



Board of Adjustments Regular Meeting

Agenda

November 16, 2021 @ 5:00 pm

401 South 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. Minutes for the October 19, 2021 Meeting 15 Minutes
 3. **Staff Updates**
 4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Non-Action Items**
 6. **Action Items**
 - a. Request of David Montalto, on behalf of Mike Lahr to allow the construction of masonry wall along the rear and side setbacks up to 9'-6" in height in lieu of the maximum required 6'. 15 Minutes

Located at 200 E Rockwood Way Zoned: R-1AA
 - b. Request of Bruce Rynearson, on behalf of Idelisa Torres to allow the construction of a screen enclosure with the area of 886 square feet in lieu of the maximum allowed area of 757 square feet (8% of the lot area). 15 Minutes

Located at 1737 Magnolia Ave Zoned: R-1A
 - c. Request of Yann Le Lourec to allow extension of the existing 5'-6" high perimeter wall at 6.17' side street setback in lieu of the required setback of 15' and allow the construction of an addition connecting the house to the existing detached garage at 18'-11" rear setback instead of the required 25' rear setback for a garage connected to the home. 15 Minutes

Located at 1270 Via Lugano Zoned: R-1AA
 7. **Board Comments**
 8. **Adjournment**



Board of Adjustments

agenda item

item type	Consent Agenda	meeting date	November 16, 2021
prepared by	Renata Minoga	approved by	
board approval			
strategic objective			

subject

Minutes for the October 19, 2021 Meeting

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[October 19th, 2021 Meeting Minutes Draft.pdf](#)



Board of Adjustments Minutes

October 19, 2021 at 5:00 p.m.

Hybrid Meeting

Present

In person: Robert Trompke (Chair), Jason Johnson, Charles Steinberg, Ann Higbie,
Recording Clerks: Sofia Chatzidaki, Virtual attendants: Cathy Sawruk, Recorded: Tom Sims

City Staff

Ashley Ong, Renata Minoga, George Wiggins

Absent

Michael Clary (Vice-Chair)

Call to Order

Robert Trompke (Chair), called the meeting to order at 5:00pm. Robert Trompke (Chair) explained the rules of procedure for variance cases and opened the floor for any disclosures, public comments or questions.

Consent Agenda

Motion made by Ann Higbie to approve the September 21, 2021 minutes. Jason Johnson seconded the motion. The minutes were approved by a vote of 4-0.

Staff Updates

No public comments or questions.

Citizen Comments

No public comments or questions.

Action Items

No action items brought forward.

Public Hearings

1. Request of from Sydney B. Brownlee to allow the construction of a swimming pool and deck located 5 feet and 3.3 feet from the side lot line in lieu of the required side setbacks of the 10 feet and 5 feet respectively.

Located at 404 W Lyman,

Zoned: R-1A

Robert Trompke (Chair) read the description of the first case and invited Mrs. Sydney B. Brownlee to step up and introduce herself.

Mrs. Sydney B. Brownlee introduced herself and explained her variance and the hardship that they are stating is that this is a corner lot which is essential creates two front setbacks due to the required extra wide street side setback as well as this lot has an unusual shape, it is not a rectangle. The west boundary line jocks in 5 feet in a location of the proposed pool. If the lot was rectangle then she would not have been requesting this variance. She repeated that the corner lot has 5 feet jock which is unlike any other residential lot Hannible square, other than their west side neighbor which is not a corner lot and they have submitted a letter of no objection. Because of the 5-foot jock in they must place the pool unusually close to the home. Having the pool so close to the home presents possible safety concerns with their young children, age one and age two. She is

requesting a variance to push the pool 5 feet further from the house this will provide more walking room in the back yard and allow more room for a baby gate that shown in the supporting documents. She also note that they also considered placing the pool in the south west corner of the property, with that presenting even more safety concerns as the pool would be out of plain site, with limited to visibility from within the home. Lastly, she would like to note that a similar variance request has been approved in Winter Park in the past six years that was very similar to their case. She thanked everyone for their time and asked if anyone had any questions.

Ms. Ann Higbie, asked if this was a New Construction.

Ms. Sydney B. Brownlee said yes, it is a New Construction.

The board asked questions to in order to clarify the request and to clarify the conditions of the lot.

Mr. George Wiggins (Former Director of Building and Permitting Department) added that there was a vacated alley extended years ago and explained that there was a vacated alley that was split between the lots.

Citizen Comments

Mr. Michael Forest, introduces himself and lives in 358 west Comstock avenue, Winter Park around the corner from Ms. Sydney B. Brownlee home. He mentioned that he does not see a hardship himself. He emphasized that he would like to have a good relationship with the Sydney and other neighbors as well.

Ms. Renata Minoga spoke and said that Miss Maria Bryant that lives in 321 west Lyman, sent an opposition letter to Building and Permitting Department opposing to the variance that came in today also received another support letter from the neighbors Mr. Jason at 426 west Lyman Avenue.

Ms. Minoga read the letter that was sent by email from Miss Bryant and wrote that she is strongly oppose this variance for many reasons.

Findings

The Board did not see a real hardship stated with the property.

This case was not approved by the Board Members.

Action

Based on these findings, Ms. Ann Higbie made a motion, seconded by Jason Johnson to approve the item as noted.

The request failed by a vote of 0-5. Mr. Robert Trompke (Chair) made a motion to allow the applicant to come back with modifications before the three-year waiting period.

The first case ended at 5:43m

2. Request of Emiel McNish, on behalf of Ketan Pandya to allow rebuilding an existing boathouse extending 50 feet into Lake Berry, in lieu of the 30-foot maximum permitted distance into the lake and 751 square feet in lieu of the 600 maximum area permitted.

Located at 1661 Chase Landing Way

Zoned: PURD

Robert Trompke (Chair) read the description of the second case and invited Mr. Emiel McNish to step up and introduce himself.

Renata Minoga (Building & Permitting Manager) stated that the request was based on affect that the lake is shallow and they need to be further down the lake in order to be able to have the boat coming in safely to the dock.

Charles Steinberg asked if this was approved by the lake board and Renata confirmed that it was approved with the condition that they will resize it a little bit to make it the size of the actual dock under 500 feet. Also asked if this was approved HOA architectural review board.

Renata Minoga explained that the applicants were requesting that the variance was heard independently because the city is not aware if the even have specific requirements for Boat docks.

Mr. George Wiggins also supported the request of the applicant to be heard by the board independently from the HOA>

Mr. Robert Tromke (Chair) invited Mr. Emiel Mcnish to step up and introduce himself.

Mr. Emiel Mcnish introduced himself and explained the hardships that the water high level pose to the location of the boat dock and to what would be allowed to comply with the required 600 ft2 requirement.

Ms. Renata Minoga confirmed the explanation what the water line is very shallow was and also showed on the plans where the water line starts.

Mr. Robert Tromke (Chair) allowed Mr. Ketan Pandey the home owner to step up and introduce himself. The owner said that this is the second variance and they learned a lot by this process.

Ms. Cathy Sawruk asked for a clarification and Mr. Emiel showed her the plans via projector.

The board members debated for a while about how to propose the motion and asked questions to Mr. Emiel Mcnish to clarify the information of how the water depth impacted the proposed area of the boat dock.

Citizen Comments

No public comments or questions.

Findings

After deliberation The Board approved the request at 680 feet beyond the OHWE high-water elevation and approve the 50-foot max extension into the lake.

Action

Based on these findings, Mr. Jason Johnson made a motion approve the variance as requested by the applicant, seconded by Ms. Ann Higbie to approve the request. The request was denied by a vote of 0-6.

A second motion was proposed by Mr. Jason Johnson, second by Ms. Cathy Sawruk to approve the variance granting the requested 50' into the lake and 600 sqft of area. No vote was taken.

An amendment was proposed to the motion by Mr. Jason Johnson, seconded by Mr. Charles Steinberg to allow the area to be 50' into the lake and 680 sqft beyond the OHWE high-water elevation. The request was approved by a vote of 6-0.

This case ended at 6:15m

3. **Request of Frederic Schaub on behalf of Tom Gentile, to allow the construction of a 5 feet high wall setback 5 feet from the east street-side lot line, in lieu of the minimum setback of 10 feet.**

Located at: 241 E Fawsett Road

Zoned: R-1AA

Mr. Robert Trompke (Chair) read the description of the third case.

Ms. Renata Minoga explained to the Board Members the hardship in detail with plans and photos explaining the location of the lot on the corner of a very busy street and the approval a similar request to the neighbor 240 E Rockwood way.

Mr. Robert Trompke (Chair) invited the applicant to step forward and introduce himself.

Mr. Frederic Schaub step up and introduced himself that lives in 200 Saint Andrews Blvd, in Winter Park.

He explained the reason for this variance as a safety requisite on a very busy street.

Mr. George Wiggins commended that in the regulation for subdivision the rules require subdivision walls to have articulation and different landscape to prevent from being just one uniform straight wall.

The members of the board discussed the purpose of articulation.

Findings

The Board Members were in favor of approving the request including a prescribed articulation.

Action

Based on these findings, Ann Higbie made a motion to approve the construction of a 5 feet high wall located 5 feet from the East side lot line with the stipulation that it includes the approved columns as allowed by code and has a hedge of a different species from to the neighbor 240 E Rockwood way facing the Winter Park road. Seconded by Cathy Sawruk to approve the request. The request passed by a vote of 6-0.

The meeting adjourned at 6:35 pm.

Sofia Chatzidaki

Sofia Chatzidaki, Recording Clerk

November 16, 2021

Date of Board Approval



Board of Adjustments

agenda item

item type	Action Items	meeting date	November 16, 2021
prepared by	Renata Minoga	approved by	
board approval			
strategic objective			

subject

Request of David Montalto, on behalf of Mike Lahr to allow the construction of masonry wall along the rear and side setbacks up to 9'-6" in height in lieu of the maximum required 6'.

Located at 200 E Rockwood Way

Zoned: R-1AA

motion / recommendation

background

alternatives / other considerations

fiscal impact

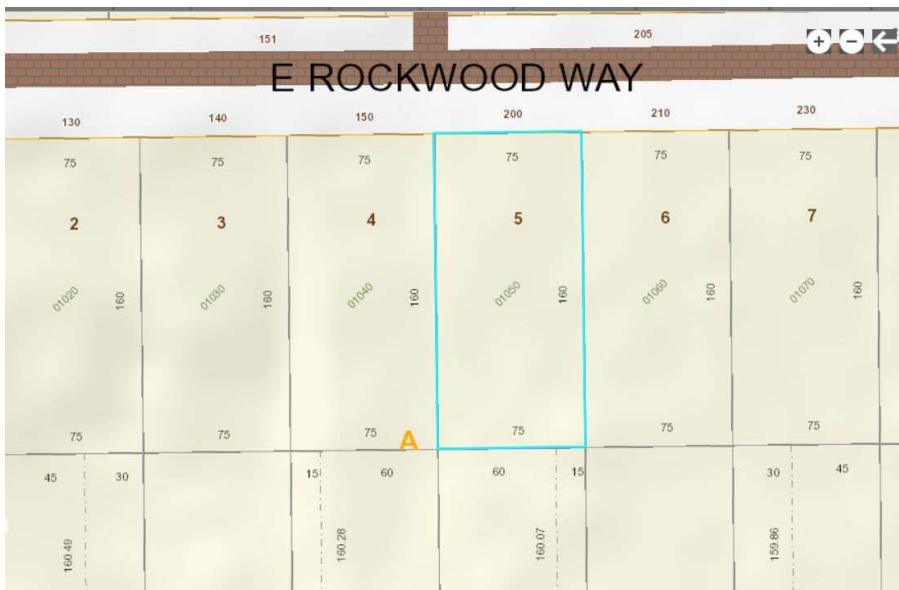
ATTACHMENTS:

[Staff report 200 E Rockwood combined.pdf](#)

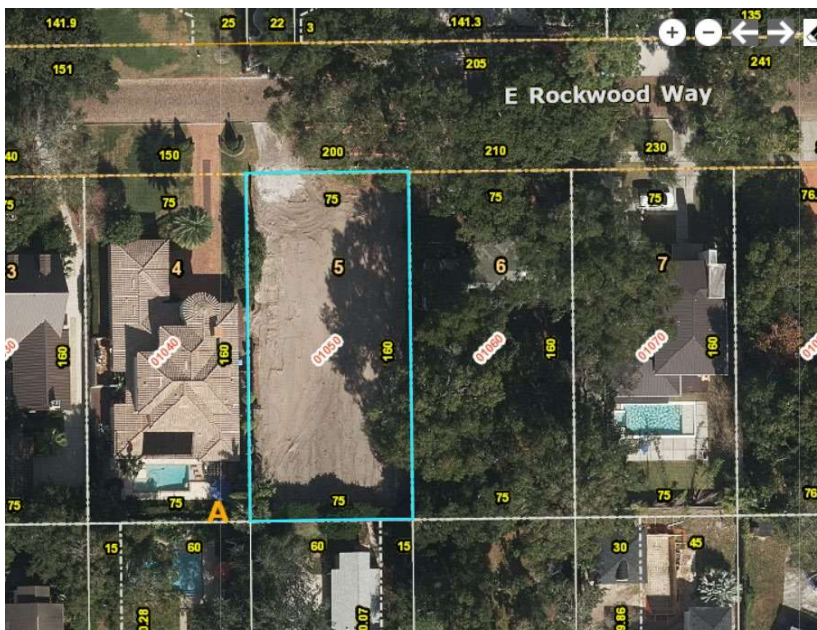


The applicant is requesting a variance to allow the construction of masonry wall along the rear and side setbacks up to 9'-6" in height whereas the maximum permitted height is 6'.

