



Board of Adjustments Regular Meeting

Agenda

September 15, 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. Consent Agenda**
 - a. Minutes of August 18, 2026. 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 #26-12. Request of Nicole and Alex Couch for variance approval from Section 58-65(f)(6), to allow a 25-foot front setback in lieu of the required front setback of 56 feet, and (f)(7) to allow a 9-foot, 9-inch side setback in lieu of the required first floor side setback of 17 feet and required second floor side setback of 23 feet, in conjunction with the proposed two-story addition to the existing single-family home located at 2271 Nairn Drive, zoned R-1A. 10 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

September 15, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of August 18, 2026.

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

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

August 18, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Jeanne Reynaud, Frank Pruitt, Jim Fitch, Christopher Morrison, Aimee Hitchner, Eric Penaranda

Absent

None

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

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

2. Consent Agenda

- a. Minutes of July 21, 2026.

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

Motion made by Michael Clary, seconded by Aimee Hitchner, for approval of the July 21, 2026, meeting minutes.

The motion carried unanimously by a 7-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

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

- a. BOA-2026-0009. Request of Sarah and Peter Wildeman for:
variance approval from Section 58-65 subsection (f)(6), to allow a 25-foot front setback in lieu of the required front setback of 27 feet, and (f)(7) to allow an 8-foot, 3-inch side setback in lieu of the required first floor side setback of 14 feet; as well as variance

approval from Section 58-71 subsection (n)(2), to allow a 4-foot front yard fence in lieu of the required 3 feet height for front yard fences in conjunction with the proposed additions to the existing single-family home located at 111 Spring Lane, zoned R-1AA.

Ms. Lundgren provided a summary of the request. She explained that the property has unusual constraints because its front property line extends into a privately maintained street, placing about 20 feet of the apparent front yard within a right-of-way easement. The existing house sits toward the rear of the lot, leaving limited space for an addition or pool. Without the requested setback variances, the proposed addition would be substantially reduced, limiting space needed by the applicant's family and for potential future care of aging parents. Ms. Lundgren indicated that the proposed four-foot fence is also intended to provide screening while satisfying pool-safety requirements. She also indicated that the property's unusual configuration constitutes a special circumstance, that the constraints were not created by the current owners, and that granting the variances would not provide a special privilege. She added that the request had received support from essentially all neighboring properties.

Staff recommendation was for approval.

A brief discussion ensued about whether the city has a maximum allowable width for the driveway apron where it meets the road.

The applicants, Sarah and Peter Wilderman of 111 Spring Lane, Winter Park, FL 32789, addressed the Board. They indicated that they wanted to expand their mid-century home while preserving its character. They expressed a need for additional space for their three children, who include 13-year-old twins who share a bedroom. They also expressed hope that the expansion could eventually accommodate aging parents.

A brief discussion ensued about adding landscaping on the street side of the proposed fence to soften its appearance, reducing the width on the left side of the apron, and continuing the gravel border band to help keep gravel out of the street.

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

Motion made by Aimee Hitchner, seconded by Michael Clary, for variance approval from Section 58-65 subsection (f)(6), to allow a 25-foot front setback in lieu of the required front setback of 27 feet, and (f)(7) to allow an 8-foot, 3-inch side setback in lieu of the required first floor side setback of 14 feet; as well as variance approval from Section 58-71 subsection (n)(2), to allow a 4-foot front yard fence in lieu of the required 3 feet height for front yard fences in conjunction with the proposed additions to the existing single-family home located at 111 Spring Lane, zoned R-1AA.

The motion carried unanimously by a 7-0 vote.

- b. BOA-2026-0010. Request of Chloe Ruiz for: variance approval from Section 58-71 subsection (n)(2), to allow a 6-foot-high fence within the street-side yard in lieu of the maximum height of 3-feet for fences within street-side yards in conjunction with the proposed fence located at 1129 Park Green Place, zoned PURD.

Ms. Lundgren provided a summary of the request. She noted that the property has an unusually large side yard but limited rear space, and the proposed fence would remain behind the sidewalk while providing additional privacy, security, and room for the applicant's dog. She also noted that the neighboring property already has a six-foot fence in a similar location, and requiring the applicant to set the fence back 10 feet would significantly reduce the usable side yard. Ms. Lundgren then indicated that the applicant's HOA had approved the proposal, and staff had determined that the unique lot configuration and remaining green space meant the variance would not create a special privilege.

Staff recommendation was for approval.

Discussion ensued about whether the neighboring property's existing six-foot fence had previously received a variance. It was also clarified that the applicant's proposed street-facing fence would connect to the neighbor's existing fence, creating one continuous fence line, and that the southern end would include a gate.

