerosol Adhesives: VOC Weight (glt. minus water)

General purpose mist spray 65% VOCs by weight
General purpose with spray 55% VOCs by weight
Special purpose aerosol adhesives (all types) 70% VOCs by weight

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	---
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	1-6d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	---
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MIN 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	---
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	---
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	---
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	1-6d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	1-6d	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d	---
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	---
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	---
RAFTER TO PLATE, TOE NAIL	2-16d	---
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 3 STAPLES, 1 3/4"	---
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d 4 STAPLES, 1 3/4"	---
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. @ TOP & BOTTOM & STAGGERED. (2) NAILS @ ENDS @ EACH SPLICE.
2" PLANKS	2-16d	@ EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS:		
TOE NAIL	4-16d 3-16d	---
FACE NAIL		
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d	---



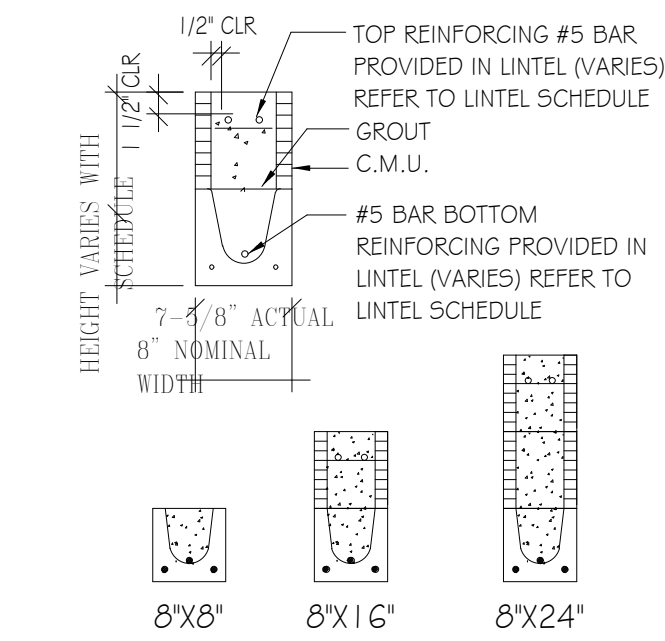
WALL DESIGN WIND PRESSURES AND SUCTIONS			
TRIB AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		
	④	⑤	
10	(+) 35.3 (-) 38.2	(+) 35.3 (-) 47.2	
20	(+) 33.7 (-) 36.7	(+) 33.7 (-) 44.0	
50	(+) 31.6 (-) 34.6	(+) 31.6 (-) 39.8	
100	(+) 30.0 (-) 33.0	(+) 30.0 (-) 36.7	

ROOF GROSS UPLIFT DESIGN PRESSURES 140MPH ROOF SLOPE 10° - 30°				
TRIB AREA (SQ FEET)	GROSS UPLIFT PRESSURE (PSF)			
	①	②	③	
10	(-) 35.3	(-) 59.2	(-) 89.0	
20	(-) 34.4	(-) 52.9	(-) 73.8	
50	(-) 33.2	(-) 44.5	(-) 53.5	
100	(-) 32.3	(-) 38.2	(-) 38.2	

NOTES:
1. a = 4 ft.

"CAST-CRETE" PRECAST LINTEL SCHEDULE					
LINTEL #	LENGTH	SIZE	REINFORCING	GRAVITY LOAD	LATERAL LOAD
L1	2'-10"	8" x 8"	(1) #5 BOTTOM	3069 PLF	2021 PLF
L2	3'-6"	8" x 16"	(1) #5 BOTTOM	6113 PLF	1257 PLF
L3	4'-0"	8" x 16"	(1) #5 BOTTOM	3480 PLF	938 PLF
L4	4'-6"	8" x 24"	(1) #5 BOTTOM	8672 PLF	727 PLF
L5	5'-4"	8" x 24"	(1) #5 BOTTOM	7342 PLF	505 PLF
L6	5'-10"	8" x 8"	(1) #5 BOTTOM	1451 PLF	418 PLF
L7	6'-6"	8" x 24"	(1) #5 BOTTOM	8360 PLF	707 PLF
L8	7'-6"	8" x 8"	(1) #5 BOTTOM	1011 PLF	591 PLF
L8.2	7'-6"	8" x 16"	(1) #5 B, (1) #5 T	2661 PLF	591 PLF
L9	9'-4"	8" x 8"	(1) #5 BOTTOM	752 PLF	454 PLF
L9.2	9'-4"	8" x 16"	(1) #5 B, (1) #5 T	1843 PLF	454 PLF
L10	10'-6"	8" x 24"	(1) #5 B, (1) #5 T	3486 PLF	396 PLF
L11	11'-4"	8" x 16"	(1) #5 B, (2) #5 T	1366 PLF	363 PLF
L12	12'-8"	8" x 16"	(1) #5 B, (2) #5 T	1254 PLF	340 PLF
L12.3	12'-8"	8" x 24"	(1) #5 B, (2) #5 T	1838 PLF	340 PLF
L13	13'-4"	8" x 16"	(1) #5 B, (2) #5 T	1075 PLF	302 PLF
L14	14'-0"	8" x 16"	(1) #5 B, (2) #5 T	1002 PLF	286 PLF
L15	14'-8"	8" x 16"	(1) #5 B, (2) #5 T	1370 PLF	714 PLF
L16	15'-4"	8" x 24"	(1) #5 B, (2) #5 T	2058 PLF	981 PLF
L17	17'-4"	8" x 24"	(1) #5 B, (2) #5 T	1609 PLF	765 PLF
L18	19'-4"	8" x 24"	(1) #5 B, (2) #5 T	1282 PLF	612 PLF
L18.5	19'-4"	8" x 16"	(1) #5 B, (2) #5 T	750 PLF	714 PLF
L19	20'-4"	8" x 20"	(1) #5 B, (2) #5 T	845 PLF	713 PLF

NOTE: ABOVE LISTED VALUES ARE FOR "CAST-CRETE" PRECAST LINTELS.
ANY SUBSTITUTIONS MUST MEET OR EXCEED THE ABOVE LISTED CAPACITIES.



NOTE:
SHORE PRECAST LINTEL PER MANUFACTURE RECOMMENDATIONS

MASONRY WALL CONSTRUCTION SPECIFICATIONS

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (fm = 1500 PSI).
2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8". A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A SLUMP BETWEEN 8" TO 11". JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. DO NOT USE MIX DESIGNS OTHER THAN THE GROUT MIX APPROVED FOR MASONRY CONSTRUCTION.
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 10'-0" OR 192 X BAR DIAMETER WHICHEVER IS LESS. ENFORCEMENT SHALL BE PLACED AT THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM 48 BAR DIAMETERS. EXTEND ALL VERTICAL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR COLUMN UNLESS NOTED OTHERWISE.
7. HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD LADDER TYPE DUR-O-WAL (ASTM A-82 #9 GAGE WIRE) AT 16" O.C. UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
8. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6' AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6' LAP WITH STANDARD T AND L SHAPED PIECES AT INTERSECTIONS AND CORNERS.
9. PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOLID MASONRY AT BEAM BEARING POINTS.
10. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

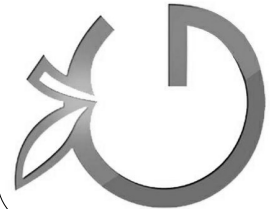
11. PROVIDE PRECAST CONCRETE LINTELS OVER ALL OPENINGS UNLESS NOTED OTHERWISE ON DRAWINGS. LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPANS AND LOADING CONDITIONS. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ARCHITECT FOR REVIEW.

12. PROVIDE A FULLY GROUTED KNOCK OUT LOCK OR U-BLOCK REINFORCED WITH (1) #6 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 8" BEYOND EACH SIDE OF THE OPENING TYPICALLY.

13. MORTAR PLACEMENT:
A. USE BED JOINT BETWEEN 1/4" AND 3/4" THICK AT FOUNDATIONS.
B. USE 3/8" THICK JOINTS BETWEEN UNITS.
C. TOOL ALL JOINTS WITH A ROUND JOINTER WHEN THE MORTAR IS THUMBPRINT HARD, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
D. PLACE MORTAR ON CLEAN UNITS WHILE THE MORTAR IS SOFT AND PLASTIC.
E. DO NOT DISTURB THE UNIT AFTER IT IS INITIALLY POSITIONED.
F. PLACE MORTAR SO THAT ALL JOINTS OF SOLID UNITS ARE FULLY FILLED WITH MORTAR.
G. FILL THE BED AND HEAD JOINTS OF HOLLOW UNITS WITH MORTAR SPREAD ACROSS THE WIDTH OF THE FACE SHELL.
H. MORTAR CROSS WEBS IN HOLLOW UNITS OF THE FOLLOWING SITUATIONS:
1) ADJACENT TO CELLS TO BE GROUTED FOR PARTIALLY GROUTED CONSTRUCTION.
2) STARTING COURSE ON FOUNDATIONS AND OTHER SUPPORTS.
3) ALL PIERS, COLUMNS AND PILASTERS THAT ARE TO BE FULLY FILLED WITH GROUT.
J. REMOVE PROTRUSIONS OF MORTAR INTO COLLAR JOINTS CAVITIES AND CELLS OF HOLLOW UNITS IF THEY PROJECT MORE THAN 1/2".
K. DO NOT SLUSH MORTAR INTO HEAD JOINTS.
L. FILL HOLES IN THE MORTAR.

14. PROVIDE ADEQUATE BRACING AND SUPPORT OF MASONRY UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

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WINTER PARK, FLORIDA 32790
PHONE: 407.647.9894
AA26000707

2900 RAPIDAN TRAIL
WINTER PARK, FLORIDA 32789

SEAL

JOHN P. DRAKE
ARCHITECT

ISSUE DATE	
06/11/26	

SHEET INFORMATION

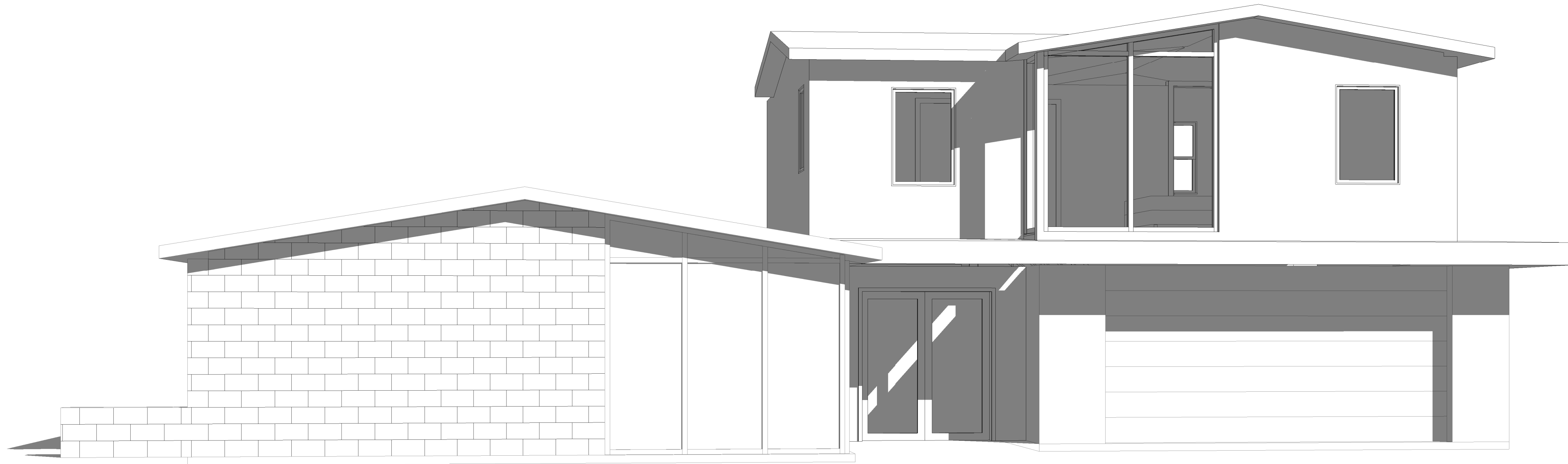
COVER

Scale

A000



① 3D View 1



② 3D View 2

2900 RAPIDAN TRAIL
WINTER PARK, FLORIDA 32789

SEAL

JOHN P. DRAKE
AR91591

ISSUE DATE

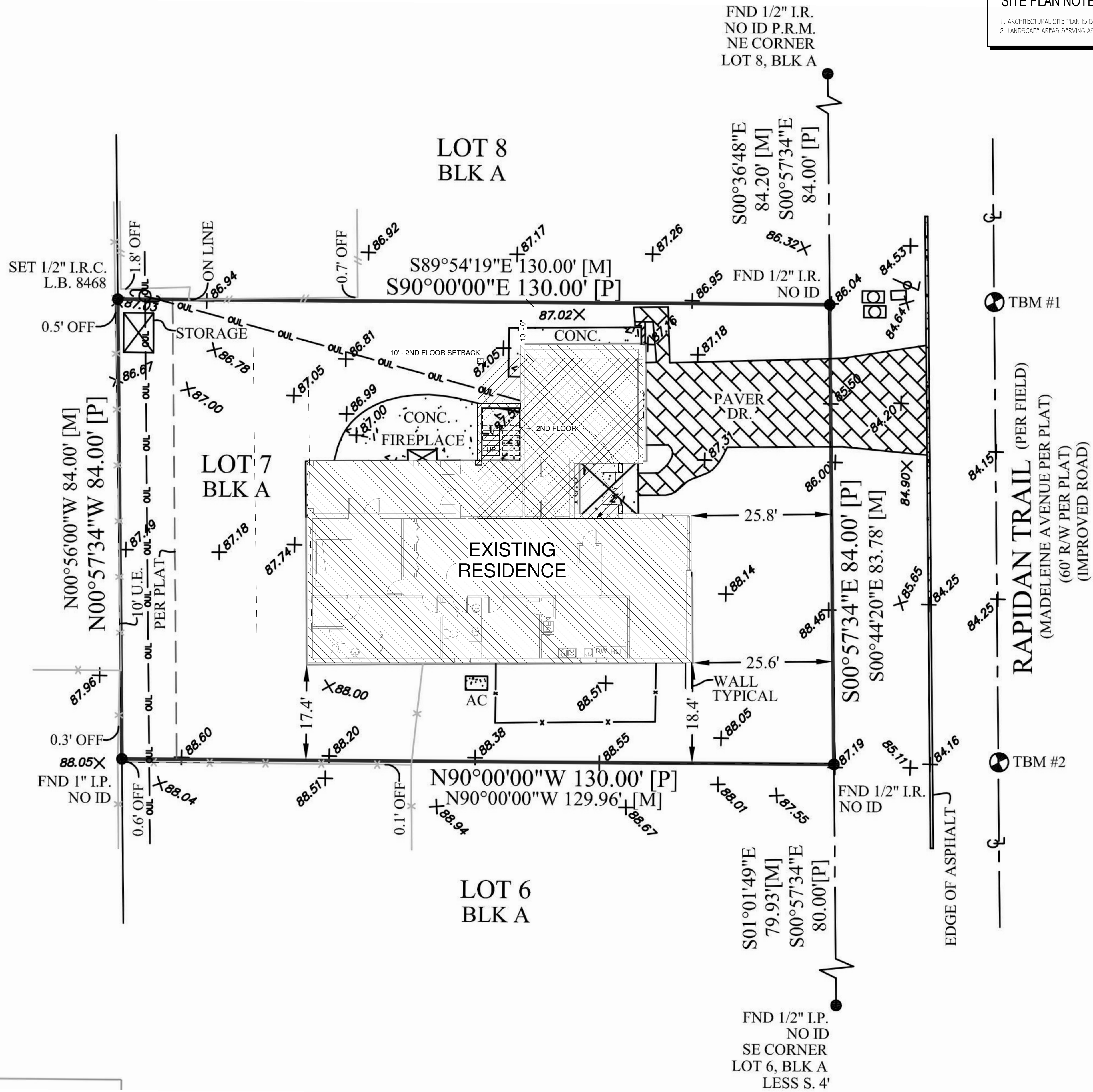
06/11/26

SHEET INFORMATION
PERSPECT

Scale

A050

HOWELL FOREST
(P.B. 1, PG. 85)



LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
DOMMERICH HILLS FOURTH ADDITION 1/2 LOT 7 BLK A

SITE PLAN NOTES:

1. ARCHITECTURAL SITE PLAN IS BASED UPON A SURVEY PROVIDED BY THE OWNER.
2. LANDSCAPE AREAS SERVING AS RETENTION AREAS SHOULD NOT BE MULCHED.