MAP VIEW:



AERIAL VIEW:





PLAN SNAPSHOT REPORT BOA-2021-0057 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 10/06/2021
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Wiggins, George	Approval Expire Date:

Description: Request to build a masonry wall with painted stucco finish along the right and rear property lines that will start at 6' tall on each side of the wall but will increase to a maximum of 9' tall on the backside of the wall due to the grade change. The wall will remain a maximum of 6' tall on the inside of the wall. All neighboring properties prefer to keep the wall at this height for privacy and drainage issues.

Parcel: 302207125201050	Main	Address: 200 E Rockwood Way	Main	Zone:
		Winter Park, FL 32789-6076		

Applicant	Owner
David Montalto	Mike Lahr
PO BOX 547103	2548 N Orange Blossom TRL
ORLANDO, FL 32854	800
Home: 00	Orlando, FL 32804
Business: (321) 315-1901	
Mobile: (321) 315-1901	

Plan Custom Fields

Zoning	R-1AA	Section	58	Subsection	71-n
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	Request to build a masonry wall with painted stucco finish along the right and rear property lines that will start at 6' tall on each side of the wall but will increase to a maximum of 9' tall on the backside of the wall due to the grade change. The wall will remain a maximum of 6' tall on the inside of the wall. All neighboring properties prefer to keep the wall at this height for privacy and drainage issues. The code allows a maximum height of 8' due to grade changes but we are requesting 6' on one side and up to 9' on the other.
How long have you owned the property?	8 Months	How long have you occupied the property?	N/A	Special Condition	There was a 3' drop in grade from the front and left side of this property to the back right corner as the natural grade slopes down towards Lake Sue. In order to help the drainage pattern to bring water to the street after retaining it in retention areas, the rear yard needed to be brought up ~3' with a retention wall. This kept all runoff and

PLAN SNAPSHOT REPORT (BOA-2021-0057)

washout from being concentrated to overflow to the neighbors lot right by their pool.

Rights/Priv

A 6' tall privacy fence is allowed for all properties in this district. We are not requesting to exceed 6' tall privacy for our yard....it will just exceed it on the backside due to the grade change.

Hardship

The hardship would be the lowered height of the privacy wall into the backyard pool area if the maximum height is enforced on the backside of the wall. If the retaining wall was not added, the hardship would have been on the neighboring property because they would receive runoff from 4 uphill properties onto a concentrated spot in their backyard.

Limited Variance

We prefer the variance be accepted as requested, but we are happy to discuss options.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Boundary-Topo Survey - 200 E Rockwood Way.pdf	10/06/2021 10:53	Montalto, David		Uploaded via CSS
Foundation Survey - 200 E Rockwood Way.pdf	10/06/2021 10:53	Montalto, David		Uploaded via CSS
Setback Coverage Form.pdf	10/06/2021 10:53	Montalto, David		Uploaded via CSS
Working Set - 200 E Rockwood Way.pdf	10/06/2021 10:53	Montalto, David		Uploaded via CSS
Signature_David_Montalto_10/6/2021.jpg	10/06/2021 10:53	Montalto, David		Uploaded via CSS

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	10/06/2021	10/08/2021		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Official Review	Building & Permitting Services	Wiggins, George	In Review	10/06/2021	10/08/2021	

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			
Confirm Application Complete v.1	Generic Action		
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	10/06/2021	0:00
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax
cityofwinterpark.org

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: RENATA MINOGA (Building & Permitting Manager)

DATE: November 10, 2021

SUBJECT: VARIANCE REQUEST by Request of David Montalto, on behalf of Mike Lahr, 200 E Rockwood Way.

The applicant is requesting a variance to allow the construction of masonry wall along the rear and side property lines up to 9'-6" in height whereas the maximum permitted height is 6'.

This property has significant topographic grade changes in the rear yard from the front and left side of this property to the back and right corner as the natural grade slopes down towards Lake Sue.

Based on a survey provided showing grades on this property and partly on the adjacent properties, the calculated total grade elevation drop from the north east side to the south west side across the rear of the lot at The drop in elevation are as follows: NE:110.7 to NW:109.4 to SE:109.9 to SW 107.3. The average grade drop at the rear of the applicant's property is 3.4 feet.

In order to help the drainage pattern to bring water to the street after retaining it in retention areas, the rear yard needed to be brought up 3' with a 4' tall retention wall. This kept all runoff and washout from being concentrated to overflow to the neighbor's lot right by their pool.

The proposed wall at the front of the property starts at 6' high and will continue its original level all the way to the south where due to the retention portion will reach 9'-6" instead of the required 8' on the south neighbor side of the of the wall.

No letters were received regarding this request.

Board of
Adjustments

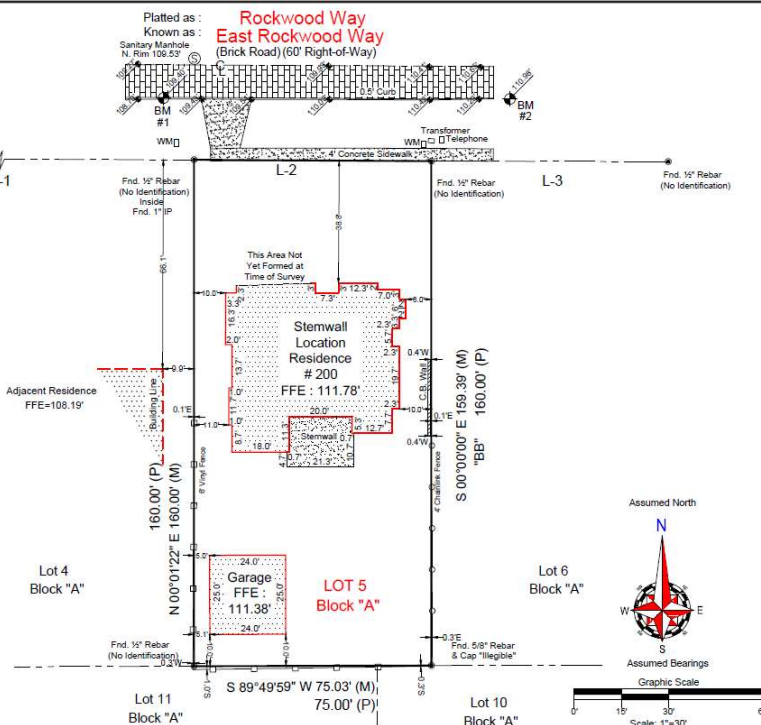
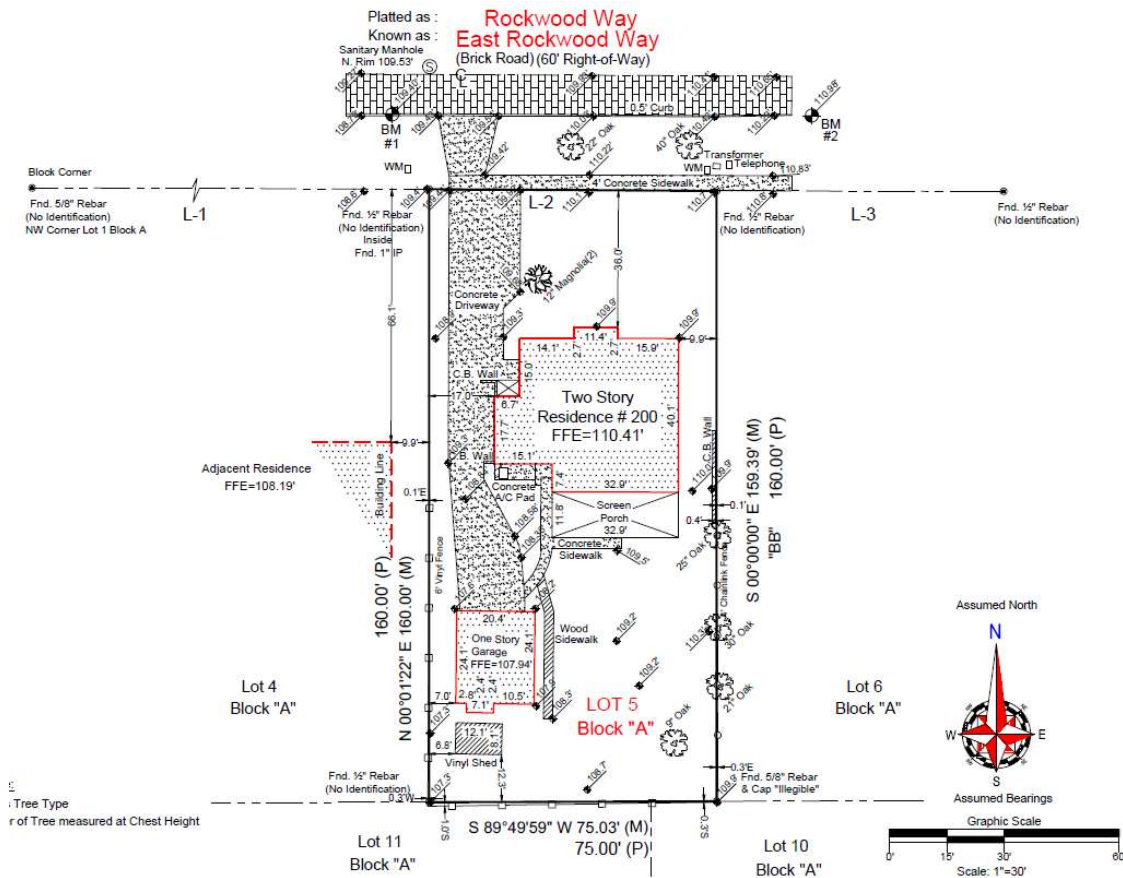
1. 150 E ROCKWOOD WAY
2. 151 E FAWSETT RD
3. 201 E FAWSETT RD



Board of Adjustments

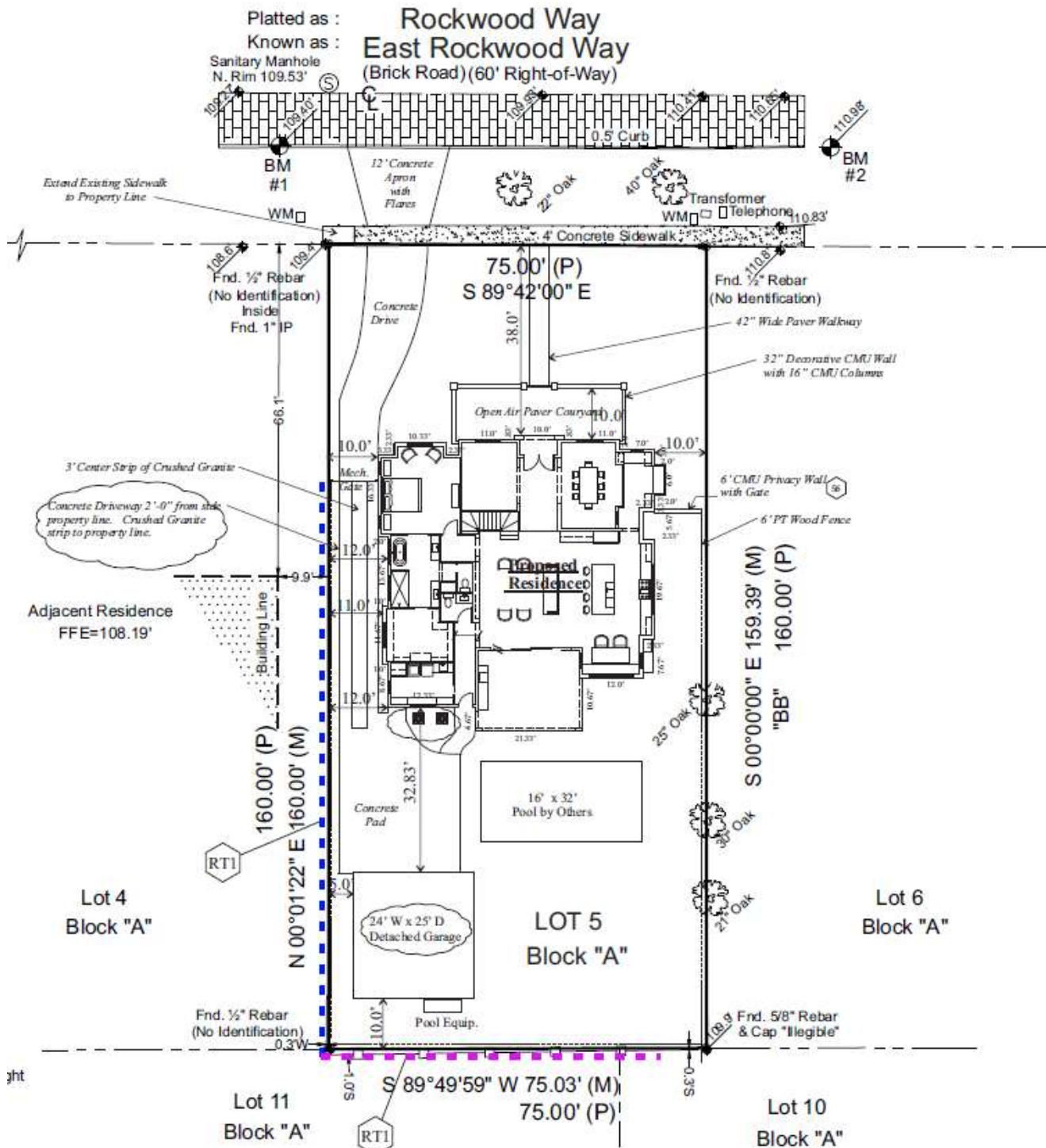


Survey:



