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, January 11, 2016, 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, December 22, 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 November 24, 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. **VAR2015-00127** 2420 NORFOLK RD.

   Applicant: Robert Riddle, 508 Barclay Ave., Altamonte Springs, FL 32701
   Owner: Joseph & Eugenia Sefcik, 2420 Norfolk Rd., Orlando, FL 32803
   Location: 2420 Norfolk Rd. (±0.82 acres)
   District: 3
   Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

   Requested variance:
   - Variance of 2.5 ft. to allow a side setback of 5 ft. where 7.5 ft. is the minimum required for an open covered deck.

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

2. **VAR2015-00130** 623 TERRACE BLVD.

   Applicant/Owner: Raymond Lam, 860 N. Orange Ave., Ste. 135, Orlando, FL 32801
   Location: 623 Terrace Blvd. (±0.86 acres)
   District: 3
   Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

   Requested variance:
   - Variance to build a three-story house on a non-conforming lot, where the house would be limited to two stories.

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

3. **VAR2015-00131** 1218 VASSAR ST.

   Applicant/Owner: Julie Vecchio, 1218 Vassar St., Orlando, FL 32804
   Location: 1218 Vassar St. (±0.19 acres)
   District: 3
   Project Planner: Katy Magruder (407.246.3355 - kathleen.magruder@cityoforlando.net)
Requested variance:

- Variance to allow covered parking encroaching in front of principal structure.

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

4. **VAR2015-00133** 1744 FLAMINGO DR.

Applicant/Owner: Reed Gaede, 1744 Flamingo Dr., Orlando, FL 32803

Location: 1744 Flamingo Dr. (±0.23 acres)

District: 3

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

Requested variances:

A. Design variance for a projecting garage, where the garage is required to be 5 ft. setback from the front façade (non-conforming);
B. Variance to allow a 25 ft. front yard setback, where 30 ft. is required in the R-1AA/T zoning district; and
C. Variance to allow a 20 ft. rear yard setback, where 25 ft. is required in the R-1AA/T zoning district.

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

REGULAR AGENDA

5. **VAR2015-00126** 500 E. AMELIA ST.

Applicant/Owner: Mariano Cardozo, 500 E. Amelia St., Orlando, FL 32803

Location: 500 E. Amelia St. (±0.16 acres)

District: 4

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

Requested variance:

- Variance of 5.6 ft. and 4.1 ft. to allow a 2nd floor landing and associated staircase on an existing 2-story garage with a 2 floor storage space to be 5.4 ft. and 10.9 ft. from the rear yard property line, where a maximum 2 ft. encroachment is allowed within a minimum 15 ft. rear yard setback for a 2-story accessory structure.

Recommended action: Denial of the requested variance.

6. **VAR2015-00129** 1511 ORIOLE AVE.

Applicant/Owner: Charles Braziel, 1511 Oriole Ave., Orlando, FL 32803

Location: 1511 Oriole Ave. (±0.17 acres)

District: 3

Project Planner: Katy Magruder (407.246.3355 – kathleen.magruder@cityoforlando.net)
Requested variances:

A. Variance of 2.8 ft. to allow a 4.7 ft. side setback where 7.5 ft. is the minimum required for an inline addition; and
B. Variance of 12.2 ft. to allow 12.8 ft. rear setback where 25 ft. is the minimum required for an inline addition.

Recommended action: Approval of the Variance A, and denial of Variance B and approval of a lesser variance of 4.2 ft. to allow a 20.8 ft. rear yard setback.

7. **VAR2015-00132** 2917 ELIZABETH AVE.

Applicant/Owner: Julie Holmes, 2917 Elizabeth Ave., Orlando, FL 32804

Location: 2917 Elizabeth Ave. (±0.19 acres)

District: 3

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

Requested variances:

A. Variance of 2 ft. to allow an attached 4 ft. wide staircase 11 ft. from the rear lot line, where said staircase is allowed to encroach not more than 2 ft. into the 15 ft. rear yard setback for a 2-story detached accessory structure; and
B. Variance of 0.4 ft. to allow an extended driveway 1.6 ft. from the south side lot line, where a minimum 2 ft. vehicular use buffer is required.

Recommended action: Denial of Variance A and approval of Variance B, subject to the conditions in the staff report.

OTHER BUSINESS

- No items.

ADJOURNMENT