OPENING SESSION

- Determination of a quorum.
- Avery Donaudy, Chairperson, called the meeting to order at 2:00 p.m.
- Pledge of Allegiance.
- New Board members Azam and Wilson briefly introduced themselves.
- The Board ACCEPTED the Minutes of the January 28, 2014 BZA Meeting as presented.

PUBLIC COMMENT

Chairperson Donaudy pointed out that any member of the public could be heard on any matter before the board; if an item was listed on the consent agenda, any member of the public could ask that the item be pulled and placed on the regular agenda.

AGENDA REVIEW

Executive Secretary Cechman reviewed the items on the consent agenda.

CONSENT AGENDA

1. **VAR2013-00115**  **1510 MOUNT VERNON ST.**

   **Applicant/Owner:** Robert Denney, 1510 Mount Vernon St., Orlando, FL 32803

   **Location:** 1510 Mount Vernon St. (±0.16 acres)

   **District:** 4

   **Project Planner:** Michaëlle Petion (407-246-3837; michaelle.petion@cityoforlando.net)

   **Requested variance:**

   - Variance of 1 ft. to allow an inline addition to the principal structure at a 4 ft. side setback, where 5 ft. is the minimum required.

   **Recommended Action:** Approval of the requested variance, subject to the conditions in the staff report:

   1. Development shall be in strict conformance with all conditions and the survey and site plans found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.
   2. All other applicable state or federal permits must be obtained before commencing development.
   3. Compliance with conditions of approval of HPB2013-00262.
2. **VAR2013-00120**  **FIRESTONE SIGN**

Applicant: Morgan Voke, International Signs & Lighting, 714 Commerce Cir., Longwood, FL 32750

Owner: Harrold Productions, Inc., 1451 Falcon Dr., Orlando, FL 32803

Location: 578 N. Orange Ave. (±0.28 acres)

District: 5

Project Planner: Jim Burnett (407-246-3609; james.burnett@cityoforlando.net)

Requested variance:

- Variance to allow a roof sign in the AC-3A/T Downtown Orlando Central Business district, where roof signs and non-marquee digital message centers are prohibited.

**Recommended Action:** Approval of the requested variance, subject to the conditions in the staff report:

1. Development shall be in strict conformance with all conditions and the survey and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.

2. All applicable City, county, state or federal permits must be obtained before commencing development.

3. Conditions of HPB2013-00264, as amended by the HPB on February 5, 2014, shall be met.

4. Encroachment Agreement may be required at time of permitting, as sign will be located over the canopy, which already extends into the R-O-W.

3. **VAR2014-00003**  **515 GREELY ST.**

Applicant/Owner: Todd & Christine Bright, 515 Greely St., Orlando, FL 32804

Location: 515 Greely St. (±0.16 acres)

District: 3

Project Planner: Jim Burnett (407-246-3609; james.burnett@cityoforlando.net)

Requested variances:

A. Allow the one required parking space to extend ±3 ft. into the front setback, where said parking space is required to be located behind the front setback;

B. Allow a new carport to extend ±16 ft. in front of the existing front building façade, where an attached garage or carport must be recessed at least 5 ft. from the front façade on a nonconforming lot; and

C. Allow the new carport to be 4.9 ft. from the west side lot line, where a 6 ft. setback is required.

**Recommended Action:** Approval of the requested variances, subject to the conditions in the staff report:

1. Development shall be in strict conformance with all conditions and the survey and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.

2. All applicable City, county, state or federal permits must be obtained before commencing development.

3. Finishes and colors shall match or complement those of the house exterior.

4. Appearance Review will be required during permitting to ensure compliance with the variance conditions.

5. To visually mitigate the projecting carport, install a row of small evergreen shrubs (such as dwarf Walter's viburnum) or large groundcovers (such as cast-iron plant or Lily of the Nile) on each side of the carport. Projected mature height of selected species shall be at least 20 inches.
4. **VAR2014-00007 PASSALACQUA LAW FIRM SIGNS**

Applicant: Myrna Passalacqua, 1330 S. Semoran Blvd., Orlando, FL 32807

Owner: Monik Markus, 1431 Clarks Summit Ct., Orlando, FL 32828

Location: 1330 S. Semoran Blvd. (±0.20 acres)

District: 2

Project Planner: Jim Burnett (407-246-3609; james.burnett@cityoforlando.net)

Requested variances:

A. Design variance to retain existing non-conforming wall signage on an existing office; and

B. Variance to allow a larger wall sign than typically allowed within the O-1/SP/AN zoning district.

Recommended Action: Denial of Variance A and approval of a lesser design variance, and approval of Variance B, subject to the conditions in the staff report:

1. Development shall be in strict conformance with all conditions and the survey and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.

2. All other applicable state or federal permits must be obtained before commencing development.

**Urban Design Conditions**

3. Appearance Review shall be required at time of permitting to confirm compliance with these variance conditions.

4. If the existing front oak tree is removed, a new tree meeting the minimum street tree requirements of the Semoran Blvd. SP Overlay shall be installed elsewhere in the front yard of the site. The tree shall be irrigated for a minimum of two years, and shall be immediately replaced in the event that it dies.

5. The surface within the framed area around the remaining wall sign shall be painted to match the predominant background color of the monument sign.

6. A band of groundcover plants or dwarf shrubs is recommended (not required) along the sidewalk.

*Board member Hodges moved APPROVAL of the CONSENT AGENDA. Vice Chairperson Ariko SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

**REGULAR AGENDA**

- No items.

**OTHER BUSINESS**

- No items.
ADJOURNMENT

Chairperson Donaudy adjourned the meeting at 2:07 p.m.

STAFF PRESENT

Mark Cechman, City Planning
Karl Wielecki, City Planning
Jim Burnett, City Planning
Michaëlle Petion, City Planning
Ken Pelham, City Planning

Richard Forbes, City Planning
Lauren Torres, Permitting Services
Keith Grayson, Permitting Services
David Bass, City Attorney's Office

Mark Cechman, AICP, Executive Secretary

Ed Petersen, BZA Recording Secretary