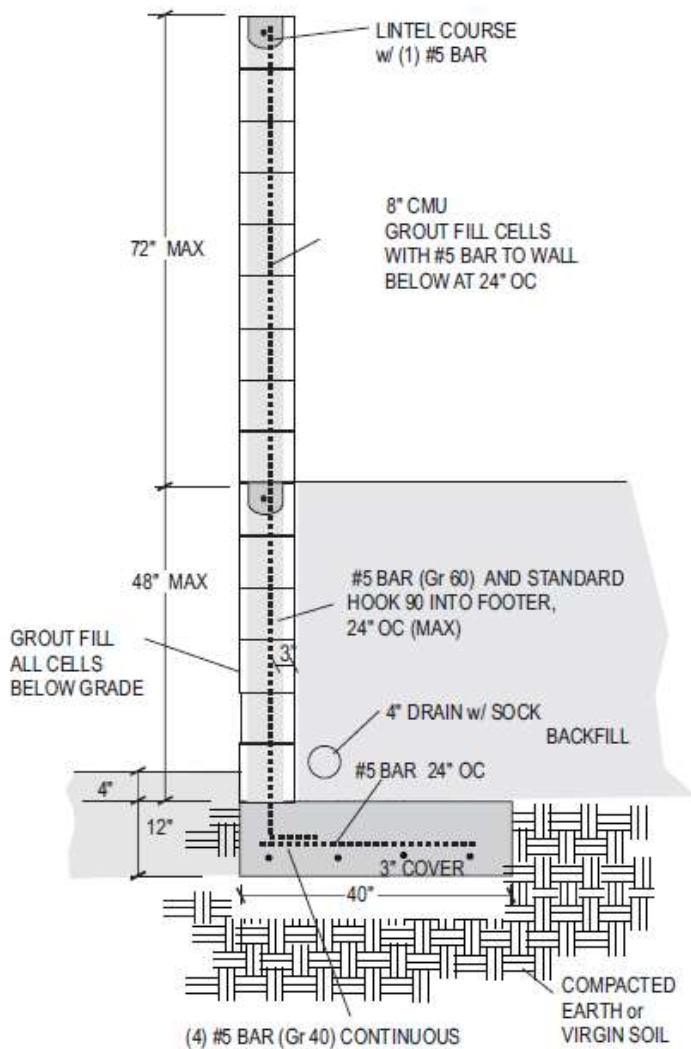


Photos and Plans:





Photos and Plans:



SOIL PROPERTIES:

$$\phi = 35^{\circ}$$

$$\rho = 110 \text{ pcf}$$

$$C = 0$$



**6' (MAX) PRIVACY /
4' (MAX) RETAINING WALL**



Letters:

No letters were received.



Board of Adjustments

agenda item

item type	Action Items	meeting date	November 16, 2021
prepared by	Renata Minoga	approved by	
board approval			
strategic objective			

subject

Request of Bruce Rynearson, on behalf of Idelisa Torres to allow the construction of a screen enclosure with the area of 886 square feet in lieu of the maximum allowed area of 757 square feet (8% of the lot area).

Located at 1737 Magnolia Ave

Zoned: R-1A

motion / recommendation

background

alternatives / other considerations

fiscal impact

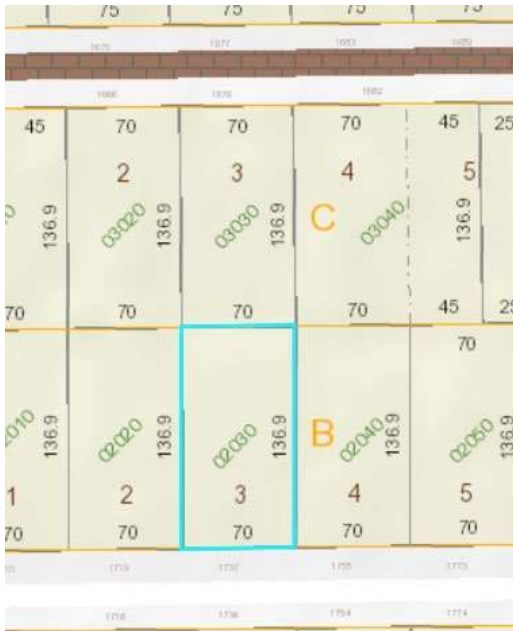
ATTACHMENTS:

[Staff report 1737 Magnolia Ave combined.pdf](#)



Variance to allow the construction of a screen enclosure with the area of 886 square feet whereas the maximum allowed area would be 757 square feet (8% of the lot area).

MAP VIEW:



AERIAL VIEW:





PLAN SNAPSHOT REPORT BOA-2021-0058 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 10/15/2021
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Wiggins, George	Approval
		Expire Date:

Description: Applying for variance on behalf of Idelisa Torres, to allow for a constructed screen enclosure to remain with 119 sqft, 1% over the allowable 8% of the lot area permitted. Screen will lessen in size from 936 to 886 by rectifying the setback issue to code compliance.

Parcel: 302132276602030	Main	Address: 1737 Magnolia Ave	Main	Zone:
		Winter Park, FL 32789-1629		

Applicant	Owner
bruce ryneerson	Torres Idelisa
5025 mortier ave	1737 Magnolia Ave ST
orlando, FL 32812	WINTER PARK, FL 32789-1629
	Home: 00
	Business: (407) 341-6598
	Mobile: 00

Plan Custom Fields

Zoning		Section		Subsection	
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	Applying for variance to allow for a constructed screen enclosure to remain beyond the allowable 8% of the lot area, 119 sqft, 1% over. The encroaching enclosure will be brought code compliant at 10ft from rear lot line. The screen will lessen in size 50sqft from 936 to 886.
How long have you owned the property?	2015	How long have you occupied the property?	2015	Special Condition	The owner, Dr. Idelisa Torres, purchased the home in 2015. With the knowledge when the pool was constructed footers were embedded to allow for a future screen enclosure if ever desired. She would like to enjoy the same benefits as other nearby neighbors and Floridians with a screen enclosure that provides security from mosquitos, bees and other insects, fallen leaves, small rodents, and snakes. And also reduce both water and chemical evaporation. construction in 2015.
Rights/Priv	Would like to enjoy the outdoor area like many of the neighboring properties and Floridians with the same protection from the		elements with a screen enclosure and allow to have 2 lounge chairs on the extremely limited pool deck space from		

PLAN SNAPSHOT REPORT (BOA-2021-0058)

Hardship	Due to the shape of the lot and the original construction of the existing pool and deck there is only one way to place this screen enclosure within the setback guidelines. With regards to the homes doors, windows, columns and electrical, point of attachment for the enclosure, it is extremely limited.	Limited Variance	Yes, I am willing to accept a limited variance or other mutually agreed modification as the city may deem proper. A privacy fence is currently in place and the homeowner has planted trees and bamboo which will completely hide any visual of the screen enclosure itself from North neighbor. The screen enclosure height is within code guidelines.
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Attachment File Name	Added On	Added By	Attachment Group	Notes
1719 Magnolia neighbor letter.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
1755 Magnolia neighbor letter.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo 1 airel trees planted at rear.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo 1.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo 2 trees planted at rear.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo 4.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo2.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo3.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo4.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Photo5.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Setback coverage.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
SURVEY1.pdf	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS
Signature_bruce_rynearson_10/15/2021.jpg	10/15/2021 16:47	rynearson, bruce		Uploaded via CSS

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	10/15/2021	10/18/2021		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Official Review	Building & Permitting Services	Wiggins, George	In Review	10/15/2021	10/18/2021	

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			
Confirm Application Complete v.1	Generic Action		
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	10/15/2021	0:00
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



401 South Park Avenue • Winter Park, Florida 32789

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cityofwinterpark.org

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: RENATA MINOGA (Building & Permitting Manager)

DATE: November 10, 2021

SUBJECT: VARIANCE REQUEST by Request of Bruce Rynearson, on behalf of Idelisa Torres, 1737 Magnolia Ave.

The applicants are returning to the board requesting one after the fact variance to allow an existing screen enclosure to remain 119 square feet beyond the allowable area. The other variance requested will be resolved by complying with the required rear setback.

The following information from the April Board Meeting:

“George Wiggins, Director of Building, gave the following summary:

The pool screen enclosure was constructed over an existing pool prior to final permit approval or issuance and after receiving complaints from the adjacent property owner located to the rear of this applicant’s property who expressed concern that the enclosure appeared to encroach into the rear setback.

The property owner to the rear of this property had registered complaints concerning the height of the enclosure as well, and the size of the enclosure across the width of the property. However, the allowable height at the required 10-foot rear setback is permitted to be 13 feet at the apex of the enclosure as part of this dome shaped enclosure. The enclosure as constructed complies with this permitted height.

The rear setback to the enclosure is shown as 9.1 feet on one survey and 9.4 feet on another survey with each prepared by different state registered surveyors. When the original plans were submitted for a permit the indicated setback was 9 feet at the rear and the request for a permit was rejected.

The pool enclosure contractor proceeded with constructing the enclosure even though it was not compliant with the 10-foot rear setback or allowable area and without issuance of the permit.

Findings

With the enclosure being built without an approved permit, the board members felt this issue should be between the contractor and the homeowner. They considered the option presented by Mr. Wiggins and felt there should be an allowance for the applicant to come back with an alternate design if desired.

Action

Based on these findings, Tom Sims Jr. made a motion, seconded by Ann Higbie to approve the request. The request was denied by a vote of 0-7. A second motion made by Tom Sims Jr. to allow the applicant to return next month with a lesser variance request, was seconded by Steven Heller. The amended request to allow the applicant to return with an alternate plan, passed by a vote of 7-0."

With regard to remedial action the applicant is proposing to relocate the screen enclosure to the required 10' setback and would be reducing the size of the enclosure from 936 to 886 square feet and also the placement of a tall landscape buffer across the rear of the enclosure with a material such as bamboo.

We ask the board for a conclusive time limit to comply or matter will go to the Code Compliance Board.