The applicants, Chloe Ruiz and Daniel Martinez of 1129 Park Green Place, Winter Park, FL 32789, addressed the Board. Mrs. Ruiz indicated that they requested the six-foot fence to create more usable space for their active dog. She explained that their current rear yard is very small, and their air-conditioning unit occupies much of it. She noted that the neighboring property has a larger usable yard because of its existing extended fence. She then indicated that although they had not submitted individual neighbor letters with the request, their surrounding neighbors, who are part of the HOA, had expressed support for and approved the proposed fence.

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

The Board expressed concern about allowing a six-foot opaque fence along the front property line. However, overall support was provided for the request because of the property's unique location, the surrounding fences, and the fact that the neighboring property already has a similar nonconforming fence.

Motion made by Frank Pruitt, seconded by Eric Penaranda, for variance approval from Section 58-71 subsection (n)(2), to allow a 6-foot-high fence within the street-side yard in lieu of the maximum height of 3-feet for fences within street-side yards in conjunction with the proposed fence located at 1129 Park Green Place, zoned PURD.

The motion carried unanimously by a 7-0 vote.

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:32 p.m.

ATTEST:

/s/ Mary Jean, Board Administrator



Board of Adjustments

agenda item 4.a

item type

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

meeting date

September 15, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-12. Request of Nicole and Alex Couch for variance approval from Section 58-65(f)(6), to allow a 25-foot front setback in lieu of the required front setback of 56 feet, and (f)(7) to allow a 9-foot, 9-inch side setback in lieu of the required first floor side setback of 17 feet and required second floor side setback of 23 feet, in conjunction with the proposed two-story addition to the existing single-family home located at 2271 Nairn Drive, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the variances requested.

background

The applicants and homeowners, Alex and Nicole Couch, are requesting approval for a two-story addition in the front of their existing single-family home at 2271 Nairn Drive. The applicants' property is the only parcel on the north side of Nairn Drive that is zoned R-1A (single-family), whereas all the other properties on the same side of Nairn Drive are zoned R-2 (low-density residential), which allows for greater density and lesser setback requirements.

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 that its zoning differs from all other properties on the same side of Nairn Drive. The subject property is zoned R-1A, where the required front setback is the greater of either 20% of the lot depth or the existing setback, and the side setbacks are based on the lot width (30% for the first floor and 40% for the second story). In contrast, R-2 properties require a 25-foot front setback, a 7-foot first-floor side setback, and a 10-foot second-story side setback. Additionally, the properties along the south side of Nairn Drive are

all zoned R-1A and have front setbacks around 25 to 30 feet.

The proposed location largely conforms to the setbacks allowed in the adjacent R-2 lots while maintaining the single-family density and avoiding the existing trees, septic, and drain field on the eastern side of the 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)(6) requires a front setback of 56 feet, which is the same as the existing home. The front setback provision intends to ensure compatibility with the neighboring block structure. In this case, the subject property is by far the outlier based on circumstance and is penalized, whereas the surrounding properties are allowed a significantly lesser front and side setback based on either zoning or circumstance.

Section 58-65(f)(7) requires a first-floor side setback of 17 feet and a second-floor side setback of 23 feet. Similar to the front setback request, the applicants' proposal runs closer in line with what would be allowed under R-2 zoning, and the requirements under the R-1A provisions are significantly out of place compared with what either R-2 or the narrower R-1A lot widths across the street would require.

Actions of the Applicant

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

The existing house was built in 1970, prior to the applicants' purchase of the property in 2020. Therefore, the existing setbacks, established zoning, and applicable zoning requirements were not caused by any actions of 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.

Because the property is zoned R-1A, whereas every other property on the same side of the street is zoned R-2, allowing for significantly less stringent setbacks, and the fact that the request closely conforms to the R-2 requirements and the setbacks of the R-1A properties across 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 variances requested.