1 SITE PLAN
1" = 10'-0"

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ISSUE DATE

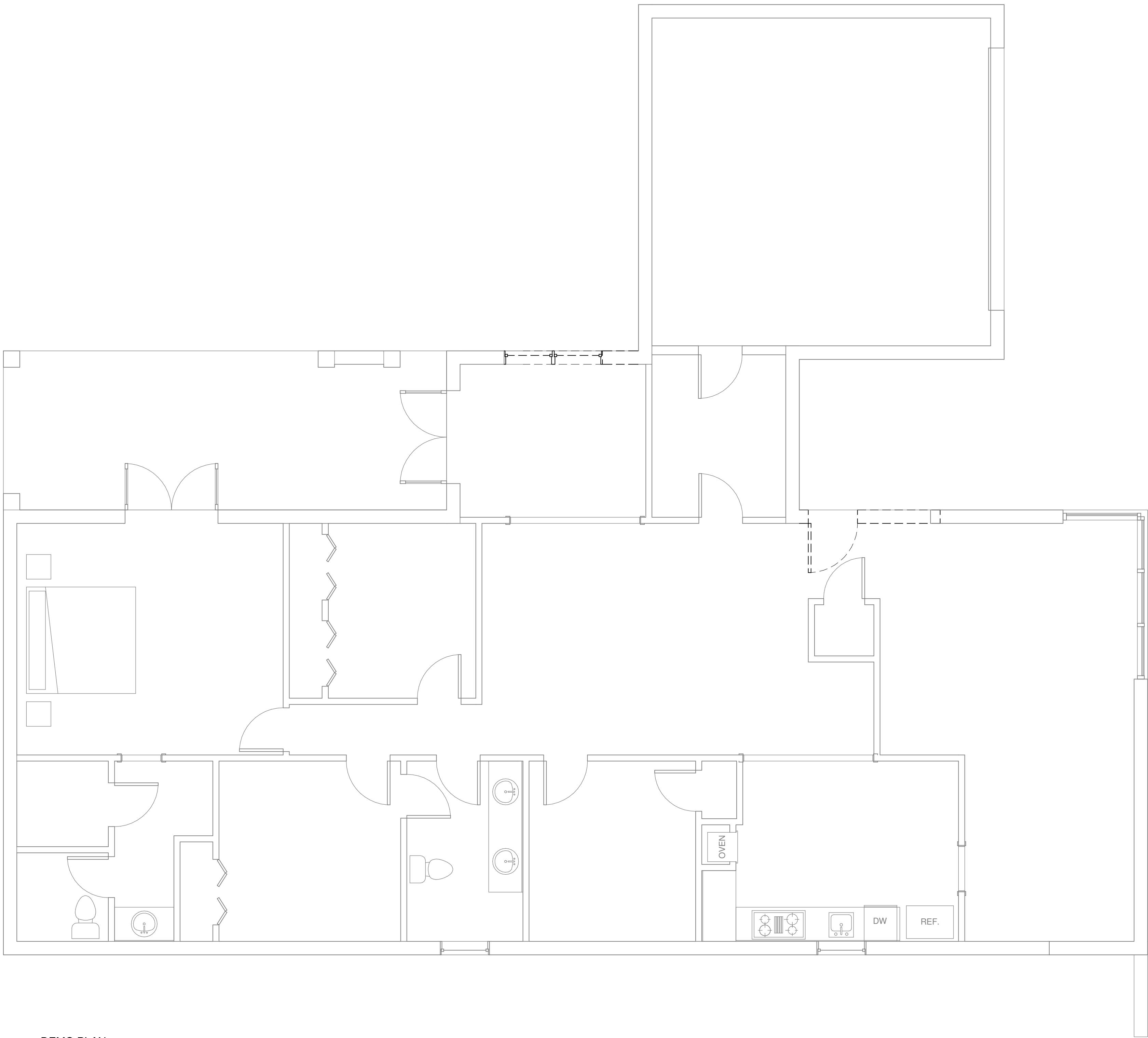
06/11/26

SHEET INFORMATION

SITE PLAN

Scale 1" = 10'-0"

A101



1 DEMO PLAN
1/4" = 1'-0"

2900 RAPIDAN TRAIL
WINTER PARK, FLORIDA 32789

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ARCHITECT

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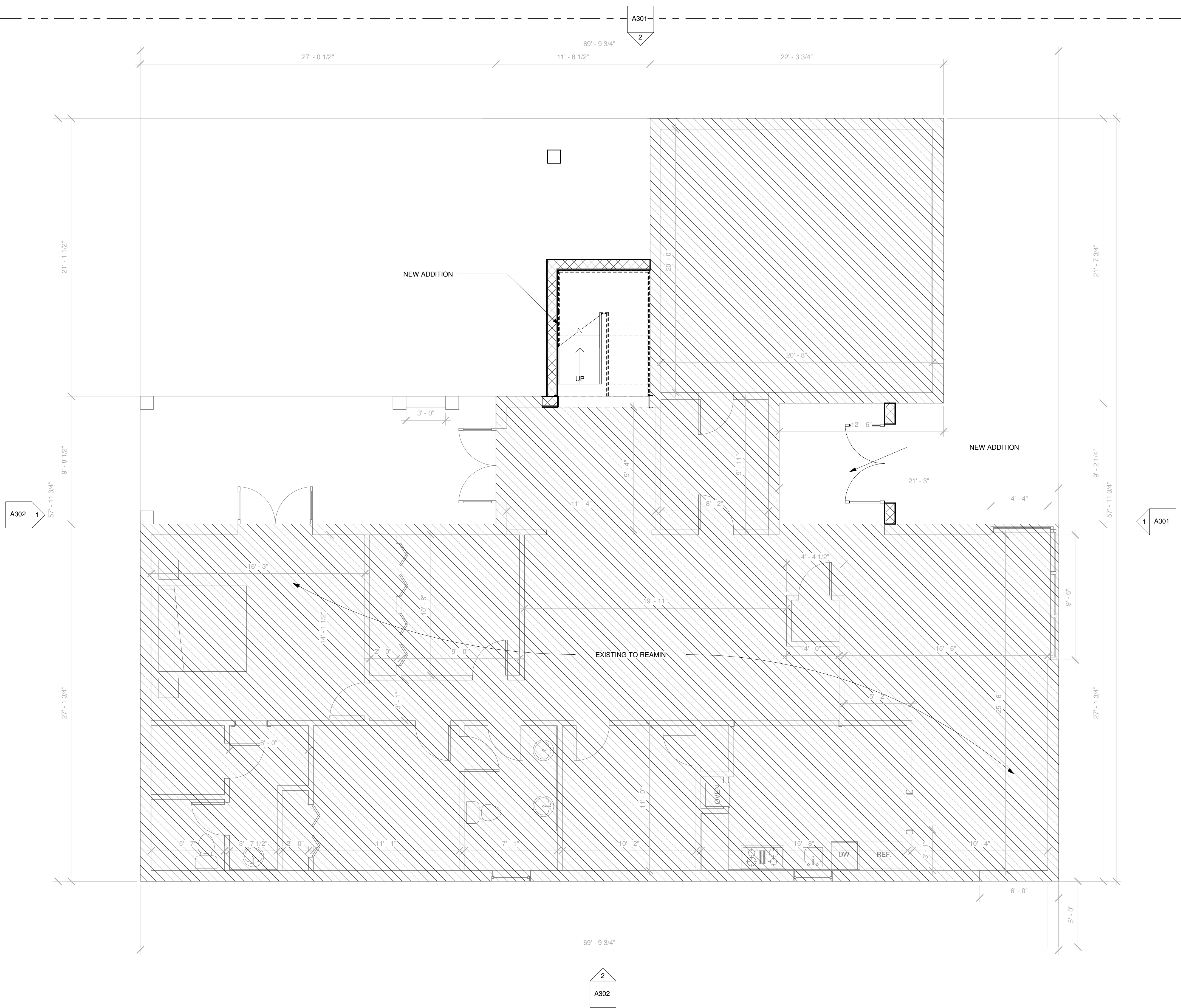
06/11/26

SHEET INFORMATION
DEMO PLAN

Scale 1/4" = 1'-0"

A200

1 1ST FLOOR
1/4" = 1'-0"



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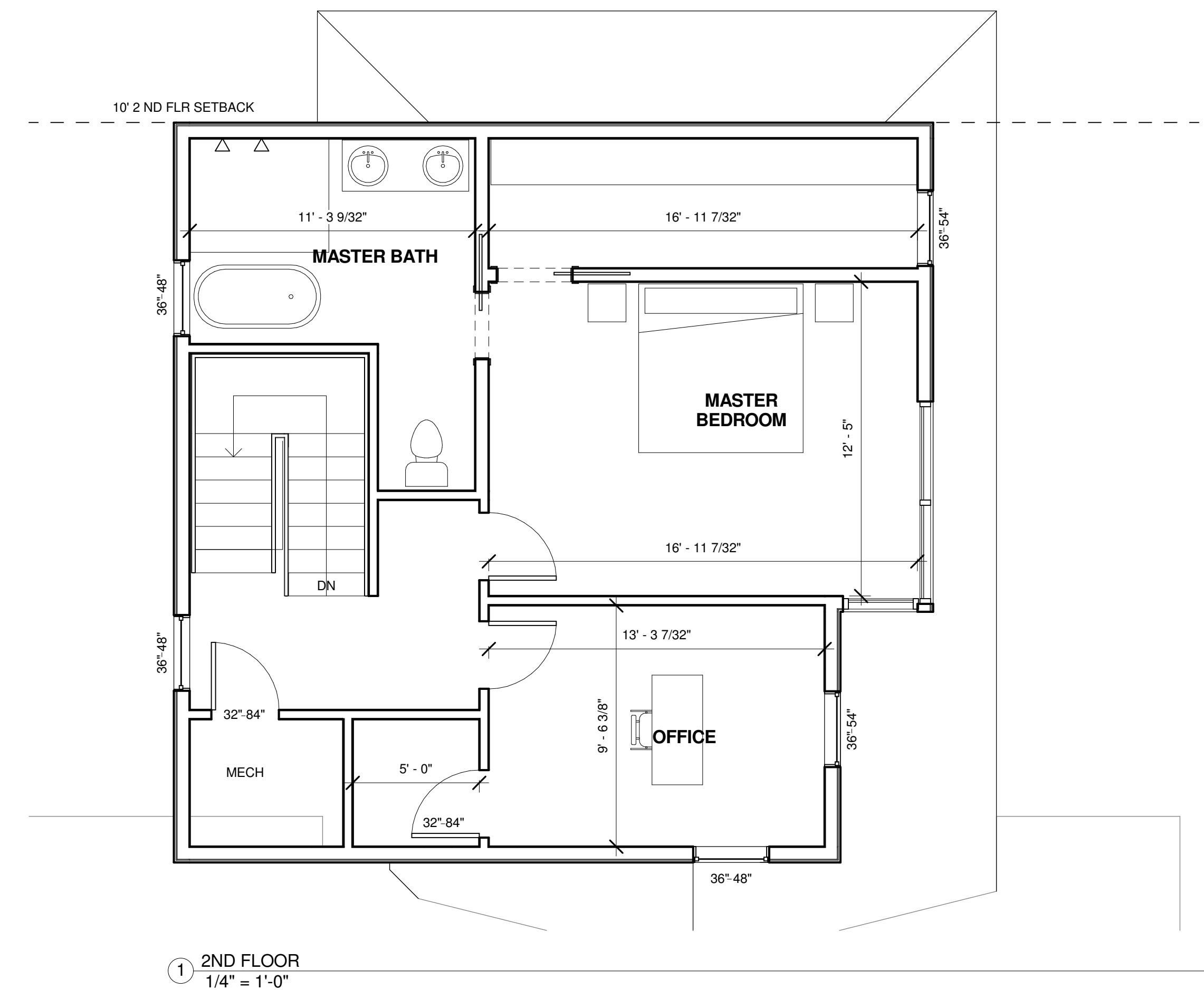
ISSUE DATE

06/11/26

SHEET INFORMATION
1ST FLOOR
PLAN

Scale 1/4" = 1'-0"

A201



2900 RAPIDAN TRAIL
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AR91551

ISSUE DATE

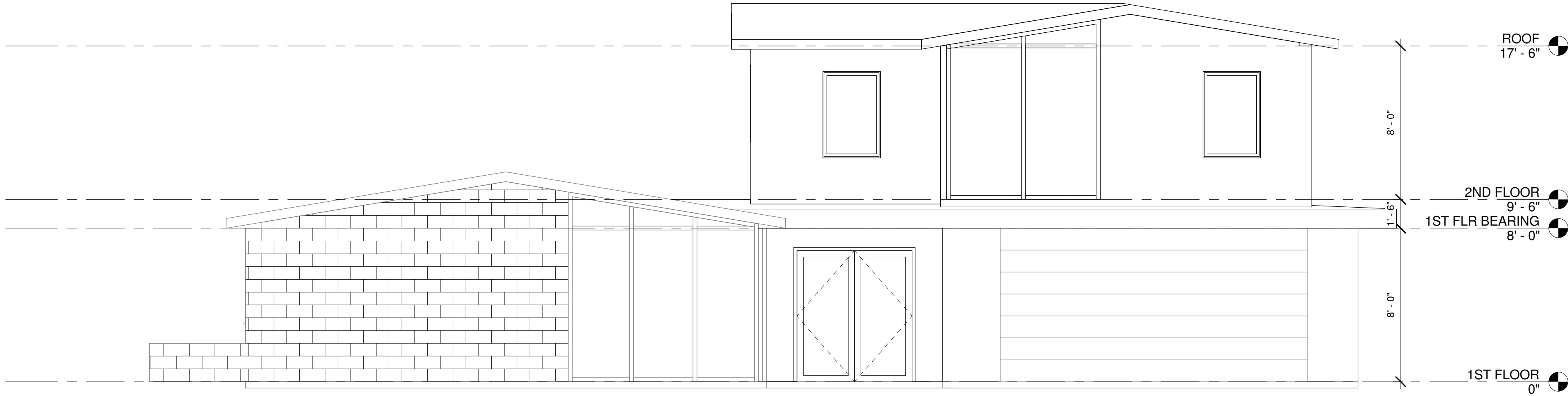
06/11/26

SHEET INFORMATION

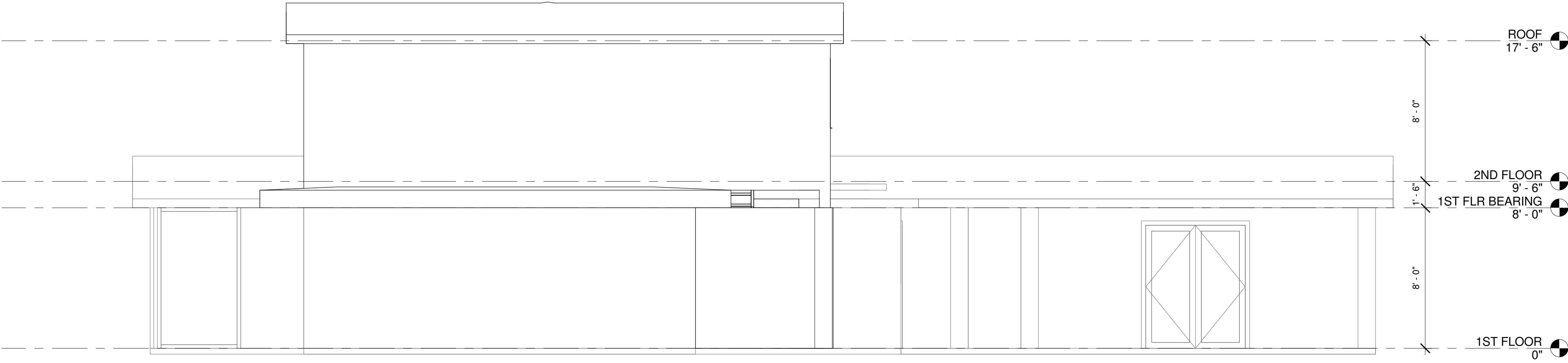
**2ND FLOOR
PLAN**

Scale $1/4" = 1'-0"$

A202



① West
1/4" = 1'-0"



② South
1/4" = 1'-0"

2900 RAPIDAN TRAIL
WINTER PARK, FLORIDA 32789

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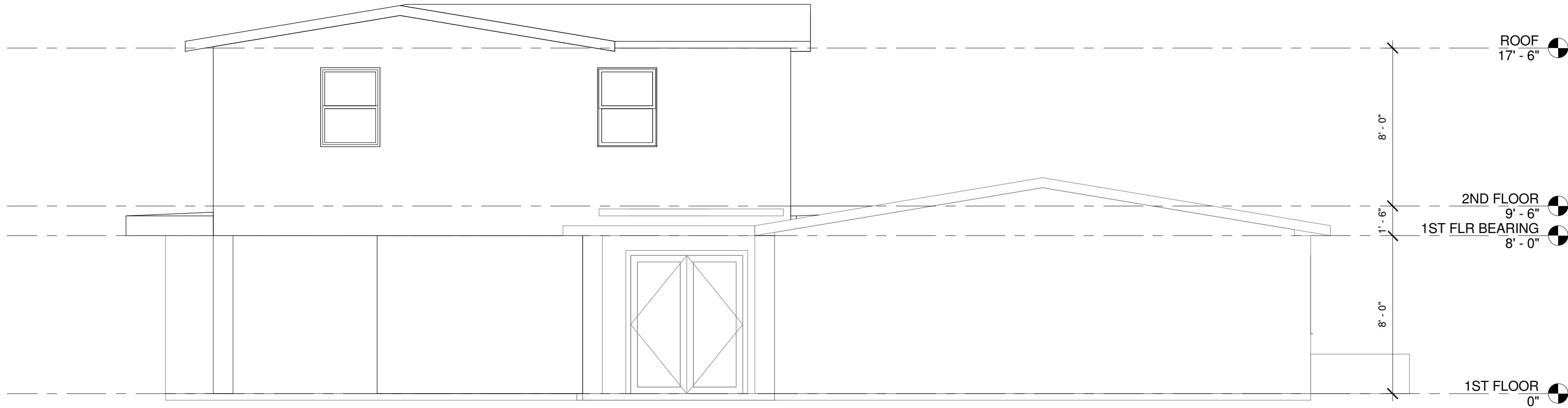
ISSUE DATE

06/11/26

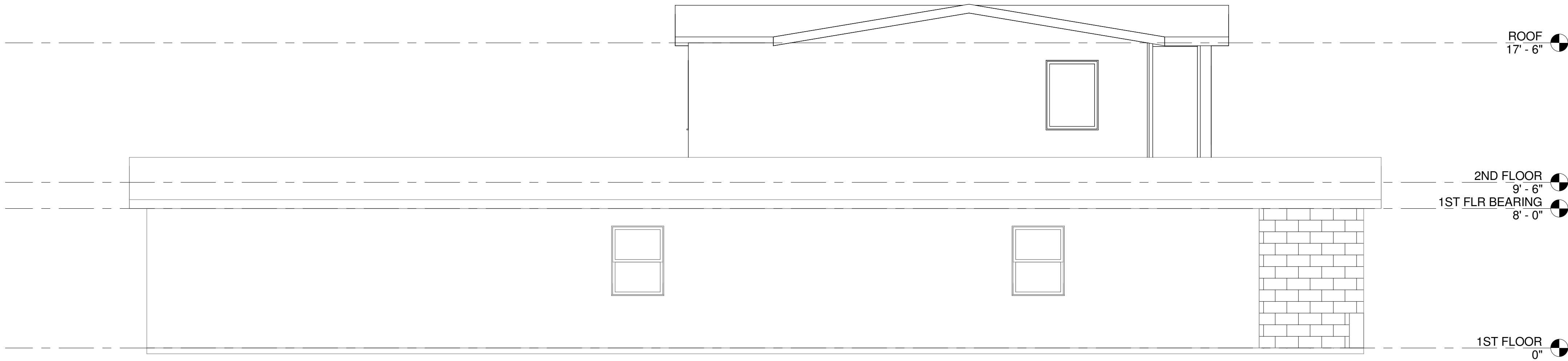
SHEET INFORMATION
ELEVATIONS

Scale 1/4" = 1'-0"

A301



① East
1/4" = 1'-0"



② North
1/4" = 1'-0"

2900 RAPIDAN TRAIL
WINTER PARK, FLORIDA 32789

SEAL

JOHN P. DRAKE
AR91591

ISSUE DATE	
06/11/26	

SHEET INFORMATION	
ELEVATIONS	
Scale	1/4" = 1'-0"

A302

Dear Board,

We are neighbors of Ryan and Mary Tindall at 2900 Rapidan Trail and own the home at 2832 Rapidan Trail.

We are familiar with their proposed home addition and have reviewed the plans. We support their request for a variance and have no concerns regarding the project.