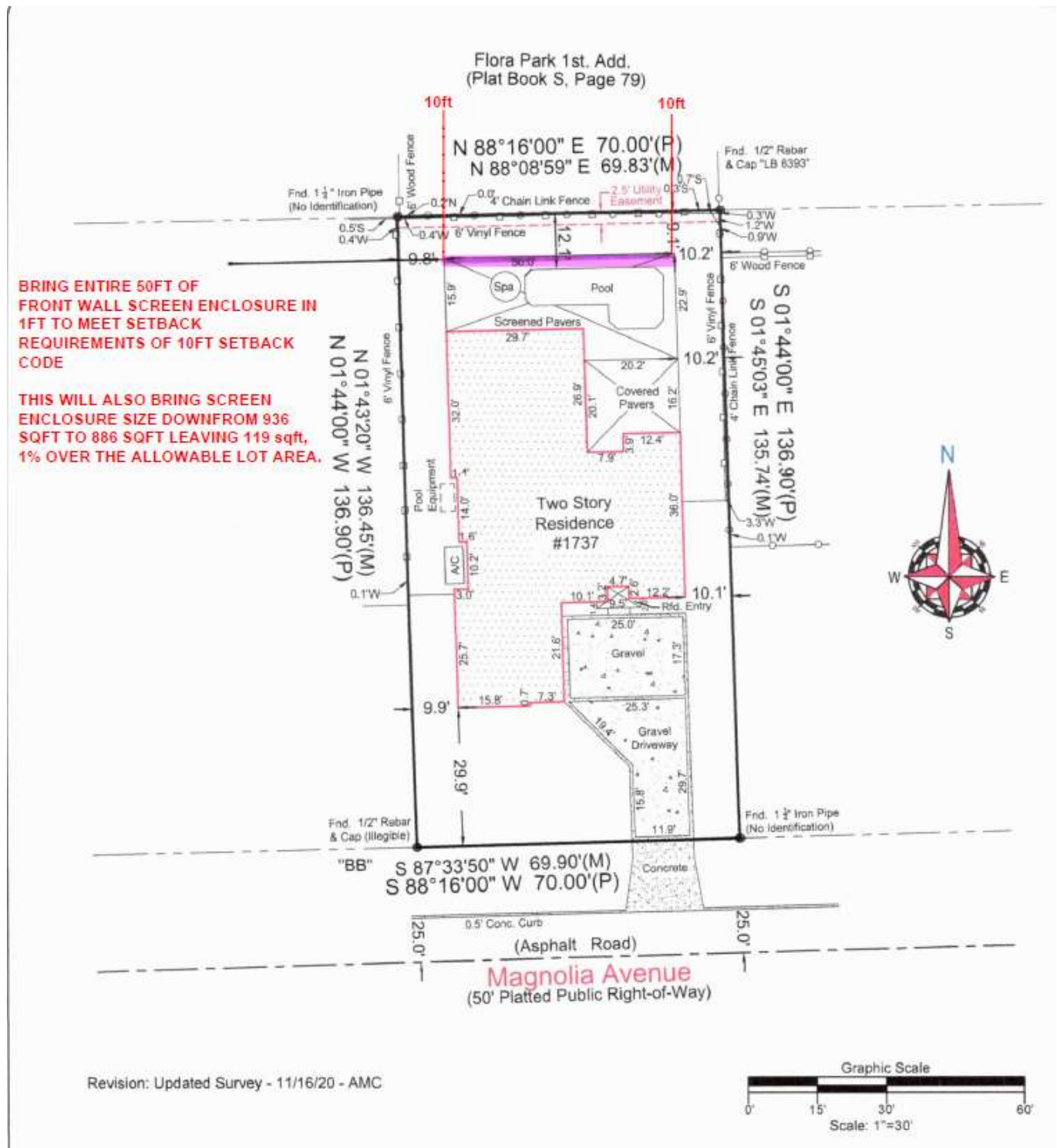
One new letter of opposition was received from Mr. Brandon DeGel on behalf of Lance and Sharon Sanders of 1676 Hibiscus Avenue.

1. 1676 HIBISCUS AVE
2. 1719 MAGNOLIA AVE
3. 1755 MAGNOLIA AVE





Survey:

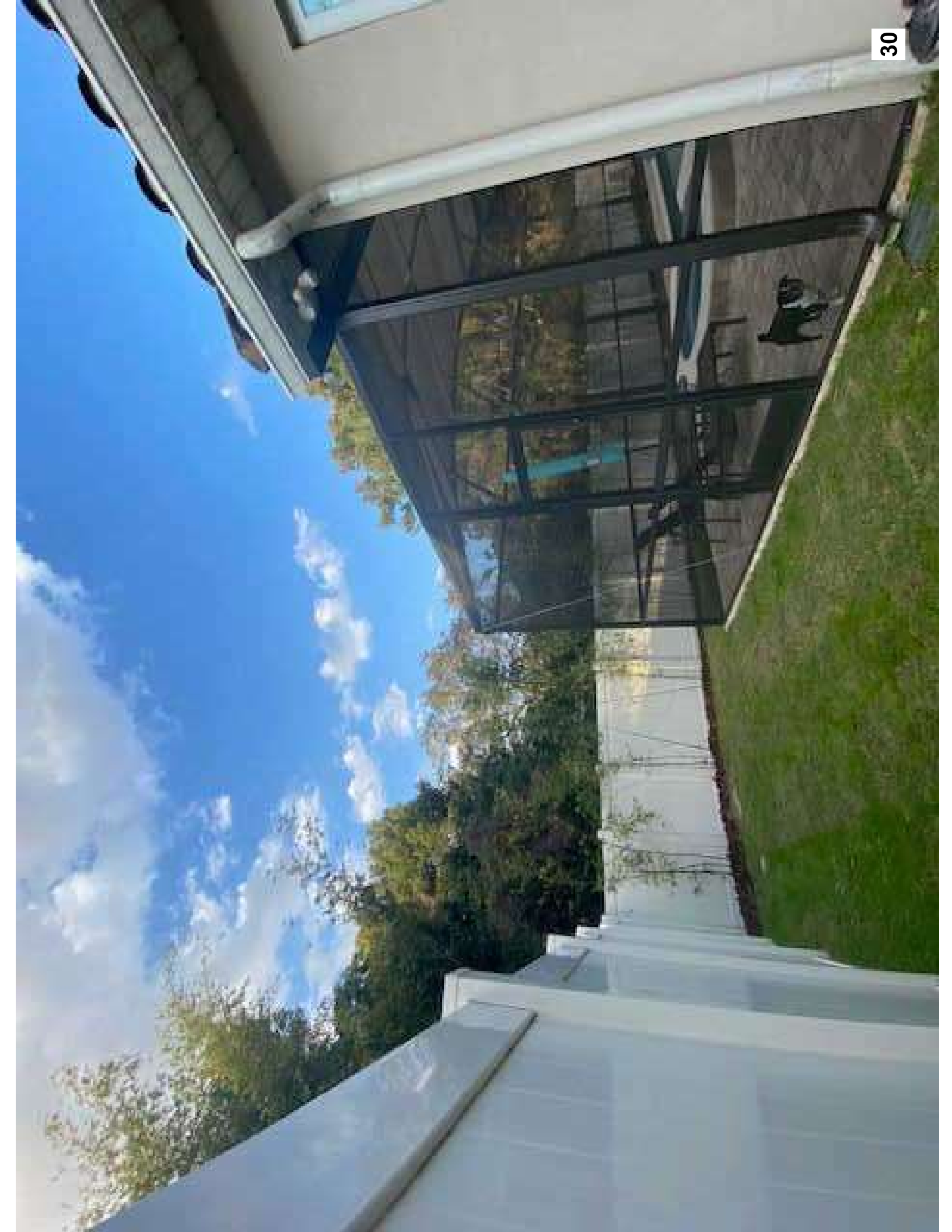


















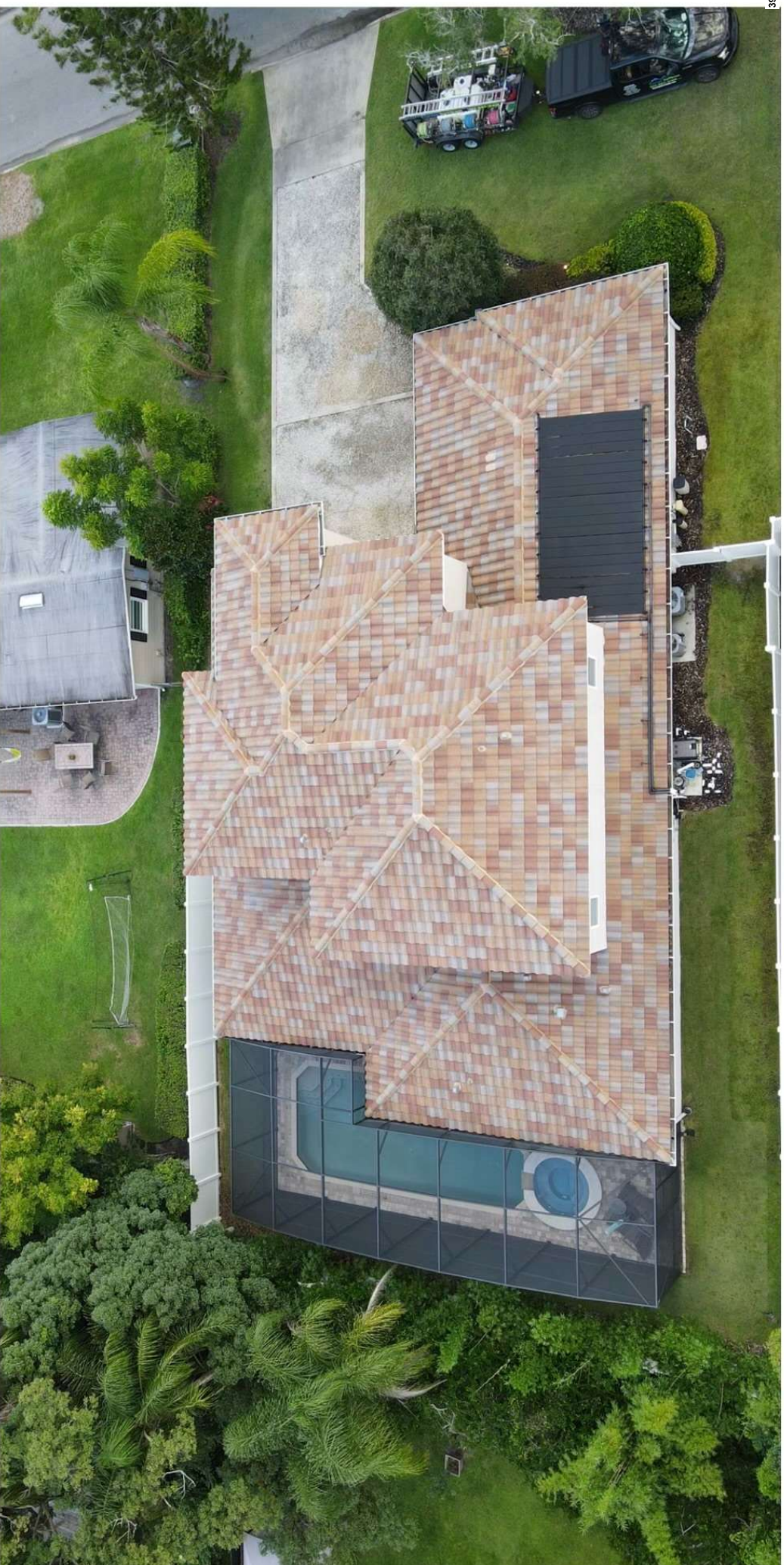


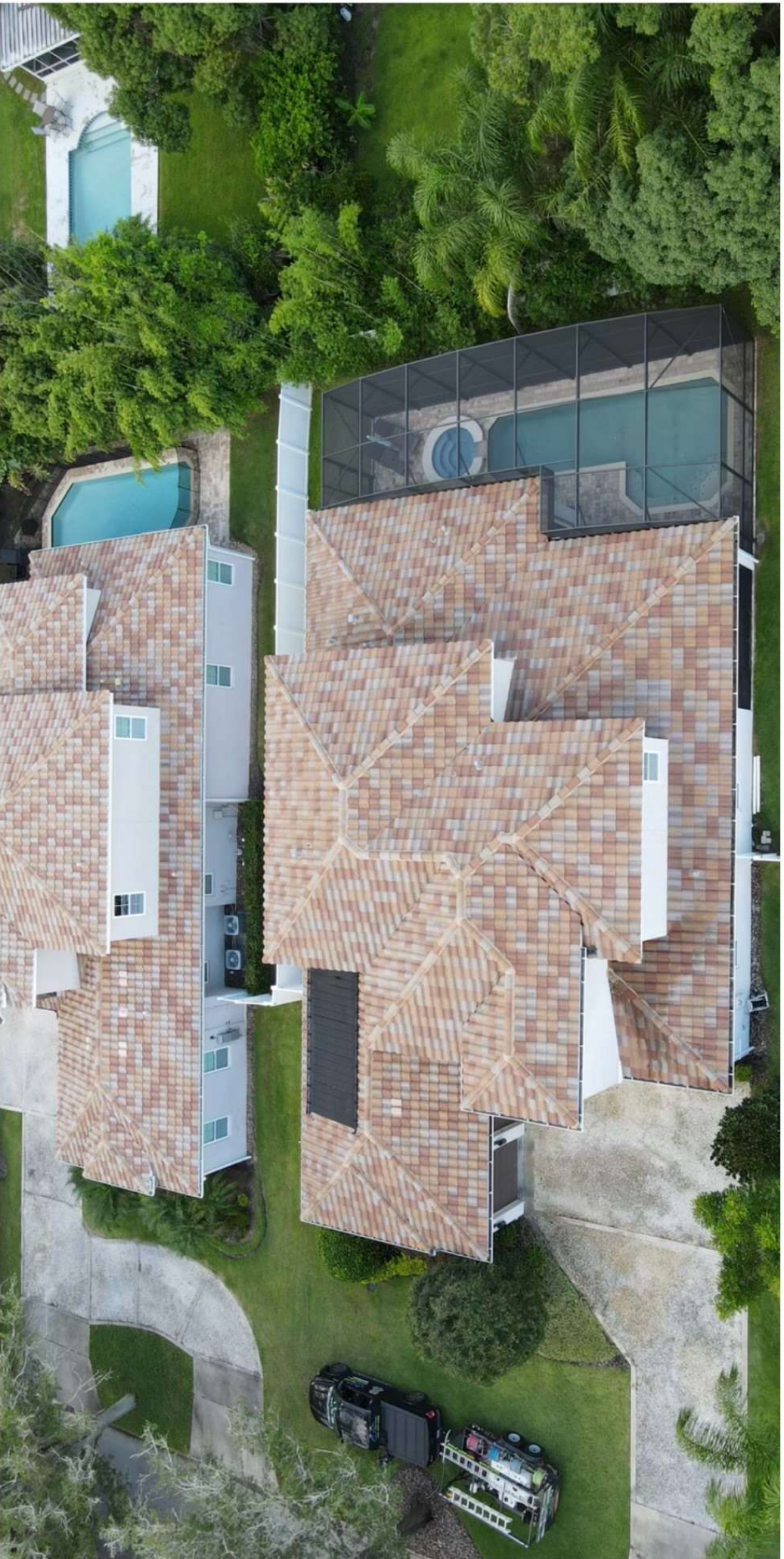












February 28, 2021

VIA ELECTRONIC SUBMISSION

City of Winter Park
Building & Permitting Services
Ms. Theresa Dunkle &
Mr. George Wiggins

RE: Application for Variance for Property Address: 1737 Magnolia Dr. Winter Park, Florida 32789 (the "Magnolia Property")

To Whom It May Concern:

I live directly next door to the Magnolia Property. I have been informed by my neighbor, Dr. Idelisa Torres, that she has applied for a variance requesting relief from certain setback requirements related to the placement of her screen enclosure covering her pool and patio area in the rear of the Magnolia Property. I am further informed that the discrepancy in relation to the setback requirements amounts to a mere few inches.

