



Board of Adjustments Regular Meeting

Agenda

December 13, 2022 @ 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/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the November 15, 2022 Meeting Minutes.](#) 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-2022-0022: Request of Daniel Bellows.](#) 20 minutes
Request of Daniel Bellows for variance approval from Section 58-66(f)(5), Section 58-71(h)(2) and Section 58-71(i)(2)d. to allow a front setback of 25-feet in lieu of the required front setback of 35-feet, a detached garage rear setback of 5-feet in lieu of the required rear setback of 10-feet, and a street-side setback of 15-feet in lieu of the required street-side setback of 25-feet in conjunction with the proposed single-story home located at 421 W Lyman Avenue, zoned R-1A.

The applicant's full application and stated hardship is provided in the "Applicant Energov Submittal" attachment below.
 5. **Non-Action Items**
 6. **Staff Updates**
 7. **Board Comments**
 8. **Upcoming Agenda Items**
 9. **Adjournment**



Board of Adjustments

agenda item

item type	Consent Agenda	meeting date	December 13, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the November 15, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA November 15, 2022 Draft Meeting Minutes.pdf](#)



Board of Adjustments Regular Meeting Minutes

November 15, 2022 at 5:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present In-Person: Charles Steinberg, Robert Trompke, Michael Clary, Cathy Williams, Tom Sims, and Ann Higbie. Absent: Jason Johnson. Also Present: City Attorney J. Giffin Chumley. Staff: Assistant Director of Planning & Transportation Allison McGillis, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

(1) Call to Order

Vice-Chair Charles Steinberg called the meeting to order at 5:00 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Michael Clary, seconded by Tom Sims to approve the October 18, 2022 meeting minutes.

Motion carried unanimously with a 6-0 vote. (Jason Johnson was not present for the meeting.)

(3) Staff Updates

Mr. Lewis noted that there were no items scheduled yet for the December 13, 2022 regular Board meeting.

(4) Public Comments (for items not on Agenda)

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

(5) Non-Action Items

No non-action items.

(6) Action Items

No action items.

(7) Public Hearings

- BOA-2022-0019: Request of Streamline Permitting, Inc. for variance approval from Section 58-87(c)(2) and (c)(4) in order to increase the dock length from the maximum 30-feet to the proposed 45-feet and increase the square footage of the dock and boathouse from the maximum 600 square feet to 670 square feet at 1250 College Point, zoned R-1AAA. **THIS ITEM WAS WITHDRAWN BY THE APPLICANT.**

Mr. Lewis informed the Board that the item was fully withdrawn by the applicant.

- BOA-2022-0020: Request of Dominic Gundacker for variance approval from Section 58-66(f)(5) to allow a front setback of 25.2-feet in lieu of the required front setback of 33-feet, the average of the four adjacent neighbors, to renovate the garage of the existing home in order to fit a standard sized vehicle located at 1807 Pineview Circle, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property. He noted that three neighbor letters were received in approval of the request and none were received in opposition to it. He then presented the existing elevations of the garage and indicated that it was a two car garage with a depth of 17.4-feet, which is inadequate to fit a standard vehicle. He added that the City's standard for a two car garage depth is 20-feet. Mr. Lewis went over the proposed site plans noting that all of the additions proposed by the applicants besides the garage extension adhere to code. He then went on to review the variance approval criteria as it related to the request. Mr. Lewis indicated that the existing garage currently sits at a front setback of 29.9-feet whereas the average of the neighboring properties is 33-feet of which the literal interpretation of the code would require. Mr. Lewis also expressed that due to the nonconforming nature of the existing garage, and the fact that the existing depth cannot sufficiently fit a standard-sized vehicle, staff did not believe that granting the request would confer any special privilege to any other lands, structures or buildings in the same zoning district. He added that per a new update to the City zoning code going into effect on January 1, 2023, the requirements for front setbacks will no longer be based on the average and therefore, granting the variance will not allow any of the neighboring properties to utilize the decreased setback to decrease their own.

Staff recommendation was for approval.

The Board briefly discussed the item and inquired about the following:

- what the setback would be under the new zoning code,
- and clarification regarding the neighbors in support of the application.

The applicants, Dominic and Susana Gundacker of 1807 Pineview Circle, Winter Park, FL 32789 addressed the Board. Mr. Gundacker expressed that creating the ability to fit a vehicle in the garage was the reason for the remodel.

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

Mr. Sims asked the applicants to clarify their stated hardship. Mr. Gundacker emphasized his wife's and his desire to fit a vehicle in their garage. Mrs. Gundacker added that doing so would make it safer for the family to unload their vehicles and enter and exit their home.

The Board briefly shared their thoughts on the request and were overall in favor of it.

Motion made by Michael Clary, seconded by Tom Sims, for variance approval from Section 58-66(f)(5) to allow a front setback of 25.2-feet in lieu of the required front setback of 33-feet, the average of the four adjacent neighbors, to renovate the garage of the existing home in order to fit a standard sized vehicle located at 1807 Pineview Circle, zoned R-1A.

Motion unanimously approved with a 6-0 vote. (Jason Johnson was not present for the meeting.)

(8) Board Comments

Mr. Clary inquired about the new setback code change. Mr. Lewis gave a brief explanation of how the new code will work.

(9) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 5:18 p.m.

/s/ Recording Secretary Mary Bush



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date December 13, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2022-0022: Request of Daniel Bellows.

item list

Request of Daniel Bellows for variance approval from Section 58-66(f)(5), Section 58-71(h)(2) and Section 58-71(i)(2)d. to allow a front setback of 25-feet in lieu of the required front setback of 35-feet, a detached garage rear setback of 5-feet in lieu of the required rear setback of 10-feet, and a street-side setback of 15-feet in lieu of the required street-side setback of 25-feet in conjunction with the proposed single-story home located at 421 W Lyman Avenue, zoned R-1A.

The applicant's full application and stated hardship is provided in the "Applicant Energov Submittal" attachment below.

motion / recommendation

Staff recommendation is for approval of the variances requested regarding the front and detached garage rear setback. Staff recommendation is for denial of the variance requested regarding the street-side setback.

background

As part of the overall design of the single-story home, the applicant, is requesting variance approval from Section 58-66(f)(5), Section 58-71(h)(2), and Section 58-71(i)(2)d. to allow for a decreased front setback, street-side setback, and rear setback for the detached garage located at 421 W Lyman Avenue. The property is zoned R-1A and currently is vacant.

Variance Review Criteria:

Special Conditions and Circumstances

In order 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.

Front Setback:

The applicant's property is one of three properties zoned R-1A on the north side of W Lyman Avenue between S Virginia Avenue and Hannibal Square E, and is currently vacant. The other two R-1A properties each have homes which are both set back 44-feet, which is unusually deep setback compared to the rest of W Lyman between S Pennsylvania and S Virginia Avenues. The remaining six parcels on the block are also vacant and zoned R-2. Unlike the R-1 districts, R-2 zoning has a standard front setback of 25-feet. Across W Lyman, the street is uniformly setback at 20-feet. The opposite block across S Virginia Avenue has average front setbacks of 22-feet on the north side and 13-feet on the south side.

Street-Side Setback:

The required street-side setback is 25-feet. The applicant's request of 15-feet matches that of the neighbor directly across of S Virginia Avenue. However, unlike the front setback, street-side setback do not rely on the averages of the surrounding homes. Even if the average of the three homes on the other corner lots at the intersection of W Lyman and S Virginia were considered, that average is 22-feet, more closely aligned with the code requirement than the applicant's request.

Detached Garage Rear Setback:

The rear of the property backs up to a commercially zoned, 14-foot wide alley owned by the City and which is currently being utilized as parking for the neighboring commercial property on the opposite side of the alley via easement. The Code allows reduced setbacks for the principal structure, when abutting commercially zoned properties, but does not include a similar provision for accessory structures.

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.

Front Setback:

Under Section 58-66(f)(5), the required front setback is the average of the three adjacent

homes, which in this instance, is 25-feet. The two R-1A properties to the west, which are included in the average, are both setback 44-feet. As stated earlier, the rest of the block on the same side of the street is vacant and is zoned R-2, which has a standard setback of 25-feet.

Therefore, although the applicant can technically meet code for the front setback average since this is new construction, they are limited to 35-feet, which is much greater than the overall surrounding front setbacks of the area. Meeting the 25-foot setback of the R-2 properties would maintain a reasonable standard for the north side of the block.