In our opinion, the proposed addition is thoughtfully designed, compatible with the character of the neighborhood, and an appropriate improvement to the property.

We support approval of the requested variance.

Sincerely,
Blair Cox
2832 Rapidan Trail
Winter Park, FL 32789

A handwritten signature in blue ink, appearing to read "Blair Cox". The signature is written in a cursive, flowing style.

Dear Board,

We are the owners of the property located at 2906 Rapidan Trail adjacent to Ryan and Mary Tindall's home at 2900 Rapidan Trail.

We are familiar with their proposed residential addition and have reviewed the plans. We support their request for a variance and do not have any concerns regarding the project.

In our view, the proposed addition is thoughtfully designed, consistent with the character of the neighborhood, and an appropriate way to accommodate their family's needs while minimizing the impact on surrounding properties.

As one of the neighbors most directly affected by the proposal, we support approval of the requested variance.

Sincerely,

Olivia & Matt Maher

2906 Rapidan Trail
Winter Park, FL 32789

Signed by:

22C07EE8F99E432...

Olivia Maher

Letter for Board of Adjustments Regarding Residential Addition at 2900 Rapidan Trail

June 15, 2026

Dear Board,

We respectfully request approval for a variance to allow a modest addition to our home.

As lifelong Central Florida residents and second-generation Winter Park residents since 2008, we care strongly about this community. We purchased our home in 2017 and have raised our four children here, now teenagers and preteens.

Our family is deeply rooted in Winter Park, with a student at Winter Park High School and all four children actively involved in local youth athletics. As our family has grown, so have our space needs, particularly with two children currently sharing a bedroom and both adults working from home.

Our intention is to remain in the neighborhood we love while making thoughtful, well-designed improvements that allow our home to function for this next stage of life. The proposed addition has been carefully designed to be proportionate, consistent with the home's midcentury style, and in harmony with the surrounding neighborhood. It also includes an enclosure of the existing entry to improve functionality and cohesion of the overall design.

The addition remains modest in scale, and the resulting home will continue to be consistent with, and in many cases smaller than, other homes in the immediate area, where variations in rooflines and second-story elements are already present.

Due to the unique configuration and placement of our home on the lot—including limited backyard depth, a narrow buildable area, and existing setback constraints—there is no practical way to expand at ground level without significantly reducing usable outdoor space or creating a more intrusive footprint.

Alternative ground-level expansion to the rear or sides would result in a larger footprint, greater loss of outdoor space, and less compatibility with the surrounding neighborhood. The proposed addition is located primarily above the existing garage and entry because it allows the additional living space to be integrated into the existing structure with minimal impact to the property. This approach minimizes changes to the ground-level footprint, preserves limited backyard space, maintains the architectural integrity of the

home, and allows the addition to work naturally within the existing floor plan. Given the constraints of the lot, it is the least intrusive and most appropriate solution.

The conditions necessitating this request are specific to our property and not self-created, but rather a direct result of the lot's narrow buildable area, limited backyard depth, and existing setback constraints. These conditions limit our ability to expand in ways commonly available to other properties in the same zoning district. Granting this request would not create a special privilege, but instead allow a comparable and appropriate improvement given the physical limitations of our lot.

We have spoken with our immediate neighbors, including those most directly affected, and are grateful for their full support of this plan.

We are committed to maintaining the character of our home and contributing positively to our neighborhood. We believe this request represents a thoughtful, minimal-impact solution that allows our family to remain in the community we care deeply about. Thank you for your time and consideration.

Sincerely,

Ryan and Mary Tindall
2900 Rapidan Trail
Winter Park, FL 32789



PLAN SNAPSHOT REPORT BOA-2026-0007 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Fees Paid
Valuation: \$0.00

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Lewis, Nick

App Date: 06/15/2026
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Request for a variance to reduce the required side-yard setback on the property's north side from 17 feet to 10 feet to permit a second-story residential addition.

Parcel: 302129957201070	Main	Address: 2900 Rapidan Trl Winter Park, FL 32789-0931	Main	Zone:
Owner Ryan and Mary Tindall Home: (407) 953-1686 Mobile: (407) 431-6430	Applicant Mary K Tindall 2900 Rapidan Trail Winter Park, FL 32789 Home: (407) 431-6430 Business: (407) 431-6430			

Plan Custom Fields

Is the property on waterfront?	No	Section		Subsection	
Zoning		Is this property on historic registry or district?	No	Describe variance	Request for a variance from the required side-yard setback to permit a modest second-story residential addition above the existing garage and entry.
How long have you owned the property?	Since 2017	How long have you occupied the property?	Since 2017	Special Condition	The property is subject to unique physical constraints, including limited backyard depth, a narrow buildable area, and existing setback constraints resulting from the placement of the home on the lot. These conditions limit the practical locations available for expansion and are not the result of any action by the applicant.
Rights/Priv	Strict enforcement of the setback requirement would limit the applicant's ability to make a reasonable residential addition in a manner commonly available to other properties in the same zoning district. Due to the physical constraints of the lot, alternative expansion options would require a substantially larger footprint and a greater reduction of usable outdoor space.	Hardship	The hardship arises from the property's limited backyard depth, narrow buildable area, and existing setback constraints. These conditions significantly restrict the locations where an addition can reasonably be placed. Expanding at ground level would require a larger footprint, reduce usable outdoor space, and create a more intrusive design. The proposed second-story addition		above the existing garage and entry is the least intrusive solution because it minimizes changes to the ground-level footprint, preserves open space, maintains the architectural integrity of the home, and works naturally within the existing floor plan.

PLAN SNAPSHOT REPORT (BOA-2026-0007)

Limited Variance Yes. The applicant seeks only the minimum variance necessary to allow the proposed second-story addition as shown on the submitted plans.

Attachment File Name	Added On	Added By	Attachment Group	Notes
variance-submittal-checklist.pdf	06/15/2026 14:03	Tindall, Mary		Signed Checklist
2900 Rapidan Trail - Tindall 061126 - SITE PLAN.pdf	06/15/2026 14:03	Tindall, Mary		Site Plan
2900 Rapidan Trail - Tindall 061126 (1).pdf	06/15/2026 14:03	Tindall, Mary		Site Plan
City of WP Variance Letter to Board.pdf	06/15/2026 14:03	Tindall, Mary		Signed Checklist
M25-10-05 SIGN.pdf	06/15/2026 14:03	Tindall, Mary		Survey
Signature_Mary_Tindall_6/15/2026.jpg	06/15/2026 14:03	Tindall, Mary		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073978	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00073978		\$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	06/15/2026	06/17/2026	06/15/2026	No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	06/15/2026	06/17/2026	06/15/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/13/2026 11:29	07/13/2026 11:29
Board of Adjustments Review v.1	Receive Submittal	06/15/2026 0:00	06/15/2026 14:24
Issue Invoice v.1	Generic Action		07/13/2026 11:29
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



Board of Adjustments

agenda item 5.b

item type

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

meeting date

July 21, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-08. Request of Deborah Teixeira and Ted Larkins for variance approval from Section 58-65(f)(7), to allow an 8.8-foot first-floor side setback in lieu of the required first-floor side setback of 14 feet in conjunction with the proposed additions and renovations to the existing single-family home, located at 1817 Pineview Circle, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the variance requested.

background

The applicants and homeowners, Deborah Teixeira and Ted Larkins, are requesting variance approval to allow an 8.8-foot first-floor side setback as part of the overall additions and renovations to the existing single-family home in lieu of the required side setback of 14 feet. The property is zoned R-1A.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist which 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 shape and circumstance. The lot resembles a standard rectangular lot at the street frontage based on the house location, but is actually triangular. The existing home follows the prevailing pattern of the other homes along the street, despite the unique lot shape. Additionally, the property backs up to a wetland area, partially located within its 100-year floodplain, and has a 15-foot drainage and utility easement across the rear property line and a 10-foot drainage and utility easement down the eastern side property line.

The existing structure meets all code requirements except for the existing 8.8-foot side

setback on the western side. The nature of the applicant's request is to significantly renovate the existing structure, including several additions that meet all setback requirements and converting the existing carport into an enclosed, single-car garage. The entirety of the structure will remain single-story, and the proposed work on the nonconforming side of the structure includes enclosing the carport, an addition that meets all nonconforming side setback addition requirements, and the required articulation bump-out. Ordinarily, the scope of work on the structure in its totality would require that the existing side setback be brought into conformance.

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(f)(7) requires a 14-foot side setback based on the lot width.

Meeting the 14-foot side setback would require a complete demolition of the existing structure. Further, the house could not be shifted towards the east as that side already just meets the required 14-foot setback. Shifting the structure back would push the home out of line with the rest of the block and towards the wetland, its flood zone, and the drainage and utility easements along the rear and eastern property lines.

Actions of the Applicant

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

The existing structure was constructed in 1956, before the applicant purchased the property in 2020. Therefore, the existing site conditions were not caused by any action taken by the applicants.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer onto 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.

Due to the unique lot conditions, the single-story nature of the structure, and the fact that meeting all code requirements would entail full demolition and construction of an entirely new structure as well as creating potential added flood risk and pushing the structure out of the prevailing house pattern of the street, 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.

Summary

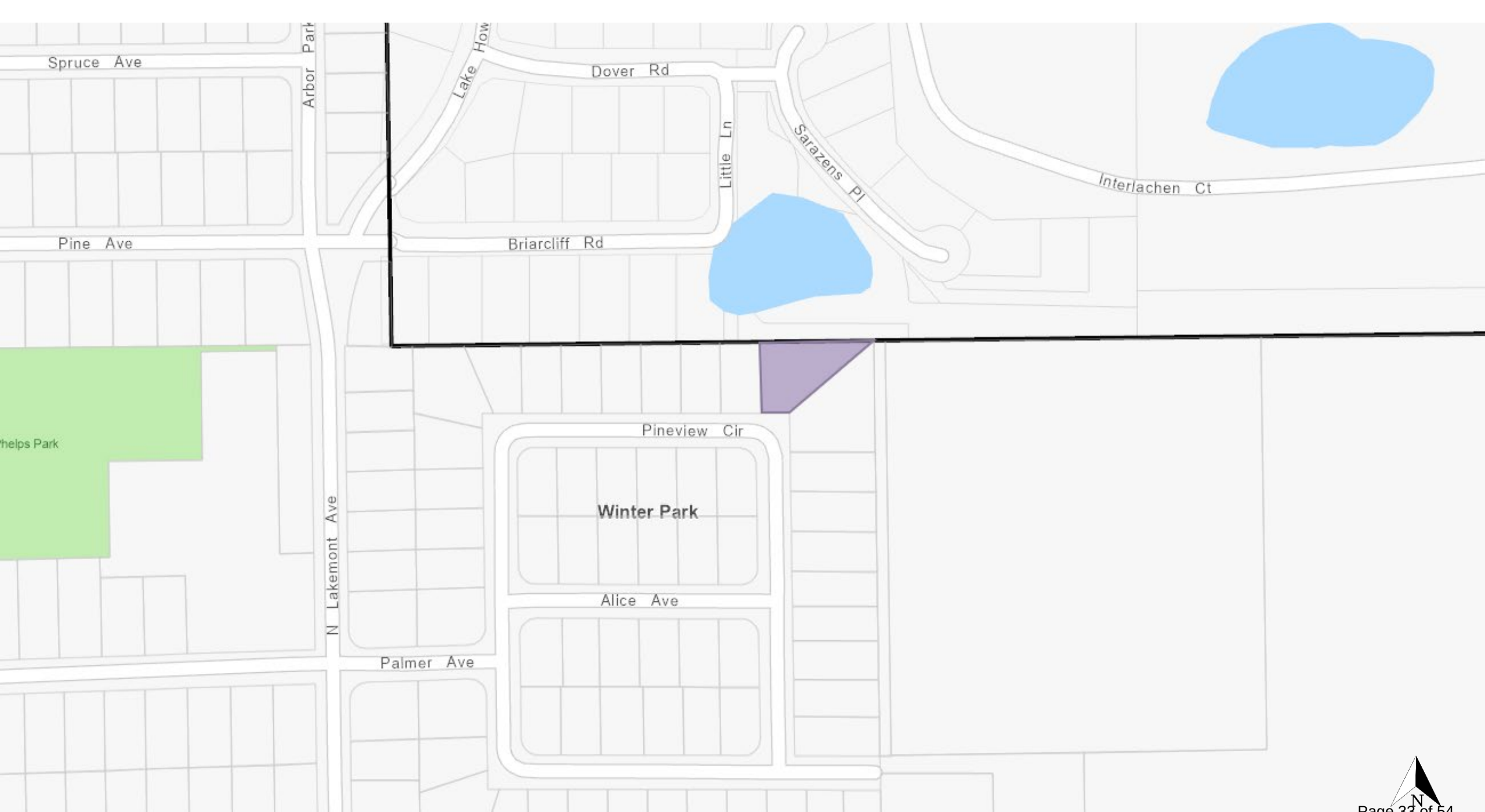
Staff believes that the applicants meet the four criteria required to grant the variance requested.

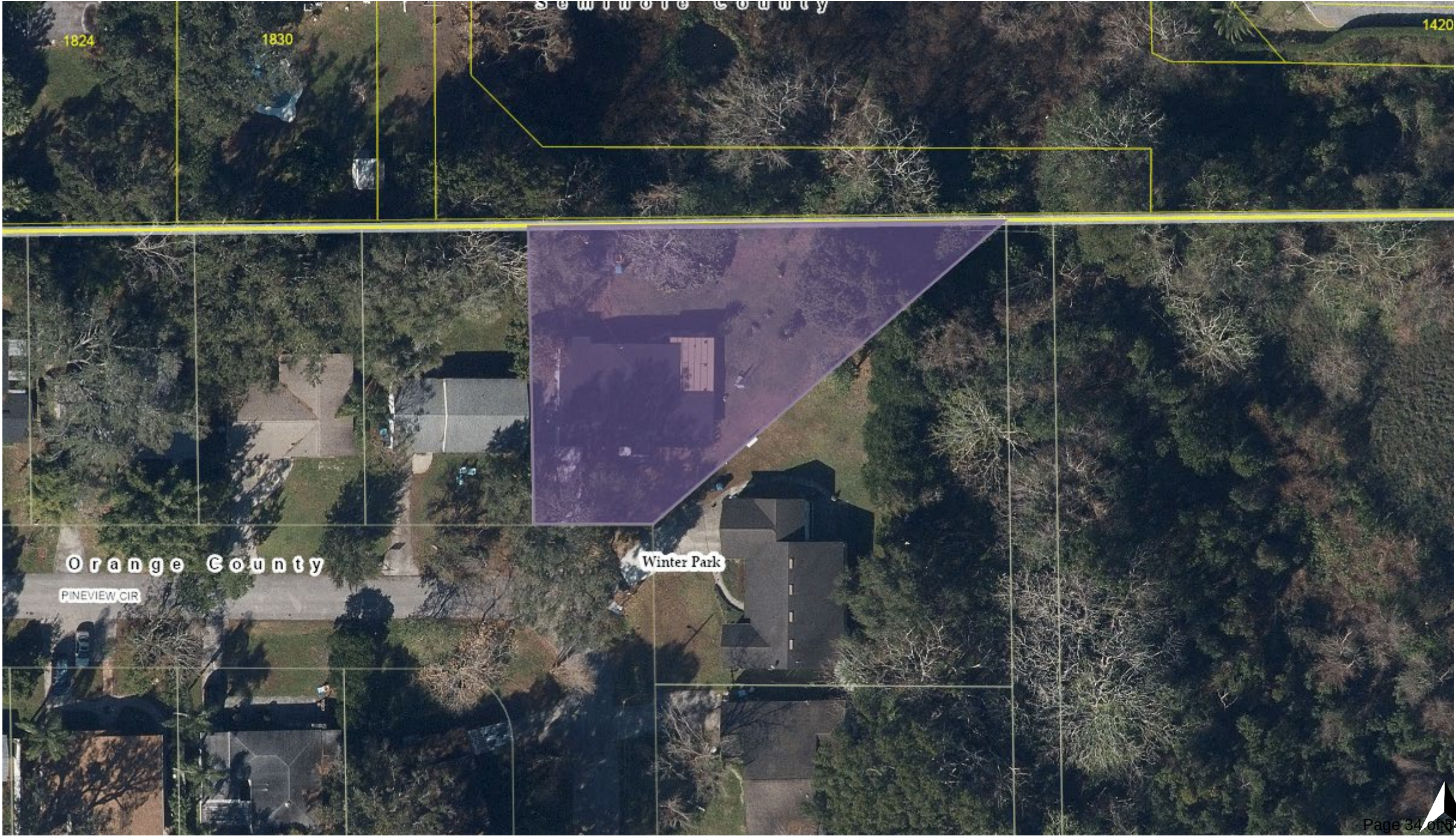
alternatives | other considerations

fiscal impact

attachments

1. 1817 Pineview Circle - Maps
2. 1817 Pineview Circle - Survey
3. 1817 Pineview Circle - Site Plan
4. 1817 Pineview Circle - Plan Set
5. 1817 Pineview Circle - Applicant Submittal





1824

1830

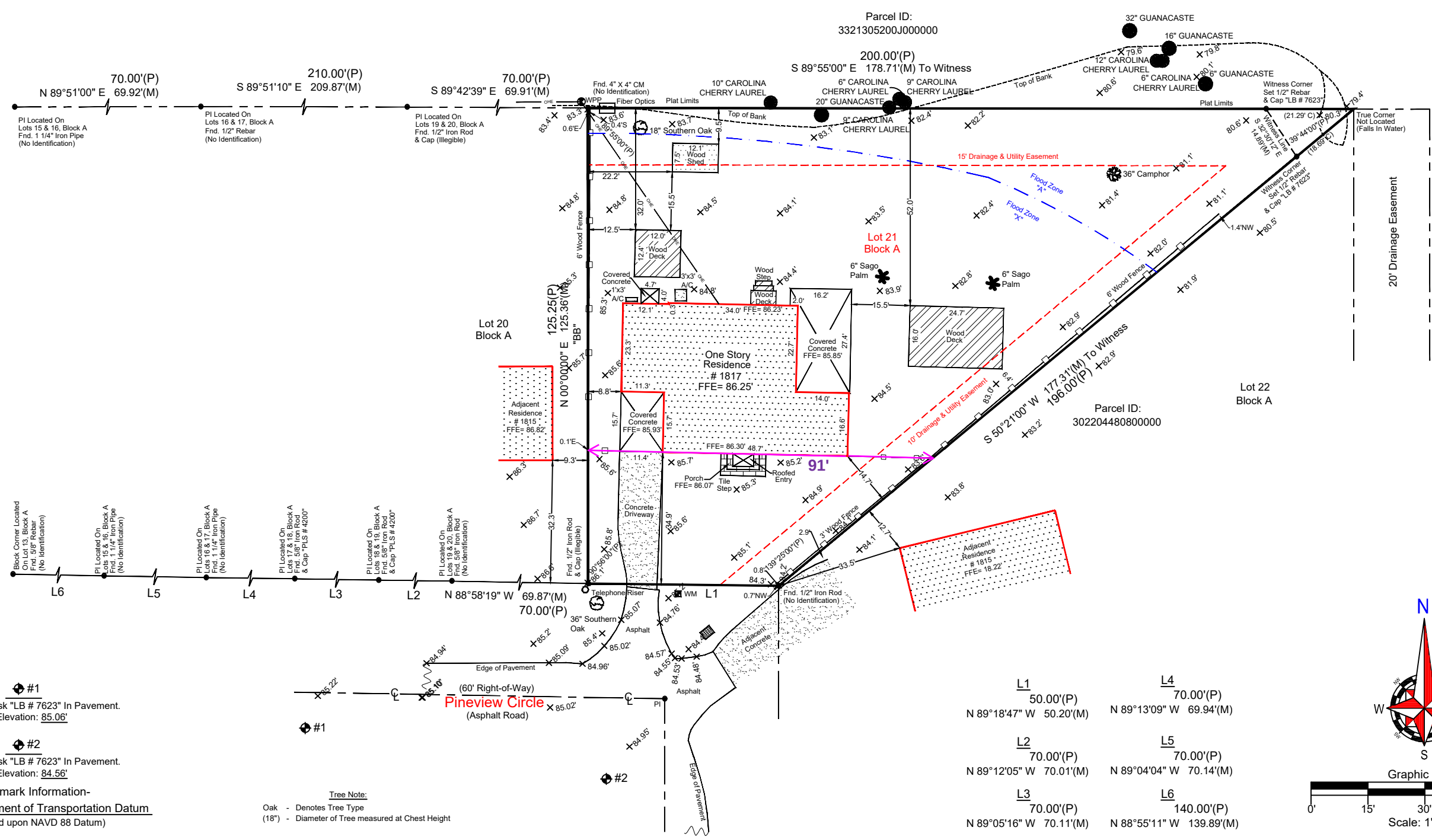
1420



Orange County

PINEVIEW CIR

Winter Park



BOUNDARY & TOPOGRAPHIC SURVEY

Legal Description:

LOT 21, BLOCK A, LAKEMONT HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15, 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, A. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09/25/2009.

