



Board of Adjustments Regular Meeting

Agenda

November 15, 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 October 18, 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 - a. [BOA-2022-0019: Request of Streamline Permitting, Inc. THIS APPLICATION HAS BEEN WITHDRAWN.](#) 1 minute
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 **THIS APPLICATION HAS BEEN WITHDRAWN.**
 - b. [BOA-2022-0020: Request of Dominic Gundacker.](#) 10 minutes
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.
 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	November 15, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the October 18, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA October 18, 2022 Draft Meeting Minutes.pdf](#)



Board of Adjustments Regular Meeting Minutes

October 18, 2022 at 5:00 p.m.

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

Present

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

(1) Call to Order

Chairman Jason Johnson called the meeting to order at 5:17 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Cathy Sawruk, seconded by Charles Steinberg to approve the September 20, 2022 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(3) Staff Updates

Mr. Lewis noted that the last consensus received for scheduling of the November and December Board of Adjustments meetings was for November 18th and December 13th. Mr. Lewis wanted to confirm that the dates still worked for the Board. The Board expressed that they were fine with the dates as scheduled.

(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-2022-0017: Request of Lamar Design for variance approval from Section 58-66 subsections (f)(4) and (f)(6) to allow a side setback of 10.5-feet in lieu of the required side setback of 19-feet and a first-story building height of 16-feet in lieu of the required maximum 12-feet to extend the wall height to accommodate a vehicle lift and to enclose the existing courtyard to create an enclosed addition to the existing home located at 1620 Highland Road, zoned R-1AA. **THIS ITEM WAS WITHDRAWN BY THE APPLICANT.**

Mr. Lewis informed the Board that the item was fully withdrawn by the applicant. He also noted that staff had received a letter of objection the previous week which was then disbursed to the Board for their review.

- BOA-2022-0018: Request of Debbie Snow for variance approval from Section 59-71(j)(3) to allow a rear and side setback of 7-feet with a height of 10-feet in lieu of the required rear setback of 7.5-feet and side setback of 9-feet with a maximum height of 7.5-feet in conjunction with a screen pool enclosure at 1624 Hibiscus Avenue, 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 the applicant's proposed screen enclosure will follow the existing patio outline and adhere to the floor-area-ratio (FAR) and impervious coverage code requirements. He added that the applicant was requesting a rear variance of six inches and a side variance of two feet into the setback to allow for adequate space to walk around the pool. Mr. Lewis further explained that there is a significant vegetative buffer that includes a large section of bamboo on the southern and eastern lot lines, which the applicant feels is a considerable maintenance item and nuisance. He then went on to review the variance approval criteria as it related to the request. Mr. Lewis indicated that the literal interpretation of Section 58-66(f)(7) of the zoning code effectively renders the remaining 6" to the rear and 2' on the side of the home useless and creates a potential hazard on the rear side of the pool. Mr. Lewis also expressed that the applicant indicated that they had contacted the City prior to closing on the home and was verbally told that a screen enclosure would be allowed at the existing patio setback. He further noted that the applicant was willing to add more plants/trees for any necessary increase to the existing vegetative buffer to make sure no neighbor would be negatively affected.

Staff recommendation was for approval.

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

- clarification that the applicant's request included both a rear and side variance,
- clarification on the specific shape of the proposed screen enclosure,
- and documentation or confirmation of the applicant's discussion with the City regarding the screen enclosure.

The applicant, Debbie Snow of 1624 Hibiscus Avenue, Winter Park, FL 32789 addressed the Board. Ms. Snow expressed that she felt the pool is not usable due to mosquitos and significant leaf fall from the surrounding trees. She added that she felt the shape and color of the proposed screen enclosure would blend in well with the surrounding environment.

The Board briefly inquired with the applicant about the following:

- clarification of which lot the bamboo is located on,
- who with the City previously advised the applicant that the enclosure would be allowed,
- clarification of the issue causing the requested height variance,
- clarification on how much of the enclosure would be 10-feet in height,
- clarification of the applicant's stated hardship,
- and the accommodations that the applicant was willing to make regarding additional vegetation.

The Board heard public comment from the following resident:

Matthew Certo of 1649 Magnolia Avenue, Winter Park, FL 32789 addressed the Board. Mr. Certo noted that he lived behind the applicant's home to the south. He expressed that he was not in favor of the request and wanted clarity on what accommodations could be made with regard to vegetation to block the view of the enclosure that might be built.

The Board inquired with Mr. Certo regarding his exact concern with the screen enclosure, and whether or not he would be content with added vegetation that would cover the enclosure up to 10-feet in height.

The Board then discussed the shape and size, including the height of the apex, of the proposed screen enclosure. The Board also expressed concerns on the future maintenance of and visibility through the required vegetation buffer.

Ms. Snow reiterated to the Board that she was willing to plant whatever would be required for the vegetation buffer.

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

The Board briefly shared their thoughts on the request, which included disfavor for the requested 10-foot height variance and differing opinions on a hardship existing for the applicant.

Motion made by Robert Trompke, seconded by Tom Sims, for variance approval from Section 59-71(j)(3) to allow a rear and side setback of 7-feet with a height of 10-feet in lieu of the required rear setback of 7.5-feet and side setback of 9-feet with a maximum height of 7.5-feet in conjunction with a screen pool enclosure at 1624 Hibiscus Avenue, zoned R-1A.

