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, June 15, 2015, 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, June 2, 2015. 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 April 28, 2015 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. **VAR2015-00033** **ORLANDO CENTRAL**
   - Applicant: James Johnston, Shutts & Bowen LLP, 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801
   - Owner: HHH Reilly Fund LLC, PO Box 273760, Boca Raton, FL 33427
   - Location: 110 W. Jefferson St. (±1.39 acres)
   - District: 5
   - Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)
   - Requested variance: Variance for a thirty-one percent (36%) parking reduction to allow 478 parking spaces, where 735 parking spaces are required, for proposed 31-story, 450 unit residential and 13,464 sq. ft. commercial mixed-use tower detached garage.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. **VAR2015-00042** **1828 WOODWARD ST.**
   - Applicant: Stephen Cold, 1341 S. Grant St., Longwood, FL 32750
   - Owner: Jian Feng Zhang & Mei Lan Zhang, 121 Golden Ave., Unit 51, Calamvale, Queensland, Australia 4116
   - Location: 1828 Woodward St. (±0.16 acres)
   - District: 4
   - Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)
   - Requested variance: Variance of 5 ft. to allow a 5 ft. side setback, where 10 ft. is required.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.
3. **VAR2015-00043** 9445 VENEZIA PLANTATION DR.

   Applicant/Owner: Carolina Mejia, 9445 Venezia Plantation Dr., Orlando, FL 32829
   Location: 9445 Venezia Plantation Dr. (±0.14 acres)
   District: 1
   Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

   Requested variance:
   - Variance of 10 ft. to allow a sunroom at a 10 ft. rear setback, where 20 ft. is the minimum required.

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

4. **VAR2015-00044** 724 W. NEW HAMPSHIRE ST.

   Applicant/Owner: Nate Shuck, Nu Design Builders, 431 E. Horatio Ave., Ste. 230, Maitland, FL 32751
   Owner: Michael Eugene & Lisa Selski, 724 W. New Hampshire St., Orlando, FL 32804
   Location: 724 W. New Hampshire St. (±0.15 acres)
   District: 3
   Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

   Requested variances:
   A. Variance of 3.7 ft. to allow an in-line carport addition 3.8 ft. from the west side lot line, where a minimum 7.5 ft. side setback is required; and
   B. Variance to allow a new attached carport to be flush with the principal façade of the house, where said carport is required to be recessed at least 5 ft. behind the principal façade for an existing house on a legally non-conforming lot.

   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
5. **VAR2015-00039** 1621 BALTIMORE AVE.

Applicant: Tony Ewen, EDesign Management LLC, 205 E. Central Blvd., Ste. 500, Orlando, FL 32801

Owner: Mary Margaret Ashe, 1621 Baltimore Ave., Orlando, FL 32803

Location: 1621 Baltimore Ave. (±0.15 acres)

District: 1

Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variances:

A. Variance of 8.5 ft. to allow a principal structure rear setback of 16.5 ft., where 25 ft. is the minimum required.

B. Variance of 1.5 ft. to allow an accessory structure rear setback of 3.5 ft., where 5 ft. is the minimum required.

C. Variance of 3 ft. to allow a building separation of 2 ft., where 5 ft. is the minimum required.

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

REGULAR AGENDA

6. **VAR2015-00037** 531 VIRGINIA DR.

Applicant/Owner: J & T Food & Beverage Inc., 7341 S. Orange Ave., Orlando, FL 32809

Location: 531 Virginia Dr. (±0.18 acres)

District: 3

Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

Requested variances:

A. Variance to allow a bar to be ±365 ft. from the Lake Highland Prep. ball fields, where a minimum 1000 ft. separation is required;

B. Variance to allow a bar with a 2nd story apartment to have 9 parking spaces, where a minimum 12 spaces are required;

C. Variance to allow reduced landscape buffers, where a minimum 7.5 ft. buffer is required;

D. Variance to allow an 87% impervious surface ratio (ISR), where a maximum 85% ISR is allowed; and

E. Design Variance to allow vehicles to be parked in front of the principal structure in the Traditional City Overlay.

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

OTHER BUSINESS

- No items.

ADJOURNMENT

Revised: 5/20/2015