CERTIFIED TO:

DEBORAH TEIXEIRA



1817 PINEVIEW CIRCLE, WINTER PARK, FLORIDA 32792

Field Date: 12/2/2025 Date Completed: 12/04/25
Drawn By: G.S. File Number: IS-149356 TOPO

-Legend-	
C	- Calculated
CL	- Centerline
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 & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- Chain Link Fence

-NOTES-
>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".
>Building Ties are NOT to be used to reconstruct Property Lines.
>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.

NONE VISIBLE

-POINTS OF INTEREST-

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 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.



Patrick K. Ireland

PATRICK IRELAND 6637
This survey is intended ONLY for the use of said certified parties.
This survey is NOT valid without signature and embossed with Surveyors 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

Prepared by:
Mitchell J. Powers
2289 Island Run
Winter Park, FL 32792
PH: 407.405.6481

SED

SILVESTRE
ENGINEERING
2 LLC

C.A. #50239
3401 Mission Bay Blvd Apt # 203
Orlando, Florida 32817
PH: (689) 290-4310
EMAIL: daniel@silvestre-engineering.com
TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND UNDERSTANDING, THE
STRUCTURAL PLANS AND SPECIFICATIONS
COMPLY WITH THE CURRENT FLORIDA
RESIDENTIAL BUILDING CODE SIGNED AND
SEALED FOR THE STRUCTURAL PORTION
OF THIS DRAWING

RAUL VARGAS
REGISTRATION PE# 86555

SEAL

REVISION

SITE PLAN
LARKINS RESIDENCE ADDITION
1817 PINEVIEW CIRCLE
WINTER PARK, FL 32792

PROJECT

DRAWN MJP

CHECK DS-RV

PROJECT NO. 25-12

DATE 6/10/26

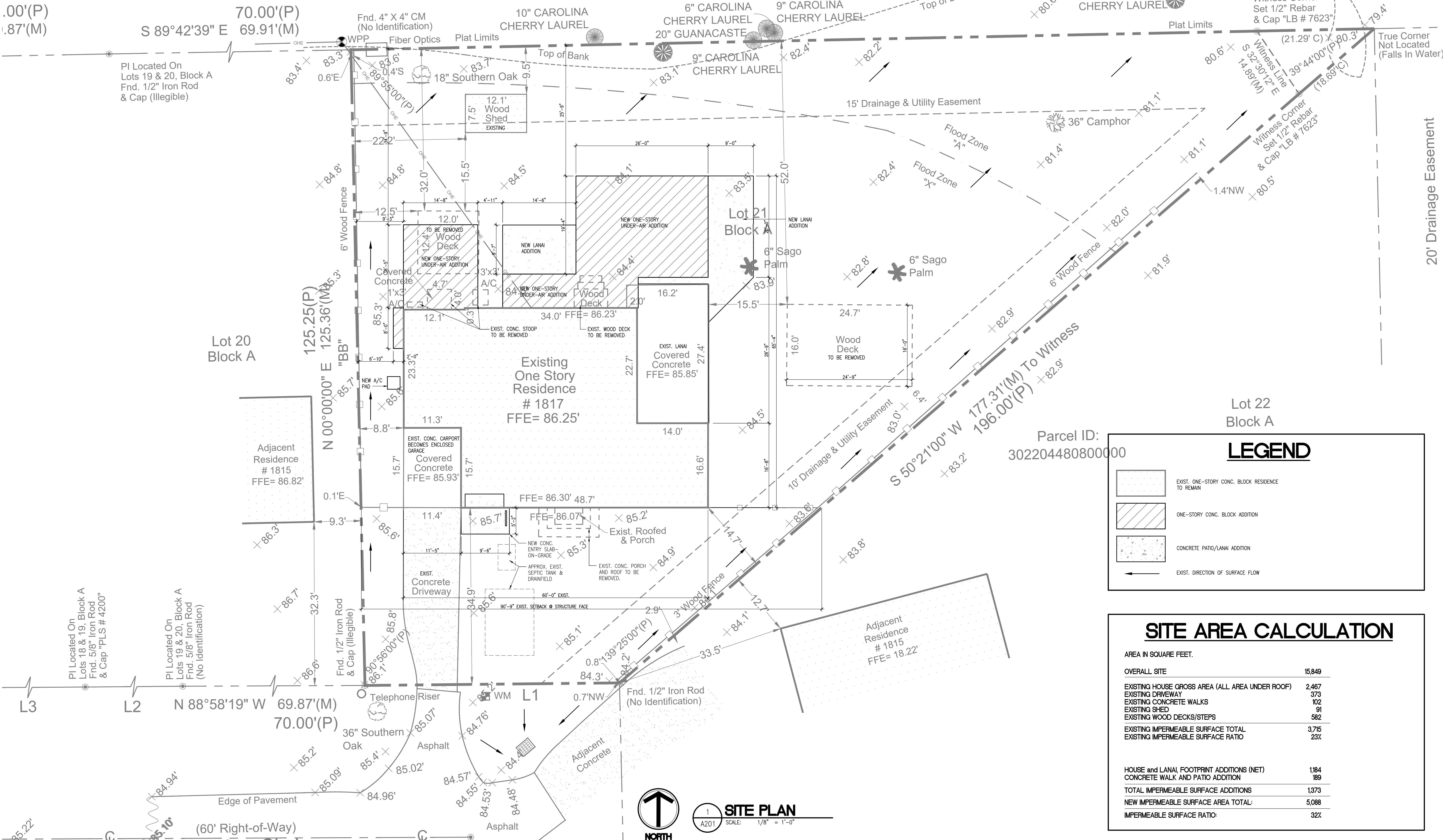
C201

DRAWING NO.

Parcel ID:
3321305200J000000

200.00'(P)
S 89°55'00" E 178.71'(M) To Witness

.00'(P)
187'(M)
70.00'(P)
S 89°42'39" E 69.91'(M)



LEGEND

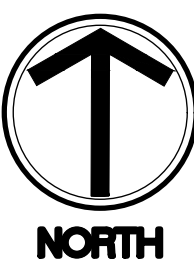
- EXIST. ONE-STORY CONC. BLOCK RESIDENCE TO REMAIN
- ONE-STORY CONC. BLOCK ADDITION
- CONCRETE PATIO/LANAI ADDITION
- EXIST. DIRECTION OF SURFACE FLOW

SITE AREA CALCULATION

AREA IN SQUARE FEET.

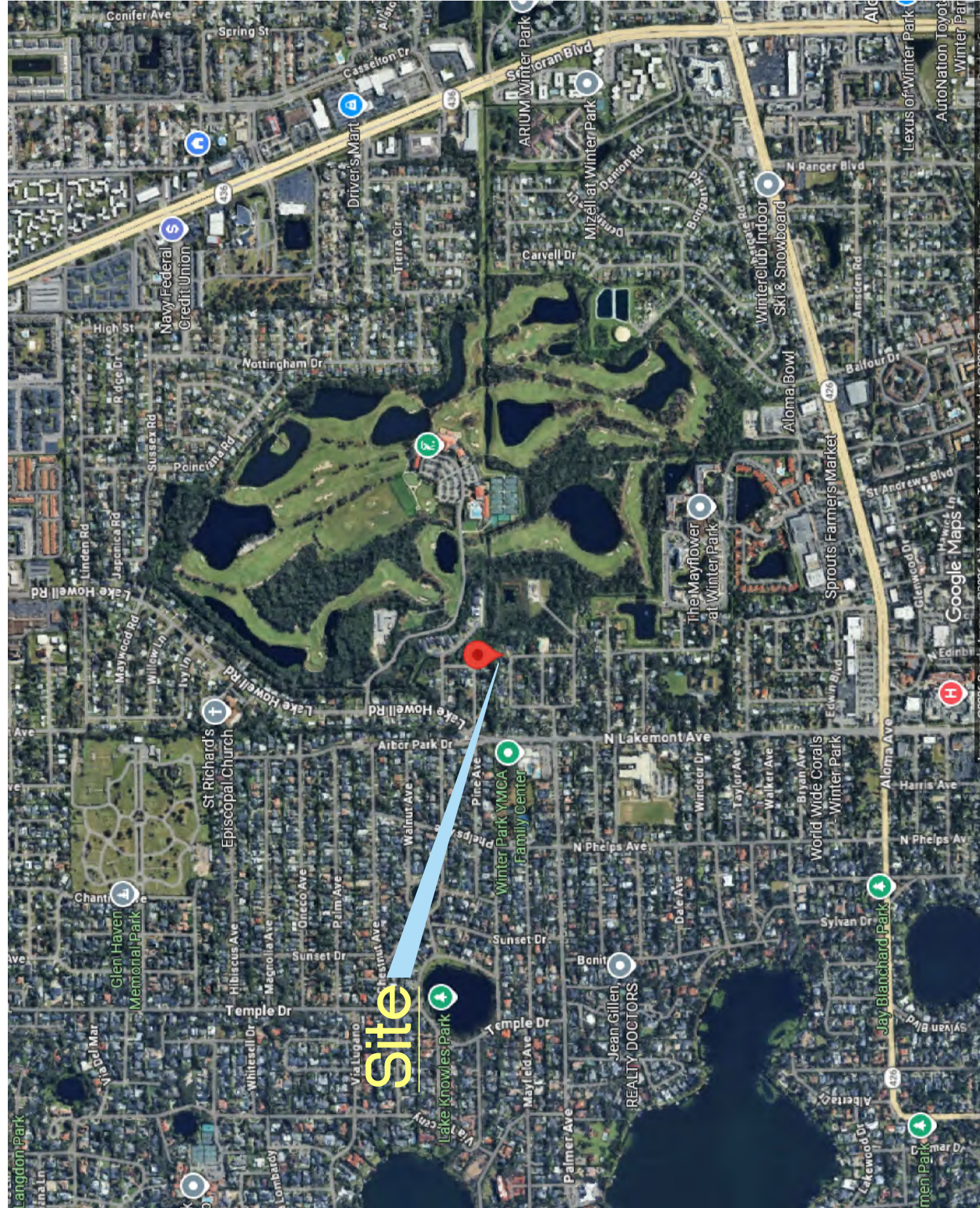
OVERALL SITE	15,849
EXISTING HOUSE GROSS AREA (ALL AREA UNDER ROOF)	2,467
EXISTING DRIVEWAY	373
EXISTING CONCRETE WALKS	102
EXISTING SHED	91
EXISTING WOOD DECKS/STEPS	582
EXISTING IMPERMEABLE SURFACE TOTAL	3,715
EXISTING IMPERMEABLE SURFACE RATIO	23%

HOUSE and LANAI FOOTPRINT ADDITIONS (NET)	1,184
CONCRETE WALK AND PATIO ADDITION	189
TOTAL IMPERMEABLE SURFACE ADDITIONS	1,373
NEW IMPERMEABLE SURFACE AREA TOTAL	5,088
IMPERMEABLE SURFACE RATIO	32%



1
A201
SCALE: 1/8" = 1'-0"

SITE PLAN

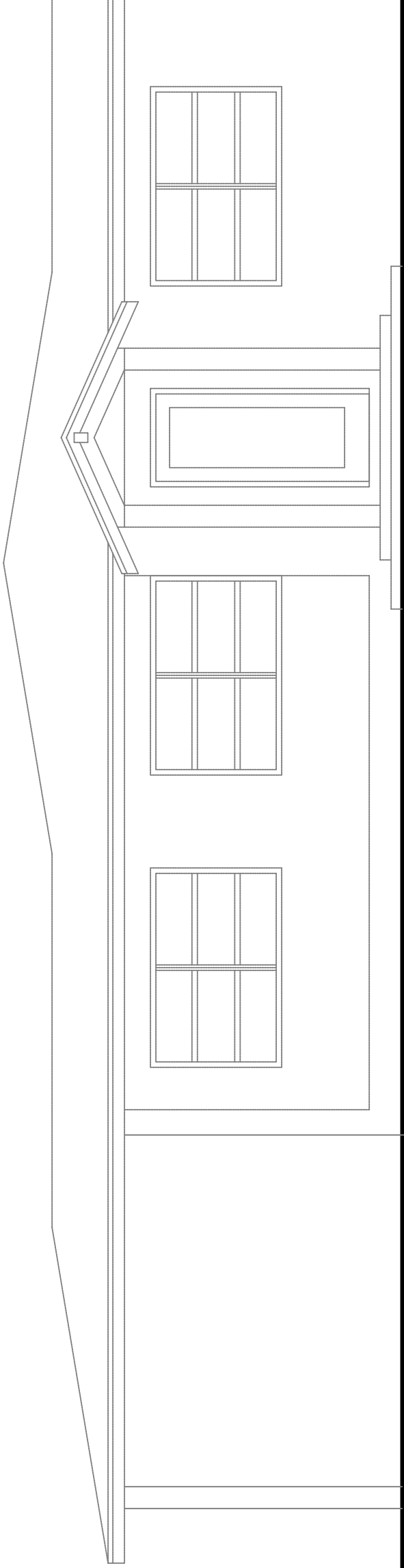


VICINITY MAP

The Larkins Residence Alterations and Additions

1817 PINEVIEW CIRCLE
WINTER PARK, FL 32792

PARCEL ID: 04-22-30-4808-01-210



ABBREVIATIONS

ABV ABOVE FINISH FLOOR
ALT ALTERNATE
BD BOARD
BOT BOTTOM
BWG BENDING
BLW BELOW
BM BEAM
BRG BEARING
CC CENTER TO CENTER
CC CONCRETE
CONG CONCRETE
CONT CONTINUOUS
EJ EXPANSION JOINT
ELEC ELECTRICAL
ELEV ELEVATION
EXT EXTERIOR
FF FINISH FLOOR
FEE FINISH FLOOR ELEVATION
FS FULL SOLID
FSD FINISH FLOOR SLAB
CPS CYPRESS
GWB GYPSUM WALL BOARD
HD HEIGHT
HT HORIZONTAL
HORIZ HORIZONTAL
INCL INCLINATION
INV INVERT
JOINT JOINT
KJ KNEE JOINT
KW KNEE WALL
LL LIVE LOAD
LL LUMBER
LX LUMBER
MAX MAXIMUM
MECH MECHANICAL
MIN MINIMUM
ON ON CENTER
OC ON CENTER
PLYMD PLYWOOD
PSF POUNDS SQUARE FOOT

PSI POUNDS SQUARE INCH
PSI PARALLEL STRIP LUMBER
REF REFERENCE
REQD REQUIRED
SIM SIMILAR
SIL STEEL
SIT STEEL
SQ. FT. SQUARE FEET
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL
VERT VERT
WF WOOD
W WITH

SHEET INDEX

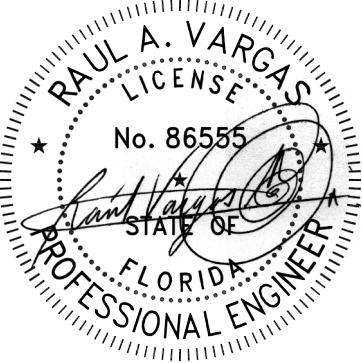
	A000	A101	A102	A201	A202	A301	A302	A401	A402	C201	E201	P201	S10	S11	S20	S30
TITLE SHEET																
EXISTING-DEMOLITION PLAN																
EXISTING-DEMOLITION EXTERIOR ELEVATIONS																
FLOOR PLAN																
ROOF PLAN																
EXTERIOR ELEVATIONS																
EXTERIOR ELEVATIONS																
BUILDING SECTIONS																
SECTIONS AND DETAILS																
SITE PLAN																
ELECTRIC PLAN																
PLUMBING PLAN																
SPECIFICATIONS and CODE COMPLIANCE																
FOUNDATION																
STRUCTURAL																
ROOF TRUSS																

This type has been electronically signed and sealed by Paul A. Vargas, Professional Engineer, No. 86555, State of Florida. Printed copies of this document are not considered approved and used and the signature must be verified as an electronic copy.