Therefore, as a neighbor and one most impacted by any such variance grant, the purpose of this correspondence is to inform you that I do approve and support a grant of variance in this case. Please contact me if you have any questions.

Sincerely,

Heather Durkin

Print Name: Heather Durkin

Property Address: 1719 Magnolia Ave., Winter Park, FL 32789

Telephone Number: 440-479-4948

February 28, 2021

VIA ELECTRONIC SUBMISSION

City of Winter Park
Building & Permitting Services
Ms. Theresa Dunkle &
Mr. George Wiggins

RE: Application for Variance for Property Address: 1737 Magnolia Dr. Winter Park,
Florida 32789 (the "Magnolia Property")

To Whom It May Concern:

I live directly next door to the Magnolia Property. I have been informed by my neighbor, Dr. Idelisa Torres, that she has applied for a variance requesting relief from certain setback requirements related to the placement of her screen enclosure covering her pool and patio area in the rear of the Magnolia Property. I am further informed that the discrepancy in relation to the setback requirements amounts to a mere few inches.

Therefore, as a neighbor and one most impacted by any such variance grant, the purpose of this correspondence is to inform you that I do approve and support a grant of variance in this case. Please contact me if you have any questions.

Sincerely,



Print Name: Aura Valencia
Property Address: 1755 Magnolia Ave. WP
Telephone Number: (407) 376-7502

From: [George Wiggins](#)
To: [Theresa Dunkle](#)
Subject: FW: [External] RE: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line
Date: Wednesday, March 10, 2021 4:45:45 PM

From: mattiecharlie <mattiecharlie@earthlink.net>
Sent: Monday, January 11, 2021 8:13 AM
To: George Wiggins <Gwiggins@cityofwinterpark.org>; Kristopher Stenger <kstenger@cityofwinterpark.org>
Cc: Renata Minoga <rminoga@cityofwinterpark.org>; suzan@pruterlaw.com
Subject: [External] RE: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line

Dear All -

The owner of 1737 Magnolia, Ms. Torres, asked us yesterday to agree to a variance on her property.

We said no for the following reasons:

- 1) There is no hardship on this property. It is not an irregular shaped or corner lot. Ms. Torres bought the house as new construction and she knew at that time what the configuration of the pool and patio were.
- 2) There is plenty of room in the allowable screen area of 792 sq. ft.
- 3) The screened area runs 50 feet along the back of our property which is 71% of the length of our backyard - in the center. We are greatly impacted. The screen structure is too large and too close.

Ms. Torres said that she would schedule the contractor to make the changes to screen structure so that it conforms.

Lance is a disabled veteran and Sharon is a cancer survivor. We are retiring this year and after raising our family here in Winter Park, we would like to enjoy the remainder of our years in our house and backyard.

Please enforce the city of Winter Park building code.

Sincerely,

Lance and Sharon Sanders

-----Original Message-----

From: George Wiggins
Sent: Dec 4, 2020 7:48 AM
To: 'mattiecharlie', Kristopher Stenger
Cc: Renata Minoga, "suzan@pruterlaw.com"
Subject: RE: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3 with only a 9.1 foot setback from rear property line

M/M Sanders,

I understand from Ms. Minoga that the enclosure was constructed without a permit and in

violation of the rear setback requirement of 10 feet. No plan for a 9' rear setback was approved. The contractor submitted a revised plan with a conforming 10' rear setback and it has now been approved. The contractor must now correct the rear setback encroachment of the enclosure to comply with the 10 foot rear setback. Failure to do this within a timely manner will result in sending this code violation to the City's Code Compliance Board which has authority to impose a \$250/day fine until it is brought into compliance. In addition, the revised plan with the conforming rear setback does not exceed the allowable screen enclosure coverage.

We will be following up to ensure that the enclosure complies with the City Zoning Code setback requirement.

Please feel free to call me if I can assist further.

George Wiggins

Director of Bldg/Legis
Affairs



Building & Permitting
Services

City of Winter Park
401 Park Ave. SouthWinter Park, FL.
32789
cityofwinterpark.org

407.599.3426



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

-----Original Message-----

From: mattiecharlie <mattiecharlie@earthlink.net>

Sent: Friday, December 4, 2020 12:05 AM

To: George Wiggins <Gwiggins@cityofwinterpark.org>; Kristopher Stenger
<kstenger@cityofwinterpark.org>

Cc: Renata Minoga <rminoga@cityofwinterpark.org>; suzan@pruterlaw.com

Subject: [External] 1737 Magnolia Ave screen structure received a "passed" review on Dec. 3
with only a 9.1 foot setback from rear property line

[Caution: This email originated from outside the City of Winter Park email system. Before



Brandon S. DeGel

329 North Park Avenue, 2nd Floor

Winter Park, FL 32789

Phone: (407) 423-4246 | Direct: (407) 246-6569

Email: bdegel@whww.com | www.whww.com

November 11, 2021

Via Email

Building & Permitting Services

Mr. George Wiggins

E-mail: gwiggins@cityofwinterpark.org

Re: **Objection to Variance Request by Blue Skye Screening on behalf of Ms. Idelisa Torres ("Petitioner") Pertaining to Screen Enclosure at 1737 Magnolia Avenue, Winter Park, FL 32789.**

Plan Number: BOA-2021-0058

Dear Mr. Wiggins,

As you may recall, I represent Lance and Sharon Sanders of 1676 Hibiscus Avenue, Winter Park, FL, 32789. My clients are long-time residents of Winter Park and have lived at their property for over 31 years. Their property (1676 Hibiscus) neighbors Petitioner's property (1737 Magnolia) to the north, with a vinyl fence dividing their backyards.

Petitioner previously appeared before the Board of Adjustments (the "Board") in April 2021 seeking a variance to allow an ***already constructed and non-permitted*** screen enclosure to remain 9.1 feet from the rear lot line (in lieu of the required rear setback of 10 feet) and to allow 169 square feet of screen enclosure beyond the allowable area. Following a hearing, the Board denied Petitioner's requests by a vote of 0-7. Since that time, Petitioner has not taken any remedial action to address the non-permitted screen enclosure and cure the code violations.

Recently, Petitioner submitted another variance application to the Board pertaining to the non-permitted screen enclosure. This most recent variance application proposes to reduce the size of the screen enclosure from 936 feet to 886 feet by rectifying the setback issue to code compliance. While my clients appreciate that the setback issue will finally be resolved, they still object to the Petitioner's request for a variance to allow the oversized screen enclosure. Simply put, the screen enclosure is still too large and over the allowable size.

The house on Petitioner's property already utilizes the maximum floor area ratio (FAR) for a property of that size. As such, pursuant to city code, Petitioner's screen enclosure cannot exceed 8% of the existing lot area. In this instance, the existing area of Petitioner's property is 9,598 sq. ft., which would allow a screen enclosure of 767 sq. ft. Despite this, Petitioner already constructed, ***without a permit or variance***, a screen enclosure that is 936 sq. ft. – approximately 169 sq. ft. over the allowable size. Petitioner's latest request seeks a variance to allow the screen enclosure to remain at 886 sq. ft., which is still 119 sq. ft. (16%) over the allowable size. This should not be allowed.

November 11, 2021

Page 2

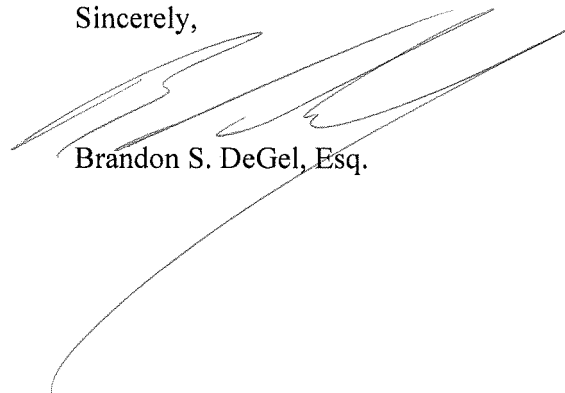
Petitioner has not – and cannot – show any special condition or hardship that would justify the issuance of a variance to allow for the extra square footage. Petitioner's house was just constructed in 2015. When Petitioner purchased the property, she had full knowledge of the allowable FAR and permitted area for a screen enclosure. Her decision to proceed with constructing the screen enclosure, without a permit or variance, is her and her agent's own fault.

Lastly, the allowance of a variance in this instance would set a bad precedent for other new construction in the area. New homebuilders could continue to construct houses at the maximum allowable FAR and the purchasing homeowner could then use this property as an example of a variance justification to further increase the footprint of the structure without any real showing of a special condition or hardship. This would be a bad precedent to set for future petitioners.

Please include this objection as part of the agenda packet for the upcoming Board meeting at which Petitioner's variance application will be considered. Mr. and Ms. Sanders appreciate the Board's consideration of their objection and respectfully request that the Board deny Petitioner's request for a variance in this instance.

Should you have any questions or wish to discuss this objection in more detail, please do not hesitate to contact me at (407) 246-6569 or bdegel@whww.com. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon S. DeGel', is written over a horizontal line.

Brandon S. DeGel, Esq.

cc: Client

Theresa Dunkle
tdunkle@cityofwinterpark.org



Board of Adjustments

agenda item

item type	Action Items	meeting date	November 16, 2021
prepared by	Renata Minoga	approved by	
board approval			
strategic objective			

subject

Request of Yann Le Lourec to allow extension of the existing 5'-6" high perimeter wall at 6.17' side street setback in lieu of the required setback of 15' and allow the construction of an addition connecting the house to the existing detached garage at 18'-11" rear setback instead of the required 25' rear setback for a garage connected to the home.

Located at 1270 Via Lugano

Zoned: R-1AA

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Staff report 1270 Via Lugano Combined.pdf](#)



Variance to allow extension of the existing 5'-6" high perimeter wall at 6.17' side street setback whereas the required setback is 15' and to allow the construction of an addition connecting the house to the existing detached garage at 18'-11" rear setback instead of the required 25' rear setback for a garage connected to the home.