Summary

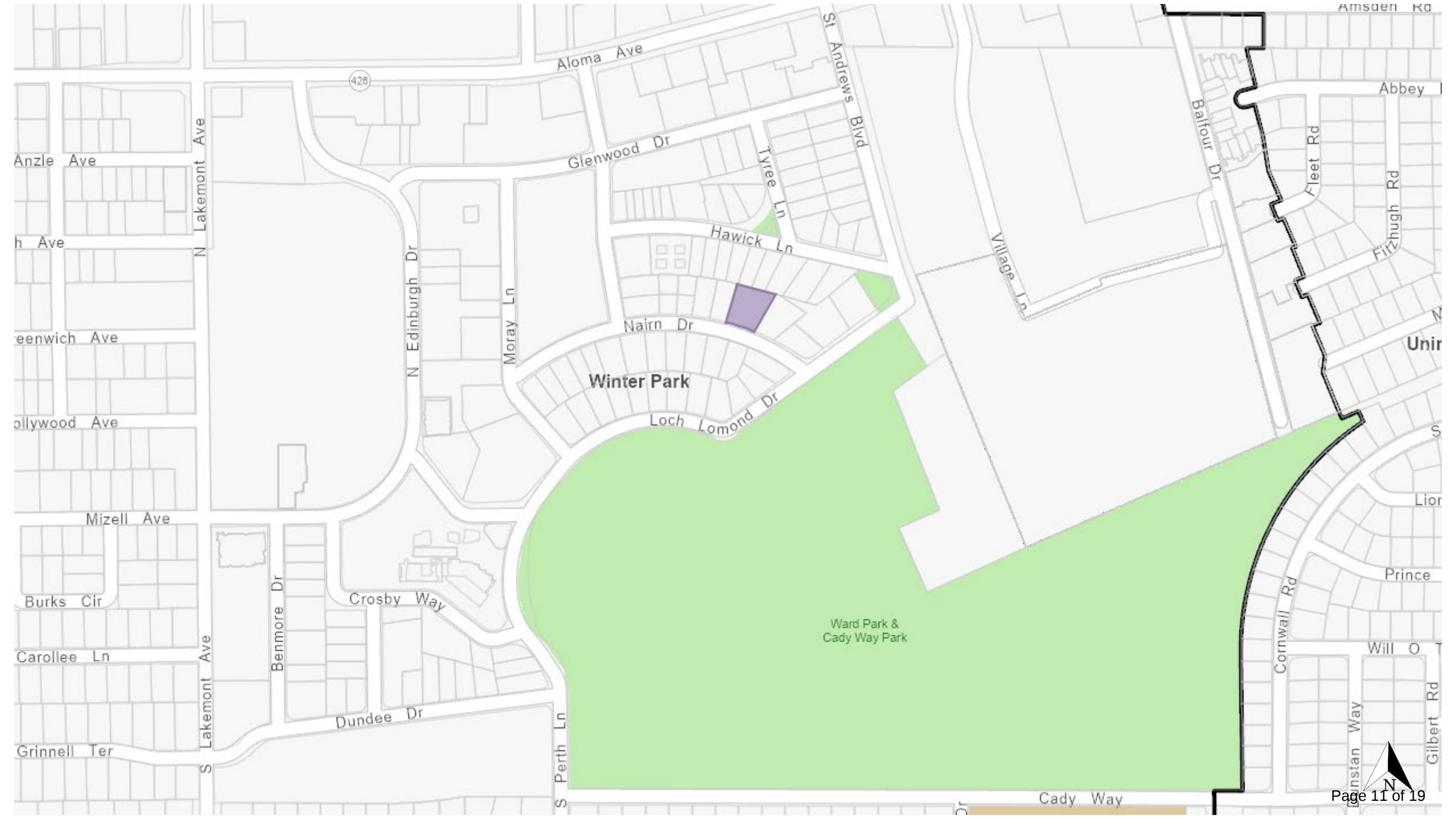
Staff believes that the applicants meet the four criteria required to grant the variances requested.

alternatives | other considerations

fiscal impact

attachments

1. 2271 Nairn Dr - Maps
2. 2271 Nairn Dr - Survey
3. 2271 Nairn Dr - Site Plan
4. 2271 Nairn Dr - Elevations
5. 2271 Nairn Dr - Roof Plan
6. 2271 Nairn Dr - Applicant Submittal