Street-Side Setback:

Under Section 58-77(h)(2), the street-side setback for properties greater than 75-feet in width are required to have a street-side setback of 25-feet. As opposed to the front setback, street-side setbacks do not consider the averages of the surrounding properties. Further, as stated, the average of the other three corner lots is 22-feet. Therefore, staff does not believe that there is any right being deprived by adhering to the required street-side setback of 25-feet.

Detached Garage Rear Setback:

Under Section 58-66(f)(7), for residential properties that share their rear lot line with commercially zoned properties, the rear setback is permitted to be a minimum of 10-feet as opposed to the standard rear setback of 25-feet for properties of this depth. Because the detached garage is 836 square feet, it is subject to the setback of the principle structure per Section 58-71(i)(2)d. and therefore, is required to have a 10-foot setback.

The applicant's original request was for a 20-foot front setback which had a rear setback adhering to the code required 10-feet. However, because of the existence of the 14-foot alley owned by the City, which is neighboring and being utilized for commercial use, staff felt more comfortable pushing the entire site plan back to meet the 25-foot front setback. This coordinates better with the R-2 properties to the west, and encroaches the rear towards an uninhabited, City parcel. The applicant agreed to staff's suggestion and submitted the current plans which require the detached garage rear setback variance.

Actions of the Applicant

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

Front Setback:

The special conditions and circumstances regarding the front setback variance are not the result of the applicant. The applicant had no control over the fact that the two properties to the west are significantly setback compared to the rest of the street, thus skewing an average that would also put the applicant's home behind the majority of the street.

Street-Side Setback:

For the street-side setback, as stated, staff believes that the special conditions and circumstances do not warrant variance approval. Unlike the front and detached garage rear setbacks, the applicant has no basis for this request and is requesting the street-side variance because it fits with their desired site plan.

Detached Garage Rear Setback:

The unique conditions regarding the rear setback for the detached garage are also not the result of the actions of the applicant. The property not only abuts commercially zoned property, but is also separated from the neighboring parcel by a 14-foot wide alley owned by the City. This is a uniquely set of conditions that favor the request in order to avoid a larger and more egregious request for the front setback.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures or buildings on 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.

Front Setback:

Staff believes that granting the front setback variance under these conditions would not confer onto any other property a special privilege. The applicant's average setback is taken utilizing the only two properties within the two-block study area radius, that are significantly setback. Further, under the new Code which goes into effect on January 1st, 2023, the average calculation methodology is being removed, in favor of 20% of the lot depth. The required setback would then be 280 feet and the request would be only 3 feet if that were in effect today.

Granting this request would not confer any special privilege to the two properties that are significantly setback since the special conditions and circumstances would be the same in the future in they were to redevelop under the new Code.

Street-Side Setback:

Regarding the street-side setback, staff believes that granting this request would possibly confer a special privilege for other vacant corner lots looking to push out the street-side setback to fit their designs. There are not really any special conditions that warrant the decreased street-side setback.

Detached garage Rear Setback:

Staff believes that the rear setback request certainly has a unique set of special conditions and circumstances that would not confer onto any other property a special privilege. Similarly to the front setback request, if the two neighboring properties were to redevelop, they would be subject to the exact same conditions except that they would not be corner lots.

Summary

Staff believes that the applicant meets the four criteria required to grant the variances requested for the front setback and the rear setback of the detached garage. However, staff also believes that the applicant has failed to show how they meet the four criteria required to grant a variance related to the street-side setback.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA-2022-0022 - Applicant Energov Submittal.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Area Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Aerial Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Neighbor Letter Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Survey.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Site Plan.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Elevations.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Applicant Setback Study.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Applicant Area Calcs.pdf](#)

ATTACHMENTS:

[BOA-2022-0022 - Neighbor Letters.pdf](#)



PLAN SNAPSHOT REPORT BOA-2022-0022 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments **Project:** **App Date:** 11/17/2022
Work Class: Board of Adjustments/Variance Application **District:** Winter Park **Exp Date:** NOT AVAILABLE
Status: Fees Paid **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Harbilas, John **Approval**
Description: Request to modify set backs to be consistent with surrounding neighborhood. **Expire Date:**

Parcel: 302205940055190	Main	Address: 421 W Lyman Ave Winter Park, FL 32789	Main	Zone:
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Applicant	Owner
Daniel B Bellows	MORNEY PARTNERSHIP LTD
PO BOX 940822 PO Box 350	LTD+
WINTER PARK, FL 32794-0822	PO BOX 350
Business: (407) 644-3151	WINTER PARK, FL 32790
Mobile: (407) 620-3005	

Plan Custom Fields

Zoning	R - 1A	Section	2	Subsection	58 - 65
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	A request to modify/adjust the building setbacks for a single story residence to be more consistent with the surrounding properties.
How long have you owned the property?	Since October 30, 2017	How long have you occupied the property?	Vacant land	Special Condition	R - 1A Corner lot that backs up to C-2 commercial property and half of the subject block was already granted 18' front setbacks. All homes on South side of street fronting the subject lot are 20' front setbacks or less.
Rights/Priv	Of the four (4) neighboring street block sections the majority of the homes are using 20' front setbacks or less because two full blocks were demolished and the code then allows for 20' front setbacks for new construction. The subject lot is in a block where the entire block has been demolished except two houses that effect the setback calculations. These two home owners support the variance request..	Hardship	When you analyze the surrounding four (4) block sections of Lyman ave the majority and all new construction are using 20' front set backs or less. The subject block which has ten (10) lots are vacant land except for two older homes that have a 44' setback thus causing the hardship on the subject lot. All four of the neighboring blocks have been allowed to use the 20' or less front setbacks.	Limited Variance	If push comes to shove the applicant could take the code compliant 10' rear setback in lieu of the requested 5' setback. However, the abutting neighbor is using a 5' rear set back for its detached CMU block storage out building. Also the rear of all the lots in this subject block about C-2 Commercial so the requested 5' rear set back in applicants opinion should be allowed.

Attachment File Name	Added On	Added By	Attachment Group	Notes
2022 11 15 Exhibit Setbacks & Residence 11x17.pdf	11/17/2022 8:21	Bellows, Daniel		Uploaded via CSS
404 W Lyman Ave No Objection Letter.pdf	11/17/2022 8:21	Bellows, Daniel		Uploaded via CSS
432 Lyman no objection letter	11/17/2022 8:21	Bellows, Daniel		Uploaded via CSS

PLAN SNAPSHOT REPORT (BOA-2022-0022)