CODE

PROJECT AREA	CALCULATION
EXISTING HOUSE UNDER AIR (U/A) AREA	1,869
EXISTING FRONT PORCH SLAB	29
EXISTING LANAI	389
EXISTING CARPORT	180
TOTAL EXISTING GROSS SQ. FT. (ALL AREA UNDER ROOF)	2,467
UNDER AIR (U/A) AREA ADDITIONS	950
ENTRY PORCH ROOF (RELOCATED)	61
LANAI ADDITION	237
TOTAL NEW GROSS SQ. FT. (ALL AREA UNDER ROOF)	3,715
FLOOR AREA RATIO CALCULATION	
TOTAL NEW GROSS SQ. FT. (ALL AREA UNDER ROOF)	3,715
OVERALL SITE AREA	13,549
FLOOR AREA RATIO	23%
PROJECT SCOPE:	
Enclose the existing Carport as a new Garage. Add 950 sq. ft. of living space and 237 sq. ft. of new Lanai space. Relocate the existing Lanai to the rear of the property and relocate the exterior with a new roof and facade design.	



Prepared by:
Mitchell J. Powers
2299 Island Run
Winter Park, FL 32792
PH: 407.405.6481

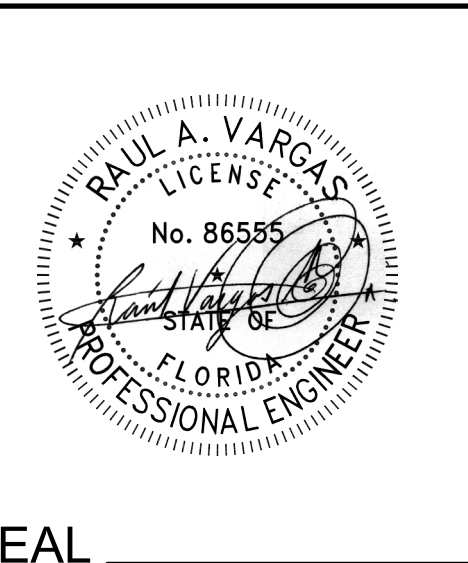
SED

SILVESTRE
ENGINEERING
2 LLC

C.A. #50239
3401 Mission Bay Blvd Apt # 203
Orlando, Florida 32817
PH: (689) 290-4310
EMAIL: daniel@silvestre-engineering.com

TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND UNDERSTANDING, THE
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COMPLY WITH THE CURRENT FLORIDA
RESIDENTIAL BUILDING CODE SIGNED AND
SEALED FOR THE STRUCTURAL PORTION
OF THIS DRAWING.

RAUL VARGAS
REGISTRATION PE# 86555



SEAL _____

REVISION _____

EXISTING/DEMO. PLAN
LARKINS RESIDENCE ADDITION
1817 PINEVIEW CIRCLE
WINTER PARK, FL 32792

PROJECT _____

DRAWN _____ MJP

CHECK _____ DS-RV

PROJECT NO. 25-12

DATE 6/10/26

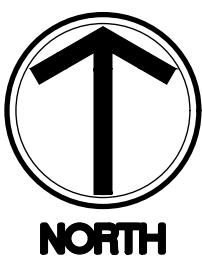
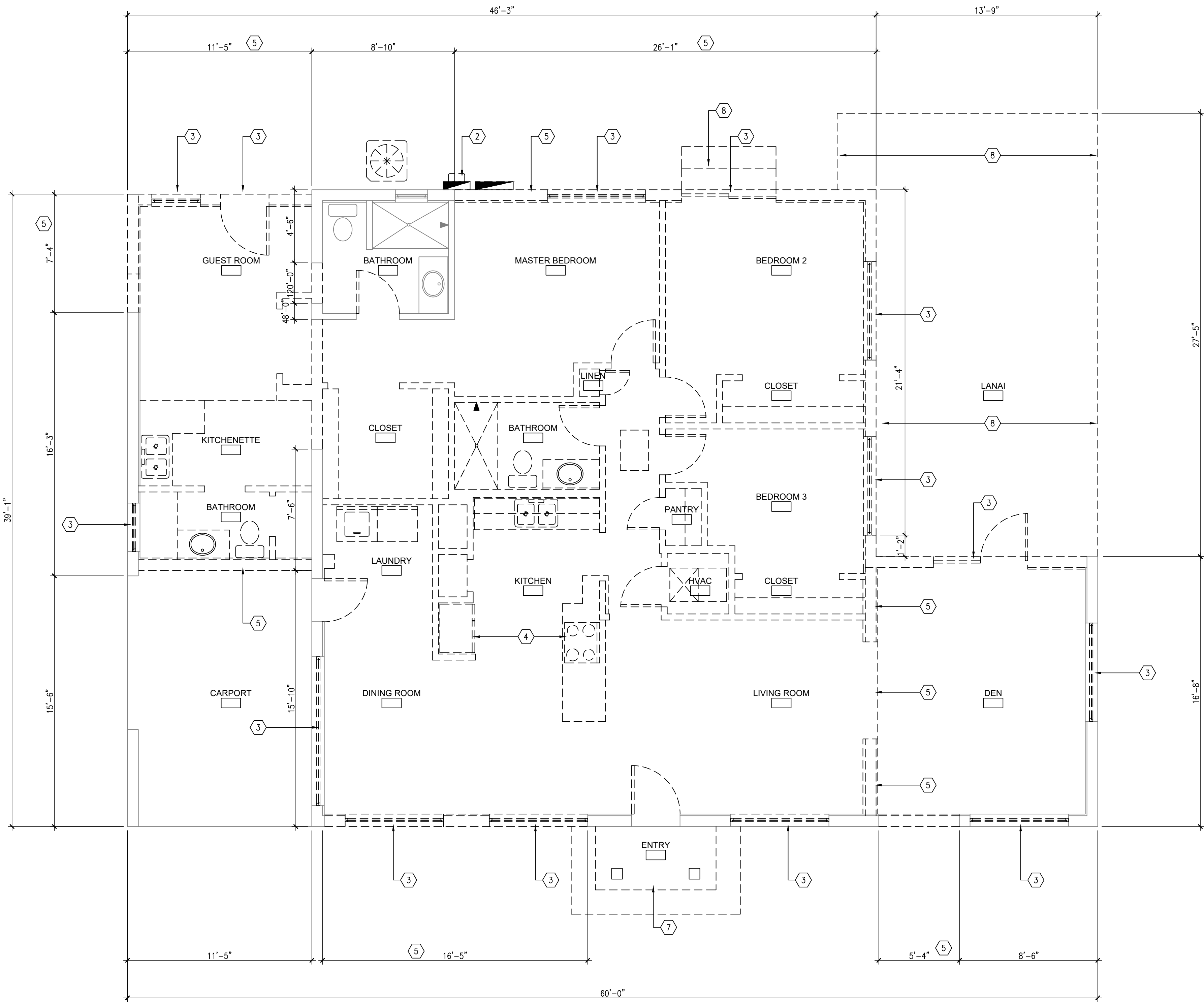
A101
DRAWING NO. _____

GENERAL DEMOLITION NOTES:

- A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- B. ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.
- C. PATCH SURFACES TO MATCH EXISTING ADJACENT FINISHES. REFER TO OWNER SPECIFICATIONS FOR CUTTING/PATCHING DETAILS.
- D. ALL ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL PIPING, RACEWAYS, AND DUCTWORK ARE TO BE REMOVED TO A POINT BELOW EXISTING FLOOR SLAB, BEHIND WALLS, AND AS CLOSE TO CUTTING/PATCHING DETAILS.
- E. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.

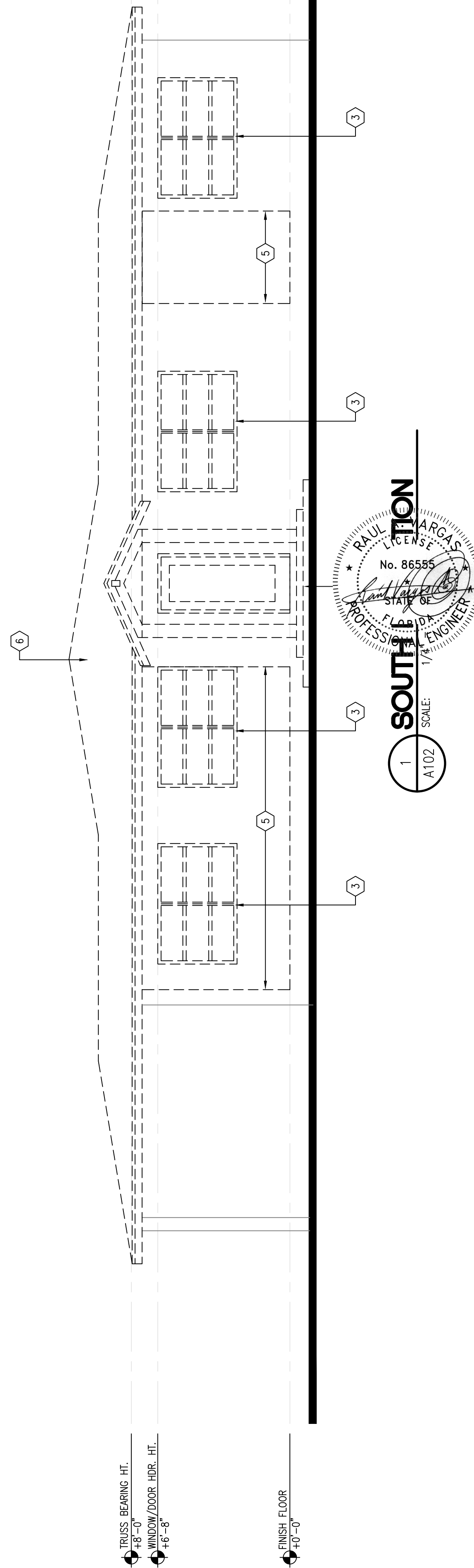
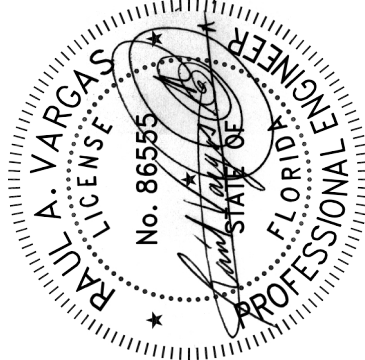
DEMO PLAN NOTES:

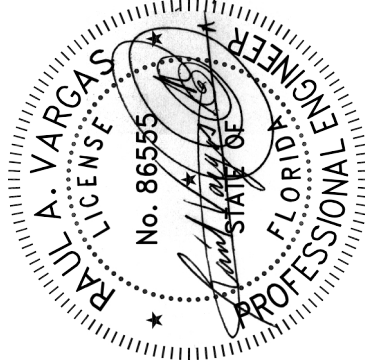
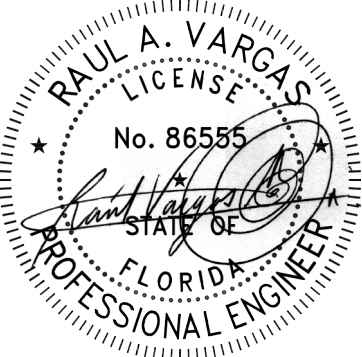
- _____ EXISTING WALLS & SLAB TO REMAIN.
- 1 - - - - - DENOTES AREA OF COMPLETE DEMO. EXIST. SLAB TO REMAIN.
- 2 EXISTING POWER METER AND ELECTRIC DISTRIBUTION PANEL GC TO FIELD VERIFY LOCATION AND COORD. WITH NEW WORK.
- 3 REMOVE EXIST. WINDOW/DOOR COMPLETE. COORD. WITH NEW WORK PER A201.
- 4 REMOVE EXIST. KITCHEN CABS. & EQUIP. COORD. W/ OWNER FOR STORAGE/DISPOSAL.
- 5 REMOVE PORTION OF EXIST. CMU WALL, COORD. WITH NEW WORK PER A201.
- 6 REMOVE EXIST. ROOF STRUCT. COMPLETE.
- 7 REMOVE EXIST. ENTRY PORCH STRUCT. COMPLETE.
- 8 REMOVE EXIST. WOOD DECK STRUCT. COMPLETE.



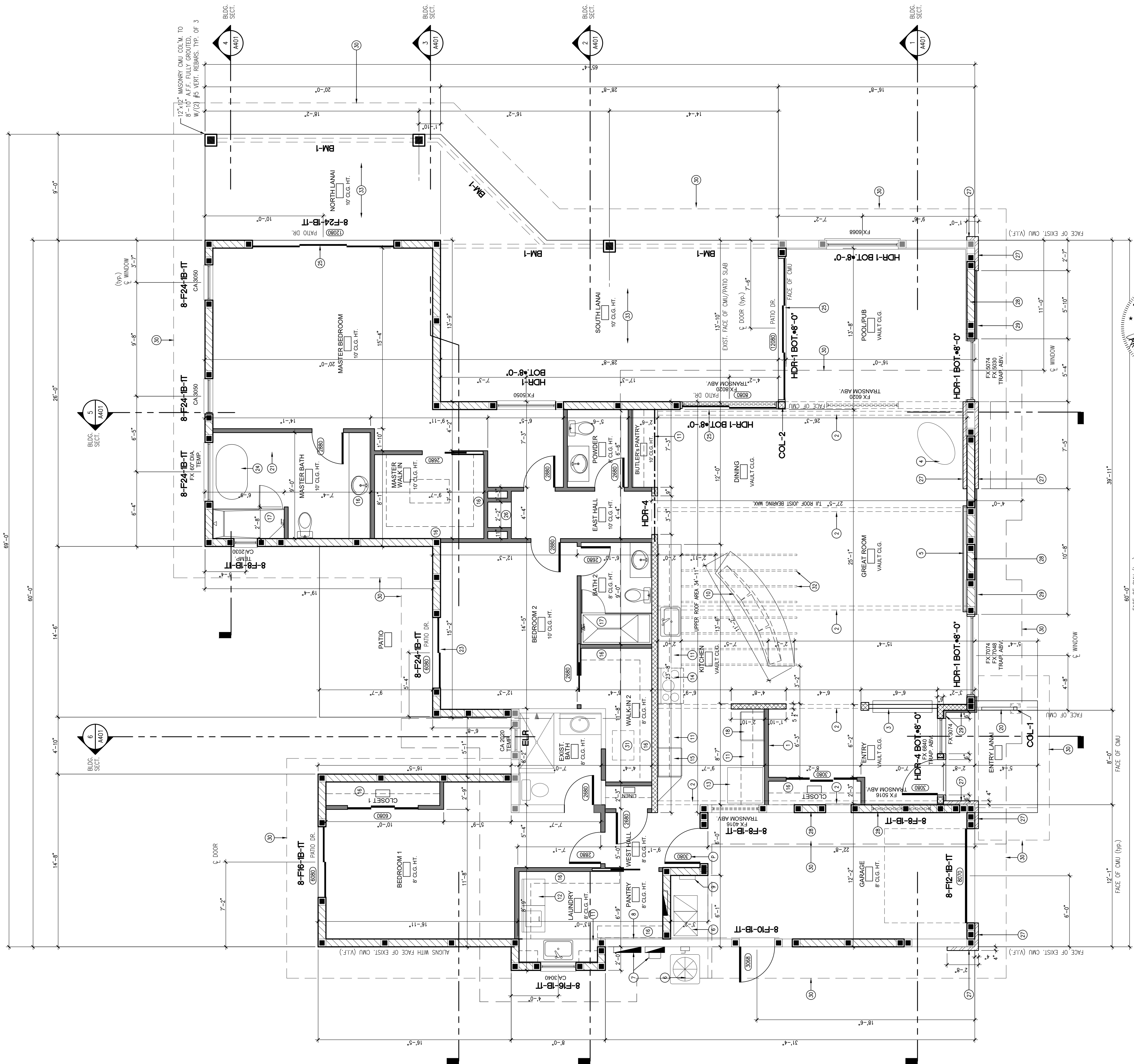
1
A101
SCALE: 1/4" = 1'-0"

EXISTING / DEMOLITION PLAN



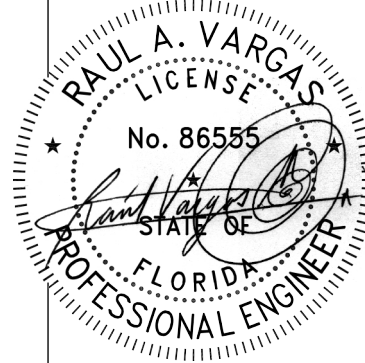


NO.	WINDOW LABEL
1	FX 3080
2	FX 6640
3	FX 5016
4	FX 4616
5	CA 3040
6	CA 2030
7	FX 607 DIA.
8	CA 3050
9	FX 5050
10	CA 2020
11	FX 6066
12	FX 5074
13	FX 5030
14	FX 6020
15	FX 7074
16	FX 8020
17	FX 7046

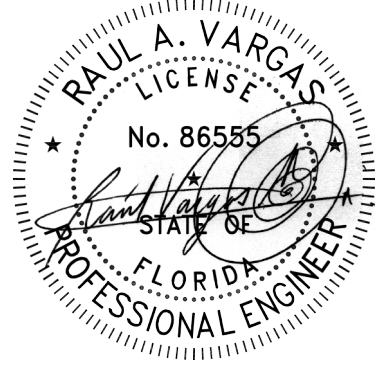
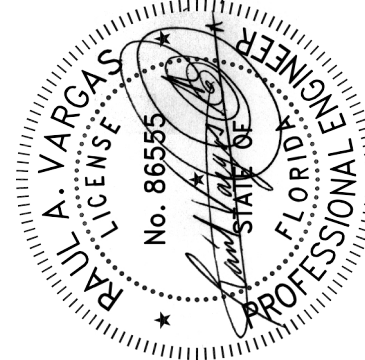