Motion unanimously denied with a 0-7 vote.

Motion made by Robert Trompke, seconded by Michael Clary, for variance approval from Section 59-71(j)(3) to allow a rear and side setback of 7-feet in lieu of the required rear setback of 7.5-feet and side setback of 9-feet in conjunction with a screen pool enclosure at 1624 Hibiscus Avenue, zoned R-1A.

Motion approved with a 6-1 vote. (In Favor: Jason Johnson, Charles Steinberg, Robert Trompke, Michael Clary, Cathy Sawruk, and Ann Higbie. Opposed: Tom Sims)

(8) Board Comments

No Board comments.

(9) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 6:05 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 November 15, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2022-0019: Request of Streamline Permitting, Inc. **THIS APPLICATION HAS BEEN WITHDRAWN.**

item list

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 APPLICATION HAS BEEN WITHDRAWN.**

motion / recommendation

background

alternatives / other considerations

fiscal impact



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date November 15, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2022-0020: Request of Dominic Gundacker.

item list

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.

motion / recommendation

Staff recommendation is for approval of the variance requested.

background

As part of the overall improvements to the existing home, the applicant and homeowner, Dominic Gundacker, is requesting variance approval from Section 58-66(f)(5) in order to extend the depth of the existing garage to fit a standard sized vehicle, which requires a front setback of 25.2-feet in lieu of the required 33-feet, located at 1807 Pineview Circle. The property is zoned R-1A.

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.

The existing garage currently sits at a front setback that is 29.9-feet, whereas the average of the four adjacent properties is 33-feet. The existing garage was converted from the original carport and therefore, only has a depth of 17-feet and 4-inches. This current

depth is not deep enough for a standard car to fit inside.

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.

Under Section 58-66(f)(5), the required front setback is the average of the four adjacent homes, which in this instance, is 33-feet. The only way to convert the existing garage into a standard, 20-foot deep garage, is an addition further encroaching into the front setback. The current setback is already nonconforming at 29.9-feet and therefore, any addition would be unachievable in this area. Without the variance, the applicant will be unable to effectively utilize their garage space for the storage of a standard-sized vehicle.

Actions of the Applicant

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

The home was originally constructed with a single-bay carport in 1955 and the garage was enclosed as part of the remodel to the home by a previous owner in 2013. The applicant purchased the home in 2015 and therefore, did not have a hand in the design of the garage at the time.

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 in the same zoning district. No nonconforming use of the neighboring lands, structures or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Due to the nonconforming nature of the existing garage as it pertains to the front setback, and the fact that the existing depth of the converted carport cannot sufficiently fit a standard-sized vehicle, staff does not believe that granting this request would confer any special privilege to any other lands, structures or buildings in the same zoning district.

Further, under the front setback code language going into effect as of January 1st 2023 pending final approval by the City Commission, the requirements for front setbacks will no longer be based on the average of the adjacent neighboring properties. Therefore,

granting this variance will not allow any of the neighboring properties to utilized this decreased setback to increase their own as would be allowed under the current code.

Summary

Staff believes that the applicant meets the four criteria required to grant the variance requested.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA-2022-0020 - Area Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0020 - Aerial Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0020 - Neighbor Letters Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0020 - Existing Elevations.pdf](#)

ATTACHMENTS:

[BOA-2022-0020 - Existing Garage Floor Plan.pdf](#)

ATTACHMENTS:

[BOA-2022-0020 - Site Plan.pdf](#)

ATTACHMENTS:

[BOA-2022-0020 - Proposed Front Concept Elevation.pdf](#)

