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, September 21, 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, September 1, 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 July 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. **VAR2015-00065 1515 N. FOREST AVE.**

   Applicant/Owner: Joy Cox, 1515 N. Forest Ave., Orlando, FL 32803

   Location: 1515 N. Forest Ave. (±0.18 acres)

   District: 4

   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

   Requested variances:

   A. Variance of 5 ft. to allow a 15 ft. street side setback for a carport addition, where a 20 ft. side setback is required; and

   B. Variance of 3 ft. to allow a 22 ft. rear yard setback for a carport addition, where a 25 ft. rear setback is required.

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

2. **VAR2015-00072 2208 HILLCREST ST.**

   Applicant/Owner: Gary Fleming, Whirly Properties LLC, 2208 Hillcrest St., Orlando, FL 32803

   Location: 2208 Hillcrest St. (±0.69 acres)

   District: 4

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

   Requested variances:

   A. Design Variance to allow post and panel signs in the Traditional City Overlay;

   B. Variance to allow three (3) signs, where the site is limited to one (1) sign per street frontage; and

   C. Variance of 10.5 ft. to allow said signs to be 2 ft. from the front lot line, where a minimum 12.5 ft. sign setback is required in the O-1/T zoning district.

   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2015-00077**  
**1100 W. YALE ST.**  
Applicant/Owner: James & Monica Byrne, 1100 W. Yale St., Orlando, FL 32750  
Location: 1100 W. Yale St. (±0.16 acres)  
District: 3  
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)  
Requested variance:  
A. Variance of 1.1 ft. to allow a principal structure setback of 4.9 ft. from the east lot line, where 6 ft is the minimum allowed side setback;  
B. Variance of 0.9 ft. to allow a principal structure setback of 5.1 ft. from the west lot line, where 6 ft is the minimum allowed side setback; and  
C. Variance of 0.02 ISR to allow for a 0.57 ISR, where 0.55 ISR is the maximum allowed.  

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

4. **VAR2015-00078**  
**7667 TOSCANA BLVD.**  
Applicant/Owner: Jose Chavez, Park Square Homes, 5200 Vineland Rd., Orlando, FL 32811  
Location: 7667 Toscana Blvd. (±0.17 acres)  
District: 6  
Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)  
Requested variance:  
- Variance of 6 ft. to allow a new 3-story single-family home 14 ft. from the rear/street lot line, where a minimum 20 ft. rear setback is required in the Toscana Lake Villas PD zoning district.  

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

5. **VAR2015-00080**  
**WAHL SIGN**  
Applicant/Owner: Henry Wahl, 417 S. Summerlin Ave., Orlando, FL 32801  
Location: 417 S. Summerlin Ave. (±0.17 acres)  
District: 4  
Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)  

Revised: 8/19/2015
Requested variances:

A. Design variance to allow a monument sign in the Traditional City Overlay;
B. Variance of 8.25 sq. ft. to allow a sign area of 17 sq. ft., where a maximum 8.75 sq. ft. of sign area is allowed for the existing office use; and
C. Variance of 6 ft. to allow an existing monument sign 6.5 ft. from the front lot line, where a minimum 12.5 ft. front setback is allowed in the O-1/T/AN zoning district.

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

6. **VAR2015-00082**  **2136 W. GORE ST.**

Applicant/Owner: Jessie Windom, 2435 Piedmont St., Orlando, FL 32805
Owner: Cheryl Zackery-Dancy, 2136 W. Gore St., Orlando, FL 32805
Location: 2136 W. Gore St. (±0.23 acres)
District: 5
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

Requested variance:

A. Variance of 2.9 ft. to allow a 27.1 ft. front setback, where 30 ft. is required;
B. Variance of 1 ft. to allow a 6.5 ft. west side setback, where 7.5 ft. is required; and
C. Variance of 29 ft. to allow a garage to project into the front setback 24 ft., where a 5 ft. setback from the principal structure façade is required on a non-conforming lot.

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

**REGULAR AGENDA**

7. **VAR2014-00122**  **PHANTOM LOUNGE**

Applicant: Fady Nessim, Phantom Lounge, 1021 E. Colonial Dr., Orlando, FL 32803
Owner: Asian/Florida Investment Co., Inc., 816 N. Mills Ave., Orlando, FL 32803
Location: 1021 E. Colonial Dr. (±0.09 acres)
District: 3
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

Requested variance:

- Variance to allow on-site consumption of alcohol within 1,000 ft. of a school or church for the renovation and change of use to a hookah lounge.

Recommended action: Denial of the requested variance.
8. **VAR2015-00074**  **1909 E. MARKS ST.**

**Applicant:** Janet Morales, 1911 E. Marks St., Orlando, FL 32803  
**Owner:** Dawn Mallard, 2110 Weber St., Orlando, FL 32803  
**Location:** 1909 E. Marks St. (±0.17 acres)  
**District:** 4  
**Project Planner:** Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)  
**Requested variance:**

A. Variance of 12% to allow an ISR of 67% where 55% is the maximum permitted, to cover an existing patio area at the rear of the duplex property.

**Recommended action:** Denial of the variance and approval of a lesser variance of 6%, subject to the conditions in the staff report.

9. **VAR2015-00075**  **935 ALTALOMA AVE.**

**Applicant/Owner:** Michaela Coogan, 935 Altaloma Ave., Orlando, FL 32803  
**Location:** 935 Altaloma Ave. (±0.08 acres)  
**District:** 4  
**Project Planner:** Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)  
**Requested variances:**

A. Variance of ±22.5 ft. to allow a front deck at a 2.5 ft. front setback, where 25 ft. is the minimum required;  
B. Variance of ±3 ft. to allow side setbacks of 2 ft., where 5 ft. is the minimum required; and  
C. Variance of 9% to allow a wooden deck to cover 59% of the required rear yard, where 50% is the maximum permitted.

**Recommended action:** Approval of Variance A, subject to the conditions of the staff report; Denial of Variance B; and Denial of Variance C and approval of a lesser variance of 4% rear yard coverage.

10. **VAR2015-00079**  **1127 ARTHUR ST.**

**Applicant:** Justina Bauknight, Kent Custom Homes Inc., PO Box 700355, St. Cloud, FL 34770  
**Owner:** EIB Properties LLC, 6536 Pinecastle Blvd., Ste. A, Orlando, FL 32809  
**Location:** 1127 Arthur St. (±0.23 acres)  
**District:** 3  
**Project Planner:** Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)  
**Requested variances:**

A. Variance of 4.8 ft. to allow a covered front porch on a new home to be 25.2 ft. from the front lot line, where a minimum 30 ft. front setback is required in the R-1AA/W zoning district;
B. Variance of 9.8 ft. to allow a new attached garage to be 25.2 ft. from the front lot line, where said garage is required to be recessed at least 5 ft. behind the principal façade for a house on a legally non-conforming lot; and

C. Variance of 3.4 ft. to allow an existing pool deck to be 1.6 ft. from the east side lot line, where a minimum 5 ft. setback is required for accessory structures.

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

OTHER BUSINESS

- Update the Board on status of case VAR2015-00060, 608 E. Concord St., which was appealed.
- Election of officers.

ADJOURNMENT