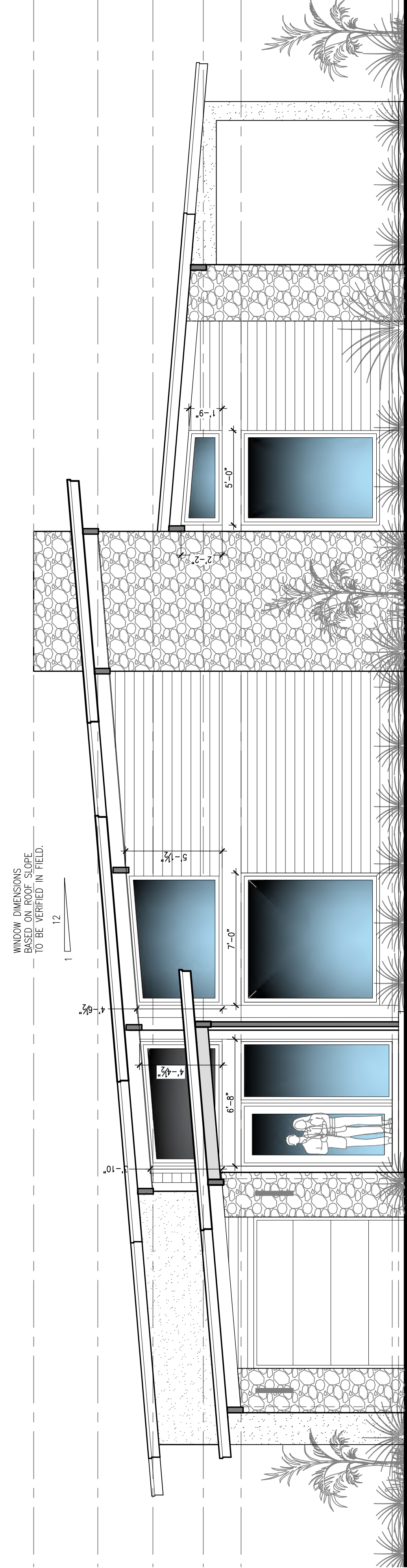
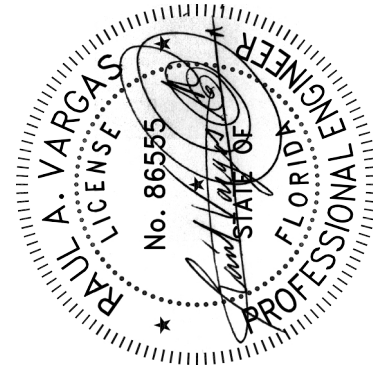
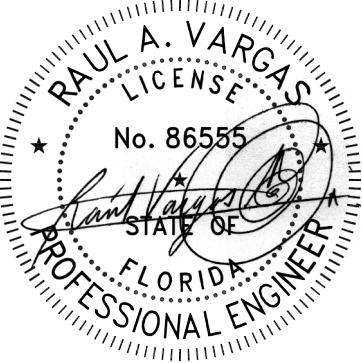
PLAN NOTES:

- ART/DISPLAY WALL @ ENTRY, OWNER TO SPEC.
- DASHED LINE OF DECORATIVE BEAMS ABOVE ADO.
- CUSTOM ART WALL, OWNER TO SPEC.
- FLOORING: FIREPLACE, OWNER TO SPEC.
- TV/MEDIA WALL, CUSTOM CASWORK PANELS, SEE SCHEDULE.
- HVAC EQUIPMENT.
- ELECTRIC SERVICE METER AND DISCONNECT.
- ELECTRIC SERVICE DISTRIBUTION PANEL.
- HOT WATER EQUIPMENT.
- CUSTOM ISLAND WITH BASE CABINETS BELOW, SEE SCHEDULE.
- 36" TALL BASE CABINETS WITH WALL CABINETS.
- WASHER & DRYER (BY OWNER).
- REFRIGERATOR (BY OWNER).
- OVEN/COOKTOP COMBINATION UNIT W/ EXHAUST.
- WALL OVEN/MICROWAVE COMBINATION UNIT, OWNER TO SPEC.
- CLOSET/PANTRY SHELVING SYSTEM, OWNER TO SPEC.
- CUSTOM TILE SHOWER WITH TEMPERED GLASS ENCLOSURE.
- AIR FRYER UNIT IN CABINETS, OWNER TO SPEC.
- DASHED LINE DENOTES RECESSED CEILING FEATURES.
- CUSTOM ACCT/ENTRY WALL.
- CUSTOM WOOD BENCH, OWNER TO SPEC.
- POOL TABLE (BY OWNER).
- 6" WIDE x 8" TALL PATIO DOOR SYSTEM.
- BATHUB, OWNER TO SPEC.
- 8" TALL x 12" WIDE PATIO GLASS DOOR SYSTEM.
- WIDE FINISH DIMENSIONS: 25" WIDE x 20" DEEP.
- STONE VENEER, OWNER TO SPEC, DO TO CORNER.
- AREA OF CMU INFILL IN EXIST. DOOR/WINDOW OPENING.
- AREA OF NEW EXTERIOR WOOD SIDING, OWNER TO SPEC.
- DASHED LINE DENOTES ROOF OVERHANG ABOVE.
- ATTIC ACCESS PANEL, MIN. 22" X 30".
- SUSPENDED WOOD TRELLIS, SEE INTERIOR DETAILS.
- NEW CONCRETE SUB LANA, SEE S1.1.



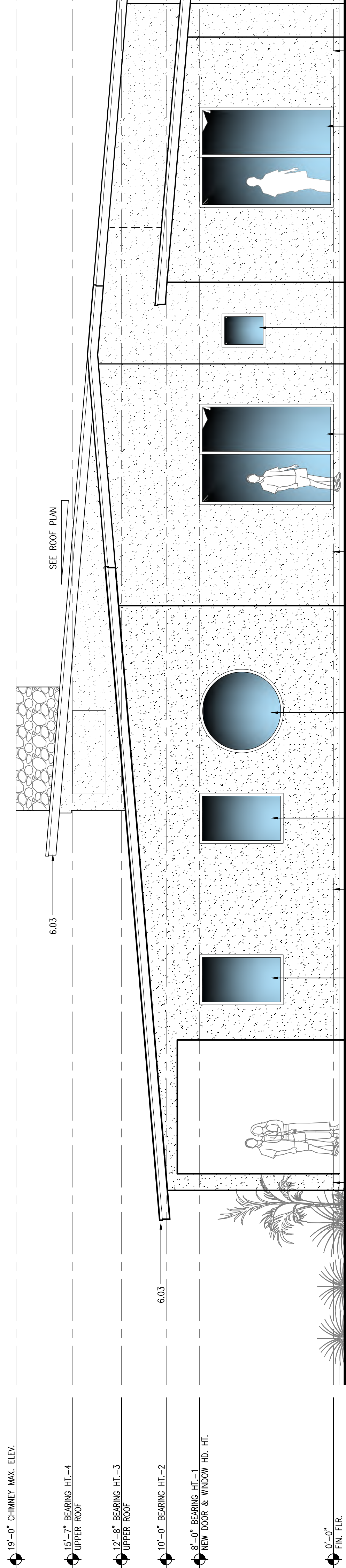
FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A201





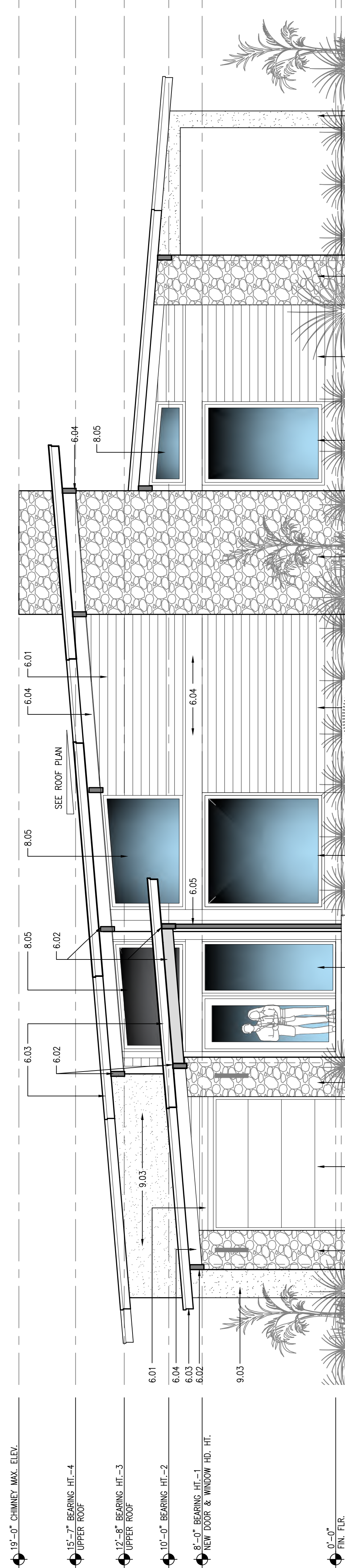
3 SOUTH ELEVATION/WINDOW DIMENSIONS

SCALE: 1/4" = 1'-0"



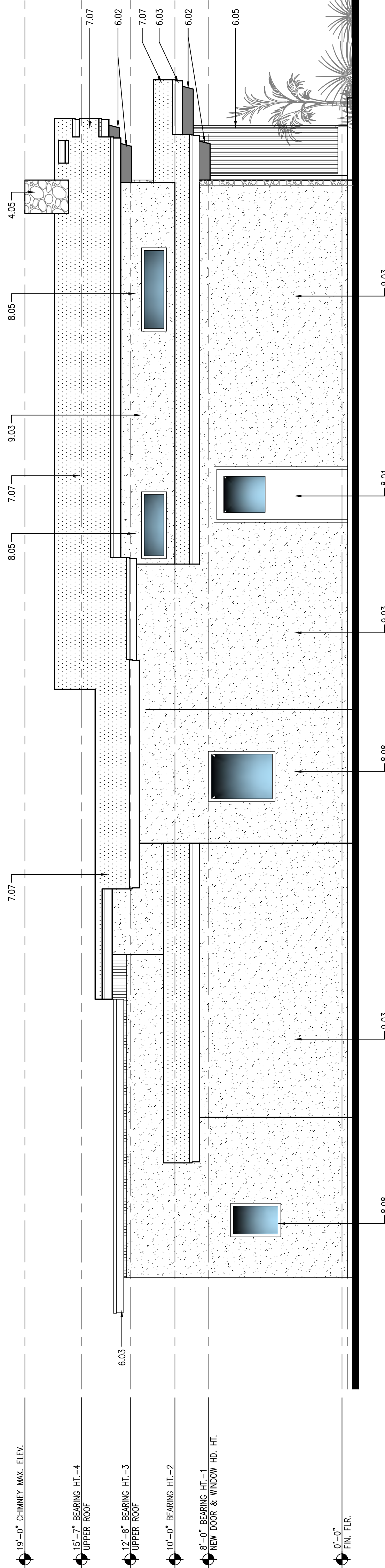
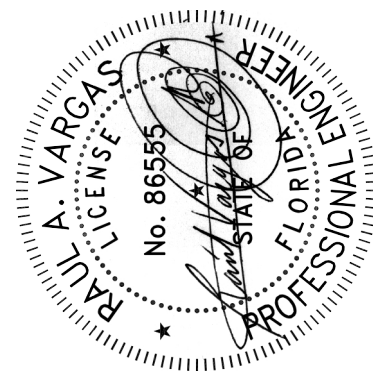
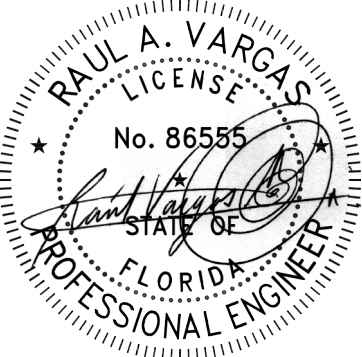
2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



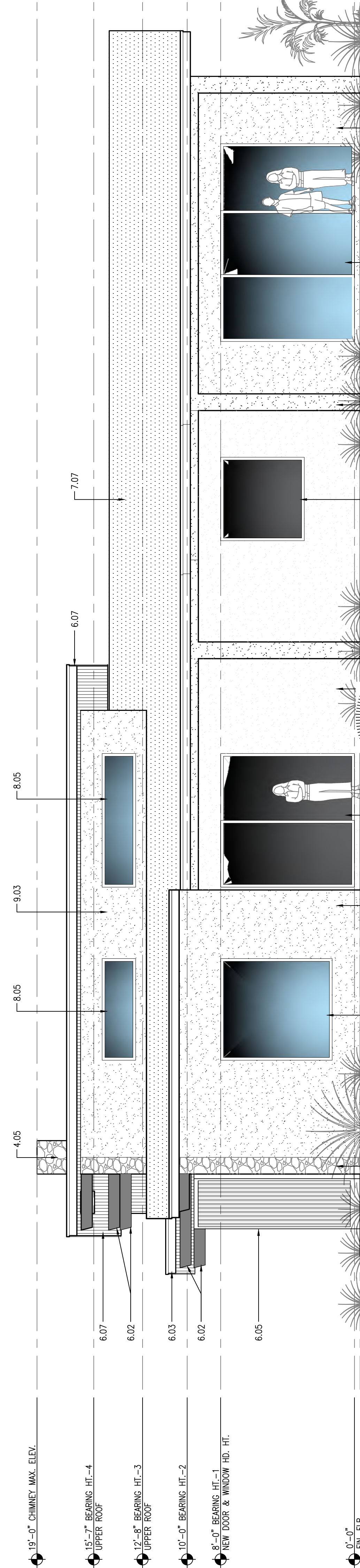
1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

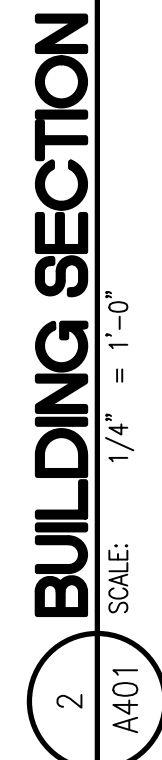
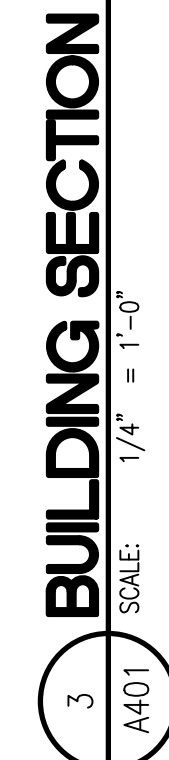
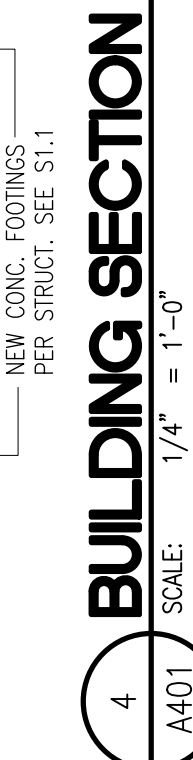
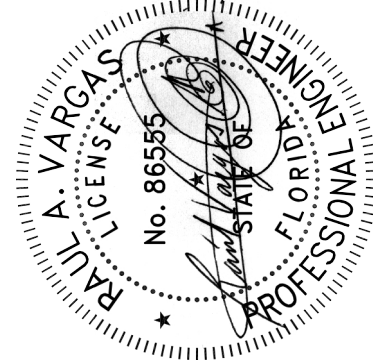
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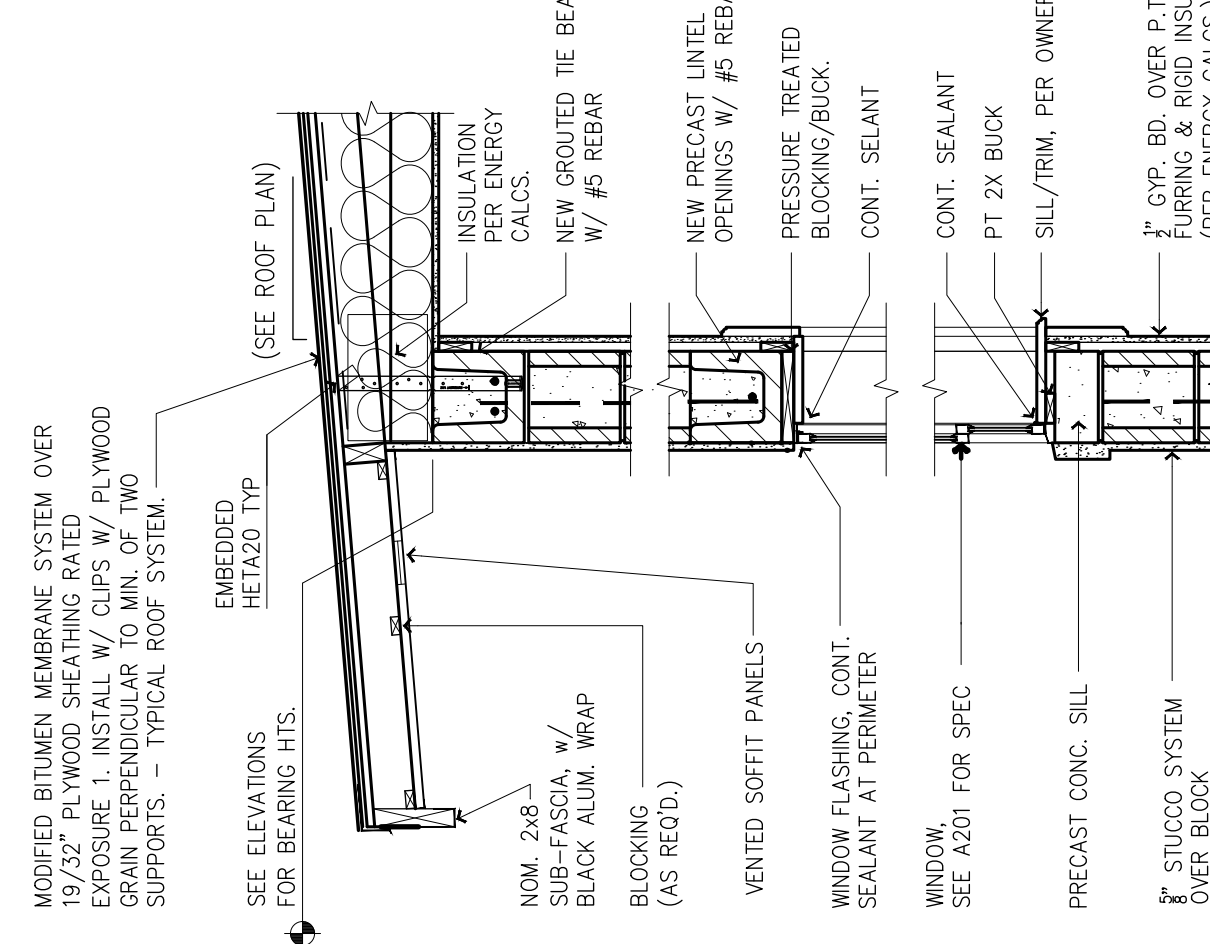
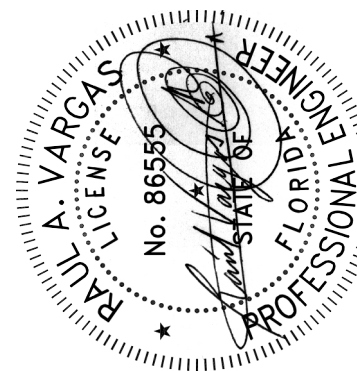
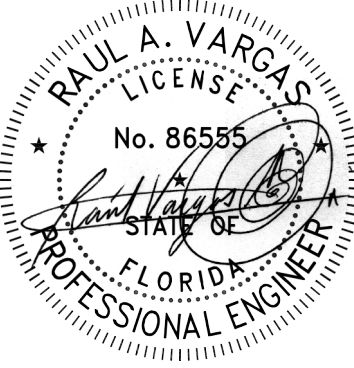


