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, November 14, 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, November 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 September 27, 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. **VAR2016-00109**  
   **PIO PIO RESTAURANT**
   
   **Applicant:** George Stylianou, CDS Contractors Inc., 7436 Narcoossee Rd., Orlando, FL 32822
   
   **Owner:** Paulas 3 LLC, 3808 Gatlin Place Cir., Orlando, FL 32812
   
   **Location:** 2259 S. Semoran Blvd. (±0.84 acres)
   
   **District:** 2
   
   **Project Planner:** Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)
   
   **Requested variances:**
   
   A. Variance to allow an expanded restaurant building 22.5 ft. from the front lot line, where the maximum setback cannot exceed 15 ft. in the Semoran Special Plan Overlay; and
   
   B. Variance to waive the minimum required 7.5 ft. landscape buffer for an existing parking section/row along the north lot line.
   
   **Recommended action:** Approval of the requested variances, subject to the conditions in the staff report.

2. **VAR2016-00110**  
   **ESQ HOLDINGS OFFICE SIGN**
   
   **Applicant:** Tushaar Desai, Desai Law P.A., 1914 E. Robinson St., Orlando, FL 32803
   
   **Owner:** ESQ Holdings Inc., 1916 E. Robinson St., Orlando, FL 32803
   
   **Location:** 1914 E. Robinson St. (±0.19 acres)
   
   **District:** 4
   
   **Project Planner:** Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)
   
   **Requested variances:**
   
   A. Design Variance to allow a post and panel sign in the Traditional City Overlay; and
   
   B. Variance of 4 sq. ft. to allow an 8 sq. ft. post and panel sign, where said sign is limited to 4 sq. ft. in the O-1/T/AN zoning district.
   
   **Recommended action:** Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2016-00111**  
**TUBBS BREWING**

Applicant/Owner: Cathleen Springman, W. Central LLC, 25 Wall St., Orlando, FL 32801

Location: 613 W. Central Blvd. (±0.37 acres)

District: 5

Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

Requested variance:
- Variance to permit the sale of alcoholic beverages for on-site consumption within 500 ft. of a church.

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

4. **VAR2016-00114**  
**6318 ROCKAWAY ST.**

Applicant/Owner: Bethany Hoover, 6318 Rockaway St., Orlando, FL 32807

Location: 6318 Rockaway St. (±0.19 acres)

District: 2

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

Requested variance:
- Variance of 6 ft. to allow a shed to be constructed 1.5 ft. from the west side property line, where 7.5 ft. is required in the R-1A/AN zoning district.

Recommended action: *Approval of the requested variance, subject to the conditions in the staff report.*
5. **VAR2016-00115**

   **1031 EDGEWATER DR.**

   Applicant/Owner: Michael Wenrich, Architect, 865 Nottingham St., Orlando, FL 32803

   Owner: Theo Lotz & Catherine Imbesi, 1031 Edgewater Dr., Orlando, FL 32804

   Location: 1031 Edgewater Dr. (±0.52 acres)

   District: 3

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

   **Requested variances:**

   A. Variance to allow an accessory structure to be located in front of the principal structure; and
   B. Design Variance to allow the garage to be in front of the principal structure.

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

6. **VAR2016-00117**

   **44 S. GRAHAM AVE.**

   Applicant: Eric Meyers, Orlando Pool & Patio by Design, 3444 Parkway Center Ct., Orlando, FL 32808

   Owner: Thomas Chully, 44 S. Graham Ave., Orlando, FL 32803

   Location: 44 S. Graham Ave. (±0.08 acres)

   District: 4

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

   **Requested variances:**

   A. Variance to allow for an accessory structure in front of the principal façade; and
   B. Variance of 10 ft. to allow a 5 ft. street-side yard setback, where 15 ft. is the minimum required.

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

**REGULAR AGENDA**

7. **VAR2016-00112**

   **1407 PINECREST PL.**

   Applicant/Owner: Pao Ling Chang, 1407 Pinecrest Pl., Orlando, FL 32803

   Location: 1407 Pinecrest Pl. (±0.07 acres)

   District: 4
Project Planner:        Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

Requested variances:

A. Variance of 1.5 ft. to allow a shed to encroach into the side yard setback, where 6 ft. is required;
B. Variance to allow three trellises to encroach into the front yard setback by 3 ft.;
C. Variance to allow a trellis to be set on the western property line with a 0 ft. setback; and
D. Variance to allow a trellis to be set on the eastern property line with a 0 ft. setback.

Recommended action:    Denial of the requested variances.

8. [VAR2016-00113] 1406 PARK LAKE ST.

Applicant:        Pao Ling Chang, 1407 Pinecrest Pl., Orlando, FL 32803
Owner:        Dung & Marco Parra, 7310 Grace Rd., Orlando, FL 32819
Location:        1406 Park Lake St. (±0.07 acres)
District:        4
Project Planner:        Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

Requested variances:

A. Variance of 1.5 ft. to allow a shed to encroach into the side yard setback, where 6 ft. is required; and
B. Variance to allow three trellises to encroach into the front yard setback by 3 ft.

Recommended action:    Denial of the requested variances.

9. [VAR2016-00116] 3012 CHELSEA ST.

Applicant/Owner:        Chantal “Sam” Baker, 3012 Chelsea St., Orlando, FL 32803
Location:        3012 Chelsea St. (±0.19 acres)
District:        3
Project Planner:        TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

Requested variances:

A. Variance of 10.5 ft. to allow the required parking space to encroach into the front yard setback, where the required parking space is required to be behind said setback.
B. Variance of 1.4 ft. to allow a reduced side yard setback of 6.1 ft., where 7.5 ft. is required in the R-1A zoning district.

Recommended action:    Denial of the requested variances.
OTHER BUSINESS

- None.

ADJOURNMENT