MAP VIEW:



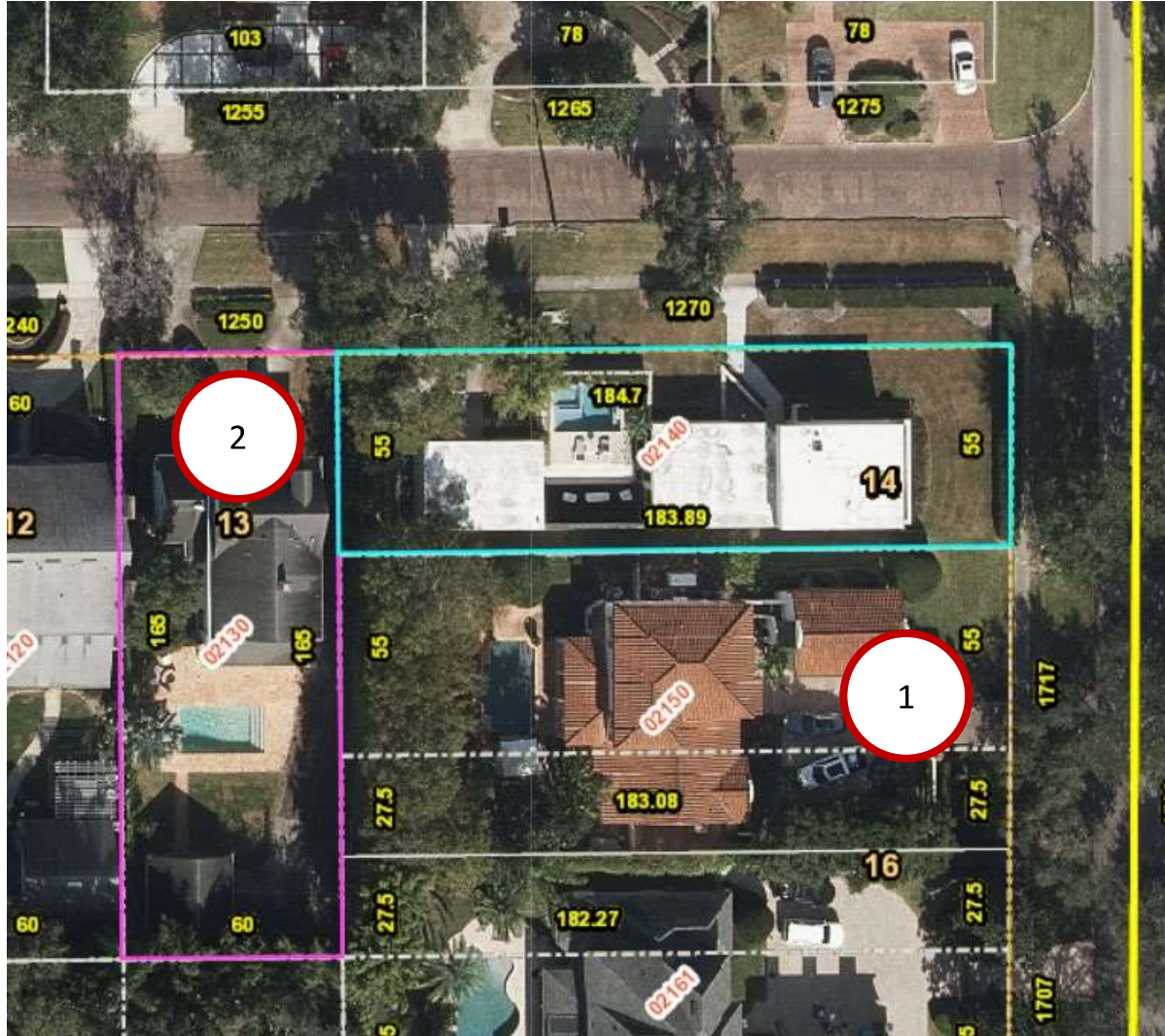
AERIAL VIEW:





Neighbor properties:

1. 1717 TEMPLE DR
2. 1250 VIA LUGANO





PLAN SNAPSHOT REPORT BOA-2021-0059 FOR CITY OF WINTER PARK

Plan Type:	Board of Adjustments	Project:		App Date:	10/19/2021
Work Class:	Board of Adjustments/Variance Application	District:	Winter Park	Exp Date:	NOT AVAILABLE
Status:	Submitted - Online	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Wiggins, George	Approval Expire Date:	

Description: Application to connect garage to main house and to expend the pool into a lap pool in respect to already approved set backs.

Parcel:	302132947602140	Main	Address:	1270 Via Lugano Winter Park, FL 32789-1543	Main	Zone:	
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Applicant	Owner
Yann LeLourec	Yann LeLourec
1270 Via Lugano	1270 Via Lugano
Winter Park, FL 32789	Winter Park, FL 32789

Plan Custom Fields

Zoning		Section		Subsection	
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	I would like connect the garage to the main house with approximately a +/- 378 Sq Ft Florida room in order to have the same benefits as houses such as 1281 Woodmere Dr. which is on the same block as 1270 Via Lugano and has exactly the same lot. In addition as a corner lot we have much more restriction than other regular properties. Also I would like to extend the pool into a lap pool in respect to already approved set backs. Please see attached professional plan from my architect. This variance won't affect the neighbors at all but actually improve the value of the neighborhood with a fully newly redesign house. Also in my first day of ownership I experienced that unloading the car from the garage under the rain to the main house was really restrictive for such a valuable property. Also I have security concern by having to carry keys all the time even being home to unlock the door to access the garage which is very restrictive in enjoying the property. My directs neighbors such as

PLAN SNAPSHOT REPORT (BOA-2021-0059)

	Ron Ginsburg, Seymour Mintzer, are fully supporting the project as well. Everybody around are very happy that finally this house will be fully remodeled after 40 years.	How long have you owned the property?	Since August 6th 2021	How long have you occupied the property?	Since August 6th 2021
Special Condition	The property is a narrow corner lot and I cannot have a private back yard like on a regular lot. The set back restrictions are very restrictive as these don't consider the front of the house to be on 1270 Via Lugano which is the official legal address. The set back requirement are using Temple Dr. as if it was the front of the house. Due to that restriction the existing garage structure cannot be attached to the house without asking for a variance. A similar variance must have been approved to other properties such as 1281 Woodmere Dr. Please see exhibit showing aerial view of the property with the description that support my variance. We haven't reviewed all the properties in Winter Park but we noticed 10s of these properties that benefits from some type of variances due to the difficulty brought by a corner lot.	Rights/Priv	As a result my neighbors enjoy less set back restriction. The narrow lot make it even more difficult to fit a back yard and a garage. Also I have security concern as I have to carry keys with me to open and close the doors while being within my house in order to go outside from one part of the house to the other which is very awkward. 1250 Via Lugano which is my neighbors can enjoy only +/- 12 Ft of set back on our share property line when I need to have 25 Ft on that same property line which is affecting me unfairly. In addition to that, 1281 Woodmere Dr. was allowed to have a fully covered roof on the whole property but having only 9 Feet set back from its neighbor property line. 1281 Woodmere Dr. is on the same block as 1270 Via Lugano and exactly the same type of corner lot but a bit smaller.	Hardship	From a zoning requirement the hardship is due to the current garage being built as a detached garage which was allowed to be built in 1979. Time change and this type of set up are not anymore acceptable especially with the price level Winter Park has reach anyone will want to stay dry when unloading grocery from the car/garage to the main house. If the garage becomes attached to the house this garage would become part of the house and it would not be in compliance with the 25 Ft requirement. The garage is about 19 Ft from the shared property line with 1250 Via Lugano. And again 1250 Via Lugano is +/- 12 Ft. from that same property line. 1270 Via Lugano should benefits from the same treatment as its neighbors located at 1250 Via Lugano. and the variance should be approved since similar variances were approved for other properties near by such as 1281 Woodmere Dr. that has a fully covered way from the garage into the main house. 1281 Woodmere has only 9 Feet set back from its neighbor property line, compare to 1270 Via Lugano that has 19 feet.
Limited Variance	The variance is extremely reasonable, supported by everyone, beneficial for the neighborhood and similar variances were already approved for other properties. Based on all these facts I would really appreciate that the board approve the 2 variances. I attached a professionally made proposed plan,		documents that support the variances including letters from the direct neighbors.		

PLAN SNAPSHOT REPORT (BOA-2021-0059)

Attachment File Name	Added On	Added By	Attachment Group	Notes
1270 Via Lugano Plan 2021-10-14.pdf	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS
1281 Woodmere Dr. Aerial View.png	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS
1281 Woodmere Supporting Photos.pdf	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS
MINTZER SEYMOUR 1265 Via Lugano.pdf	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS
R1A-R1AA-R1AAA-1270 Via Lugano.pdf	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS
Ron Ginsburg 1717 Temple.PDF	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS
Signature_Yann_LeLourec_10/20/2021.jpg	10/19/2021 21:42	LeLourec, Yann		Uploaded via CSS

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	In Review	10/19/2021	10/21/2021		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Official Review	Building & Permitting Services	Minoga, Renata	In Review	10/19/2021	10/21/2021	

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			
Confirm Application Complete v.1	Generic Action		
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	10/19/2021	0:00
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax
cityofwinterpark.org

Building & Permitting Services

TO: BOARD OF ADJUSTMENTS MEMBERS

FROM: RENATA MINOGA (Building & Permitting Manager)

DATE: November 16, 2021

SUBJECT: VARIANCE REQUEST by Request of Yann LeLourec, 1270 Via Lugano

The applicant is requesting a variance to allow extension of the existing 5'-6" high perimeter wall at 6.17' side street setback whereas the required setback is 15' and to allow the construction of an addition connecting the house to the existing detached garage at 18'-11" rear setback instead of the required 25' rear setback for a garage connected to the home. At the time of the home and garage construction over 30 years ago the garage rear setback was only 10 feet.

The house is a modern style house designed in 1980. The original design already enclosed the internal area around the pool with two walls, one on the street front side (5'-6" high) and one at the interior setback side (10' high).

The new proposed front wall will extend on the street side of the property at the same height and same setback as the existing pool perimeter wall. The proposed wall height will comply with FBC 451.17 Pool safety requirements.

The new proposed addition connecting the house to the garage will be completely shielded from view from the neighbors located at 1717 Temple Dr. by the existing 10' high wall located at the same setback as the main house. From the street side, will be partially shielded from view by the side street wall (5'-6" high). In addition, the abutting street right of way is unusually wide at 36' from lot line to the street.

The new floor area ratio (FAR) and impervious area proposed including the addition and the pool and deck also will comply code requirements.

Two letters of support were received from:

Ronald Ginsburg, 1717 Temple Dr and

Seymour Mintzer, 1250 Via Lugano



PERRY SURVEYING

370 Waymont Court • Lake Mary, FL 32746 • voice: 407-688-9727 • FAX: 407-688-7691 • frontdesk@perryurveying.com

Legal Description

Lot 14, Block B, REPLAT WOODMERE TERRACE, according to the plat thereof, as recorded in Plat Book M, Page(s) 13, of the Public Records of Orange County, FL.

Community number: 120188 Panels: 0255
Suffix: F.F.I.R.M. Date: 9/25/2009 Flood Zone: X
Date of field work: 7/26/2021 Completion Date: 7/27/2021

Certified for:
Yann Le Lourecq; First American Title Insurance Company; Bank of America, N.A., its successors and/or assigns.

VIA LUGANO
R/W VARIES (IMPROVED)
20' BRICK PAVEMENT

LOT 14 BLOCK B
184.70'(P&M)

LOT 15 BLOCK B
183.93'(M)
183.89'(P)

TEMPLE DRIVE
50' R/W (IMPROVED) 30' ASPHALT PAVEMENT

SCALE: 1"=30'

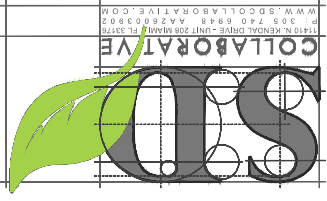
PROPERTY ADDRESS:
1270 Via Lugano
Winter Park, FL 32789

SURVEY NUMBER: PS 32197



Photos and Plans:





LeLourec Residence

PROJECT: RESIDENTIAL ADDITION / REMODEL

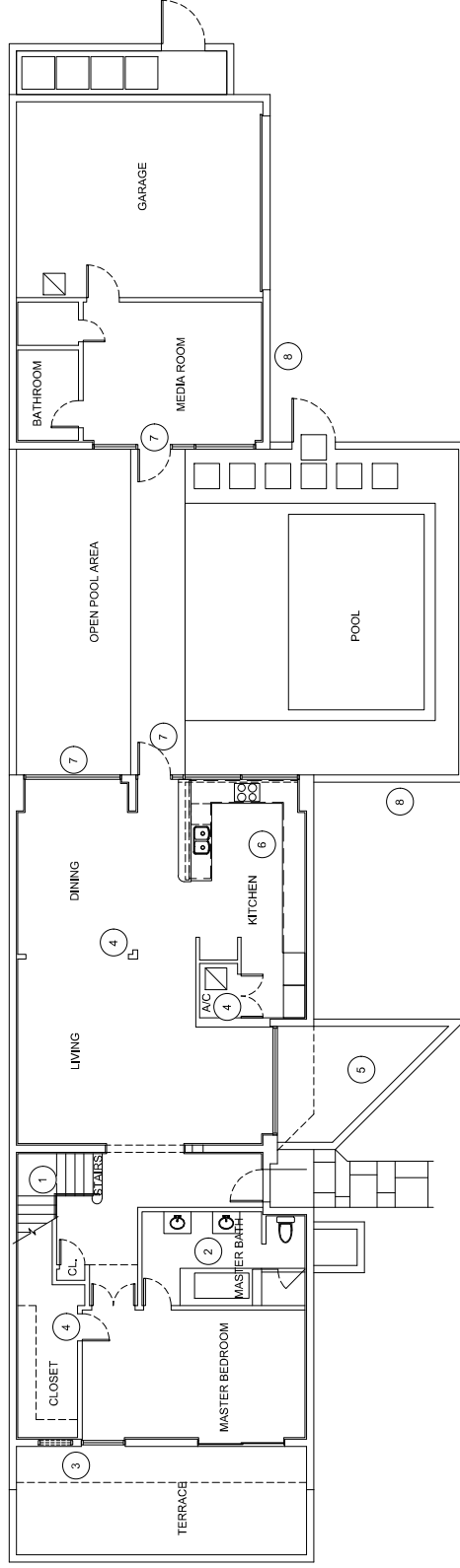
1270 Via Lugano
Winter Park, FL 32789

ZONING	
CURRENT:	R-1AA
PROPERTY USE:	0104 - SINGLE FAM CLASS IV

SCOPE OF WORK	
SCOPE OF WORK:	The project consists of an addition of a second floor to include a master suite and terrace, enclosing the breezeway between existing garage and house structure, increasing garage to include bedroom, extension of existing pool and privacy wall, roof terrace, and interior remodel of kitchen and existing bedrooms.