1 EAST ELEVATION

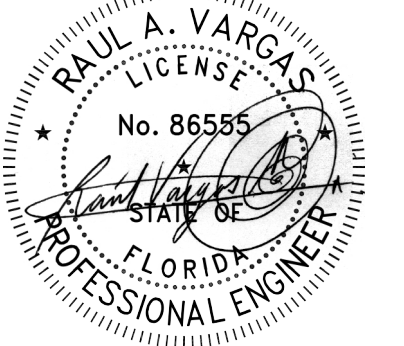
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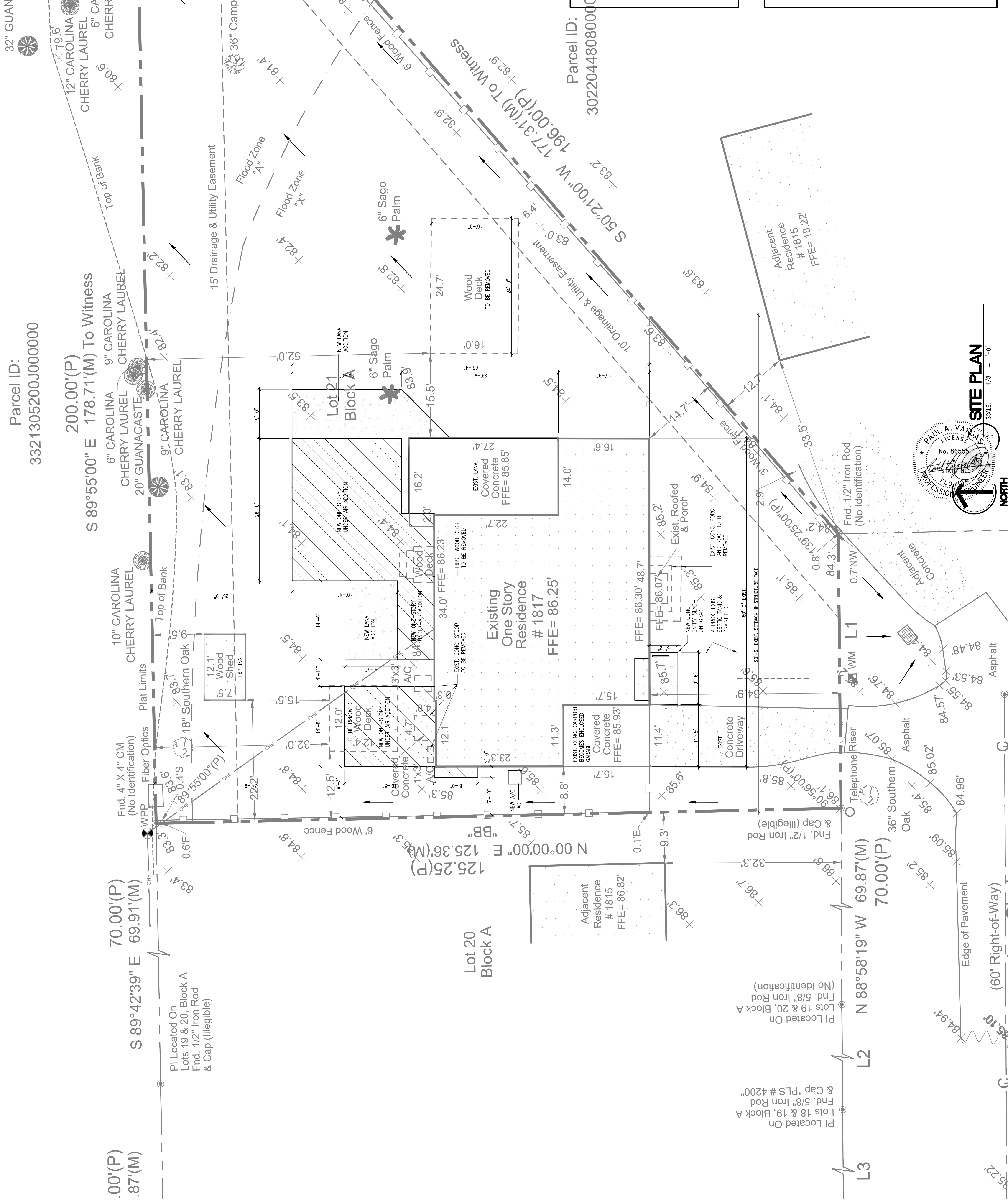
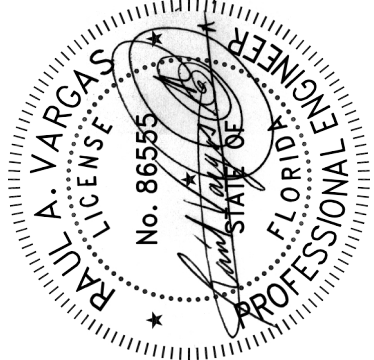


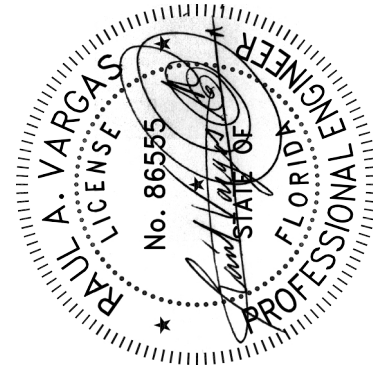
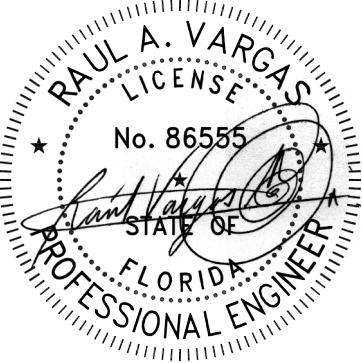




1 EXT. WALL-WINDOW SECT. SCALE: 3/4" = 1'-0"

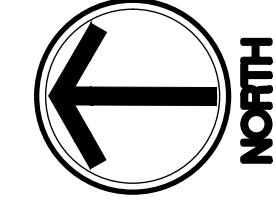
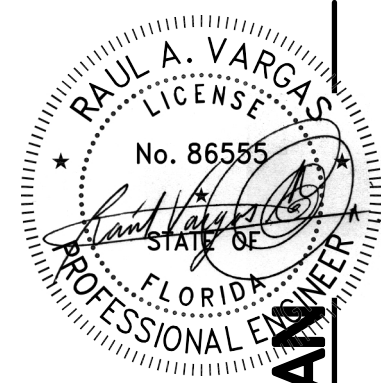
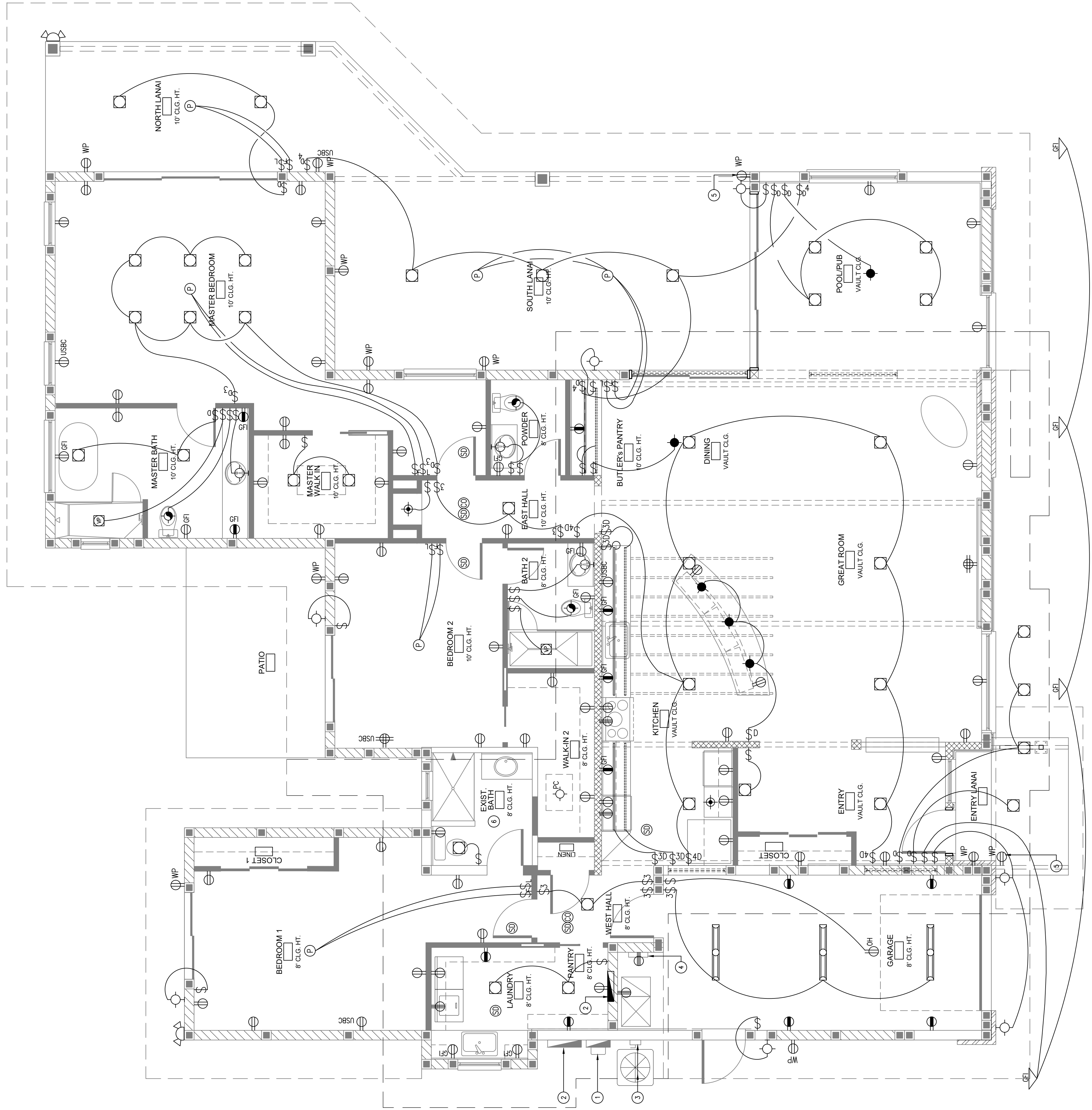




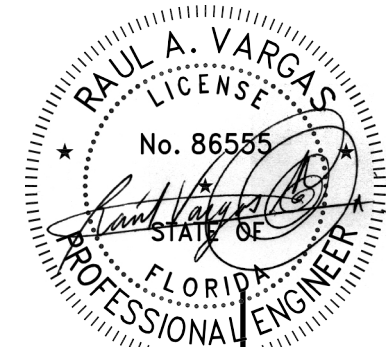
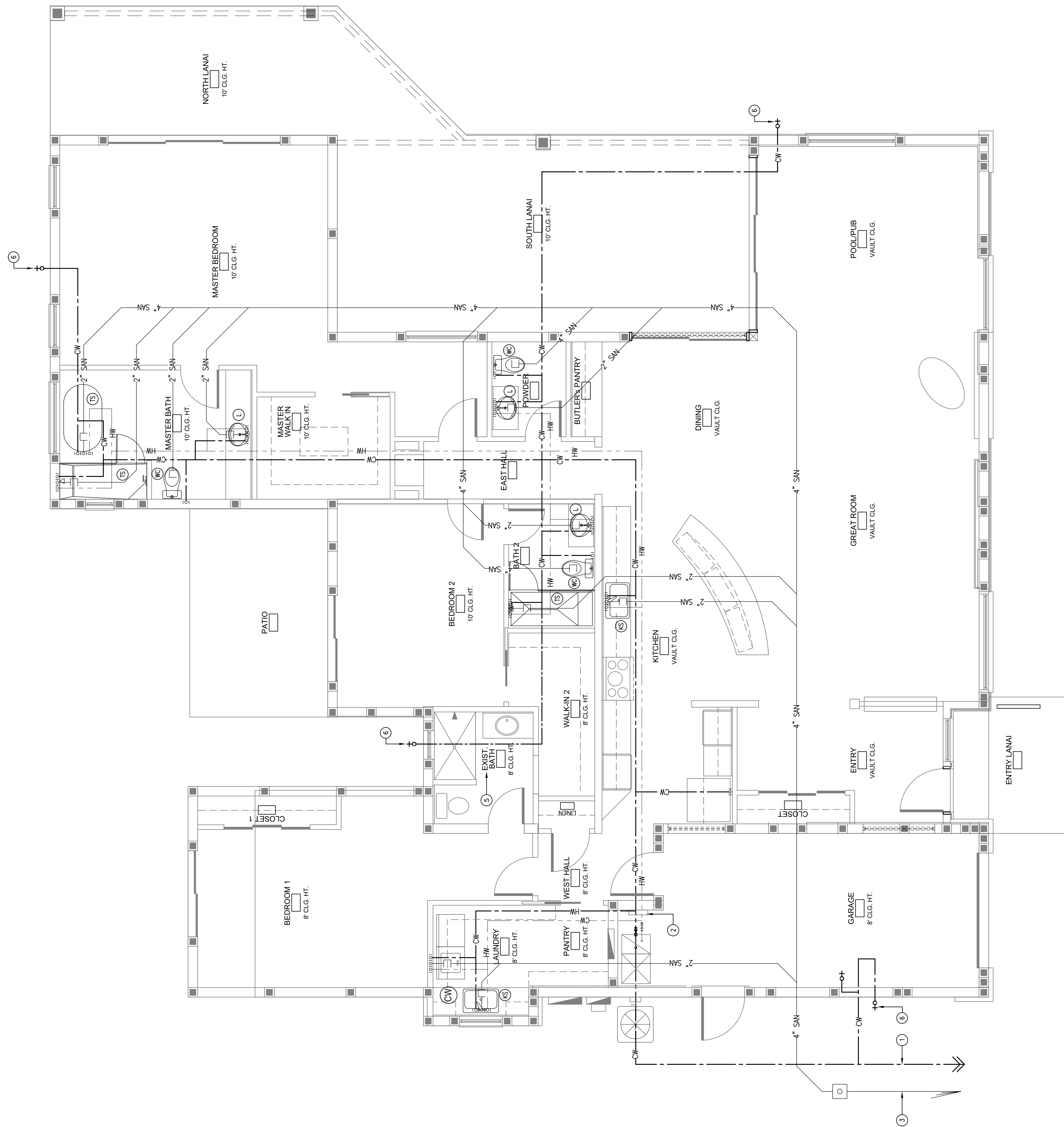
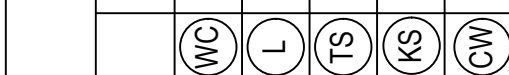
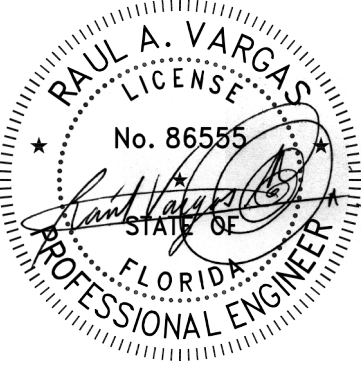


ELECTRICAL PLAN NOTES:

- 1) EXISTING ELECTRIC METER AND MAIN SHUT-OFF, G.C. TO VERIFY LOCATION IN FIELD.
- 2) ELECTRIC DISTRIBUTION PANEL, G.C. TO FIELD LOCATE
- 3) HVAC SYSTEM W/ DISCONNECT, REFER TO USER MANUAL FOR ELECTRICAL REQUIREMENTS. OWNER TO SPECIFY.
- 4) WATER HEATER, REFER TO USER MANUAL FOR ELECTRICAL REQUIREMENTS. OWNER TO SPECIFY.
- 5) DUPLEX OUTLET MOUNTED IN ROOF OVERHANG AND WALL FACE BELOW.
- 6) EXISTING BATH LIGHTING & POWER OUTLETS TO BE VERIFIED IN FIELD AS EXIST. TO REMAIN.

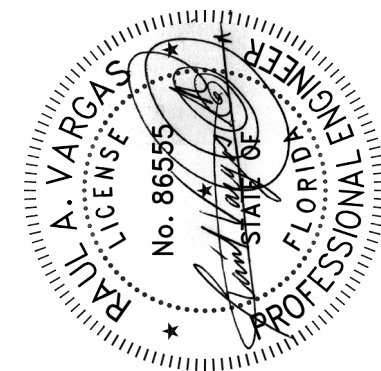
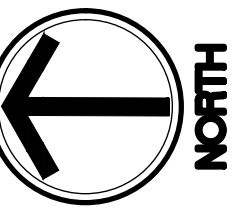


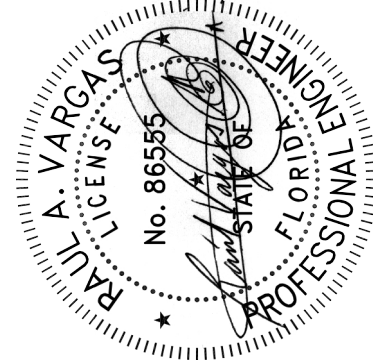
ELECTRIC PLAN
1
E201
SCALE: 1/4" = 1'-0"

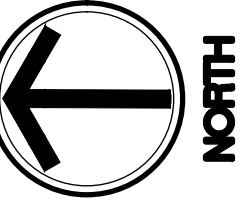
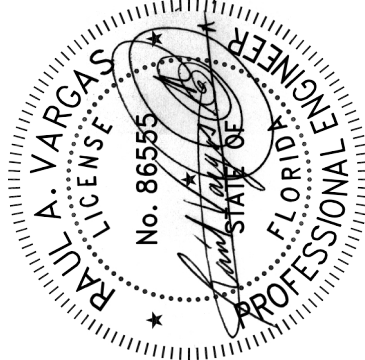


PLUMBING PLAN

1

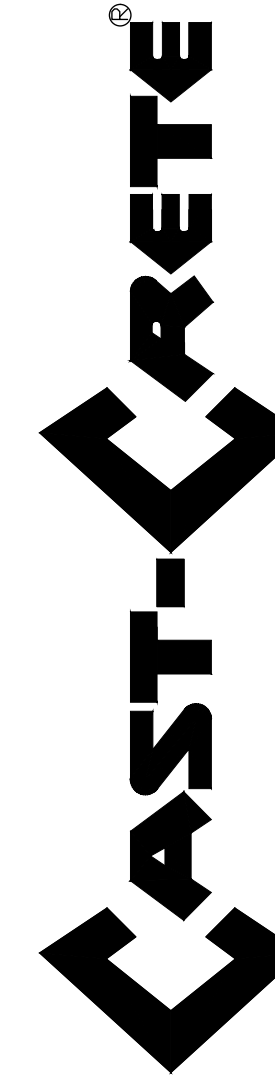


[illegible]



S1.1 SCALE: $1/4'' = 1'-0''$

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SAFE LOAD TABLES FOR GRAVITY LOADS

8" PRECAST & PRESTRESSED U-INTELS

LENGTH	TYPE	GRAVITY									
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	8F36-1B	8F40-1B	8F44-1B
2'-10"(34")	PRECAST	2302	3168	4473	6039	7526	9004	10472	11936		
3'-6"(42")	PRECAST	2302	3168	4473	6039	7526	9004	10472	11936		
4'-0"(48")	PRECAST	2029	2825	3986	5409	6758	8070	9342	10596		
4'-6"(54")	PRECAST	1651	2170	3027	4099	5063	5949	6758	7526		
5'-4"(64")	PRECAST	1184	1559	2159	2859	3499	4099	4699	5299		
5'-10"(70")	PRECAST	972	1284	1759	2319	2859	3399	3939	4479		
6'-6"(78")	PRECAST	937	1235	1679	2219	2719	3219	3719	4219		
7'-6"(90")	PRECAST	767	1029	1379	1819	2219	2619	3019	3419		
9'-4"(112")	PRECAST	573	768	1029	1379	1719	2019	2319	2619		
10'-6"(126")	PRECAST	456	608	809	1059	1319	1569	1819	2069		
11'-4"(136")	PRECAST	445	596	797	1047	1297	1547	1797	2047		
12'-0"(144")	PRECAST	414	565	766	1016	1266	1516	1766	2016		
13'-4"(160")	PRECAST	362	483	644	865	1086	1306	1526	1746		
14'-0"(168")	PRECAST	338	459	620	841	1061	1281	1501	1721		
14'-8"(176")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		
15'-4"(184")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		
17'-4"(208")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		
19'-4"(232")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		
21'-4"(256")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		
22'-0"(264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		
24'-0"(288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.		

