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, March 28, 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, March 1, 2016. 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 January 26, 2016 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. **VAR2015-00144**

1416 & 1420 E. ROBINSON ST.

   Applicant: C. J. Deverell, 229 Emory Pl., Orlando, FL 32804
   Owner: Jose & Geraldine Cardenas, 1824 Harland Park Dr., Winter Park, FL 32789
   Location: 1416 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 between the front lot line and the principal building facades; and
   
   B. Variance of 7% to allow 47% front yard impervious surface coverage, where limited to 40% for each lot or both lots combined.

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

2. **VAR2016-00003**

HARRY WARREN OFFICE WAREHOUSE

   Applicant: David Runnels, P.A., 233 W. Park Ave., Winter Park, FL 32789
   Owner: Robert & Leigh Mycoff, 1400 N. Orange Blossom Tl., Orlando, FL 32804
   Location: 1400 N. Orange Blossom Tl. (±1.33 acres)
   District: 3
   Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

   Requested variance:

   • Variance to permit the construction of a second story addition to an existing building on the rear property line, where a 10 ft. rear setback is the minimum required.

   Recommended action: Approval of the requested variance, subject to the conditions in the staff report and addendum.
3. **VAR2016-00004** JARED JEWELRY STORE PARKING

   Applicant: Michael Rubino, GPD Group, 520 S. Main St., Ste. 2531, Akron, OH 44311
   Owner: Cameron Group Associates, LLP, 600 E. Colonial Dr., Ste. 100, Orlando, FL 32803
   Location: 4095 Millenia Blvd. (±1.2 acres)
   District: 4
   Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

   Requested variance:
   - Variance of 7 parking spaces to allow a new jewelry store to have 31 spaces, where a maximum 24 spaces are allowed for the proposed retail use.

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

4. **VAR2016-00008** METROPOLITAN DESSERT BAR

   Applicant: Anthony Manicone, Dessert & Wine Bar, 101 Sun Harbor Dr., Liverpool, NY 13090
   Owner: Susan Carver, Metropolitan Dog Spa, 151 E. Washington St., Orlando, FL 32801
   Location: 151 E. Washington St. (±1.92 acres)
   District: 5
   Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

   Requested variance:
   - Variance to allow on-site consumption of alcohol within 200 ft. of a church for a dessert and wine bar.

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

**REGULAR AGENDA**

5. **VAR2016-00002** 121 KENNISON DR.

   Applicant: Richard Barrette, Architect, 924 Brentwood Dr., Apopka, FL 32712
   Owner: Vanessa Siefcak, 121 Kennison Dr., Orlando, FL 32801
   Location: 121 Kennison Dr. (±0.14 acres)
   District: 4
   Project Planner: Katy Magruder (407.246.3355 – kathleen.magruder@cityoforlando.net)
Requested variance:

A. Variance of 10 ft. to allow for the development of a two-story detached garage and apartment 5 ft. from the rear property line, where a 25 ft. rear setback is the minimum required, and

B. Variance of 3 ft. to the required 10 ft. separation between the principal structure and accessory structure.

Recommended action: Denial of Variance A and approval of a lesser variance of 5 ft.; and Denial of Variance B and approval of a lesser variance of 1.8 ft.

6. **VAR2016-00006**

722 E. AMELIA ST.

Applicant: Sean Lackey Architecture LLC, 1110 E. Marks St., Orlando, FL 32803

Owner: Gabriel Rodriguez & Roger Veon, 722 E. Amelia St., Orlando, FL 32803

Location: 722 E. Amelia St. (±0.24 acres)

District: 4

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

Requested variance:

- Variance of ±9.9 ft. to allow the development of a two-story detached garage and apartment to be ±5.1 ft. from the rear property line, where a 15 ft. rear setback is the minimum required.

Recommended action: Denial of the requested variance and approval of a lesser variance 5 ft.

**OTHER BUSINESS**

- No items.

**ADJOURNMENT**