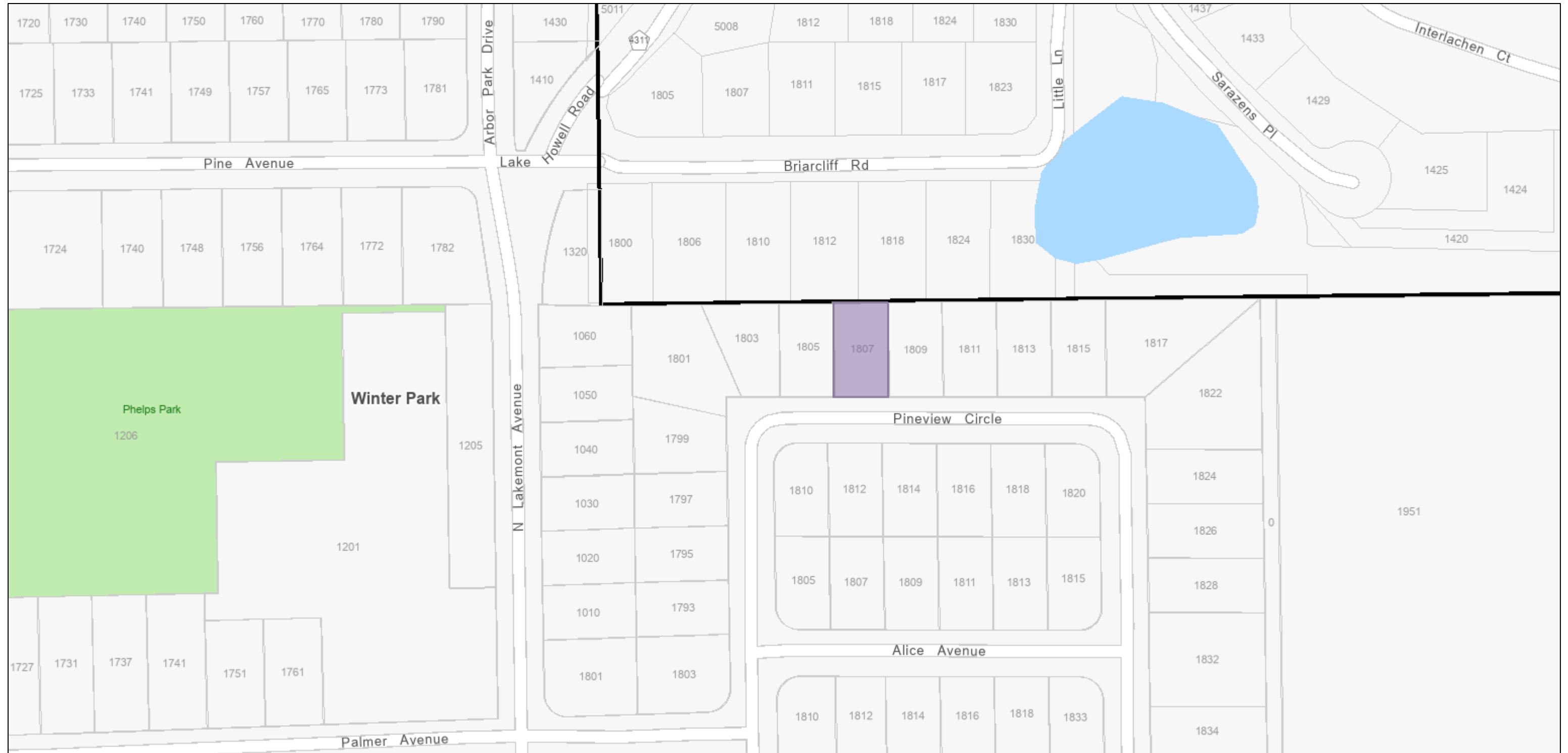
ATTACHMENTS:

[BOA-2022-0020 - Applicant Energov Submittal.pdf](#)

ATTACHMENTS:

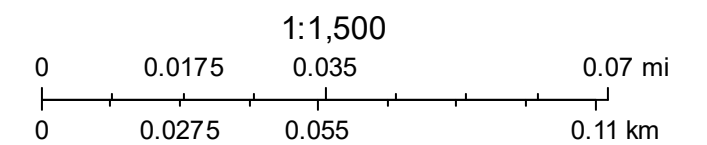
[BOA-2022-0020 - Combined Neighbor Letters.pdf](#)

1807 Pineview Cir - Area Map



11/7/2022, 9:05:09 AM

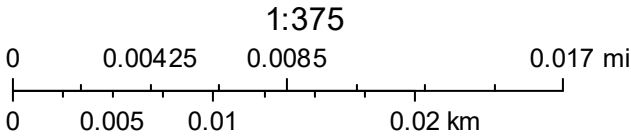
Parcels Orange



1807 Pineview Cir - Aerial Map



11/7/2022, 9:07:10 AM
Parcels Orange

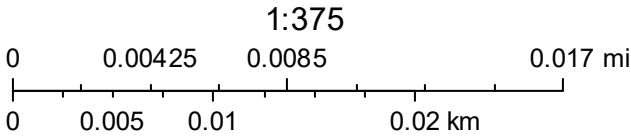


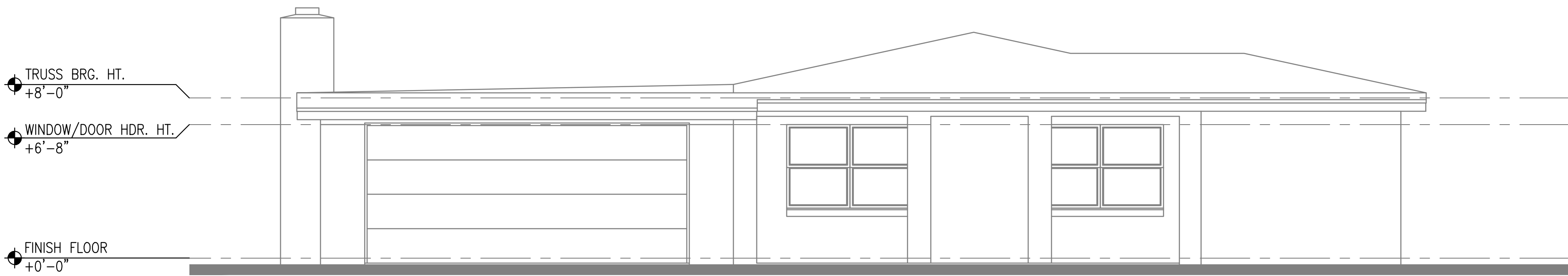
1807 Pineview Cir - Neighbor Letters Map