11.11.2022.pdf

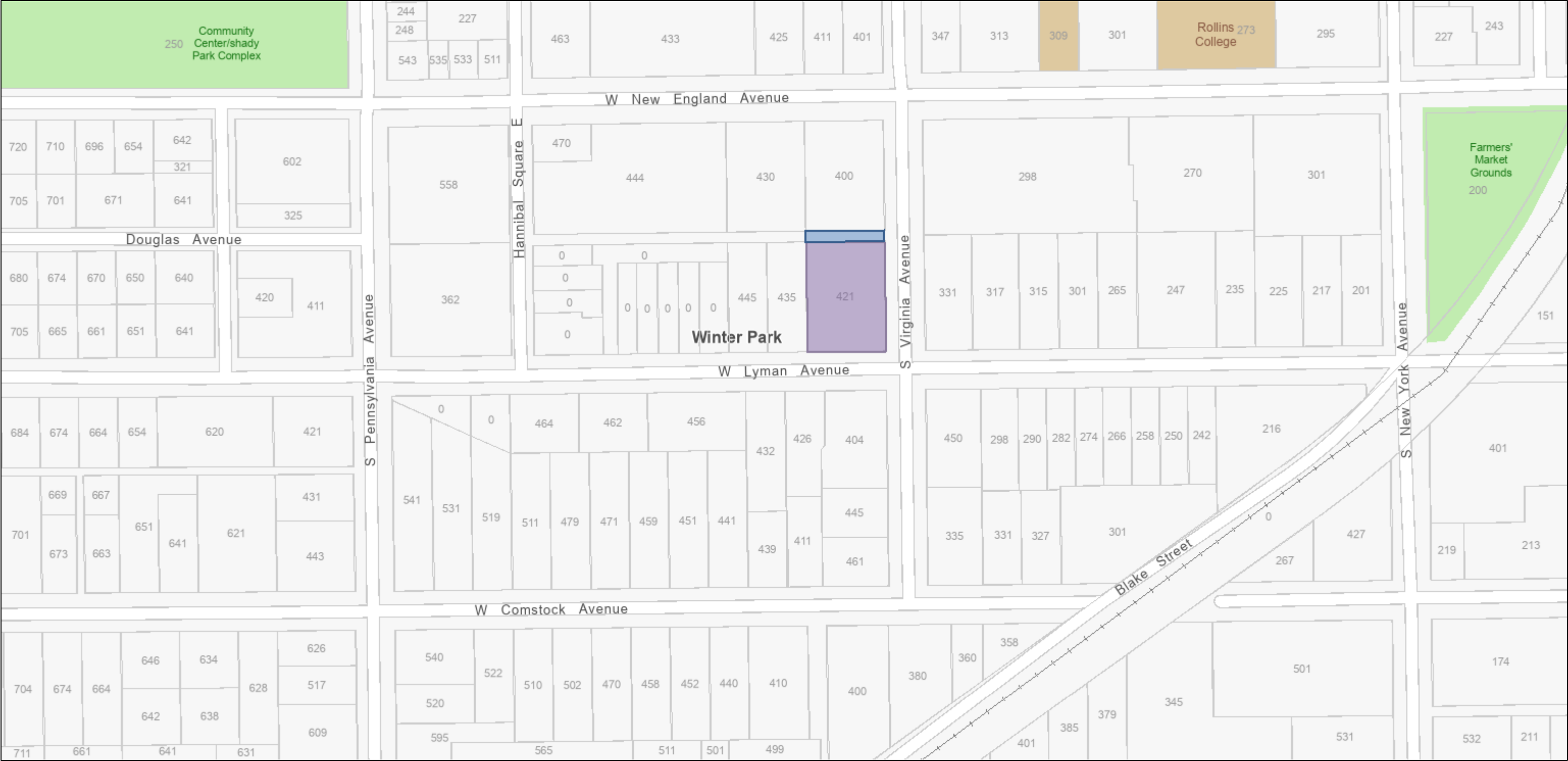
435 W Lyman ave Sam Phillips.pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
445 w lyman Glenn Franklin no objection.pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
456 W Lyman ave russell.pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
464 lyman Tibbs no objection.pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
AREA CALCS.docx	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
C Hite Variance Approval Letter CH (1).pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
R1A-single-family.Setback worksheet 421 Lyman ave (002).pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
Rossman 2022-11-14 Letter to Board of Adjustments- Bellows.pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
Survey.pdf	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
Signature_Daniel_Bellows_11/17/2022.jpg	11/17/2022	8:21	Bellows, Daniel		Uploaded via CSS
Revised Site Plan 11.22.pdf	11/22/2022	11:33	Harbilas, John	Available Online	Site Plan

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031225	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00031225		\$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	11/17/2022	11/21/2022	11/30/2022	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Harbilas, John	Approved	11/17/2022	11/21/2022	11/30/2022

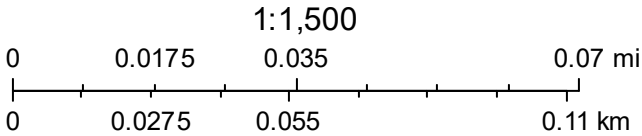
Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			11/30/2022 14:31
Board of Adjustments Review v.1	Receive Submittal	11/17/2022 0:00	11/30/2022 14:31
Issue Invoice v.1	Generic Action		11/30/2022 14:31
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

421 W Lyman Ave - Area Map

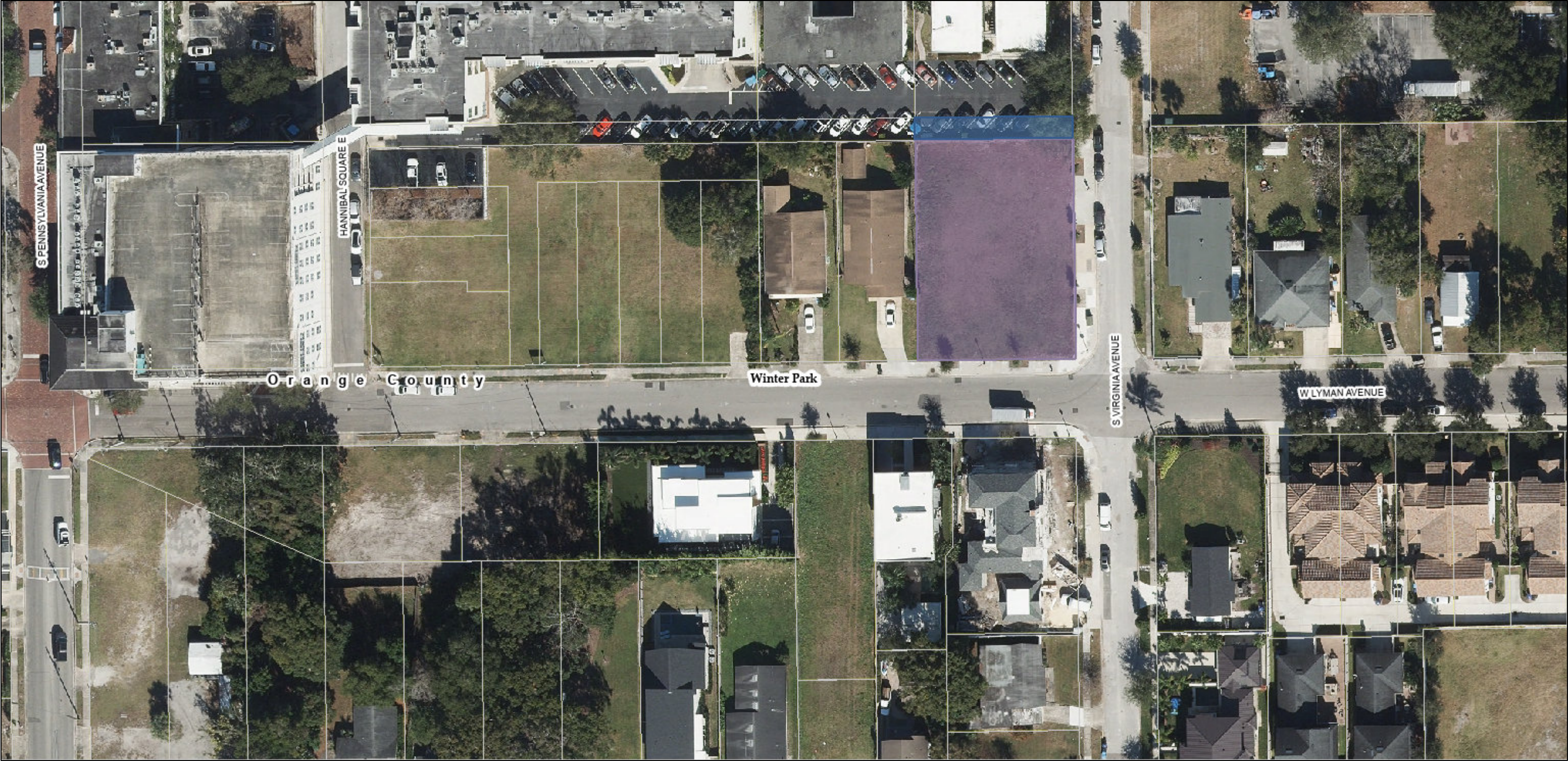


12/6/2022, 11:07:35 AM

Parcels Orange

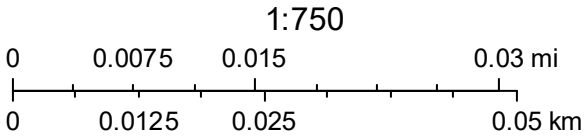


421 W Lyman Ave - Aerial Map



12/6/2022, 10:26:50 AM

Parcels Orange

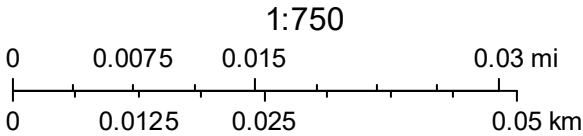


421 W Lyman Ave - Neighbor Letter Map



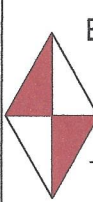
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Parcels Orange



NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTIES ARE SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC IF SHOWN IS +/-.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. MAP PANEL NO. 12095C 0255 F DATED 09-25-09.
7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.



Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL.
32714
PH. (407) 696-1155

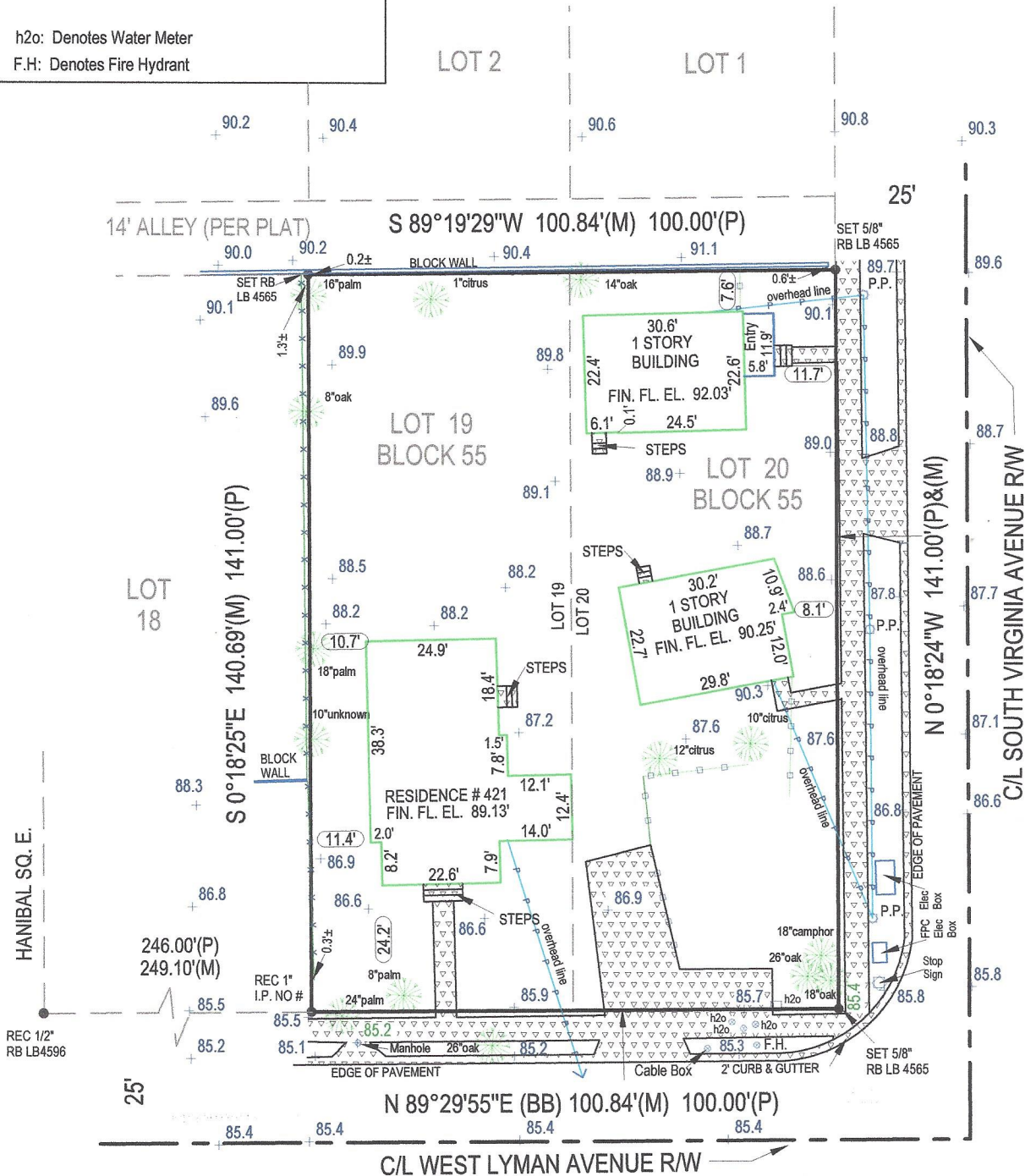
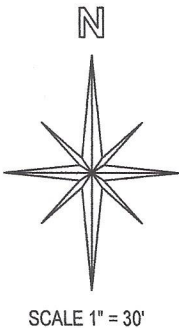
85.1

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DENOTES SPOT ELEVATION
ELEVATIONS REFERENCED
TO NAVD 1988 DATUM.

h2o: Denotes Water Meter

F.H: Denotes Fire Hydrant



DESCRIPTION: (PER O.R.B. 10701, PG. 7325)
LOTS 19 AND 20, BLOCK 55, REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CERTIFIED TO:
Surf and Sand Properties LLC

JOB NO.: 14-383
DATE:
FIELD: 03-25-14
SIGNED: 05-02-14
DRAWN BY: RWJ
P.C.: SM
CHECKED BY: RWJ

LEGEND

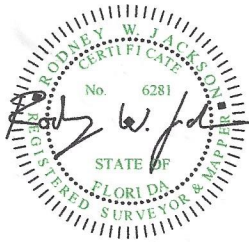
REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
RW - RIGHT-OF-WAY

CONCRETE
PAVERS / BRICK
P.R.C. - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
X - CHAIN LINK / WIRE FENCE
W - WOODEN FENCE
V - VINYL FENCE
A - ALUMINUM FENCE

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida Statutes.

Rodney W. Jackson
RODNEY W. JACKSON, PSM 6281

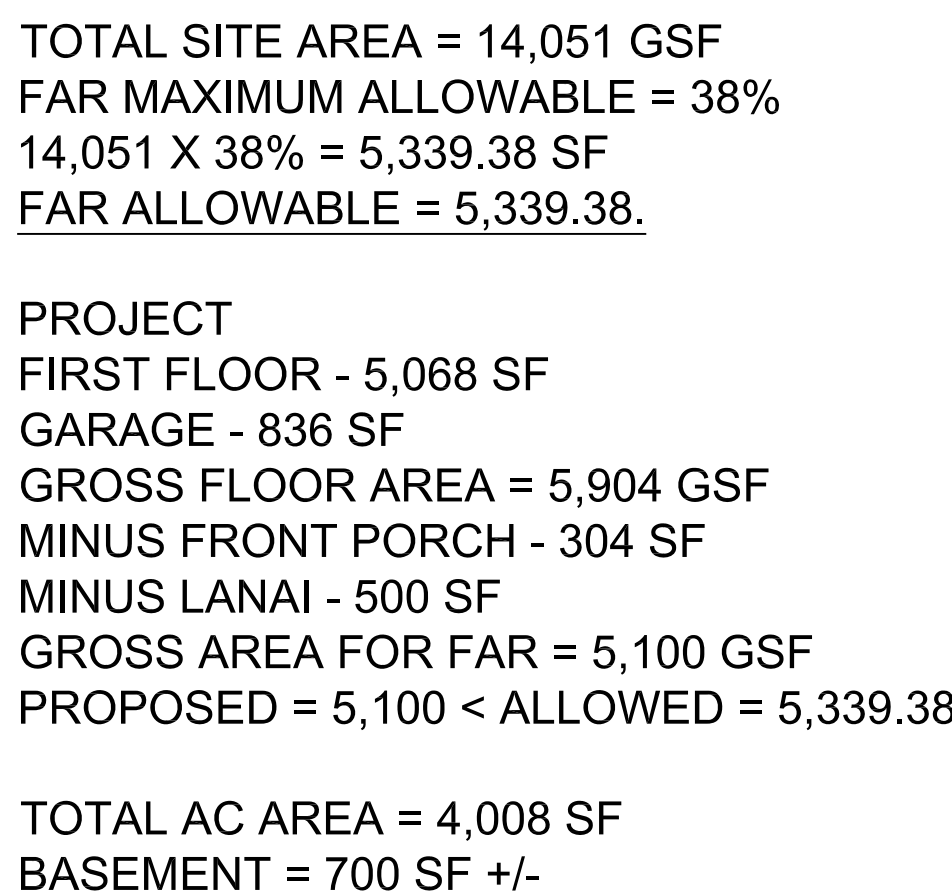
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



