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 23, 2017, 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 29, 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 November 22, 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. VAR2016-00125 3910 CORRINE DR.
   - Applicant/Owner: Monique Carreras-Amadeo
   - Location: 3910 Corrine Dr. (±0.19 acres)
   - District: 3
   - Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)
   - Requested variance:
     - Variance to allow a driveway curbcut to be 24 ft. wide, where 18 ft. is the maximum allowed.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. VAR2016-00136 2204 MOUNT VERNON ST.
   - Applicant: Liz Salazar, Beacon Bay Construction, 931 S. Semoran Blvd., Ste. 216, Winter Park, FL 32792
   - Owner: Maria Alvey, 1619 Bimini Dr., Orlando, FL 32806
   - Location: 2204 Mount Vernon St. (±0.12 acres)
   - District: 4
   - Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)
   - Requested variance:
     - Variance to allow the required parking space to be in the front yard setback, where required parking is not permitted in the front yard setback.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.
3. **VAR2016-00137**  

3041 WESTCHESTER AVE.


Owner: Samuel E. Murell III Trust, 3946 Grandview Ave., Memphis, TN 38111

Location: 3041 Westchester Ave. (±0.31 acres)

District: 3

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

Requested variances:

A. Variance of 15 ft. to the rear setback for a vertical in-line addition of an existing home set approximately 10 ft. from the rear property line; and

B. Variance of 4.8 ft. to the front setback requirement of 30 ft. for the same vertical in-line addition.

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

4. **VAR2016-00138**  

2511 E. GORE ST.

Applicant/Owner: Josephy & Nancy Peterpaul, 2511 E. Gore St., Orlando, FL 32806

Location: 2511 E. Gore St. (±0.25 acres)

District: 4

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

Requested variances:

A. Variance of 2.5 ft. to the required 7.5 ft. side setback for an accessory structure; and

B. Variance to the maximum ISR requirement of 55% in order to accommodate a garage onsite.

Recommended action: **Deferral of the Variances to January 24, 2017, by request of the applicant.**

5. **VAR2016-00139**  

812 W. YALE ST.

Applicant: Emily O’Toole, 812 W. Yale St., Orlando, FL 32804

Owner: Connor O’Toole, 812 W. Yale St., Orlando, FL 32804

Location: 812 W. Yale St. (±0.11 acres)

District: 3

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

- Variance of 6 ft. to allow a two-story home addition to be setback 19 ft. from the rear yard property line, where 25 ft. is the minimum required.

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

6. **VAR2016-00140**  
**311 E. JERSEY ST.**

Applicant/Owner:  
Shawn Hoskins, 311 E. Jersey St., Orlando, FL 32806

Location:  
311 E. Jersey St. (±0.19 acres)

District:  
4

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

Requested variances:

A. Variance of ±1.2 ft. to allow an inline addition at a west side setback of ±4.8 ft., where 6 ft. is the minimum required; and

B. Design Variance to allow a projecting garage.

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

**REGULAR AGENDA**

7. **VAR2016-00124**  
**605 W. YALE ST.**

Applicant/Owner:  
Matthew Calabrese, 605 W. Yale St., Orlando, FL 32804

Location:  
605 W. Yale St. (±0.14 acres)

District:  
3

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

Requested variances:

A. Variance of 2 ft. to allow 0 ft. of landscaping adjacent to a driveway and the property line, where 2 ft. is the minimum required; and

B. Variance of 5.5 ft. to allow a front setback of ±19.5 ft., where 25 ft. is the minimum required.

Recommended action:  
**Denial of Variance A and approval of Variance B, subject to the conditions in the staff report.**
OLD/NEW BUSINESS & ANNOUNCEMENTS

- No items.

ADJOURNMENT