CONSULTANTS	
STRUCTURAL	CIVIL
MEP	LANDSCAPE





2
Exist. Ground Floor Plan
3/16" = 1'-0"

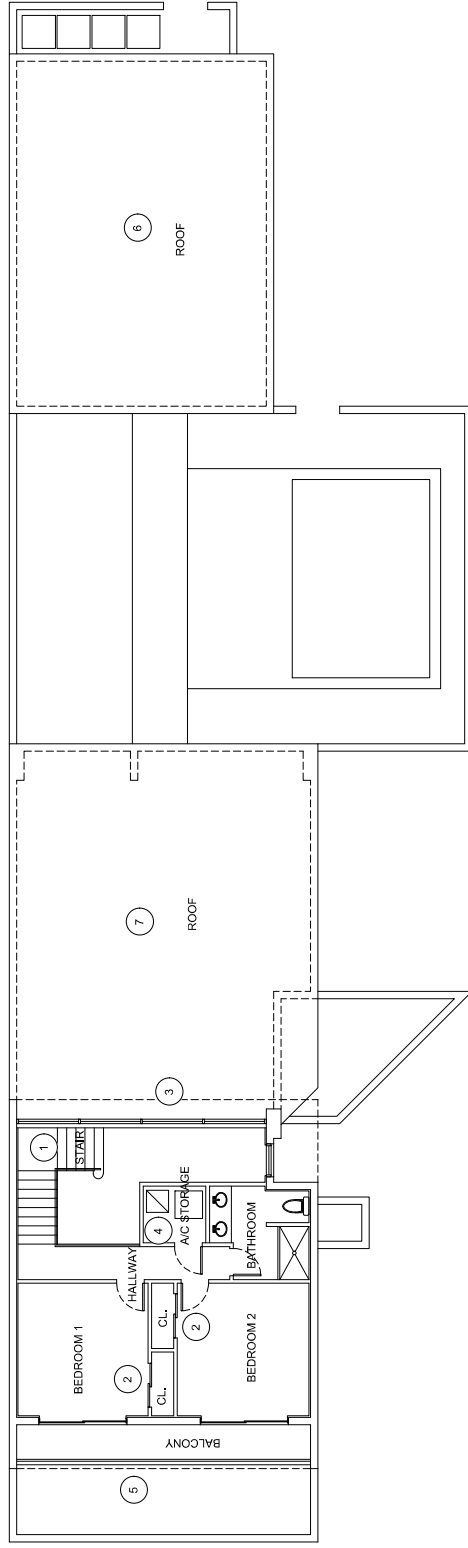
- | FLOOR PLAN KEY NOTES | |
|----------------------|---|
| 1 | REMOVE STAIRS |
| 2 | REMOVE PARTITIONS, TOILETS, TUBS, VANITIES, CAP AS REQUIRED |
| 3 | REMOVE WINDOW AND PARTIAL CUM WALL. PREPARE FOR NEW SLIDING GLASS DOORS |
| 4 | REMOVE PARTITIONS AND DOORS |
| 5 | REMOVE PLASTER AND PLASTER WALLS |
| 6 | REMOVE KITCHEN CABINETS, COUNTERS, CAP UTILITY LINES AS REQUIRED. |
| 7 | REMOVE EXTERIOR WINDOWS DOORS |
| 8 | REMOVE CUM WALL, PREPARE FOR EXTENSION |

GENERAL NOTES

3

General Notes - Legend

$$\frac{3/16'' = 1'-0''}{-9'-11''}$$



Exist. Second Floor Plan

$$\frac{3/16^{\circ}}{1 \text{ min}} = 1^{\circ}\text{-}0^{\circ}$$

FLOOR PLAN KEY NOTES

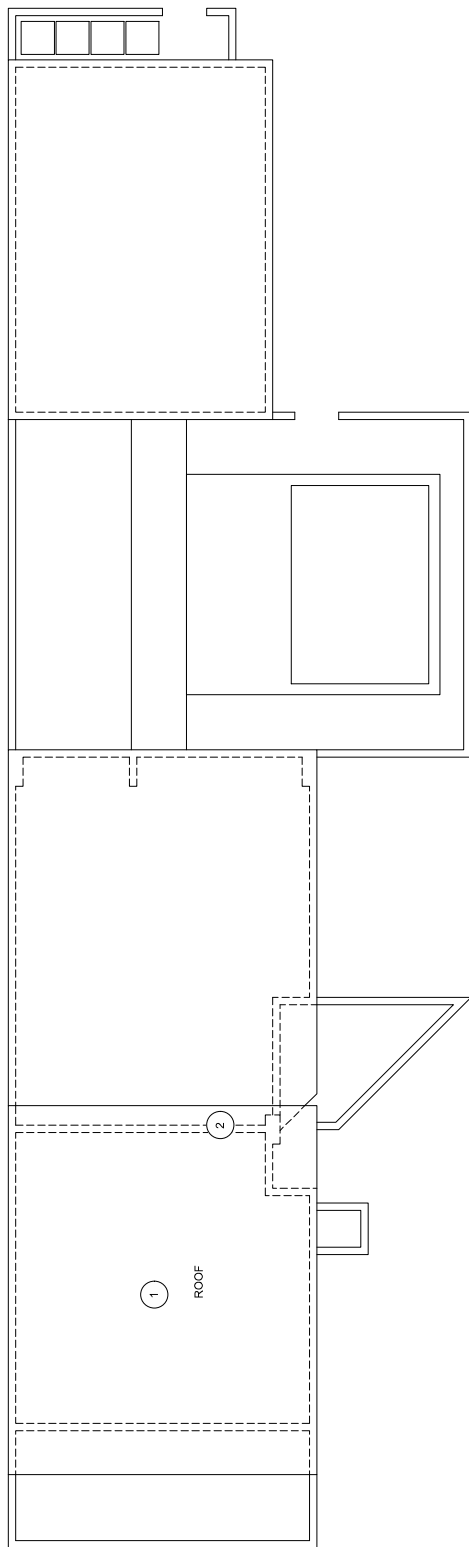
- | FLOOR PLAN NET NOTES | |
|----------------------|--|
| 1 | REMOVE STAIRS |
| 2 | REMOVE CLOSET DOORS AND WALL RETURNS |
| 3 | REMOVE EXTERIOR WINDOWS |
| 4 | REMOVE PARTITIONS |
| 5 | REMOVE RAILINGS |
| 6 | REMOVE ROOF COVERING, PREPARE FOR NEW PARAPET AND ROOF COVERING / TAPERED INSULATION |
| 7 | REMOVE ROOF COVERING, PREPARE FOR NEW FLOOR |

GENERAL NOTES

1

General Notes - Legend

$$\frac{3}{16}'' = 1'-0''$$



Exist. Roof Plan

$$\underline{3/16^\circ = 1/4^\circ}$$

FLOOR PLAN KEY NOTES

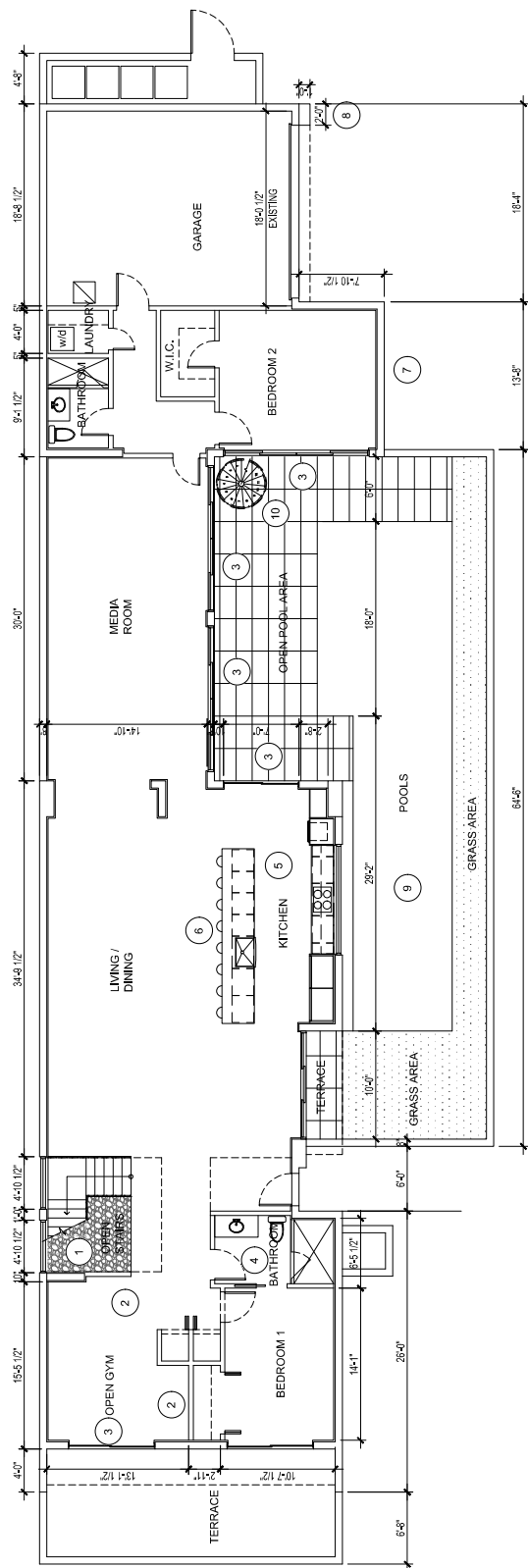
- | FLOOR PLAN KEY NOTES | |
|----------------------|--|
| 1 | REMOVE ROOF COVERING, PREPARE FOR NEW PARAPET AND ROOF COVERING / TAPERED INSULATION |
| 2 | REMOVE PORTION OF OVERHANG |

GENERAL NOTES

- 1.

General Notes - Legend

$$\frac{3/16" = 1'-0"}{96.00}$$



2 New Ground Floor Plan 3/16"

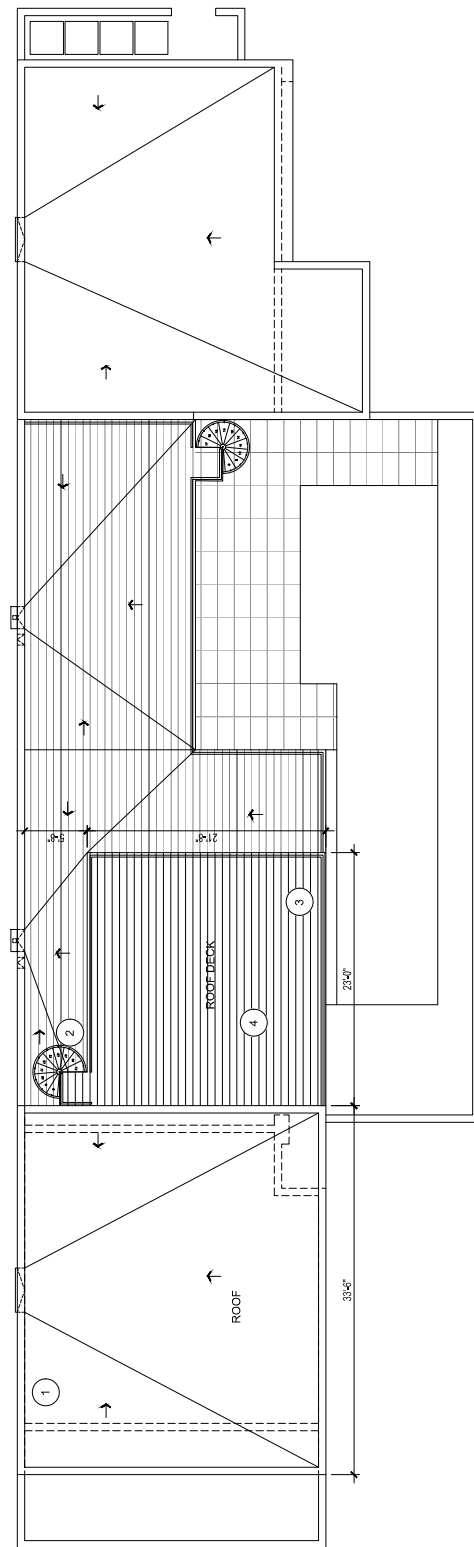
- | FLOOR PLAN KEY NOTES | |
|----------------------|---|
| 1 | NEW CUSTOM STAIRS WITH ROCK BED BENEATH |
| 2 | NEW PARTITIONS |
| 3 | NEW SLIDING GLASS DOOR |
| 4 | NEW TOILET, VANITY, SHOWER |
| 5 | NEW CUSTOM KITCHEN CABINETS AND COUNTERTOPS |
| 6 | NEW KITCHEN ISLAND |
| 7 | NEW CAUL WALL WITH FURRING STRIPS AND DRYWALL |
| 8 | NEW WALL BUILTOUT WITH LED DOWNLIGHTS ABOVE GARAGE DOOR |
| 9 | NEW LAP POOL EXTENSION |
| 10 | NEW STAIR CASE |