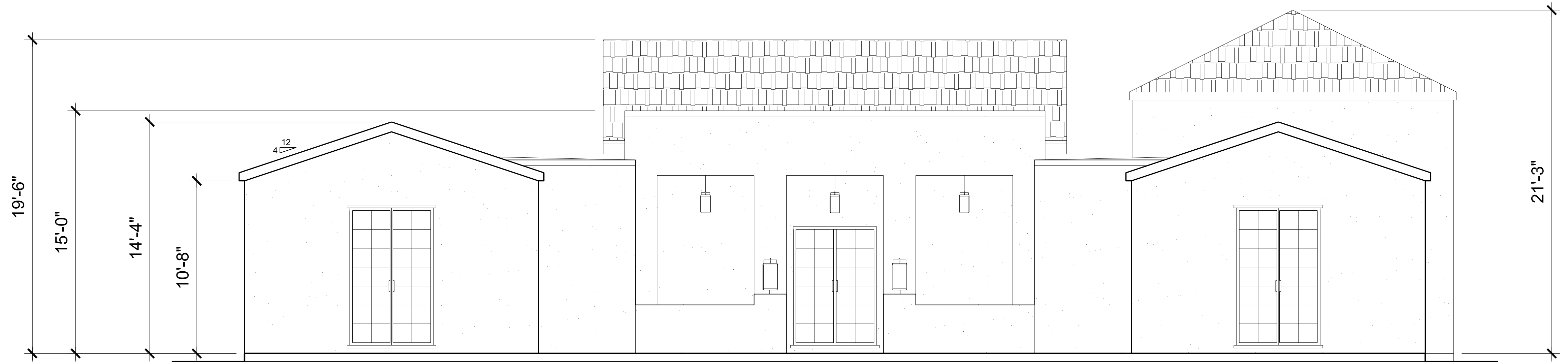
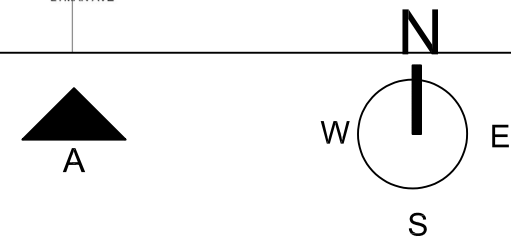
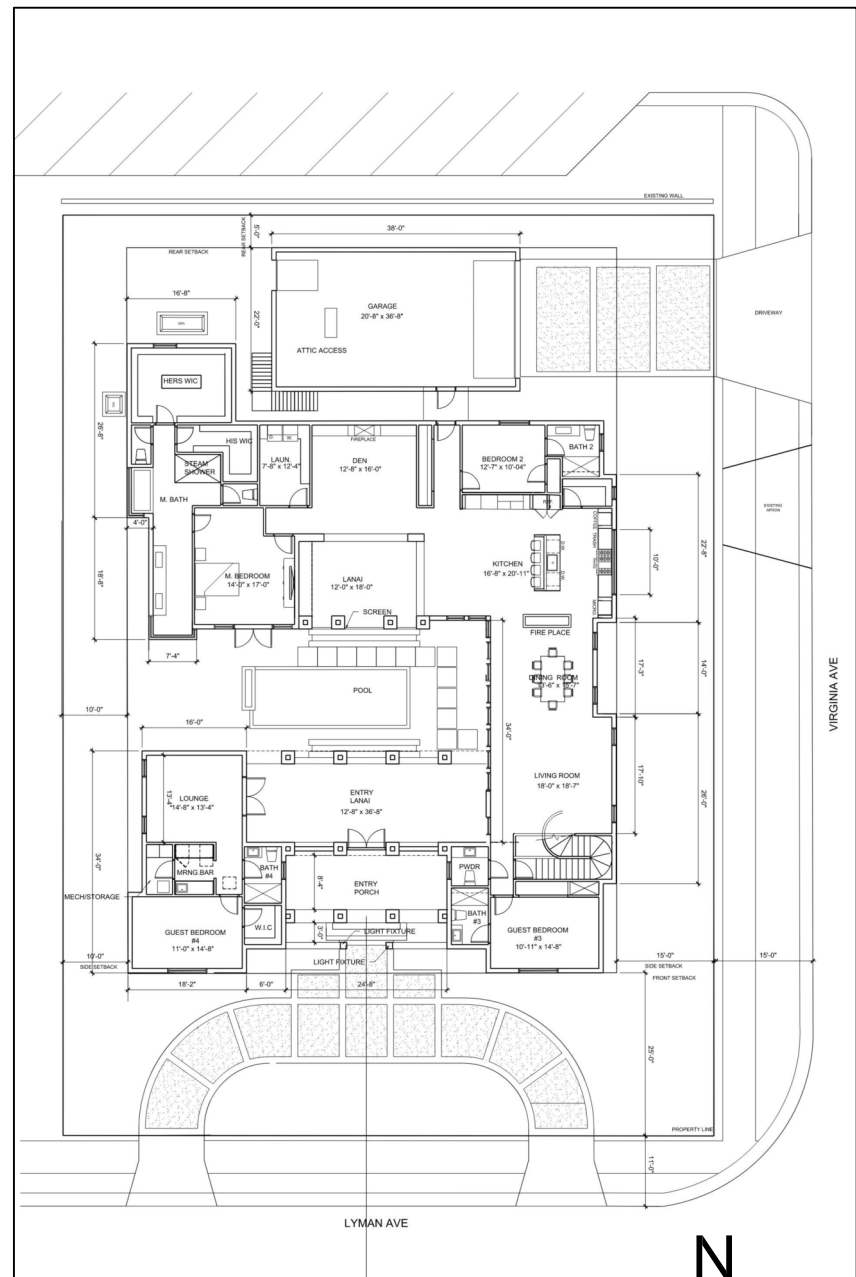
The image displays a technical drawing of a mechanical component, possibly a bracket or a flange, presented in two orthographic views: a top view and a side view.

Top View (Upper Diagram): This view shows a rectangular shape with a semi-circular end on the right side. The left portion of the rectangle is filled with diagonal hatching lines, indicating a specific material or section. The hatching lines are parallel and slanted at approximately 45 degrees.

Side View (Lower Diagram): This view shows the profile of the component. It features a vertical section on the left, also filled with diagonal hatching lines. The right side of the component is a semi-circular arc. The drawing uses black lines on a white background to define the geometry and sections.



1 SITE / FLOOR PLAN 1/8" = 1'-0"



REYNAUD RESIDENCE
421 LYMAN AVE.

SOUTH ELEVATION (A) (FACING LYMAN AVE.)
SCALE $\frac{1}{4}$ "=1'-0"



REYNAUD RESIDENCE
421 LYMAN AVE.

EAST ELEVATION (B) (FACING VIRGINA AVE.)
SCALE $\frac{1}{4}$ "=1'-0"

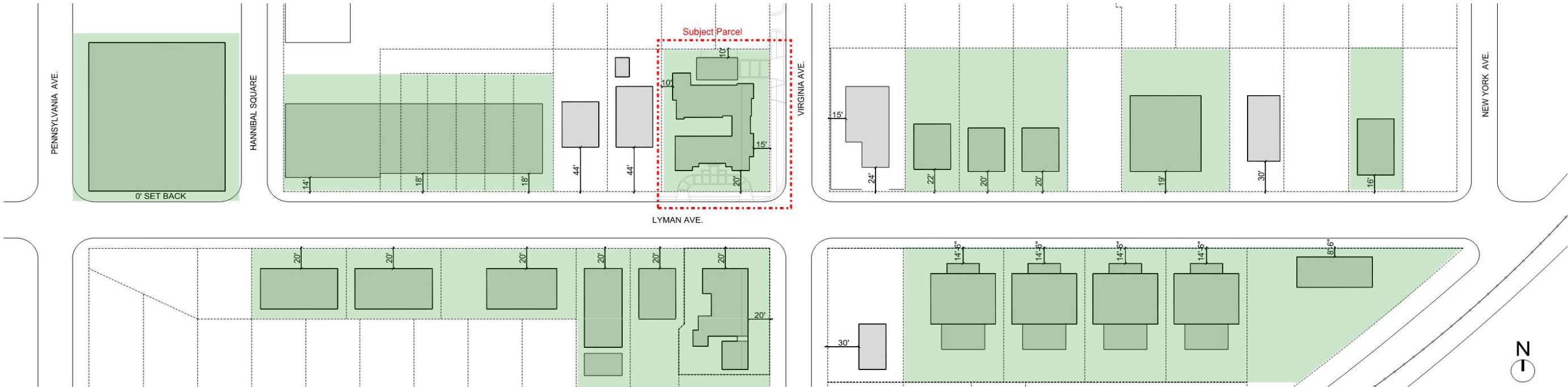
LYMAN AVENUE SETBACK STUDY

BLOCK 54									
	Tax ID:		Lyman Frontage Set back		West Side setbacks	East Side Set Backs		Rear Side Set Back	
362 S. Pennsylvania ave	05-22-30-9400-54-070		0'		0'	0'		0'	
Subject BLOCK 55									
Hannibal Square E	07-22-30-5281-00-060		platted	15'	vacant				
W. Lyman ave	07-22-30-5281-00-050		platted	18'	vacant				
W. Lyman ave	07-22-30-5281-00-040		platted	18'	vacant				
W. Lyman ave	07-22-30-5281-00-030		platted	18'	vacant				
W. Lyman ave	07-22-30-5281-00-020		platted	18'	vacant				
W. Lyman ave	07-22-30-5281-00-010		platted	18'	vacant				
445 W Lyman ave	05-22-30-9400-55-170			44'					
435 W. Lyman ave	05-22-30-9400-55-180			44.4		8.5	8'		5'
			Subject parcel Request		Subject parcel Request	Subject parcel Request		Subject parcel Request	
421 W. Lyman ave	** 05-22-30-9400-55-190			20'		10'	15'		10'
** Subject Parcel									

