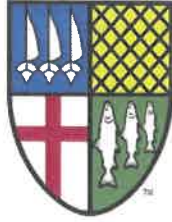


THE TOWN OF
Windermere



Agenda

Development Review Board

**Norma Sutton
Stephen Withers
Frank Chase
Jennifer Roper
Molly Rose
Peter Fleck
Roger Heinz
Council Liaison: Bill Martini**

Agenda

November 17, 2020

6:30 PM

520 Main St.

Windermere, FL 34786

VIRTUAL MEETING INFO

Join Zoom Meeting

<https://zoom.us/j/99241313948?pwd=c2M2bU45M1FqRGVFM2p5NCtCakYzUT09>

Meeting ID: 992 4131 3948

Passcode: 084356

One tap mobile

+13126266799,,99241313948# US (Chicago)

+16465588656,,99241313948# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 992 4131 3948

Find your local number: <https://zoom.us/j/ab5f3nLn8X>

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceeding should contact the Office of the Town Clerk at least 48 hours beforehand at (407) 876-2563

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Town Council:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversations shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council.
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the testimony and evidence upon which the appeal is to be based.

AGENDA

- **THE MEETING IS CALLED TO ORDER BY THE CHAIRMAN**

1. OPEN FORUM/PUBLIC COMMENT (3 Minute Limit):

- a. **Please email dburkhalter@town.windermere.fl.us prior to 5pm EST November 16, 2020**

2. NEW BUSINESS

- a. **MINUTES**

- i. **September 15, 2020 Board Meeting Minutes (Attachments-Board Option)**

- b. **GENERAL ITEMS FOR CONSIDERATION**

- i. **Z21-01: 3229 Wauseon Dr. – Christopher & Amy Rucki – Variance to allow for the north side setback to be reduced from 13 feet to 11.32 feet. (Attachments-Board Option)**

3. ADJOURN:

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

September 15, 2020

Present were Chair Frank Chase, Board Members; Molly Rose, Stephen Withers, and Jennifer Roper. Town Manager Robert Smith, Liaison Bill Martini, Town Planner Brad Cornelius, and Town Clerk Dorothy Burkhalter were also present. Absent were members Norma Sutton and Peter Fleck.

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENTS:

There were no public comments.

2. NEW BUSINESS:

a. MINUTES:

i. August 18, 2020 Meeting Minutes

Member Rose made a motion to approve the minutes. Member Roper seconded the motion. All were in favor. Member Withers read his Form 8B into the record from the February 2020 DRB meeting.

b. GENERAL ITEMS FOR CONSIDERATION:

i. **Z20-12: 1221 Oakdale Street – DR Developments, LLC – Variance to allow a 15-foot front yard setback and a 10-foot side yard setback for a noncontiguous corner lot**

Chair Chase turned the floor over to Mr. Brad Cornelius. Mr. Cornelius reviewed the proposed variance request. He commented on the undeveloped right of way that abuts the property which is owned by the Town. Mr. Cornelius explained the setbacks that are required per code. He stated that the request is to allow a 15' setback instead of 25', and allow to reduce the south side from the 15' requires to 10'. Mr. Cornelius stated that all other codes would be met. He then commented on the width of the proposed home. Mr. Cornelius reported on the responses; 6 in support, 6 in opposition, and 2 in partial support/opposition. Member Rose questioned the hardship. Mr. Cornelius explained that the applicant feels that the right of way and the non-contiguous lot are the reasons for a hardship. Some discussion followed. Mr. Donn Sharpe of 1221 Oakdale Street introduced himself. He then explained how the home was situated on the lot. Mr. Sharpe commented that the setbacks could be adjusted to the 12 ½' on both sides. Discussion from the Board began. Member Withers stated he would allow a 15' setback to both the north and south. Member Rose agreed. Member Withers made a motion to recommend approval of a 15' setback to the north and south side setbacks. Member Rose seconded the motion. Withers – aye, Chase- aye, Rose – aye, and Roper – no. Motion carried 3-1.

ii. **Z20-13: 12037 Lake Butler Blvd – Chuck Tompkins – Variance to allow the placement of a generator in the front yard of a corner lot**

Chair Chase turned the floor over to Mr. Cornelius. Mr. Cornelius reviewed the proposed request to allow a generator in the front yard. He explained that this is also a corner lot; two fronts and two sides.

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

September 15, 2020

Mr. Cornelius further explained that due to code, a generator is not allowed in the front yard. He also stated that there were no objection comments received. The Board discussed the current a/c location. Mr. Tompkins, owner of 12037 Lake Butler Blvd, introduced himself. He stated that the generator will only be used in emergency situations. He also stated that it would be located closest to Park Avenue, no immediate neighbor. Member Withers questioned the power supply. Mr. Tompkins stated a 24K (propane). Some discussion was made. Member Rose made a motion to recommend approval of the proposed variance request. Member Withers seconded the request. All were in favor.

c. MEMBERSHIP APPLICATIONS:

ii. Irma Yapor

iii. Roger Heinz

Chair Chase introduced this item. Manager Smith gave a review of each applicant and their backgrounds. After some discussion was made, Member Rose made a motion to recommend the approval of Roger Heinz to the Development Review Board as a new member. Member Withers seconded the motion. All were in favor.