1 General Notes - Legend

GENERAL NOTES - LEGEND

DENOTES PROPOSED
 AREA OF ADDITION



DENOTES PROPOSED
AREA OF ADDITION

New Roof Plan

$$\underline{3/16^\circ = 1^\circ 9^\circ}$$

FLOOR PLAN KEY NOTES

- | FLOOR PLAN KEY NOTES | |
|----------------------|--|
| 1 | NEW PARAPET AND ROOF COVERING / TAPERED INSULATION |
| 2 | NEW SPIRAL STAIRCASE |
| 3 | NEW GLASS RAILINGS |
| 4 | NEW ROOF DECK |

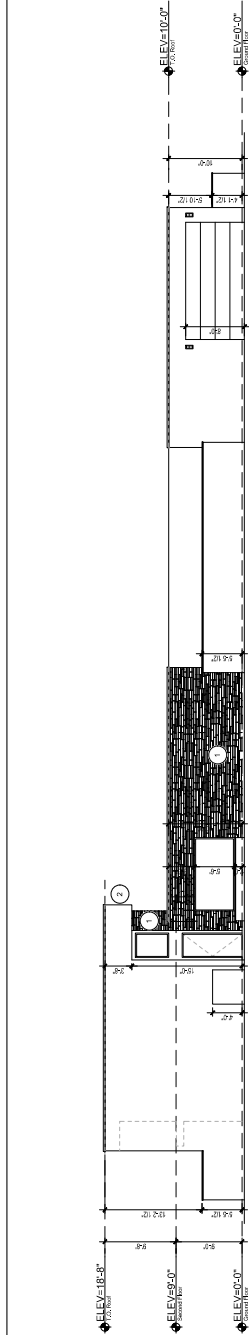
GENERAL NOTES

1

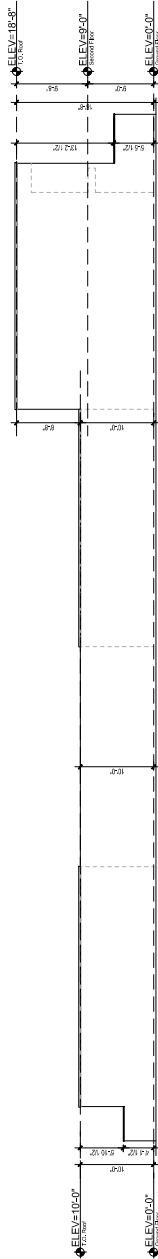
General Notes - Legend

$$\frac{3/16'' = 1'-0''}{96.000}$$

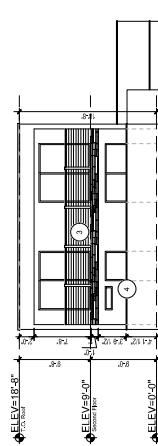
- ELEVATION KEY NOTES**
- 1 REMOVE LEDGER STONE
 - 2 REMOVE PORTION OF OVERHANG
 - 3 REMOVE RAILINGS
 - 4 REMOVE WINDOWS



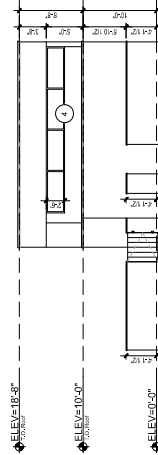
5 Exist. Front Elevation - North
1/8" = 1'-0"



4 Exist. Rear Elevation - South
1/8" = 1'-0"



3 Exist. Side Elevation - East
1/8" = 1'-0"



2 Exist. Side Elevation - West
1/8" = 1'-0"

1 General Notes and Legends
NTS



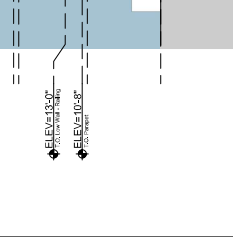
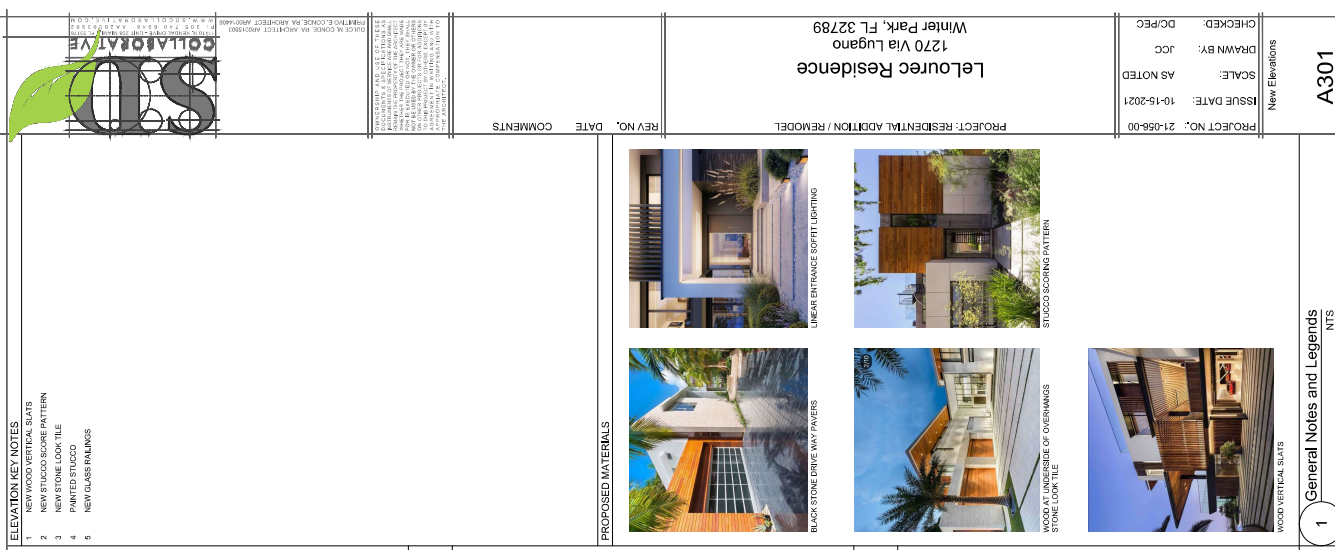
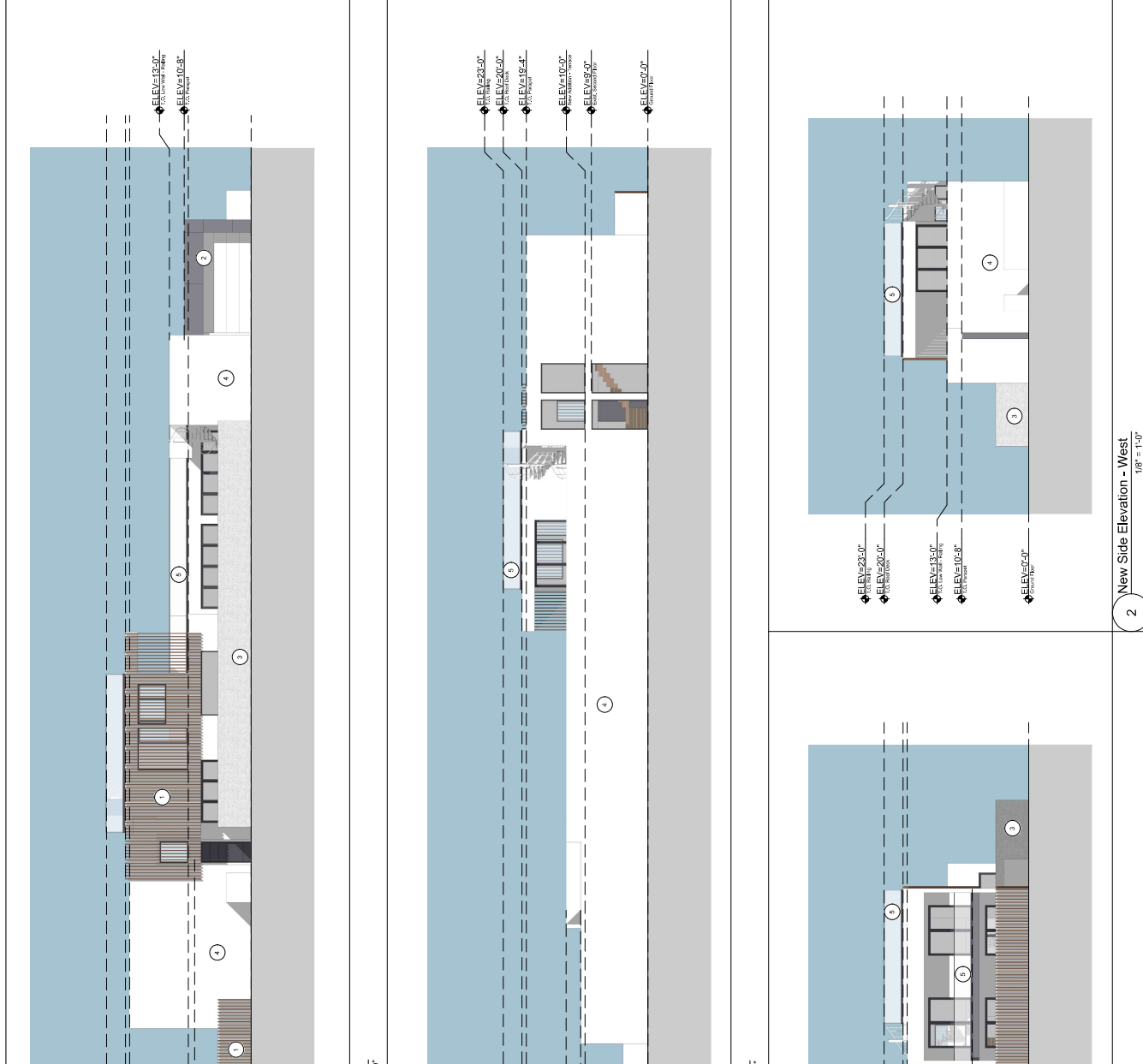
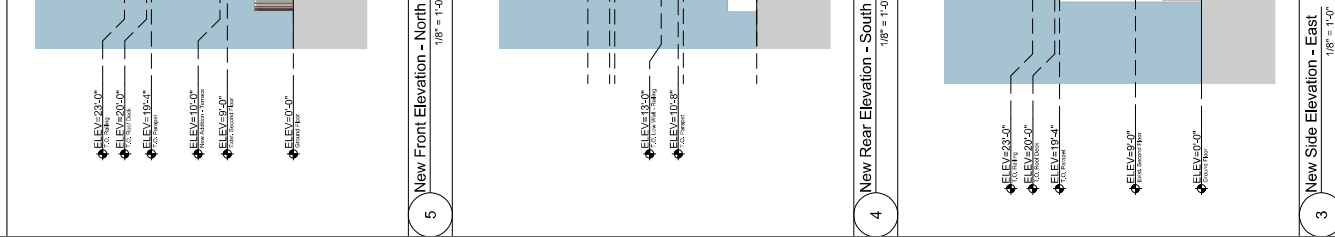
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PROJECT: RESIDENTIAL ADDITION / REMODEL
1270 Via Lugano
Winter Park, FL 32789

PROJECT NO.: 21-056-00
ISSUE DATE: 10-15-2021
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

A300

Existing Elevations

















Letter of Agreement

Proposed Variances for 1270 Via Lugano, Winter Park,

I, Ron Ginsky, agree to the following variances which the owner of 1270 Via Lugano, Winter Park, FL 32789 would like to obtain in order to improve the design and livability of his property, with the understanding that the plans and elevation shall be completed by a professional architect and designer for the following modifications:

- 1/ Expanding the swimming pool along the front of the house into a lap pool. Said expansion will respect the current pool to street setbacks and extending the current privacy/safety wall to enclose the pool.
- 2/ The addition of a covered "Florida Room" (approximately 300 sq ft with a glass slider overlooking the existing pool) connecting the house and garage which will allow rain-free access between the two as well as a seating area.

Signature

Date

Print Name

Address

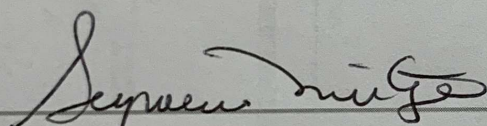
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2/ The addition of a covered "Florida Room" (approximately 300 sq ft with a glass slider overlooking the existing pool) connecting the house and garage which will allow rain-free access between the two as well as a seating area.


Signature

10/19/21
Date

Seymour Minter
Print Name

1265 Via Lugano, Winter Park 32789
Address