BLOCK 56																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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BLOCK 68						
		Tax ID:		Lyman Frontage Set back		
216 W. Lyman (Chapel)		07-22-30-5280-00-080			8'6"	
242 W. Lyman		07-22-30-5280-00-080		Platted	14'6"	
250 W. Lyman		07-22-30-5280-00-070		Platted	14'6"	
258 W. Lyman		07-22-30-5280-00-060		Platted	14'6"	
266 W. Lyman		07-22-30-5280-00-050		Platted	14'6"	
274 W. Lyman		07-22-30-5280-00-040		Platted	14'6"	
282 W. Lyman		07-22-30-5280-00-030		Platted	14'6"	
290 W. Lyman		07-22-30-5280-00-020		Platted	14'6"	
298 W. Lyman		07-22-30-5280-00-010		Platted	14'6"	

BLOCK 69							
		Tax ID:		Lyman Frontage Set back			
404 W. Lyman	**	05-22-30-9400-55-190		17' & 20'			
** directly across the street from subject parcel							
426 W. Lyman		05-22-30-9400-69-030		17' & 20'			
432 W. Lyman		05-22-30-9400-69-040		20'			
456 W. Lyman		05-22-30-9400-69-060		17' & 20'			
462 W. Lyman		05-22-30-9400-69-080		20'			
464 W. Lyman		05-22-30-9400-69-100		21' (20')			

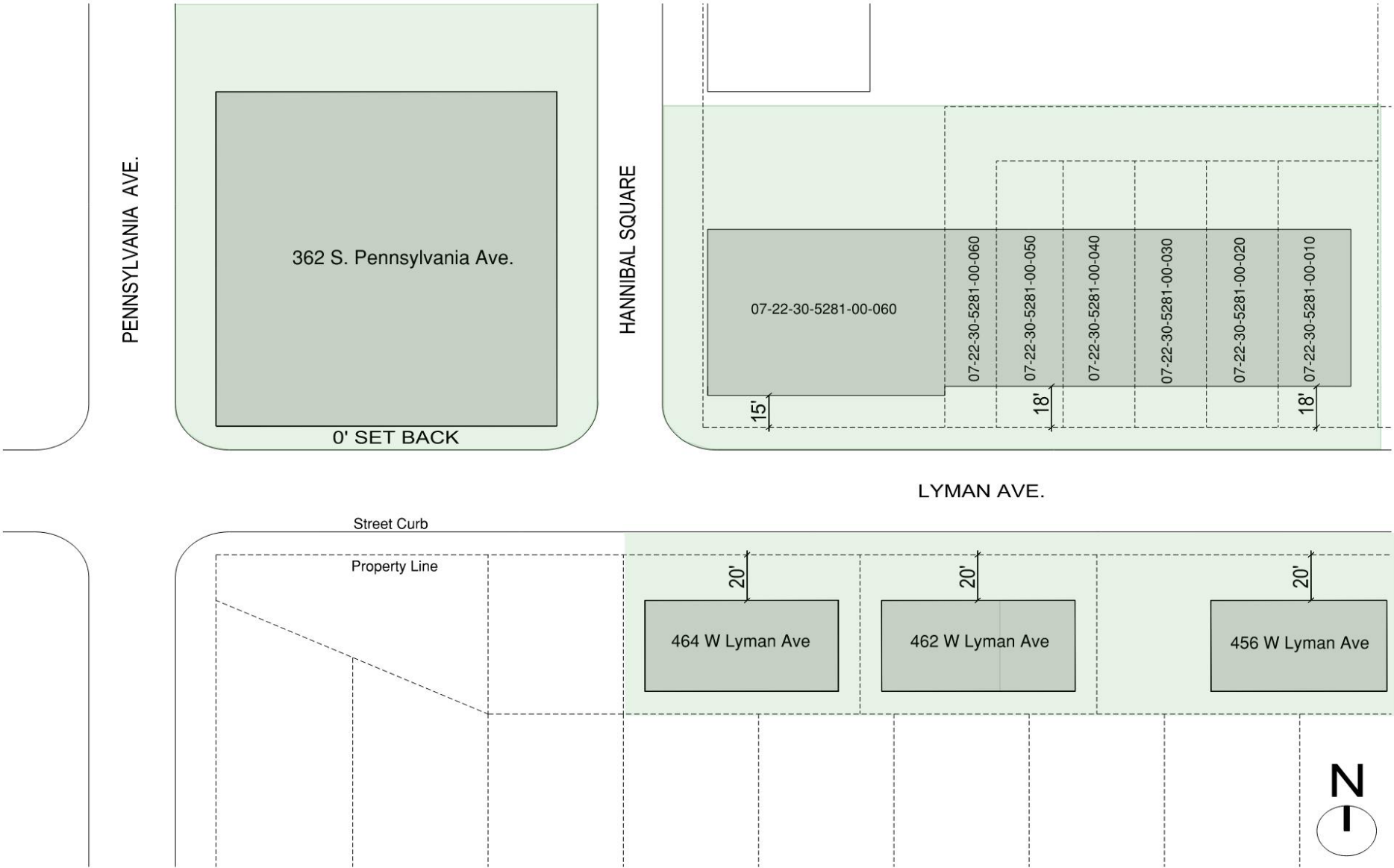


GREEN represents all buildings with 20' or less setback along Lyman Ave.

LYMAN AVENUE SETBACK STUDY

BLOCK 54								
			Tax ID:			Lyman Frontage Set back		
362 S. Pennsylvania ave			05-22-30-9400-54-070			0'		
Subject BLOCK 55								
Hannibal Square E			07-22-30-5281-00-060			platted	15'	vacant
W. Lyman ave			07-22-30-5281-00-050			platted	18'	vacant
W. Lyman ave			07-22-30-5281-00-040			platted	18'	vacant
W. Lyman ave			07-22-30-5281-00-030			platted	18'	vacant
W. Lyman ave			07-22-30-5281-00-020			platted	18'	vacant
W. Lyman ave			07-22-30-5281-00-010			platted	18'	vacant

BLOCK 69				
		Tax ID:	Lyman Frontage Set back	
456 W. Lyman		05-22-30-9400-69-060	17' & 20'	
462 W. Lyman		05-22-30-9400-69-080	20'	
464 W. Lyman		05-22-30-9400-69-100	21' (20')	



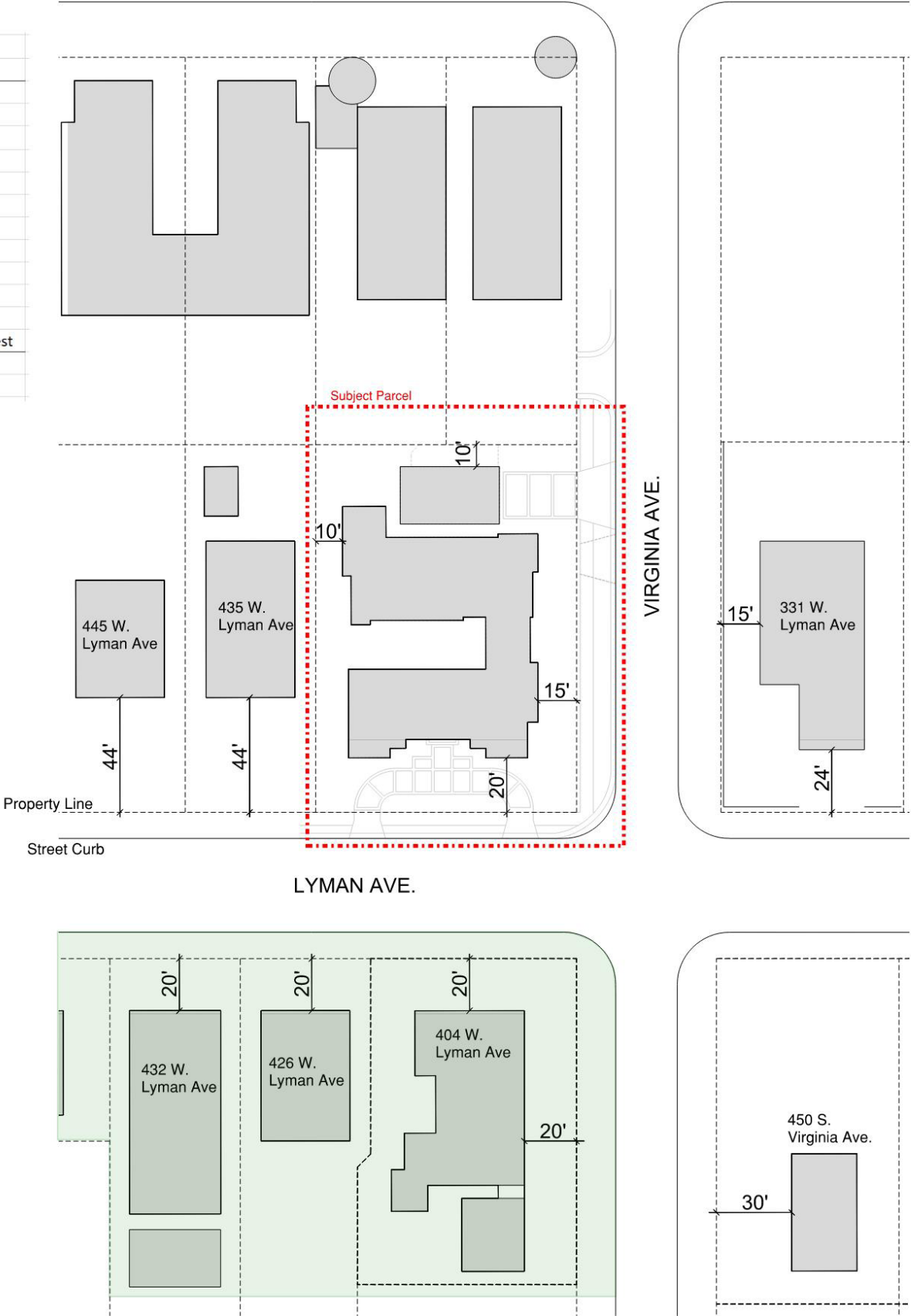
GREEN represents all buildings with 20' or less setback along Lyman Ave.