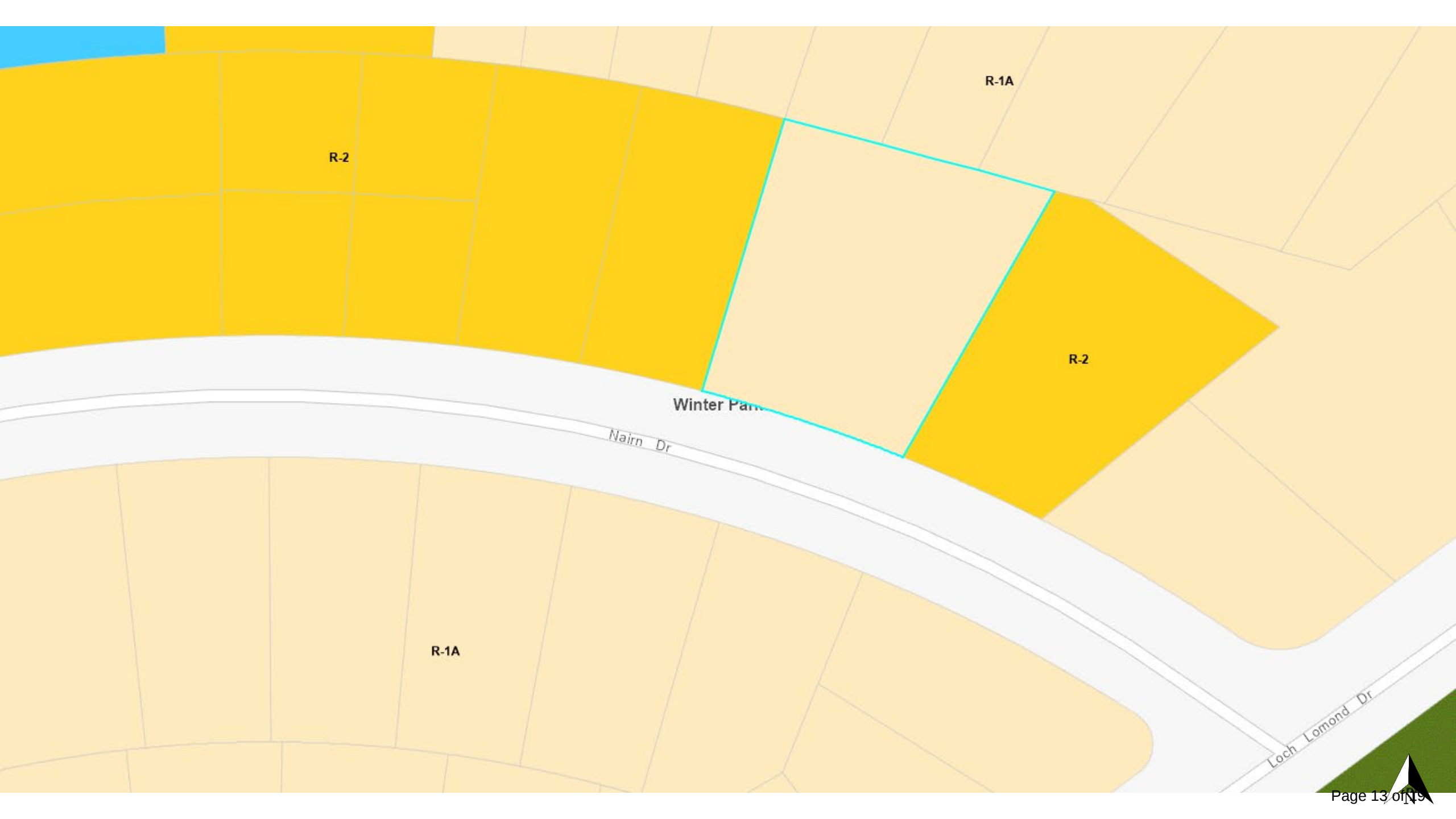


Orange County

Winter Park

NAIRN DR

LOCK LOMOND DR



R-1A

R-2

Winter Park

Nairn Dr

R-2

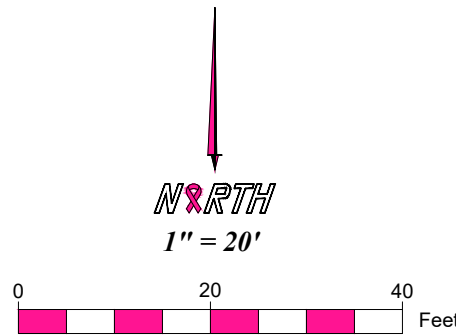
R-1A

Loch Lomond Dr

This is to certify that a survey of the below described property was made under my supervision and that the sketch hereon is a true and accurate representation thereof and that said survey meets the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Section 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