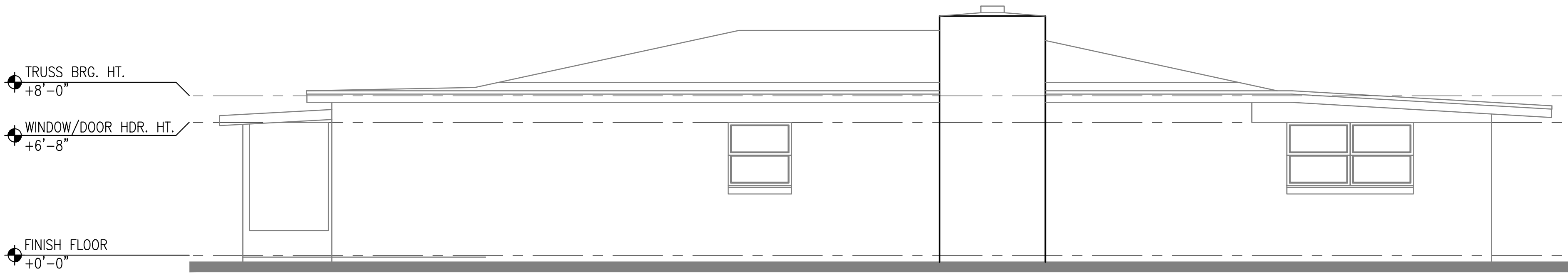
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Parcels Orange

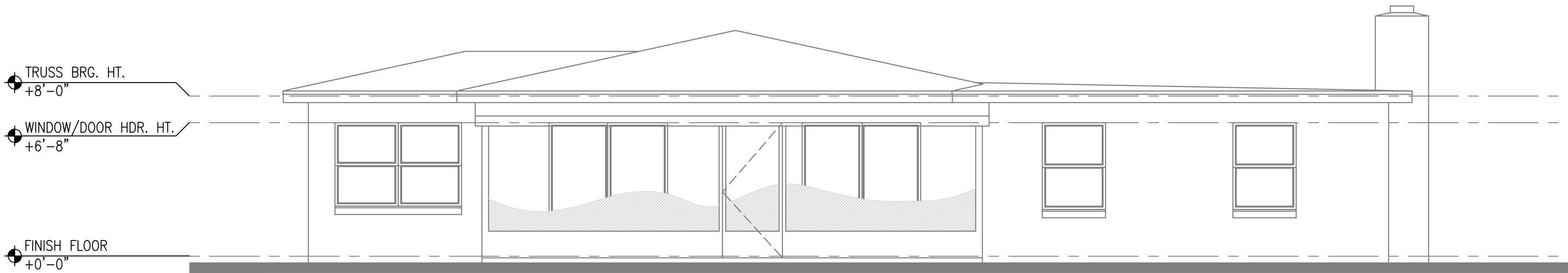




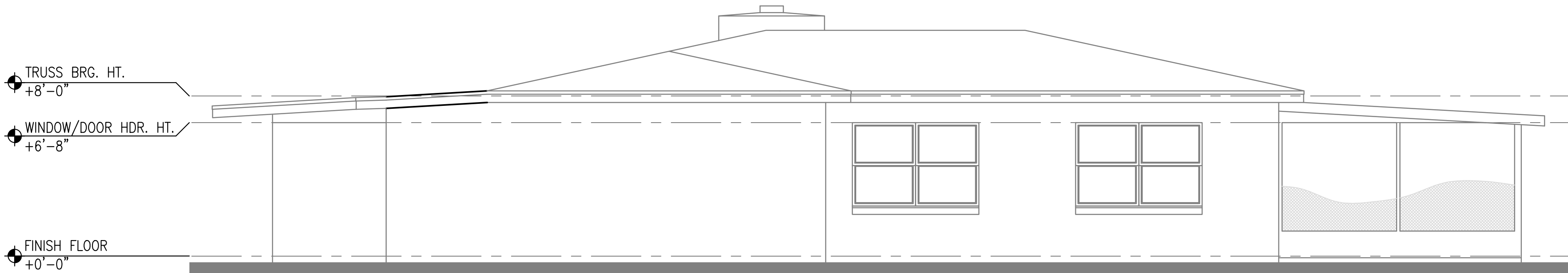
1 **SOUTH ELEVATION**
A103 SCALE: 1 / 4" = 1'-0"



2 **WEST ELEVATION**
A103 SCALE: 1 / 4" = 1'-0"



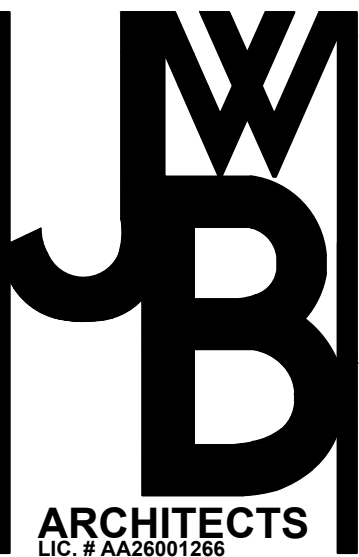
3 **NORTH ELEVATION**
A103 SCALE: 1 / 4" = 1'-0"



4 **EAST ELEVATION**
A103 SCALE: 1 / 4" = 1'-0"

DEMO PLAN NOTES:

- 1 DASHED LINES DENOTE DEMOLITION
- 2 EXISTING AREA NOT PART OF SCOPE. TO REMAIN UNDISTURBED.
- 3 EXISTING POWER METER. G.C. TO FIELD VERIFY.
- 4 EXISTING POWER SHUT-OFF AND SUB-PANEL BOX. G.C. TO FIELD VERIFY.
- 5 EXISTING HVAC SYSTEM. G.C. TO FIELD VERIFY.
- 6 EXISTING ATTIC ACCESS PANEL. G.C. TO FIELD VERIFY.
- 7 EXISTING FIREPLACE. G.C. TO FIELD VERIFY.