LYMAN AVENUE SETBACK STUDY

BLOCK 54							
		Tax ID:	Lyman Frontage Set back	West Side setbacks	East Side Set Backs	Rear Side Set Back	
362 S. Pennsylvania ave		05-22-30-9400-54-070	0'	0'	0'	0'	
Subject BLOCK 55							
Hannibal Square E		07-22-30-5281-00-060	platted 15' vacant				
W. Lyman ave		07-22-30-5281-00-050	platted 18' vacant				
W. Lyman ave		07-22-30-5281-00-040	platted 18' vacant				
W. Lyman ave		07-22-30-5281-00-030	platted 18' vacant				
W. Lyman ave		07-22-30-5281-00-020	platted 18' vacant				
W. Lyman ave		07-22-30-5281-00-010	platted 18' vacant				
445 W Lyman ave		05-22-30-9400-55-170	44'				
435 W. Lyman ave		05-22-30-9400-55-180	44.4	8.5	8'	5'	
			Subject parcel Request	Subject parcel Request	Subject parcel Request	Subject parcel Request	
421 W. Lyman ave	**	05-22-30-9400-55-190	20'	10'	15'	10'	
** Subject Parcel							

BLOCK 69							
		Tax ID:	Lyman Frontage Set back				
404 W. Lyman	**	05-22-30-9400-55-190	17' & 20'				
** directly across the street from subject parcel							
426 W. Lyman		05-22-30-9400-69-030	17' & 20'				
432 W. Lyman		05-22-30-9400-69-040	20'				

BLOCK 56							
		Tax ID:	Lyman Frontage Set back	West Side setbacks			
331 W. Lyman ave	**	05-22-30-9400-56-112	24'	15'			
** 33" CMU wall with 12" aluminan fence on top 0' setback from Virginia							

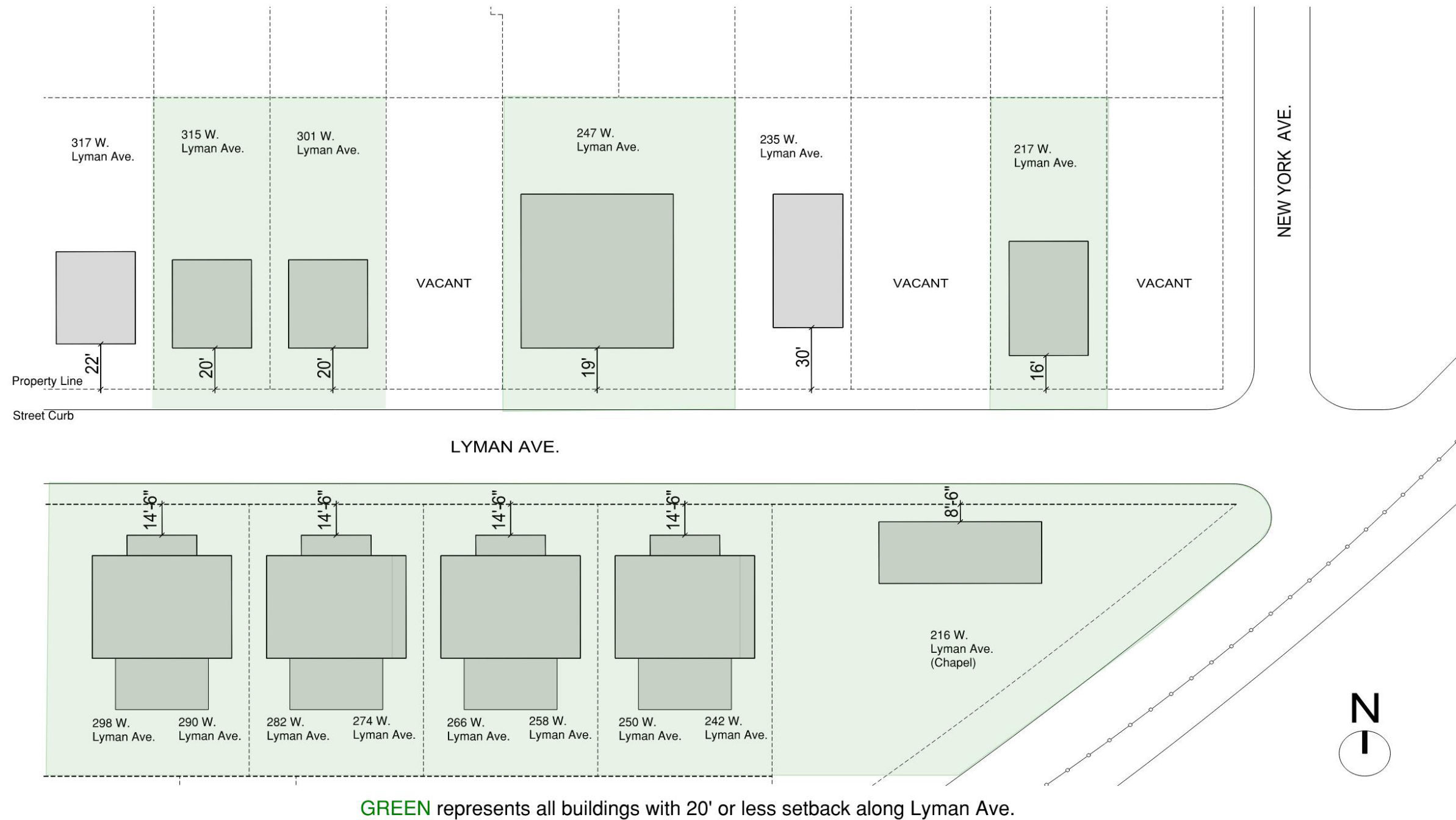


GREEN represents all buildings with 20' or less setback along Lyman Ave.

LYMAN AVENUE SETBACK STUDY

BLOCK 56									
			Tax ID:	Lyman Frontage Set back	West Side setbacks	East Side Set Backs			
331 W. Lyman ave	**	05-22-30-9400-56-112		24'	15'				
** 33" CMU wall with 12" aluminan fence on top 0' setback from Virgina									
317 W. Lyman ave		05-22-30-9400-56-130		22'	7'				
315 W. Lyman Ave		05-22-30-9400-56-140							
301 W. Lyman Ave.		05-22-30-9400-56-150							
265 W. Lyman (VACANT)		05-22-30-9400-56-160							
247 W. Lyman Ave		05-22-30-9400-56-170		19'1"	10'			10'	
235 W. Lyman Ave.		05-22-30-9400-56-190		30'					
225 W. Lyman Ave (VACA		05-22-30-9400-56-200							
217 W. Lyman Ave.		05-22-30-9400-56-211		16'5"					

BLOCK 68								
		Tax ID:		Lyman Frontage Set back				
216 W. Lyman (Chapel)		07-22-30-5280-00-080				8'6"		
242 W. Lyman		07-22-30-5280-00-080		Platted		14'6"		
250 W. Lyman		07-22-30-5280-00-070		Platted		14'6"		
258 W. Lyman		07-22-30-5280-00-060		Platted		14'6"		
266 W. Lyman		07-22-30-5280-00-050		Platted		14'6"		
274 W. Lyman		07-22-30-5280-00-040		Platted		14'6"		
282 W. Lyman		07-22-30-5280-00-030		Platted		14'6"		
290 W. Lyman		07-22-30-5280-00-020		Platted		14'6"		
298 W. Lyman		07-22-30-5280-00-010		Platted		14'6"		



Total site area = 14,051

Lot Size =

Code – R-1A districts

(f) (1) b. 3. Properties with an area larger than 13,600 square feet shall use a maximum floor area ratio of **33 percent**.