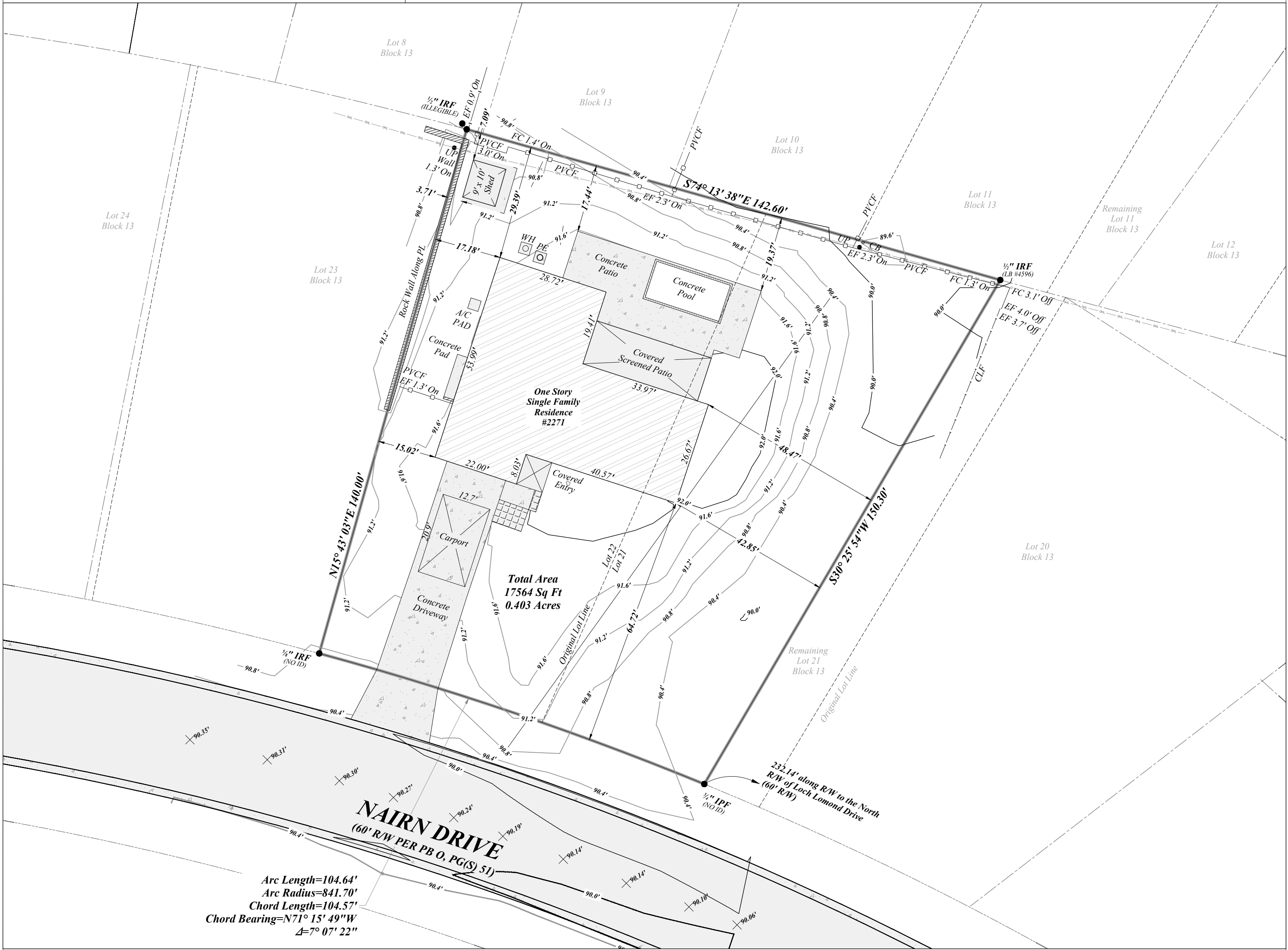
DOC# 20000012047	DOC# 20060206058	DOC# 20130211428
DOC# 20150064379	DOC# 20170302235	DOC# 20180092637
DOC# 20180106982	DOC# 20180380522	DOC# 20180667580
DOC# 20190713683	DOC# 20200269124	DOC# 20200424414
DOC# 20210477881	DOC# 20220004695	DOC# 20220713653
DOC# 20230094789	DOC# 20250070051	DOC# 20250281566

 = Boundary Corner = FH
 = IPS/ND\$ = UP
 = CMF = LP
 = WM = SSMH
 = ICV = SMH
 = RW = PRPN
 = ATT = Well/Pump
 = WV = FLAG
 = GV = CB



A/C	= Air Conditioning Unit	ESMT	= Easement	LP	= Light Pole
ATT	= AT & T Junction Box	ET	= Electric Transformer	MES	= Mitered End Section
CB	= Communications Box	EC	= Fence Corner	MH	= Manhole
CBS	= Concrete Block Structure	FH	= Fire Hydrant	MRF	= Metal Rail Fence
CL	= Centerline	FL	= Fence Line	NDF	= Nail & Disc Found
CLF	= Chain Link Fence	FOC	= Fiber Optic Cable Box/Marker	NDS	= Nail & Disc Set (Boundary Point)
CMF	= Concrete Monument Found	FPLE	= Florida Power & Light Easement	PB	= Plat Book
CMP	= Corrugated Metal Pipe	GM	= Natural Gas Meter	PE	= Pool Equipment
CO	= Cleanout	GV	= Natural Gas Valve	PG(S)	= Page/Pages
DE	= Drainage Easement	GW	= Guy Wire Pole Anchor	PL	= Property (Boundary) Line
DOC	= Recorded Document	ICV	= Irrigation Control Valve	POB	= Point of Beginning
DUE	= Drainage & Utility Easement	ID	= Identification	POC	= Point of Commencement
EB	= Electrical Box	IPF	= Iron Pipe Found	PRFN	= Propane Tank
EF	= End of Fence	IPS	= 5/8" Rebar & Cap Set (LB #8461)	PUDE	= Public Utility & Drainage Easement
EL	= Elevation	IRF	= Iron Rod (Rebar) Found	PUE	= Public Utility Easement
EM	= Electric Meter	LB	= Licensed Business	PCVF	= 6' PVC (Vinyl) Fence

Zone(s): "X"

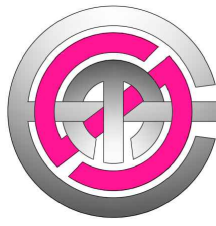


Lots 21 and 22, Block 13, Alameda Section 1, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 51, of the Public Records of Orange County, Florida. Less: Begin at the Northeast corner of Lot 21, Block 13, as per Plat thereof recorded in Plat Book 0, Page 51, Public Records of Orange County, Florida; run North 22 degrees 17.4 feet along the North line thereof; thence Southerly 150.8 feet, more or less to a Point 15 feet West of the Southeast corner of said Lot 21 and on the South line thereof; thence Easterly, 15.00 feet along said South line of the Southeast corner of said Lot; thence Northerly to the Point of Beginning.