4. ADJOURN:

Member Rose made a motion to adjourn. Member Roper seconded the motion. All were in favor

The meeting adjourned at 7:04pm.

Dorothy Burkhalter, MMC, FORM
Town Clerk

Frank Chase, Chair

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

Development Review Board November 17, 2020

Town Council December 8, 2020

Case No.: Z21-01

Applicant/Representative: Christopher & Amy Rucki

Property Owner: Christopher & Amy Rucki

Requested Action: Variance to allow for the north side setback to be reduced from 13 feet to 11.32 feet.

Property Address: 3229 Wauseon Dr., Windermere, FL 34786

Legal Description: WAUSEON RIDGE X/49 LOT 3 BLK B & 1/24 INT IN BEG AT NW COR LOT 166 METCALF PARK REP Q/18 RUN W 51.59 FT S 15 DEG W 580 FT M/L TO S LINE OF N1/2 OF NE1/4 TH E 51.77 FT N 15 DEG E 574.66 FT TO POB

Future Land Use/Zoning: Residential/Residential

Existing Use: Residential (Single Family)

Surrounding Future Land Use/Zoning

North: Residential/Residential
East: Public Use/Public Use
South: Residential/Residential
West: Residential/Residential

CASE SUMMARY:

The subject property is an interior lot. The minimum yard setbacks in residential zoning districts for interior lots are: The front yard setback shall be 25 feet, the side yard setback shall be not less than 10 feet or 12.5% percent of the lot width, whichever is greater, with a maximum of 15 feet, and the rear yard setback shall be 35 feet. The width of the lot for determining the 12.5% percent shall be measured at the widest portion of the structure, to include wing or other walls. The subject property is 104 feet wide at the widest portion of the structure, which results in a minimum 13-foot side setback (i.e., 12.5% of 104 feet).

The applicant requests a variance to allow for the north side setback to be reduced from 13 feet (12.5% of the lot width) to 11.32 feet to enable the construction of an attached carport on the north side of the residence. The applicant is also proposing an addition on the south side of the residence; however, the south side addition as shown is compliant with the minimum 13-foot side setback and does not require a variance. See the following aerial photograph (Orange County Property Appraiser) of the subject property and its relationship to adjacent properties.



Division 10.02.00 of the LDC empowers the Development Review Board to review and make recommendations for approval, approval with conditions or denial to the Town Council on variance requests.

Division 10.02.00 of the LDC requires the Town Council to consider the recommendation of the Development Review Board and to take final action to either approve or deny the variance request.

CASE ANALYSIS:

Section 10.02.02 of the LDC provides the specific standards by which the Development Review Board and Town Council are to review to consider the approval or denial of a variance application. In addition, this Section requires a positive finding, based on substantial competent evidence, for each of the standards. These standards are summarized as follows:

1. The need for the variance arises out of the physical surroundings, shape, topographical condition or other physical or environmental conditions that are unique to the subject property. Variances should be granted for conditions peculiar to the property and not the result of actions of the property owner;
2. There are practical or economic difficulties in carrying out the strict letter of the regulation;
3. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
4. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public;
5. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site;
6. The effect of the proposed variance is in harmony with the general intent of this Land Development Code and the specific intent of the relevant subject areas of this Land Development Code; and
7. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

It is also important to note that this Section also provides specific standards that are not to be considered in the review of a variance application. These standards are:

1. That the implementation of these regulations would impose an economic hardship on the cost of the building or redevelopment project;
2. That these regulations impose a hardship by decreasing the maximum density of a property in terms of the number of units, square footage of buildings, etc.; and
3. That other adjacent lands, structures, or buildings not in conformance with these regulations provide a rationale for a lessening of their application in this specific case.

Section 10.02.02(c) of the LDC allows the imposition of conditions and restrictions as may be necessary to allow a positive finding to be made on any of the variance standards to minimize

the negative effect of the variance. The conditions and restrictions should further the interest of the LDC.

The applicant submitted a variance request letter, architectural plan, site plan, and topographical survey in support of the variance request. The following provides a summary of the information provided in the applicant's letter:

“... We are requesting a variance that would reduce the left side setback from the required 13' to 11' in order to accommodate a functional carport.

The standard width for a 1 car garage is 12' and we are maintaining that same structure width here. Given the position of the property on a pie-shaped lot, we have no other alternatives to build a carport that is functional, aesthetically pleasing and preserves the character of the existing 1965 built home.

Our plans are to overall preserve, secure, improve and correct several important aspects of the property ...”

See the applicant's letter for more detailed information provided by the applicant in support of the variance request.