C. for one story homes the allowable floor area ratio may be **increased by up to 5%** for properties over 13,600 square feet in area.

(h) The area within an open street front porch and entry may be excluded from the gross floor area subject to the limitation in this paragraph. This exclusion shall be limited to a maximum area of **400 square feet**. *We should be able to utilize this.*

d. Basement areas or other below-grade floor areas are excluded when more than **one-half of that basement or floor height is below the established existing grade** or curb level or edge of street when no curb is present. *Have to be careful not to lose this by raising the site.*

Maximum FAR allowable = 33% + 5% = 38%

Total site = 14,051 x .38 = 5,339.38 gross square Foot. Minus the 400 sq allowable front porch. Our is only **304** square foot.

Current Plan = 5,904 includes the 836 foot garage. 5,904 – 304 (front porch) – 500 (Lanai) = 5,100 < 5,339.38

Area gross

5068 + 836 = **5,904** – Covered Lanai (500 sf) – 400 for front porch. 5,004 sf for FAR

Total site = 14,051

Impervious = 5,904 + 240+24+141+130+240+59=6,738 sf ---14,051 – (6738) pervious = 7,313 impervious

Total AC = 4,008

Basement = 700 sf

Front yard GREEN SPACE 278 + 520 + 482 =

Total front yard SQUARE FOOTAGE = 2,121

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

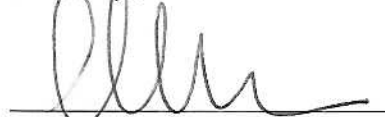
RE: Board of Adjustments meeting December 14, 2022

To Whom It May Concern:

As a neighbor, I am in full support of the setback variance requested and have no objection to Morney Partnership, Ltd. being granted a 20' front setback along Lyman Avenue, a 5' rear setback abutting commercial property, a 10' side setback on the west, and 15' side street setback fronting Virginia Avenue on the east. Please note that there is an additional 14' 10" sidewalk and right of way behind the Virginia Avenue street curb abutting the additional private 15' setback request.

I am aware of the setbacks requested, and they will not negatively affect my property in any way. It is my belief that the setbacks requested are more in keeping with the neighboring properties' existing setbacks and the consistency of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Tibbs', written over a horizontal line.

Signature

James F. Tibbs
Printed Name

My Property Address: 464 W Lyman Av
Winter Park, FL 32789

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

RE: Board of Adjustments meeting December 14, 2022

To Whom It May Concern:

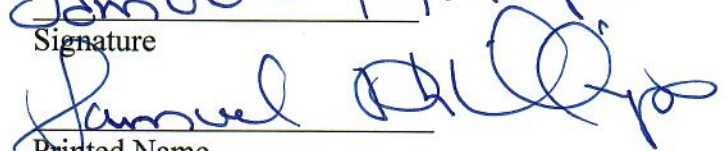
As a neighbor, I am in full support of the setback variance requested and have no objection to Morney Partnership, Ltd. being granted a 20' front setback along Lyman Avenue, a 5' rear setback abutting commercial property, a 10' side setback on the west, and 15' side street setback fronting Virginia Avenue on the east. Please note that there is an additional 14' 10" sidewalk and right of way behind the Virginia Avenue street curb abutting the additional private 15' setback request.

I am aware of the setbacks requested, and they will not negatively affect my property in any way. It is my belief that the setbacks requested are more in keeping with the neighboring properties' existing setbacks and the consistency of the neighborhood.

Sincerely,



Signature



Printed Name

My Property Address: 435 W. LYMAN AVE
Winter Park, FL 32789

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

RE: Board of Adjustments meeting December 14, 2022

To Whom It May Concern:

As a neighbor, I am in full support of the setback variance requested and have no objection to Morney Partnership, Ltd. being granted a 20' front setback along Lyman Avenue, a 5' rear setback abutting commercial property, a 10' side setback on the west, and 15' side street setback fronting Virginia Avenue on the east. Please note that there is an additional 14' 10" sidewalk and right of way behind the Virginia Avenue street curb abutting the additional private 15' setback request.

I am aware of the setbacks requested, and they will not negatively affect my property in any way. It is my belief that the setbacks requested are more in keeping with the neighboring properties' existing setbacks and the consistency of the neighborhood.

Sincerely,



Signature

Richard Russell

Printed Name

My Property Address: 456 W Lyman Ave
Winter Park, FL 32789

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

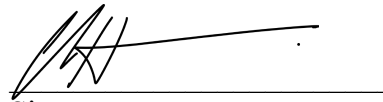
RE: Board of Adjustments meeting December 14, 2022
421 W. Lyman Ave

To Whom It May Concern:

As a neighbor, I am in full support of the setback variance requested and have no objection to Morney Partnership, Ltd. being granted a 20' front setback along Lyman Avenue, a 5' rear setback abutting commercial property, a 10' side setback on the west, and 15' side street setback fronting Virginia Avenue on the east. Please note that there is an additional 14' 10" sidewalk and right of way behind the Virginia Avenue street curb abutting the additional private 15' setback request.

I am aware of the setbacks requested, and they will not negatively affect my property in any way. It is my belief that the setbacks requested are more in keeping with the neighboring properties' existing setbacks and the consistency of the neighborhood.

Sincerely,



Signature

Christina Hite

Printed Name

My Property Address:
426 W. Lyman Ave
Winter Park, FL 32789

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

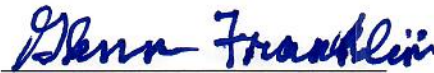
RE: Board of Adjustments meeting December 14, 2022

To Whom It May Concern:

As a neighbor, I am in full support of the setback variance requested and have no objection to Morney Partnership, Ltd. being granted a 20' front setback along Lyman Avenue, a 5' rear setback abutting commercial property, a 10' side setback on the west, and 15' side street setback fronting Virginia Avenue on the east. Please note that there is an additional 14' 10" sidewalk and right of way behind the Virginia Avenue street curb abutting the additional private 15' setback request.

I am aware of the setbacks requested, and they will not negatively affect my property in any way. It is my belief that the setbacks requested are more in keeping with the neighboring properties' existing setbacks and the consistency of the neighborhood.

Sincerely,



Signature



Printed Name

My Property Address: 445 W. Lyman Ave.
Winter Park, FL 32789

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

RE: Board of Adjudgments meeting December 14, 2022

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Sincerely,

Winter Park Redevelopment Agency, ltd



Signature:

Printed Name: Daniel B. Bellows

My Property Address: **432 W. Lyman Ave**
Winter Park, FL 32789

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

RE: Board of Adjustments meeting December 14, 2022

To Whom It May Concern:

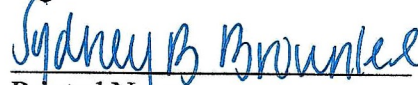
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Sincerely,



Signature



Printed Name

My Property Address: 404 W. Lyman Avenue
Winter Park, FL 32789

Winter Park Real Estate Advisors, Inc.

3200 S. Hiawasse Road, Suite 205
Orlando, Florida 32835
{407} 523-2323 ♦ Fax {407} 578-8323
Email: NARossman@NARossman.com
Cell No: 407-230-2536

November 11, 2022

City of Winter Park
Board of Adjustments
401 Park Avenue South
Winter Park, Florida 32789

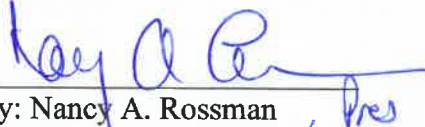
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Sincerely,
Winter Park Real Estate Advisors, Inc.


By: Nancy A. Rossman

My Property Address: 455 W Lyman
463 W. Lyman
465 W. Lyman
326 Hannibal Sq
354 Hannibal Sq
Winter Park, FL 32789