Section 09, Township 22 South, Range 30 East, Orange County, Florida

1. Utilities, including storm drainage, sanitary sewer among others may have been buried, the locations of underground utilities as shown hereon are based on above ground structures. Locations of underground utilities and/or structures, if depicted, are approximate. Any underground utility may be located outside of what is shown hereon and it is possible that additional buried utilities may be encountered. Before digging, please call 811.
2. Symbols as shown hereon are for location reference only and are not drawn to scale.
3. This surveyor has made no investigation or independent search for ownership title evidence, easements of record, restrictive covenants, encumbrances or any other facts that a current title search may disclose. Additionally, this survey does not determine, and is not intended to determine, ownership of any fences, walls or any other structures that exist on or near any boundary lines.
4. This plat was prepared for the exclusive use of the person(s) or entity(ies) named hereon. Further, this plat does not extend to any unnamed person(s) or entity(ies) without the express re-certification of the surveyor naming such person(s) or entity(ies).
5. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet at a minimum.
6. All property corners set are 18" long, 3/8" diameter rebars with caps denoting "Epic LBS461", unless it is was impractical to do so.
7. The flood information on this plat has been determined after review of maps which only approximate the location of the applicable flood hazard area. For further information, contact the local drainage department, United States Corps of Engineers or an insurance company.
8. This property does not appear to be in an area recognized by the Federal Emergency Management Agency (FEMA) as a flood hazard area. According to the Flood Insurance Rate Map (FIRM) this property appears to be in Zone "X".
9. The official copy of this survey has been digitally signed on the date shown. Printed copies are not considered signed and sealed without the raised seal and wet signature of a State of Florida Professional Surveyor & Mapper, and the signature must be verified on all digital copies.
10. Elevations shown hereon are based on Orange County Benchmark 250, being more particularly described as a chiseled square on the top of the centerline of a Headwall on the East side of St. Andrews Boulevard, 130 feet North of the centerline of Glenwood Drive and 50 feet East of the centerline of St. Andrews Boulevard near of an Amoco gas station at Aloma and St. Andrews Boulevard and having an elevation of 85.97' North American Vertical Datum of 1988 (NAVD88).

Nicole Mee Young



epic-surveying.com
epic-team@epic-surveying.com

Certificate of Authorization #LB 8461

FIELD CREW
EM, PM,
& MW

CHECKED BY
EM & JM

EPIC SURVEYING FILE No.
26-1020

Date: February 8, 2026

UNIT 101
FL 33952

...AND SUPPORT
...THE FLORIDA
...CLUDE ROO
...SIGN ENGINE
...PLIANCE W
...ITH SUPPLE

PLANS	CONF	CODE,	COMPO	ENGINE	THIS P	FLORE
LLC.,						
D.						
3;						