2295 S. HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030

Owner:

Dominic and
Susanna
Gundacker

EXISTING and DEMOLITION ELEVATIONS

GUNDACKER RESIDENCE ADDITION and ALTERATION

1807 PINEVIEW CIRCLE
WINTER PARK, FLORIDA 32792

Architect of Record:
John W. Burt - AR93163

Revisions:

Date:
07/11/2022

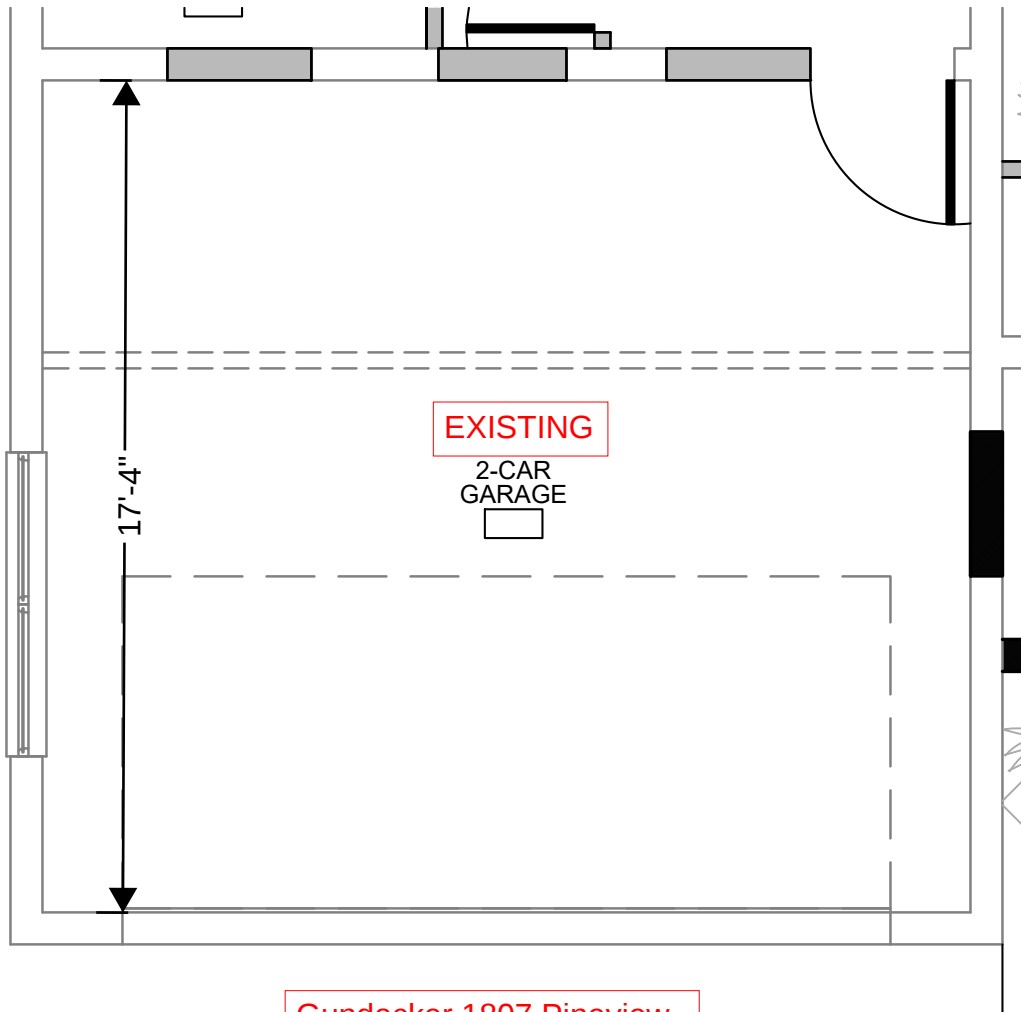
Drawn By:
WOK/MP

Checked By:
JWB

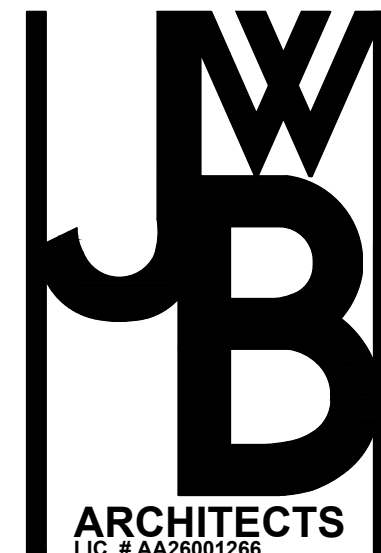
Project No.
22-032

Sheet No.