PUBLIC NOTICE:

Public notices were mailed to property owners within 500 feet of the subject property on October 30, 2020 (29 notices sent). As of November 9, 2020, one (1) response was returned in support of the variance. An update to the response count after November 9, 2020 will be provided to the Development Review Board on November 17, 2020.

Chris & Amy Rucki
3229 Wauseon Dr.
Windermere, FL 34786
chris.rucki@gmail.com
407.982.0332

October 26, 2020

TOWN OF WINDERMERE

DOROTHY BURKHALTER, TOWN CLERK
TOWN OF WINDERMERE
WINDERMERE, FL 34786

Dear Mrs. Burkhalter,

As owners at 3229 Wauseon Dr., and residents of the Town of Windermere for 10 years, we are requesting a variance for an addition to our property. The variance pertains to the attached "carport" we are seeking to build, extending out the left side of the house.

We are requesting a variance that would reduce the left side setback from the required 13' to 11' in order to accommodate a functional carport.

The standard width for a 1 car garage is 12' and we are maintaining that same structure width here. Given the position of the property on a pie-shaped lot, we have no other alternatives to build a carport that is functional, aesthetically pleasing and preserves the character of the existing 1965 built home.

Our plans are to overall preserve, secure, improve and correct several important aspects of the property including:

- Incorporate a Storm Water Mitigation Plan with proper swales to properly retain our water runoff.
- Improve the safety and security of our family and vehicles:
 - Wauseon Dr. presents a heightened safety issue for pedestrians due to the amount of high speed cut through traffic, combined with a blind corner the curvature of the street presents.
 - Security is an issue for our property given the proximity of our vehicles to the street which have been vandalized previously (police report on file).

Subject Property: 3229 Wauseon Dr. Windermere, FL 34786

- Our driveway mirrors the driveway across the street, presenting a collision hazard.
- Preserve and protect tree canopy by eliminating portion of existing driveway closest to a 100+ year old oak.

The proposed renovations will impact the ISR and FAR as follows:

- Impervious Surface Ratio: 32%
- Floor Area Ratio: 27%

We are committed to the continued beautification and preservation of our way of life here in Windermere. This renovation will further help bring Wauseon Drive up to the town's current standard of overwhelmingly improved, secure and functional properties that adorn many areas. This will significantly enhance this area, increasing property values with it.

We hope you agree this variance request is reasonable and necessary and the planned renovations will greatly improve the Windermere community from a practical and aesthetic standpoint.

Your consideration is greatly appreciated.

Sincerely,

Chris & Amy Rucki

Attached:

Architectural Plan

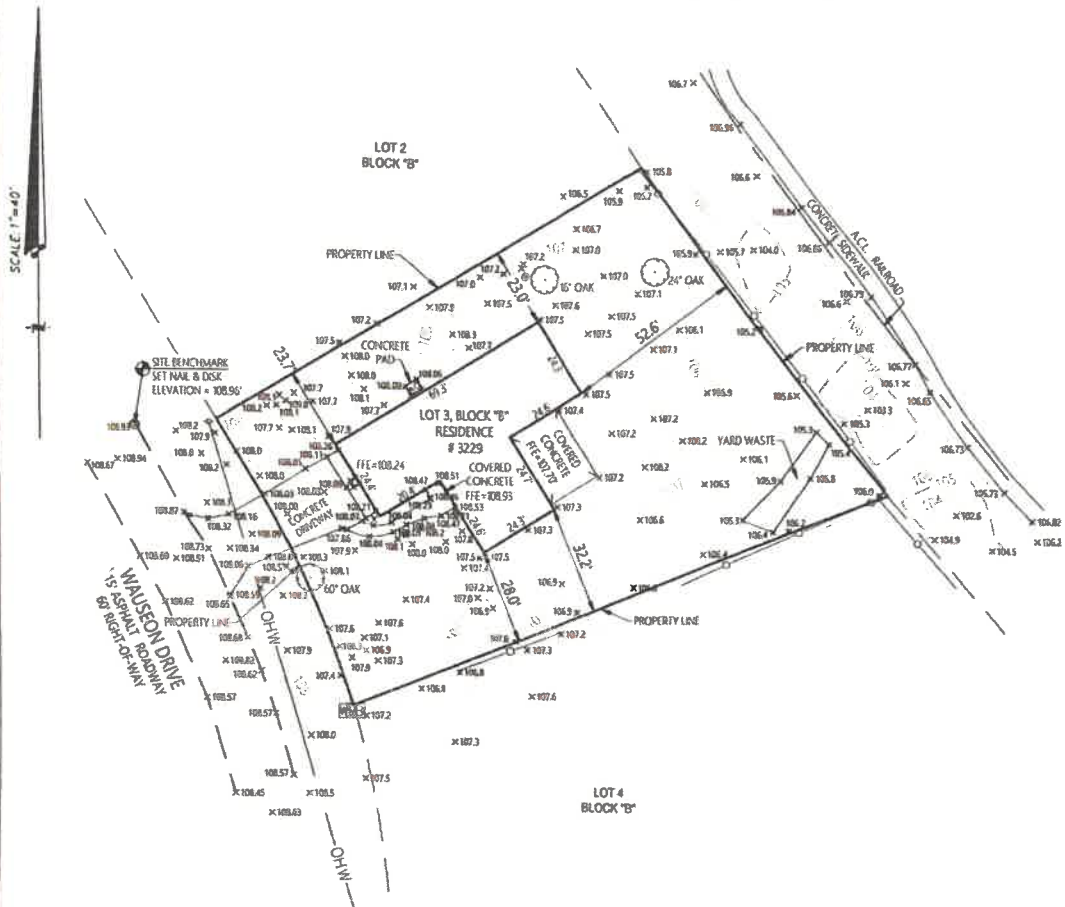
Site Plan with Site Data

Topographical Survey

" TOPOGRAPHIC SURVEY "

"REAL PROPERTY DESCRIPTION"

LOT 3, BLOCK B OF WAUSEON RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK X, PAGE 49, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



SCALE: 1"=40'

ABBREVIATION LEGEND:

- AIR CONDITIONER
- WATER METER
- CLEAN OUT
- FTE - FINISHED FLOOR ELEVATION
- OVERHEAD WIRE
- ELECTRIC BOX

SURVEYOR'S NOTES:

1. THIS TOPOGRAPHIC SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
4. VERTICAL INFORMATION SHOWN IS BASED ON A CLOSED LOOP LEVEL RUN FROM THE NATIONAL GEODETIC SURVEY BENCHMARK STAMPED: N 627 2005 - A FLANGE-ENCASED ROD, ELEVATION = 104.86' (NAVD86).
5. PROPERTY LINES SHOWN HEREON ARE FROM A BOUNDARY SURVEY BY NEXTGEN SURVEYING, LLC., ORDER# 1000041877, DATED: 11/15/2018 AND WAS PROVIDED BY THE CLIENT.
6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL # 12095C0220F, EFFECTIVE DATE 09/25/2009, ORANGE COUNTY, FLORIDA.

CERTIFIED TO:
CHRISTOPHER RUCK/AMY RUCK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCOTT BECHR, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5807

COMMENTS	FIELD	DATE	OFFICE	DATE
TOPOGRAPHIC SURVEY	C.A.P.	08/27/2020	C.A.P.	09/14/2020

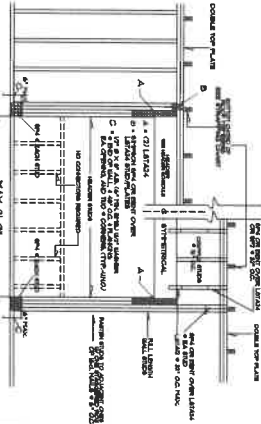
SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONSULTANTS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND THE BUYER MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

MINIMUM WALL AND HEADER STUD REQUIREMENTS

USUAL CONNECTION REQUIREMENTS
 AT POINTS WHERE WALLS MEET AT CORNERS AND AT POINTS WHERE WALLS MEET AT INTERSECTIONS OF WALLS AND AT POINTS OF VERTICAL BRICK MASONRY TO BE CONSIDERED AS FOLLOWS:

MINIMUM WALL AND HEADER STUD REQUIREMENTS	MINIMUM WALL AND HEADER STUD REQUIREMENTS
1. 2x4 STUDS	1. 2x4 STUDS
2. 2x6 STUDS	2. 2x6 STUDS
3. 2x8 STUDS	3. 2x8 STUDS
4. 2x10 STUDS	4. 2x10 STUDS
5. 2x12 STUDS	5. 2x12 STUDS
6. 2x14 STUDS	6. 2x14 STUDS
7. 2x16 STUDS	7. 2x16 STUDS
8. 2x18 STUDS	8. 2x18 STUDS
9. 2x20 STUDS	9. 2x20 STUDS
10. 2x22 STUDS	10. 2x22 STUDS
11. 2x24 STUDS	11. 2x24 STUDS
12. 2x26 STUDS	12. 2x26 STUDS
13. 2x28 STUDS	13. 2x28 STUDS
14. 2x30 STUDS	14. 2x30 STUDS
15. 2x32 STUDS	15. 2x32 STUDS
16. 2x34 STUDS	16. 2x34 STUDS
17. 2x36 STUDS	17. 2x36 STUDS
18. 2x38 STUDS	18. 2x38 STUDS
19. 2x40 STUDS	19. 2x40 STUDS
20. 2x42 STUDS	20. 2x42 STUDS
21. 2x44 STUDS	21. 2x44 STUDS
22. 2x46 STUDS	22. 2x46 STUDS
23. 2x48 STUDS	23. 2x48 STUDS
24. 2x50 STUDS	24. 2x50 STUDS
25. 2x52 STUDS	25. 2x52 STUDS
26. 2x54 STUDS	26. 2x54 STUDS
27. 2x56 STUDS	27. 2x56 STUDS
28. 2x58 STUDS	28. 2x58 STUDS
29. 2x60 STUDS	29. 2x60 STUDS
30. 2x62 STUDS	30. 2x62 STUDS
31. 2x64 STUDS	31. 2x64 STUDS
32. 2x66 STUDS	32. 2x66 STUDS
33. 2x68 STUDS	33. 2x68 STUDS
34. 2x70 STUDS	34. 2x70 STUDS
35. 2x72 STUDS	35. 2x72 STUDS
36. 2x74 STUDS	36. 2x74 STUDS
37. 2x76 STUDS	37. 2x76 STUDS
38. 2x78 STUDS	38. 2x78 STUDS
39. 2x80 STUDS	39. 2x80 STUDS
40. 2x82 STUDS	40. 2x82 STUDS
41. 2x84 STUDS	41. 2x84 STUDS
42. 2x86 STUDS	42. 2x86 STUDS
43. 2x88 STUDS	43. 2x88 STUDS
44. 2x90 STUDS	44. 2x90 STUDS
45. 2x92 STUDS	45. 2x92 STUDS
46. 2x94 STUDS	46. 2x94 STUDS
47. 2x96 STUDS	47. 2x96 STUDS
48. 2x98 STUDS	48. 2x98 STUDS
49. 2x100 STUDS	49. 2x100 STUDS