LONGS TO
ALL DESIGNS
CONCEPT
A.D.O., LLC
COPIED OR
ANOTHER
USED FOR
PURPOSE

52-266-6C

271 NAF
ER PAF

ay, May 1, 2026

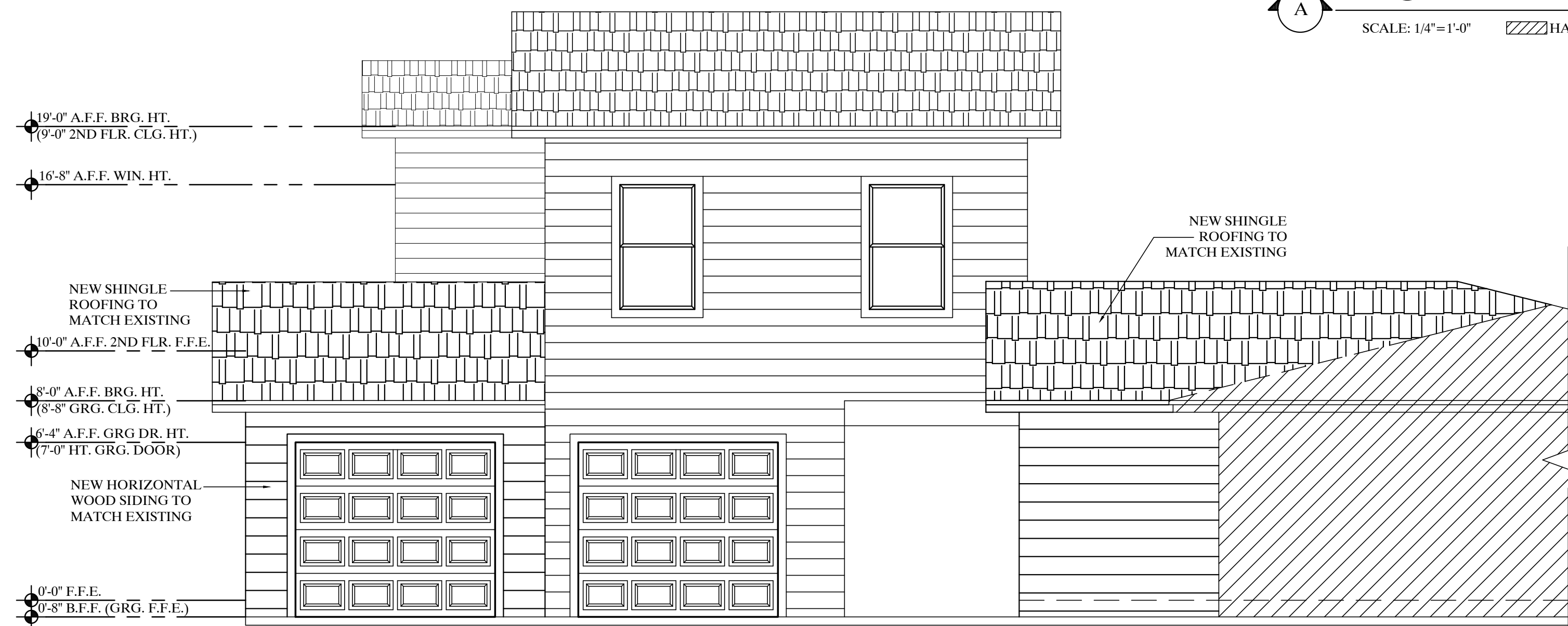
E PLAN

$$1/1$$

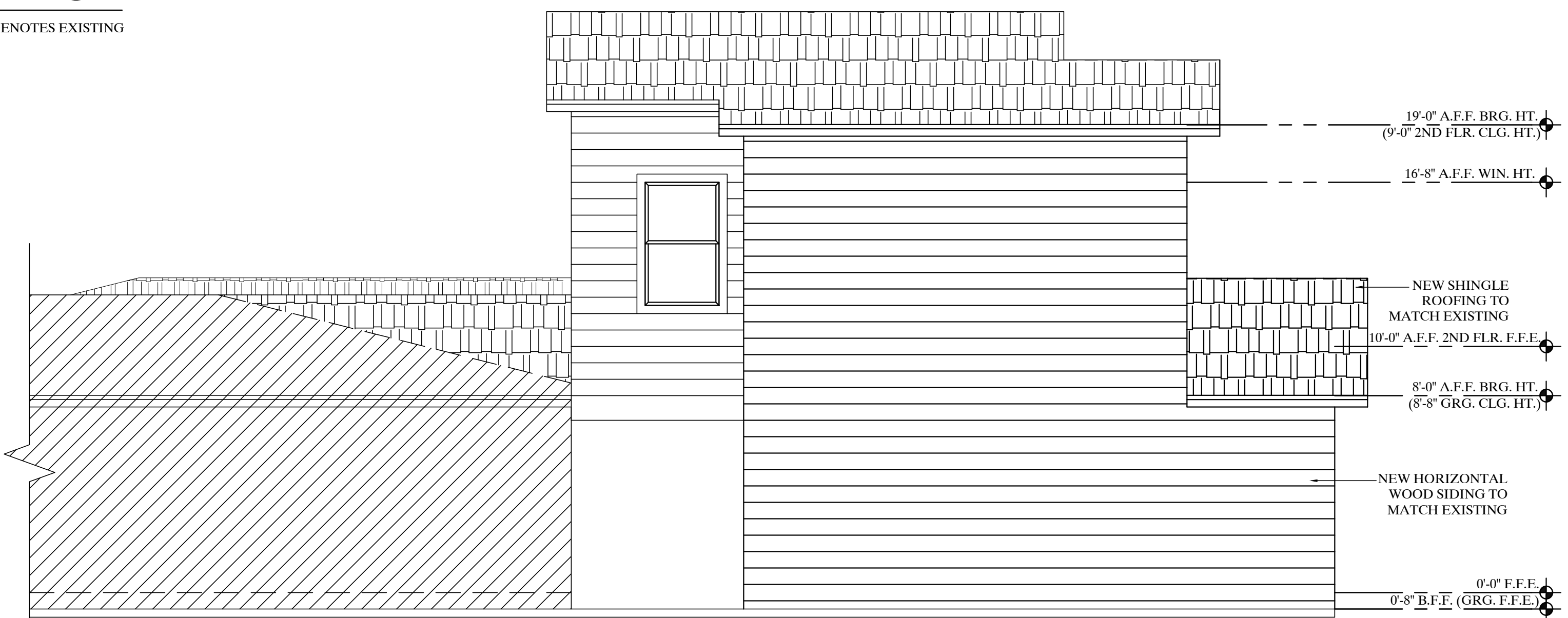
[illegible]

