WELCOME!

We are glad you have joined us for today's meeting. The Board of Zoning Adjustment (BZA) is an advisory board to City Council composed of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All BZA recommendations are subject to final action by City Council. We anticipate that the minutes of today's meeting will be presented at the City Council meeting on **Monday, July 28, 2014**, for approval of recommended actions.

GENERAL RULES OF ORDER

ROBERT'S RULES OF ORDER govern the conduct of the meeting. In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. However, since a general time limit of (5) minutes is allotted to each proponent/opponent of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration form and give it to the Recording Secretary. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

APPEALS

Any person desiring to appeal a recommended action of the Board will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. A request for a new hearing (appeal) must be filed with the Board of Zoning Adjustment Recording Secretary by 5:00 P.M., **Tuesday, July 1, 2014**. The BZA Recording Secretary is located in the City Planning Division on the sixth floor of City Hall. There is a $250 fee for this appeal. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

Thank you for participating in your government and making Orlando truly “The City Beautiful.”

OPENING SESSION

- Determination of a quorum
- Call to Order at 2:00 PM or as soon thereafter as possible
- Pledge of Allegiance
- Consideration of the May 27, 2014 BZA meeting minutes
PUBLIC COMMENT

In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. Please fill out a speaker request form and hand it to the Board secretary.

CONSENT AGENDA

1. VAR2014-00050 Waffle House

Applicant: Ryan Peterson, East Coast Waffles Inc., 5986 Financial Dr., Norcross, GA 30071
Owner: East Coast Waffles Inc., P.O. Box 6450, Norcross, GA 30091-6450
Location: 1815 S. Semoran Blvd. (±0.46 acres)
District: 2
Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

Requested variance:
- Design variance of 46 ft. for a new Waffle House to be 61 ft. from the front lot line, where the Semoran Blvd. Special Plan requires new principal structures to be located no less than 15 ft. from the front lot line.

Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. VAR2014-00053 Bumby Pet Rescue

Applicant: Todd Cohen, Cohen Real Estate Capital, 424 E. Central Blvd., Ste. 174, Orlando, FL 32801
Owner: Bumby CREC of Orlando LLC, 424 E. Central Blvd., MB 174, Orlando, FL 32801-1923
Location: 116 & 200 N. Bumby Ave. (±0.33 acres)
District: 4
Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variances:
A. Design variance to allow parking in front of the principal façade.
B. Variance of 25 ft. to allow a front setback of +40 ft., where 15 ft. is the maximum allowed.
C. Variance of 2 parking spaces to allow 7 spaces, where 9 spaces is the minimum required.
D. Variance of 2 ft. to allow a 2 ft. drive aisle, where 24 ft. is the minimum required.
E. Variance of 3 ft. to allow 0 ft. of perimeter landscaping between the vehicular use area and the building, where 3 ft. is the minimum required.
F. Variance of 4.5 ft. to allow 3 ft. of perimeter parking lot landscaping along the south property line, where 7.5 ft. is the minimum required.
G. Variance of 7.5 ft. to allow 0 ft. of perimeter parking lot landscaping along the north property line, where 7.5 ft. is the minimum required.

Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
REGULAR AGENDA

3. **VAR2014-00056**  3101 WALNUT ST.

Applicant/Owner: Mery Cortez, 3101 Walnut St., Orlando, FL 32806

Location: 3101 Walnut St. (±0.24 acres)

District: 4

Project Planner: TeNeika Walker (407.246.4257 – teneika.walker@cityoforlando.net)

Requested variances:

A. Variance of 4.6 ft. to allow a side yard setback of 2.9 ft. for an existing rear cottage/recreational building, where 7.5 ft is the minimum required.

B. Variance of 1.2 ft. to allow a rear yard setback of 3.8 ft. for said building, where 5 ft. is the minimum required.

*Recommended action:* Approval of Variance A, subject to the conditions in the staff report, and denial of Variance B.

OTHER BUSINESS

- No items.

ADJOURNMENT