BOARD OF ZONING ADJUSTMENT

AGENDA

NOVEMBER 24, 2015

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, December 14, 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., Thursday, December 3, 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 October 27, 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. **VAR2015-00109** CROWNPOINTE TRAILER PARKING

   Applicant: Jackson Taunton IV, Colliers, 4830 W. Kennedy Blvd., Ste. 300, Tampa, FL 33609
   Owner: TR Crownpointe Corp., 13155 Noel Rd., Ste. 500, Dallas, TX 75240
   Location: 7469 Kingspointe Pkwy. (±11.4 acres)
   District: 6
   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

   Requested variance:
   - Variance of 4% to allow an 84% impervious surface coverage for additional trailer parking, where 80% is the maximum allowed in the I-P zoning district.

   **Recommended action:** Withdrawal of the requested variance by the applicant.

2. **VAR2015-00110** 1911 STANLEY ST.

   Applicant/Owner: Tuan Ma, 1911 Stanley St., Orlando, FL 32803
   Location: 1911 Stanley St. (±0.15 acres)
   District: 4
   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

   Requested variance:
   - A. Variance of 12 ft. to allow a rear yard setback of 13 ft., where 25 ft. is required for an existing principal structure, and
   - B. Variance of 1 ft. to allow a side yard setback of 6.5 ft., where 7.5 ft. is required for an existing principal structure.

   **Recommended action:** Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2015-00112** 641 HEMPSTEAD AVE.

Applicant/Owner: Steven Haugrud, 641 Hempstead Ave., Orlando, FL 32803  
Location: 641 Hempstead Ave. (±0.21 acres)  
District: 4  
Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variance:

- Variance of 14 ft. to allow a rear yard setback of 11 ft. where 25 ft. is the minimum required.

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

4. **VAR2015-00113** THE MARKS LAW FIRM SIGNAGE

Applicant: Kathy Mitchell, The Marks Law Firm, 733 N. Magnolia Ave., Orlando, FL 32803  
Owner: T & L Magnolia LLC, 733 N. Magnolia Ave., Orlando, FL 32803  
Location: 733 N. Magnolia Ave. (±0.25 acres)  
District: 3  
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

Requested variance:

- Design Variance to allow a post-and-panel sign (existing) between the principal structure and the street for a building that is setback 8 ft. from the front property line, where a 15 ft. setback is required for such a sign in the Traditional City Overlay District.

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

5. **VAR2015-00115** 2000 N. MILLS AVE.

Applicant: Geoff Summitt, G. L. Summitt Engineering Inc., 3667 Simonton Pl., Lake Mary, FL 32746  
Owner: 1900 North Mills Avenue LLC, 234 Harbour Gardens Ct., Orlando, FL 32806  
Location: 2000 N. Mills Ave. (±0.23 acres)  
District: 3  
Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

Requested variance:

- Variance to permit parking on the side of an adjoining building, where parking is only permitted in the rear.

**Recommended action:** Approval of the requested variance, subject to the conditions in the staff report.
6. **VAR2015-00116**  619 RUGBY ST.

Applicant/Owner:  Erica & Christopher Glisson, 619 Rugby St., Orlando, FL 32804  
Location:  619 Rugby St. (±0.14 acres)  
District:  3  
Project Planner:  Katy Magruder (407.246.3355 – kathleen.magruder@cityoforlando.net)

Requested variances:

A. Variance of 0.8 ft. to the required 6 ft. side setback on the east of the existing home;  
B. Variance of 1.2 ft. to the required 6 ft. side setback on the west of the existing home;  
C. Variance of 3 ft. to allow an open-air front porch within the Traditional City overlay; and  
D. Variance to allow the garage to be flush with existing house, as a result of the substantial enlargement.

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

7. **VAR2015-00117**  THE PARKING SPOT SIGNAGE

Applicant:  Diana Grunenderman, Don Bell Industries Inc., 365 Oak Pl., Port Orange, FL 32127  
Owner:  TPS Parking Orlando LLC, 100 N. Tampa St., Ste. 1850, Tampa, FL 33602  
Location:  5500 Hazeltine National Dr. (±15.76 acres)  
District:  1  
Project Planner:  Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

Requested variance:

- Variance of 94 sq. ft. to allow 266 sq. ft. of total sign area, where only 172 sq. ft. of total sign area is allowed for the site.

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

8. **VAR2015-00118**  1620 CURRY FORD RD.

Applicant/Owner:  Alejandro Perez, 1620 Curry Ford Rd., Orlando, FL 32806  
Location:  1620 Curry Ford Rd. (±0.17 acres)  
District:  4  
Project Planner:  Katy Magruder (407.246.3355 – kathleen.magruder@cityoforlando.net)

Requested variance:

- Variance of 5 ft. for a semi-circular driveway with openings set 37 ft. apart, where 42 ft. is required.

**Recommended action:**  Approval of the requested variance, subject to the conditions in the staff report.
9. **VAR2015-00119** 610 W. KING ST.

Applicant/Owner: Kyle Earley, 610 W. King St., Orlando, FL 32804

Location: 610 W. King St. (±0.16 acres)

District: 3

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

Requested variances:

A. Variance of 0.4 ft. to allow 5.6 ft. west side setbacks where 6 ft. is the minimum required;
B. Variance of 0.3 ft. to allow 5.7 ft. east side setbacks where 6 ft. is the minimum required; and
C. Variance of 5 ft. to allow required parking at a 20 ft. front setback where 25 ft. is the minimum required.

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

**REGULAR AGENDA**

10. **VAR2015-00114** MALLEN OFFICE PARKING

Applicant/Owner: David Mallen, SLM2 LLC, 1412 E. Robinson St., Orlando, FL 32801

Location: 1412 E. Robinson St. (±0.15 acres)

District: 4

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

Requested variances:

A. Design Variance to allow accessory parking in front of the building, where all parking spaces are required to be behind the building façade;
B. Variance to allow pavers as an alternative durable all-weather surface for the two (2) requested front parking spaces;
C. Variance of 12% to allow an increased 52% front yard impervious surface coverage (for only one front parking space), where the front yard impervious surface coverage is limited to a maximum of 40%; and
D. Design Variance to allow a post & panel sign in the Traditional City overlay.

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

**OTHER BUSINESS**

- Reminding the Board that the date of the December BZA hearing has been moved to December 15, 2015.

**ADJOURNMENT**