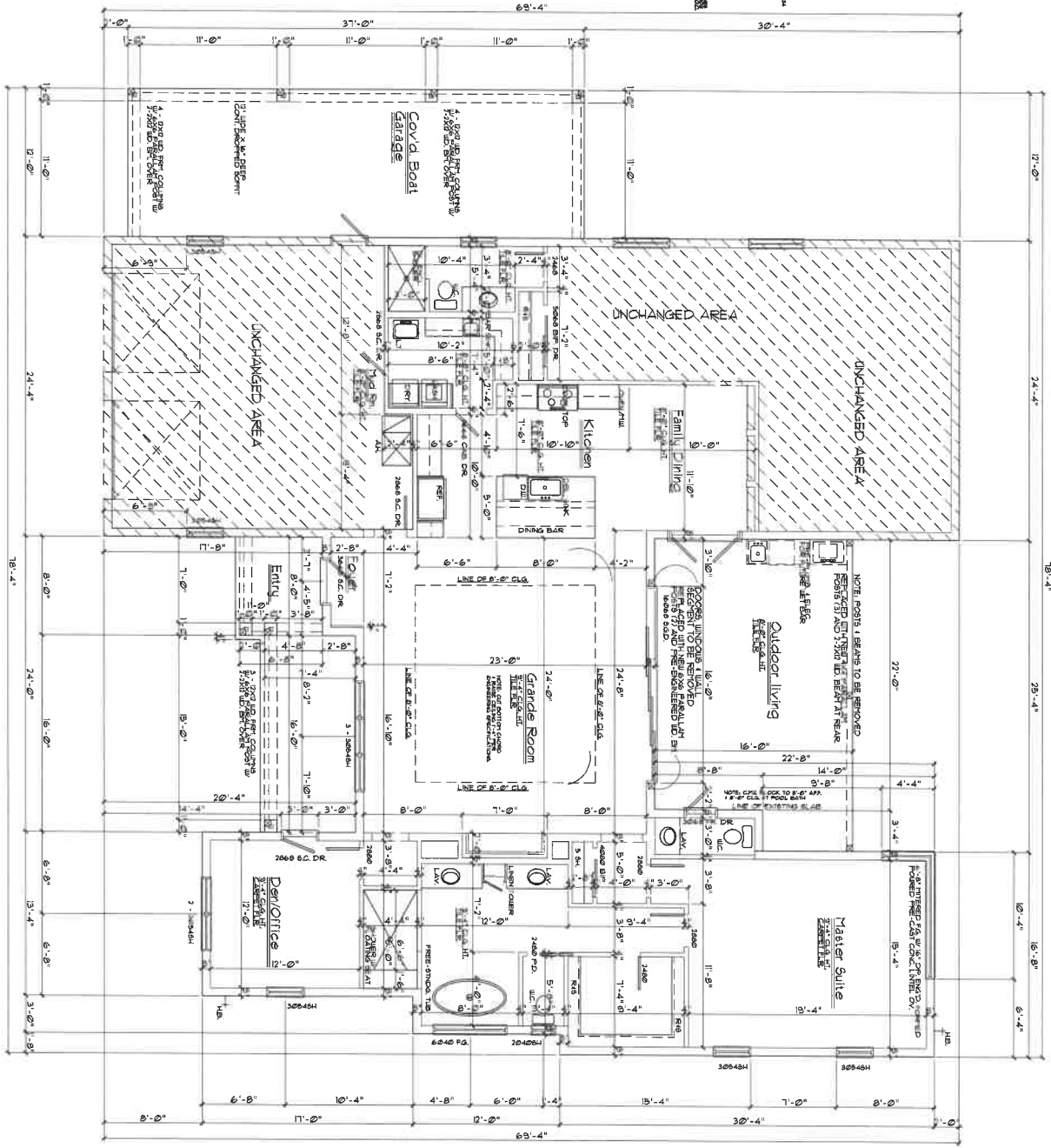


FOR INTERIOR LOADS UNLESS OTHERWISE NOTED FOR UP TO 8'-0\"/>

Area Tabulations

Living Area	2691 SF
Entry Porch	174 SF
Two-Car Garage	569 SF
Outdoor Living	376 SF
Cov. Boat Gar.	444 SF
Total:	4299 SF

NOTE: SOME WINDOWS MAY BE REPLACED TO ACCOMMODATE NEW ELEVATION STYLE WITH A SEPARATE PERMIT.