A103



Gundacker 1807 Pineview
Existing Garage Condition



2295 S. HIWASSEE RD
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030

Owner:
Dominic and
Susanna
Gundacker

PRELIMINARY SITE PLAN
GUNDACKER RESIDENCE ADDITION and ALTERATION
1807 PINEVIEW CIRCLE
WINTER PARK, FLORIDA 32792

Architect of Record:
John W. Burt - AR93163

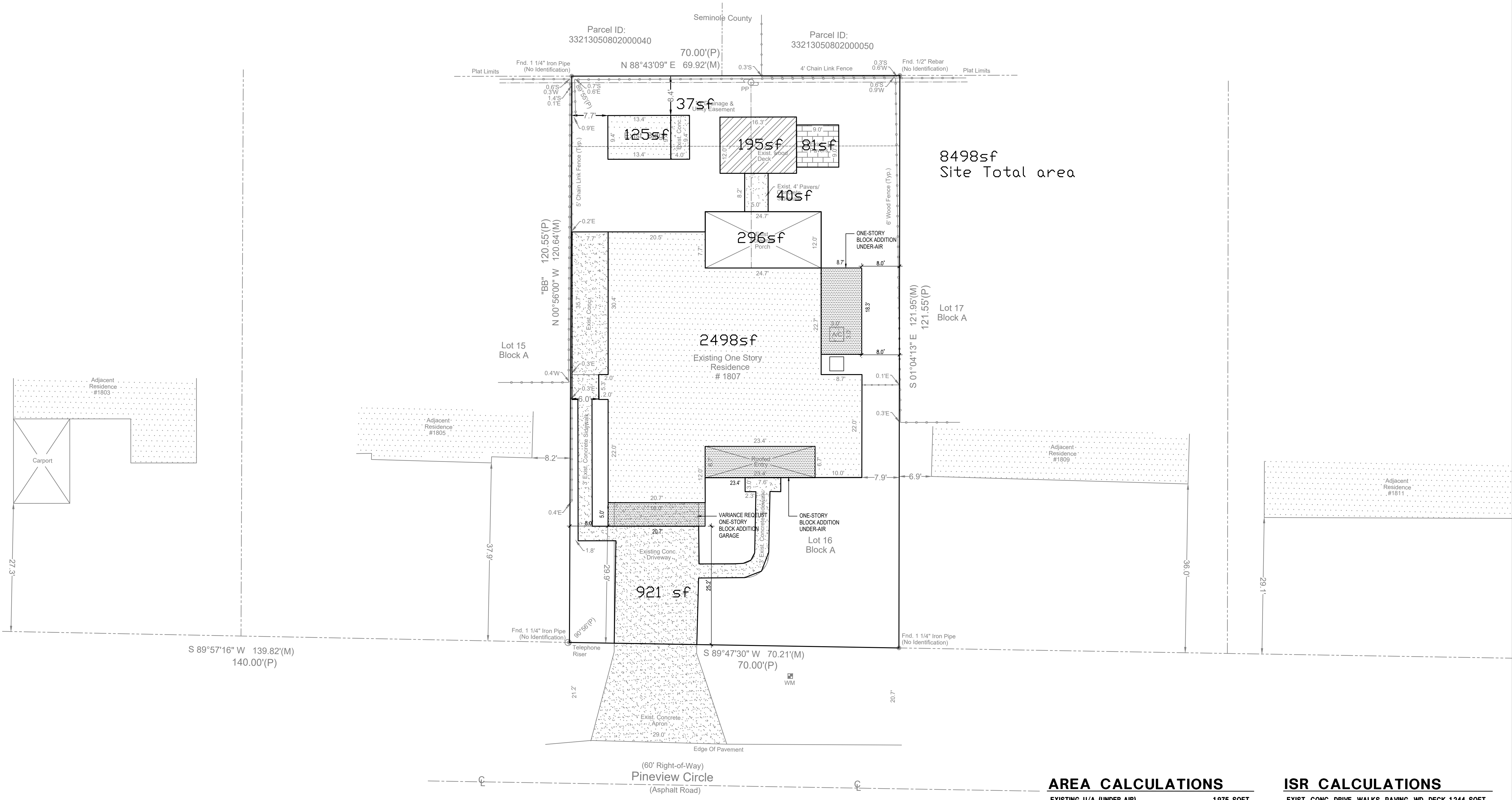
Revisions:

Date: 09/23/2022 Drawn By: WOK/MP Checked By: JWB

Project No.
22-032

Sheet No.