 FRONT ELEVATION

SCALE: 1/4"=1'-0"  HATCH DENOTES EXISTING



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0" HATCH DENOTES EXISTING



 **LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"  HATCH DENOTES EXISTING

STEPHENE DAVIS
ARCHITECTS
SEDARCH1@AOL.COM
PHONE 407.933.7660
2901 E. IRLO BRONSON HWY. - SUITE A
KISSIMMEE, FLORIDA 34744
REG. # AR8185
AAC001144

NICOLE & ALEX COUCH
2271 NAIRN DR
WINTER PARK, FL 32792

LEVATION VIEWS

DRAWN
TJ
CHECKED
SED
DATE
2/17/2026
SCALE
AS SHOWN
CLIENT NO.
C047
SHEET

A-3
SHEETS



A-5

OF SHEETS



PLAN SNAPSHOT REPORT BOA-2026-0012 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00
Description: requesting front and side setback variances to accommodate a detached garage in the front of our property

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

App Date: 07/29/2026
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 302209012013210	Main	Address: 2271 Nairn Dr Winter Park, FL 32792	Main	Zone:
--------------------------------	------	--	------	--------------

Owner Alex Couch Home: (407) 928-3091 Mobile: (407) 928-3091	Applicant NICOLE Couch 2271 Nairn DR Winter Park, FL 32792
---	---

Plan Custom Fields

Is the property on waterfront?	No	Section		Subsection	
Zoning		Is this property on historic registry or district?	No	Describe variance	asking permission to build a detached garage in the front of our property and to be allowed 25' front setback which is the R-2 allowance and what the rest of our street is currently zoned as.
How long have you owned the property?	since Aug 2020	How long have you occupied the property?	5 years	Special Condition	Large mature oak trees in back of lot and septic tank will not allow. for garage to be built, therefore front placement is necessary. We have empty lots on either side of our lot.
Rights/Priv	The strict enforcement of the front setback requirements deprives this property of the same reasonable opportunity enjoyed by other properties in the R-1A zoning district to construct a functional detached garage. Considering our property can be rezoned to R2 a 25 foot front setback would be acceptable. Due to unique physical constraints of this lot, including the location of mature trees and the existing septic system in the rear yard, there is no practical location to construct a detached garage that complies with current setback requirements. As a result, we are unable to make a		customary residential improvement that is commonly available to similarly zoned properties without these constraints. Granting the requested front setback variance would allow the property to achieve a reasonable and functional use while preserving the existing mature trees and avoiding impacts to the septic system, without adversely affecting neighboring properties or the character of the neighborhood.	Hardship	The hardship is created by the unique physical characteristics and existing development of the property. The house is situated father back on the main lot than many surrounding homes, resulting in a much larger front yard and a more limited rear yard. In addition, the rear yard contains the existing septic system and several large mature trees which significantly reduce the available area for constructing a detached garage. Because of these existing site conditions, there is no practical place for a detached garage that complies with current front setback requirements. The requested front setback

PLAN SNAPSHOT REPORT (BOA-2026-0012)

variance would allow the garage to be placed in the only practical location while preserving these existing site features.

Limited Variance

Yes, we are willing to accept the minimum variance necessary to allow the construction of the proposed detached garage. The requested front setback variance has been designed to be the least amount of relief required to accommodate the existing site constraints, including the location of the home, the septic system and the mature trees. Any reduction in the requested variance would likely prevent the garage from being constructed in a practical location while preserving these existing site features.

Attachment File Name	Added On	Added By	Attachment Group	Notes
4-A3 2.pdf	07/29/2026 13:06	Couch, NICOLE		Site Plan
5-A4.pdf	07/29/2026 13:06	Couch, NICOLE		Site Plan
6-A5.pdf	07/29/2026 13:06	Couch, NICOLE		Site Plan
checklist1.pdf	07/29/2026 13:06	Couch, NICOLE		Signed Checklist
COUCH - SITE PLAN 20260501.pdf	07/29/2026 13:06	Couch, NICOLE		Site Plan
ESM---26-1020 2.pdf	07/29/2026 13:06	Couch, NICOLE		Survey
Signature_NICOLE_Couch_7/29/2026.jpg	07/29/2026 13:06	Couch, NICOLE		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00075174	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00075174		\$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	07/29/2026	07/31/2026		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	07/29/2026	07/31/2026	07/29/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/29/2026 15:00	07/29/2026 15:00
Board of Adjustments Review v.1	Receive Submittal	07/29/2026 0:00	07/29/2026 14:59
Issue Invoice v.1	Generic Action		07/29/2026 15:00
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		