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Drawing No. 2
 of Sheets

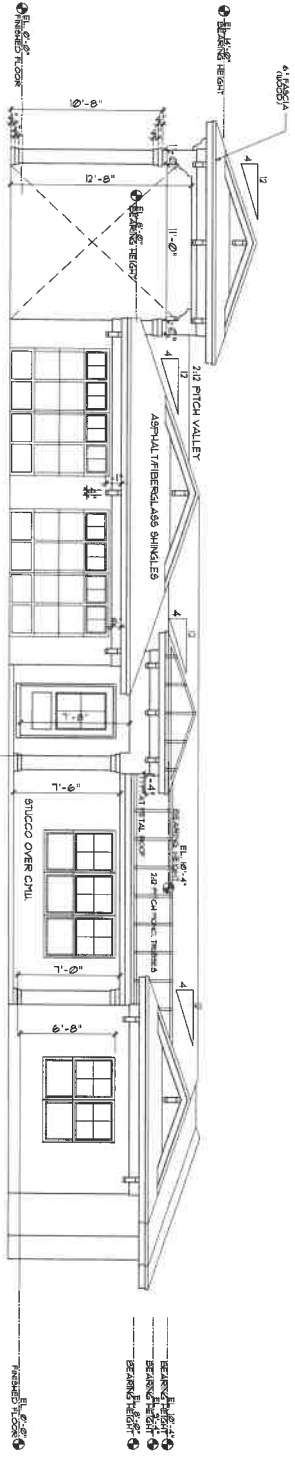
DATE: 07/2024
 LMS Revision Date

Engineer

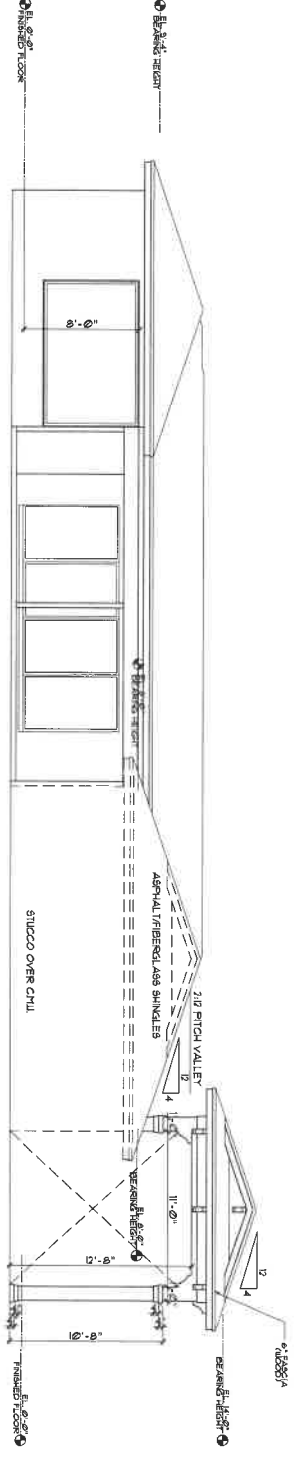
FLOOR PLAN
 3229 WAUSEON DRIVE

CHRIS RUCKI
 WINDERMERE, FLORIDA

LOT# X



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



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

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Drawing No. 4
of Sheets

Drawn By
Last Revision Date
Scale
Job No.
Date

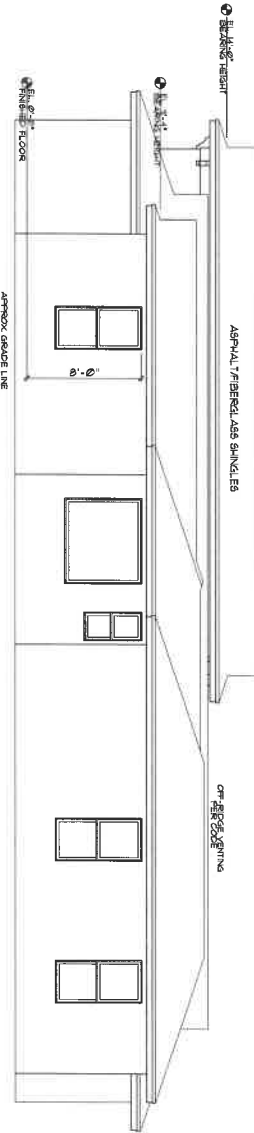
Engineer

ELEVATIONS
3229 WAUSEON DRIVE