PRE-CAST LINTEL ENGINEERING PER CAST-CRETE.

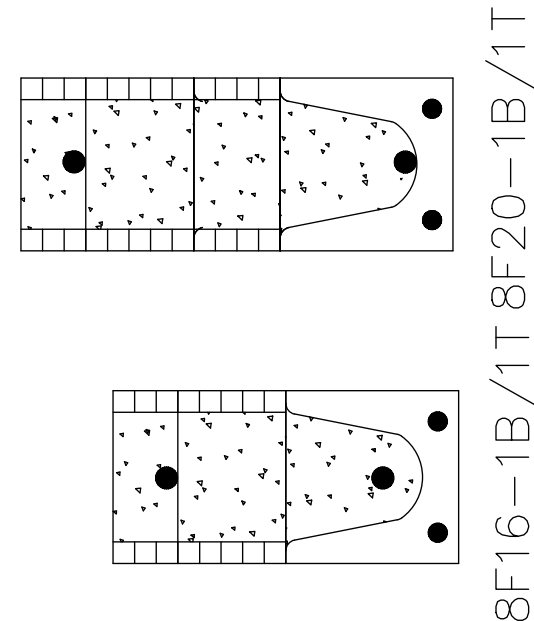
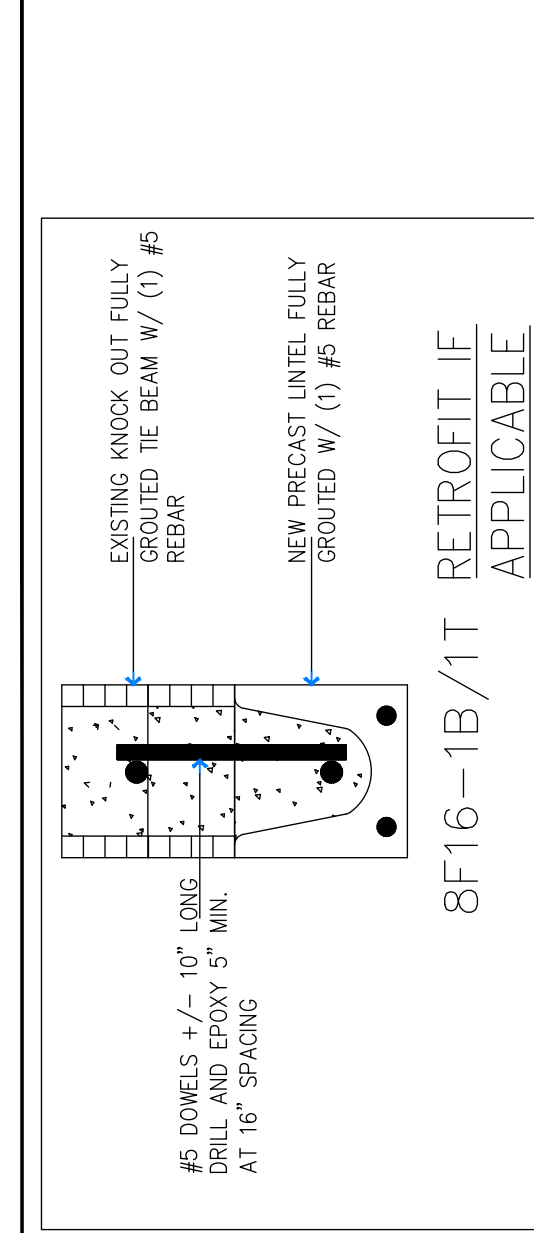
MATERIALS

1. Fc precast lintels = 3500 psi.
2. Fc prestressed lintels = 6000 psi.
3. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
4. Rebar provided in precast lintel per ASTM A615 GR60.
5. Prestressing strand per ASTM A416 grade 270 low relaxation.
6. Mortar per ASTM C270 Type M or S.

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2".
2. Safe loads for all recessed lintels based on 8" nominal bearing.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. For composite lintels, the designer must calculate the maximum resisting moment and shear at a distance from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

SPECIFIED COMPOSITE LINTEL DEPTH IS THE MINIMUM ACCEPTABLE. ANY EXTRA COURSES OF BLOCK ABOVE LINTEL ARE ACCEPTABLE AS LONG AS ALL COURSES ABOVE P.C. LINTEL ARE FILLED W/ GROUT.



8F16-1B/1T 8F20-1B/1T

8F24-1B/1T 8F32-1B/1T

8F36-1B/1T 8F40-1B/1T

8F44-1B/1T 8F48-1B/1T

8F52-1B/1T 8F56-1B/1T

8F60-1B/1T 8F64-1B/1T

8F68-1B/1T 8F72-1B/1T

8F76-1B/1T 8F80-1B/1T

8F84-1B/1T 8F88-1B/1T

8F92-1B/1T 8F96-1B/1T

8F100-1B/1T 8F104-1B/1T

8F108-1B/1T 8F112-1B/1T

8F116-1B/1T 8F120-1B/1T

8F124-1B/1T 8F128-1B/1T

8F132-1B/1T 8F136-1B/1T

8F140-1B/1T 8F144-1B/1T

8F148-1B/1T 8F152-1B/1T

8F156-1B/1T 8F160-1B/1T

8F164-1B/1T 8F168-1B/1T

8F172-1B/1T 8F176-1B/1T

8F180-1B/1T 8F184-1B/1T

8F188-1B/1T 8F192-1B/1T

8F196-1B/1T 8F200-1B/1T

8F204-1B/1T 8F208-1B/1T

8F212-1B/1T 8F216-1B/1T

8F220-1B/1T 8F224-1B/1T

8F228-1B/1T 8F232-1B/1T

8F236-1B/1T 8F240-1B/1T

8F244-1B/1T 8F248-1B/1T

8F252-1B/1T 8F256-1B/1T

8F260-1B/1T 8F264-1B/1T

8F268-1B/1T 8F272-1B/1T

8F276-1B/1T 8F280-1B/1T

8F284-1B/1T 8F288-1B/1T

8F292-1B/1T 8F296-1B/1T

8F300-1B/1T 8F304-1B/1T

8F308-1B/1T 8F312-1B/1T

8F316-1B/1T 8F320-1B/1T

8F324-1B/1T 8F328-1B/1T

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8F348-1B/1T 8F352-1B/1T

8F356-1B/1T 8F360-1B/1T

8F364-1B/1T 8F368-1B/1T

8F372-1B/1T 8F376-1B/1T

8F380-1B/1T 8F384-1B/1T

8F388-1B/1T 8F392-1B/1T

8F396-1B/1T 8F400-1B/1T

8F404-1B/1T 8F408-1B/1T

8F412-1B/1T 8F416-1B/1T

8F420-1B/1T 8F424-1B/1T

8F428-1B/1T 8F432-1B/1T

8F436-1B/1T 8F440-1B/1T

8F444-1B/1T 8F448-1B/1T

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8F596-1B/1T 8F600-1B/1T

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8F612-1B/1T 8F616-1B/1T

8F620-1B/1T 8F624-1B/1T

8F628-1B/1T 8F632-1B/1T

8F636-1B/1T 8F640-1B/1T

8F644-1B/1T 8F648-1B/1T

8F652-1B/1T 8F656-1B/1T

8F660-1B/1T 8F664-1B/1T

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8F676-1B/1T 8F680-1B/1T

8F684-1B/1T 8F688-1B/1T

8F692-1B/1T 8F696-1B/1T

8F700-1B/1T 8F704-1B/1T

8F708-1B/1T 8F712-1B/1T

8F716-1B/1T 8F720-1B/1T

8F724-1B/1T 8F728-1B/1T

8F732-1B/1T 8F736-1B/1T

8F740-1B/1T 8F744-1B/1T

8F748-1B/1T 8F752-1B/1T

8F756-1B/1T 8F760-1B/1T

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8F820-1B/1T 8F824-1B/1T

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8F836-1B/1T 8F840-1B/1T

8F844-1B/1T 8F848-1B/1T

8F852-1B/1T 8F856-1B/1T

8F860-1B/1T 8F864-1B/1T

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8F884-1B/1T 8F888-1B/1T

8F892-1B/1T 8F896-1B/1T

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8F908-1B/1T 8F912-1B/1T

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8F996-1B/1T 8F1000-1B/1T

8F1004-1B/1T 8F1008-1B/1T

8F1012-1B/1T 8F1016-1B/1T

8F1020-1B/1T 8F1024-1B/1T

8F1028-1B/1T 8F1032-1B/1T

8F1036-1B/1T 8F1040-1B/1T

8F1044-1B/1T 8F1048-1B/1T

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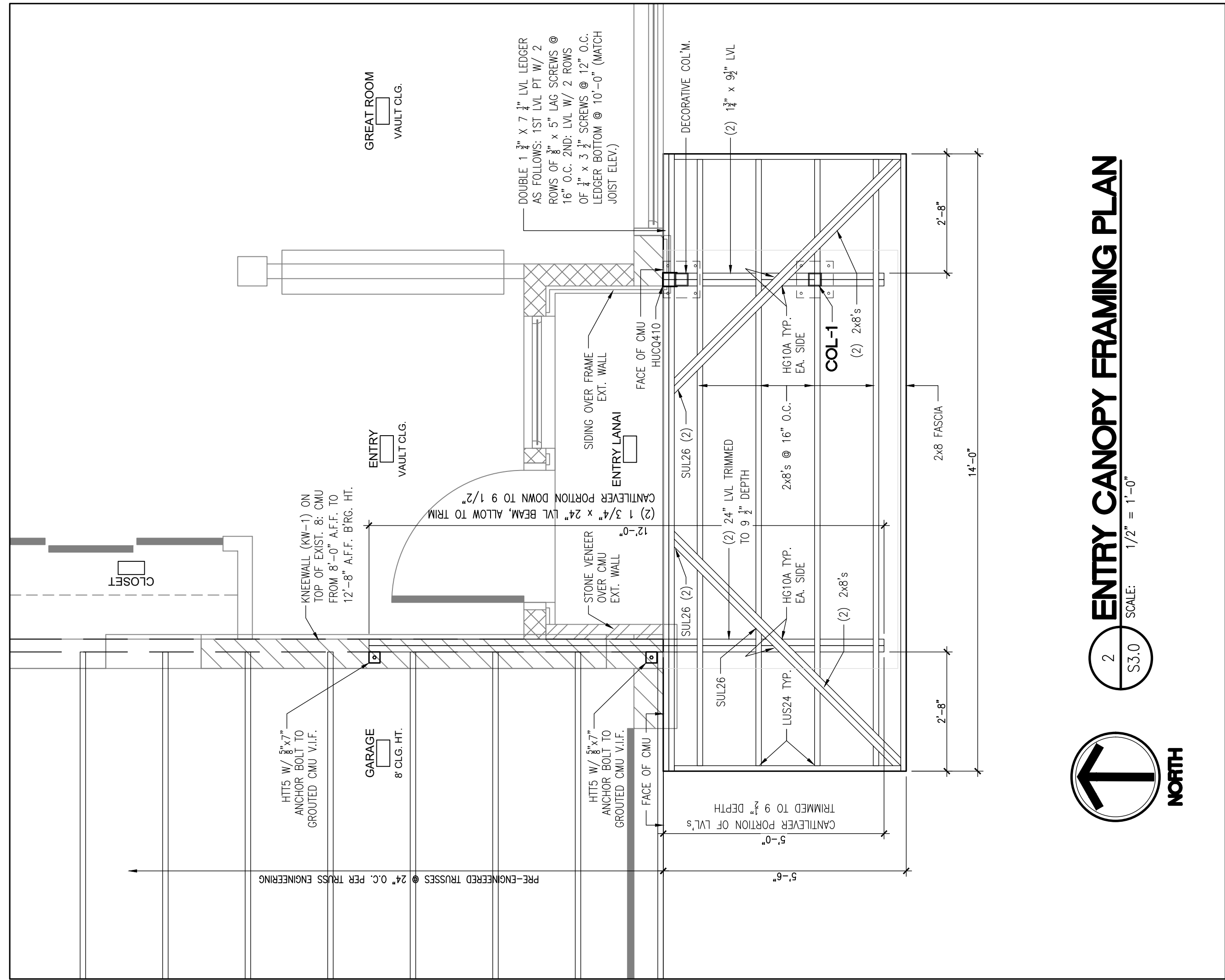
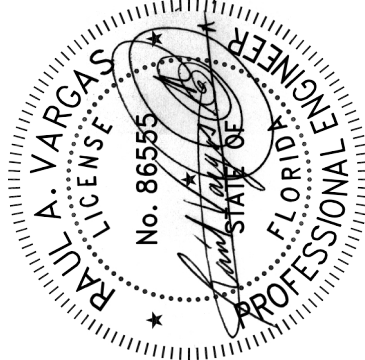
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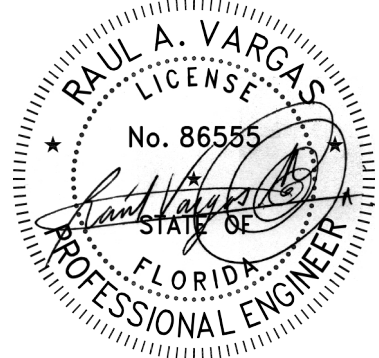
8F1268-1B/1T 8F1272-1B/1T

8F1



DM-Z

REFER TO SIMPSON SCHEDULE
AND SPECIFICATIONS, SHT. S2.0





PLAN SNAPSHOT REPORT BOA-2026-0008 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Lewis, Nick

App Date: 06/23/2026
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: We are seeking for a variance to the side yard setback, more precisely, to the west side of the property.

This is a request to the governing one-story side yard setback limit of 15" to be reduced to 8.8'.

Parcel: 302204480801210	Main	Address: 1817 Pineview Cir Winter Park, FL 32792	Main	Zone:
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Applicant DEBORAH A TEIXEIRA 1817 Pineview Cir Winter Park, FL 32792 Mobile: (407) 450-0840	Owner DEBORAH A TEIXEIRA 1817 Pineview Cir Winter Park, FL 32792 Mobile: (407) 450-0840
--	--

Plan Custom Fields

Is the property on waterfront?	No	Section		Subsection	
Zoning	1A	Is this property on historic registry or district?	No	Describe variance	We are seeking a variance to the west side yard setback, more precisely, to the west side of the property. We would like to keep the house where it is now. Variance request to the governing one-story side yard setback limit of 15' to be reduced to 8.8'.
How long have you owned the property?	6 years - since 2/2020	How long have you occupied the property?	6 years - since 2/2020	Special Condition	The existing property boundary is irregular, with limited frontage and a nonconforming structure location. existing structure has significant deficiencies for energy efficiency and non-conforming construction, and the proposed updates are warranted.
Rights/Priv	The plat design created this parcel with a limited width and an irregular shape, and the existing structure cannot be expanded toward either side yard without encroaching on the governing setbacks.	Hardship	Due to the irregular shape of the parcel and the placement of the existing structure, no lateral expansion is possible. The desire to enclose the existing carport and create an enclosed garage is a primary design feature in many homes in the region. The current side yard setback limits would eliminate approximately 7' of the existing structure along the entire west side under this scale of the project. The irregularity of the lot shape does not allow for any east-to-west expansion and actually reduces the allowable structure area. The		

PLAN SNAPSHOT REPORT (BOA-2026-0008)

Limited Variance

We are willing to work with zoning officials regarding alternative ideas to the west side yard setback limit. However, we had shared the project with zoning officials in Feb. of this year, exploring the idea of a complete demolition of the home and new construction, but the non-conforming lot setbacks effectively reduce the allowable size of a home plan, and the garage would have to dominate the home's front elevation. Therefore, we hope to maintain the home expansion plan as designed.

Attachment File Name	Added On	Added By	Attachment Group	Notes
C201-SITE PLAN.pdf	06/23/2026 19:50	Teixeira, Deborah		Site Plan
check list variance.pdf	06/23/2026 19:50	Teixeira, Deborah		Signed Checklist
LARKINS RESIDENCE SS.pdf	06/23/2026 19:50	Teixeira, Deborah		Site Plan
s3GVGN_181809_survey_r1.pdf	06/23/2026 19:50	Teixeira, Deborah		Survey
Signature_DEBORAH_TEIXEIRA_6/23/2026.jpg	06/23/2026 19:50	Teixeira, Deborah		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00074197	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00074197		\$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	06/23/2026	06/25/2026	06/24/2026	No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	06/23/2026	06/25/2026	06/24/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/24/2026 11:01	06/24/2026 11:01
Board of Adjustments Review v.1	Receive Submittal	06/23/2026 0:00	06/24/2026 8:17
Issue Invoice v.1	Generic Action		06/24/2026 11:01
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		