C101



AREA CALCULATIONS	
EXISTING U/A (UNDER-AIR)	1,975 SQFT
GARAGE	372 SQFT
FRONT PORCH	148 SQFT
REAR LANAI	302 SQFT
TOTAL EXIST. GROSS AREA (UNDER ROOF)	2,797 SQFT
PROPOSED UNDER-AIR ADDITIONS	316 SQFT
PROPOSED GARAGE ADDITION	104 SQFT
PROPOSED ADDITIONS TOTAL	456 SQFT
TOTAL PROPOSED GROSS AREA (UNDER ROOF)	3,253 SQFT

ISR CALCULATIONS	
EXIST. CONC. DRIVE, WALKS, PAVING, WD. DECK	1,244 SQFT
EXIST. HOUSE (GROSS AREA UNDER ROOF)	2,797 SQFT
TOTAL EXIST. IMPERMEABLE AREA	4,041 SQFT
TOTAL EXIST. ISR	48%
PROPOSED ISR (EXIST. + ADD)	4,497 SQFT
NEW TOTAL IMPERMEABLE AREA	53%



1 SITE PLAN
C101 SCALE: 1" = 10'

This item has been electronically signed and sealed by John W. Burt (PA) on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed until the signature seal is visible on any electronic copies.





PLAN SNAPSHOT REPORT BOA-2022-0020 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 10/24/2022
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: Harbilas, John	Approval Expire Date:

Description: Variance requested to allow the current garage at 1807 to be bumped out 5' to allow a car to fit inside. The current garage (old car port) is only 17' and does not allow a car to fit.

Parcel: 302204480801160	Main	Address: 1807 Pineview Cir Winter Park, FL 32792-2517	Main	Zone:
Owner		Applicant		
Dominic Gundacker		Dominic Gundacker		
Home: (407) 427-9748		1807 1807 Pineview Circle		
Mobile: (407) 427-9748		Winter Park, FL 32792		
		Business: (407) 427-9748		

Plan Custom Fields

Zoning	R-1A	Section		Subsection	0104 - Single Fam Class IV
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	We are currently developing drawings to remodel our home for our growing family. Currently the existing garage (old car port) is only 17' deep and does not allow a car/vehicle to fit inside. We are requesting a variance to allow our garage to be bumped out 5' into our set back so that a car/vehicle can fit inside. We have talked to our neighbors as well about the variance and have letters signed that they do not object.
How long have you owned the property?	7 years	How long have you occupied the property?	7 years	Special Condition	Current garage is an old car port that is currently not deep enough for a car to fit inside. Current garage is only 17' deep.
Rights/Priv	We will be unable to use the garage to store or park a vehicle inside. We are remodeling the home to for our growing family and would love to be able to use the garage to store our vehicle.	Hardship	- The existing garage does not allow a car or vehicle to fit inside. - We will be remodeling our home and this will provide value to the neighborhood by allowing our cars/trashcans/etc. to fit inside the garage.	Limited Variance	Yes a minimum of 4' would just allow for our current car to fit inside.

Attachment File Name	Added On	Added By	Attachment Group	Notes
C101-SITE PLAN-Variance Request.pdf	10/24/2022 10:37	Gundacker, Dominic		Uploaded via CSS
Gundacker Existing Garage.pdf	10/24/2022 10:37	Gundacker, Dominic		Uploaded via CSS
Signature_Dominic_Gundacker_10/24/2022.jpg	10/24/2022 10:37	Gundacker, Dominic		Uploaded via CSS
A103-EXISTING and DEMOLITION	10/25/2022 7:14	Gundacker, Dominic		Uploaded via CSS

PLAN SNAPSHOT REPORT (BOA-2022-0020)

ELEVATIONS.pdf

Front Concept 1 Elevation.pdf	10/25/2022	7:14	Gundacker, Dominic	Uploaded via CSS
A103-EXISTING and DEMOLITION ELEVATIONS.pdf	10/25/2022	7:15	Gundacker, Dominic	Uploaded via CSS
Front Concept 1 Elevation.pdf	10/25/2022	7:15	Gundacker, Dominic	Uploaded via CSS
Gundacker Variance Letter 1.pdf	10/31/2022	10:28	Gundacker, Dominic	Uploaded via CSS
Gundacker Variance Letter 2.pdf	10/31/2022	10:28	Gundacker, Dominic	Uploaded via CSS
Gundacker Variance Letter 3.pdf	10/31/2022	15:47	Gundacker, Dominic	Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030077	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00030077		\$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	10/24/2022	10/26/2022	10/25/2022	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	10/24/2022	10/26/2022	10/25/2022

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			10/25/2022 9:49
Board of Adjustments Review v.1	Receive Submittal	10/24/2022 0:00	10/25/2022 9:49
Issue Invoice v.1	Generic Action		10/25/2022 9:49
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

To the City of Winter Park building official(s):

We are the Johnson Family who reside at 1805 Pineview Cir, Winter Park, FL 32792. We are aware of the Gundacker Family's plan to extend their existing block garage 5' towards the road to allow a vehicle to fit inside. We understand the 33' set back the city is requiring, and we are ok with the plan to extend the garage into this set back.

This encroachment is being proposed due to the old car port that was enclosed by previous owners does not allow a vehicle to fit inside. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing garage wall 5' into the front set back Gundackers home.