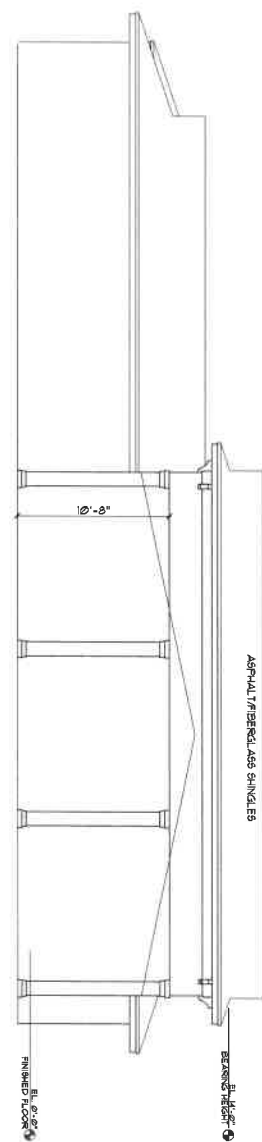
CHRIS RUCKI
WINDERMERE, FLORIDA

LOT#
X

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND THE BUILDER MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.



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



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

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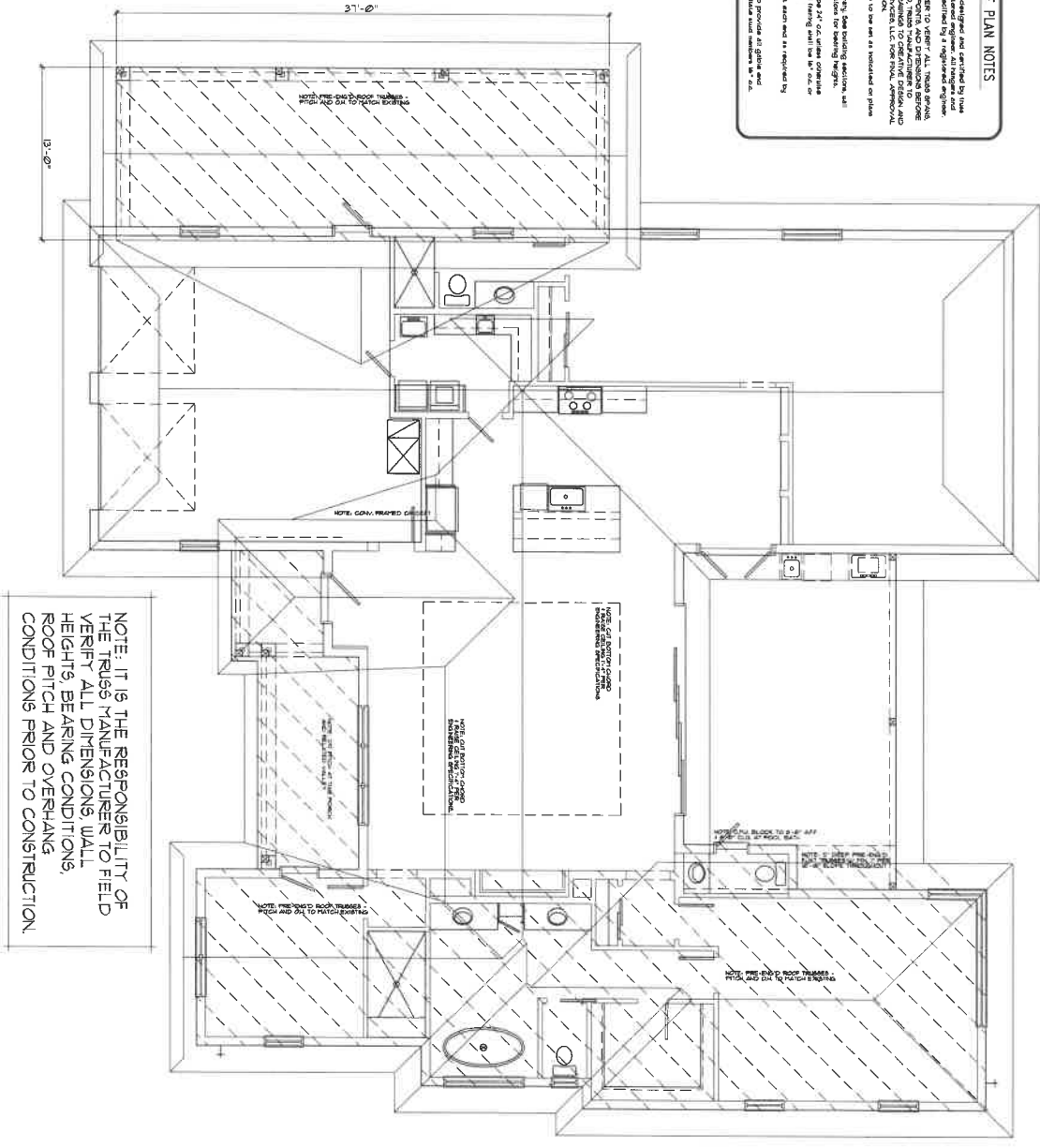
5 <small>OF SHEETS</small>	Drawing No. 5/2024	Designer Chris Rucki License No. 6702746 Date 1/4/24	Engineer 	ELEVATIONS 3229 WAUSEON DRIVE		CHRIS RUCKI WINDERMERE, FLORIDA		LOT# X

- (UNLESS NOTED OTHERWISE:
 USE PER HEADLINE #1)
1. JOISTS AND BEAMS
 2. USE L2S30 OR HTS20 FRAME TO JOISTS AND BEAMS
 3. USE MTS12 FRAME TO TRUSSES
 4. USE HUS26 AS 1 PLY HANGER AND HUS26-2 AS 2 PLY HANGER
 5. UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PILES IN GIRDER
 6. ALL EXTERIOR WALLS TO BE TREATED AS BEARING WALLS
 7. IF A LIMITED STRAP IS MISSED, APPLY (1) HTSM16 W/4 1/4" X 2 1/4" TAPONS FOR 1175 LBS UPLIFT AND (2) HTSM16 FOR 2,350 LBS UPLIFT
 8. MTS16 AND HTS20 MAY BE INTERCHANGED
 9. ALL INTERIOR STUDS TO HAVE SP4 AT 80 SP4 MAY BE USED IN LIEU OF SP1 & SP2
 10. PROVIDE HP ROOF DECK SUPPORT PER APA GUIDELINES

- HTT4, HTT5, MGT W/ 5'8" O A B W/6" EMBEDMENT. ALL STRAPPING HARDWARE TO PT LUMBER TO BE GALVANIZED
- DESIGN REQUIREMENT:
1. LIVE LOADS FOR FLOOR, DECKS AND STAIRS IS 40 PSF
 2. LIVE LOAD FOR ROOF IS 20 PSF
 3. LIVE LOADS FOR BALCONIES IS 60 PSF

ROOF PLAN NOTES

1. All trusses shall be designed and certified by a truss manufacturer.
2. Truss manufacturer to verify all truss joints, bearing points, and dimensions before providing truss details to contractor. Truss manufacturer shall be responsible for providing all truss details.
3. All roof pitches are to be set as indicated on plan and elevations.
4. Top plate width, when bearing on joists, shall be 2" wider than the depth of the joist.
5. Truss manufacturer shall provide all gable and dormer trusses.
6. Truss manufacturer shall provide all gable and dormer trusses with recommended wood species, etc.



NOTE: IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY ALL DIMENSIONS, WALL HEIGHTS, BEARING CONDITIONS, ROOF PITCH AND OVERHANG CONDITIONS PRIOR TO CONSTRUCTION.

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Drawing No. 5 of Sheets	Engineer 	FRAMING PLAN 3229 WAUSEON DRIVE	CHRIS RUCKI WINDERMERE, FLORIDA	LOT#

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103



Mayor
JIM O'BRIEN

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

October 30, 2020

HARRISON VAUGHN R
3218 WAUSEON DR
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 3229 Wauseon Drive. Z21-01

Chris and Amy Rucki, owners of 3229 Wauseon Drive, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance request is to allow for a new carport structure to be built on the north side of the existing home at a side setback from the north property line of 11.32' as opposed to the required side setback of 13' from the north property line. As a note, the proposed addition on the south side of the existing home is compliant with Town code and does not require a variance.

Enclosed is additional information regarding this request.

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere use of the enclosed stamped envelope to Wade Trim, Inc. by **November 13, 2020**.

This matter will be presented to the Development Review Board on **Tuesday, November 17, 2020 at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, December 8, 2020 at 6:00 p.m.** At this time, it is anticipated that both meetings will be held in person at Town Hall located at 620 Main Street. However, the meetings may also be provided virtually on ZOOM. Please check the Town's website at <https://town.windermere.fl.us/> or call Town Administration at 407-876-2563 to verify meeting locations and ZOOM availability. All meetings are open to the public, and you are welcome to participate. Feel free to contact me if you have any questions.

Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com
Encl.

RECOMMEND – Z21-01 (3229 Wauseon Drive)

APPROVAL: **DISAPPROVAL**

COMMENTS: *The Rucki family are great neighbors*

SIGNATURE: *Brandon Vaughn R* **DATE:** *Nov. 4/20*

HARRISON VAUGHN R