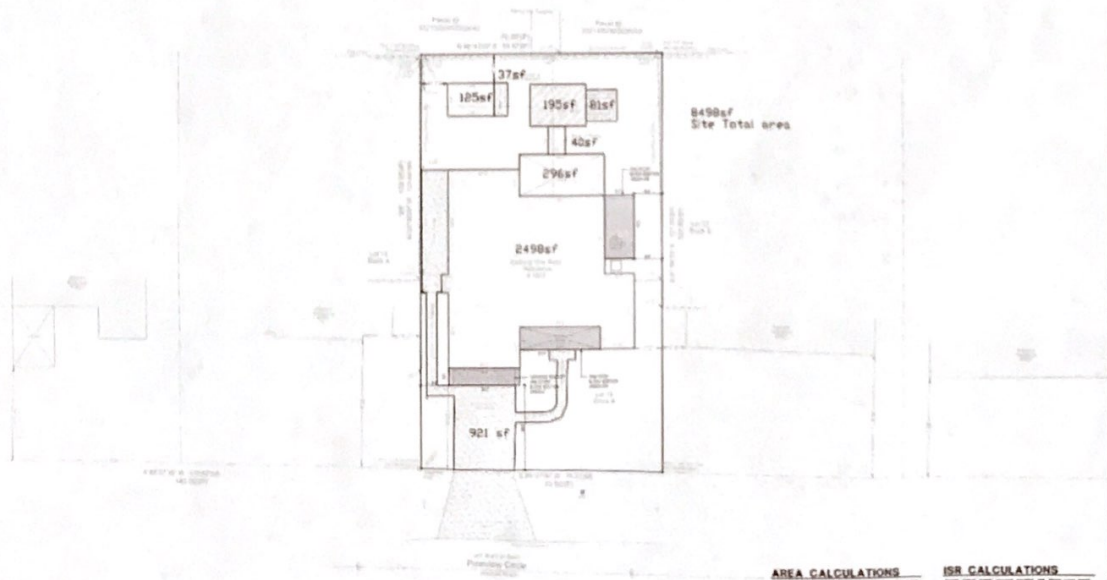
Sincerely,

Don Johnson

(Name)

1805 Pineview Cir

(Address)

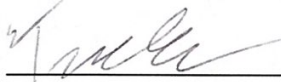


To the City of Winter Park building official(s):

We are the Trumble Family who reside at 1809 Pineview Cir, Winter Park, FL 32792. We are aware of the Gundacker Family's plan to extend their existing block garage 5' towards the road to allow a vehicle to fit inside. We understand the 33' set back the city is requiring, and we are ok with the plan to extend the garage into this set back.

This encroachment is being proposed due to the old car port that was enclosed by previous owners does not allow a vehicle to fit inside. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing garage wall 5' into the front set back Gundackers home.

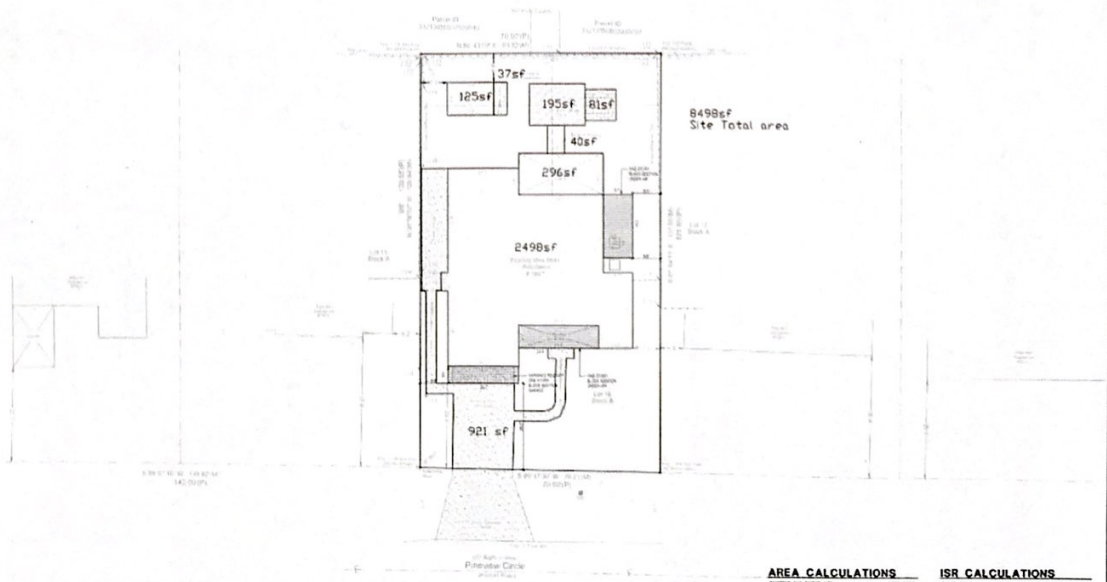
Sincerely,



(Name)

1809 Pineview Cir

(Address)



To the City of Winter Park building official(s):

We are the Cucciaioni Family who reside at 1811 Pineview Cir, Winter Park, FL 32792. We are aware of the Gundacker Family's plan to extend their existing block garage 5' towards the road to allow a vehicle to fit inside. We understand the 33' set back the city is requiring, and we are ok with the plan to extend the garage into this set back.

This encroachment is being proposed due to the old car port that was enclosed by previous owners does not allow a vehicle to fit inside. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Area, and all other setback requirements. We have no objection to this application for a variance to extend the existing garage wall 5' into the front set back Gundackers home.

Sincerely,



(Name)

1811 Pineview Cir

(Address)

