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, April 24, 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., Tuesday, April 4, 2017. 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 February 28, 2017 BZA meeting minutes

Public Comments
- 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. **VAR2017-00005** ROBINSON GEM OFFICES

   Applicant: Charles Rehler, JBB Holdings Inc., 2891 Naples Dr., Winter Park, FL 32789
   Owner: Robinson 1511 Trust, 1775 E. Palm Canyon Dr., Ste. 110, Palm Springs, CA 92264
   Location: 1511 E. Robinson St. (± 0.23 acres)
   District: 4
   Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

   Requested variances:
   
   A. Variance to allow 3 parking spaces, where a minimum 9 spaces are required for a ±3,772 sq. ft. general office use;
   B. Variance to allow reduced 5 ft. rear and side buffers, where a minimum 10 ft. buffer is required when abutting a single-family use and 7.5 ft. buffers are required on the side lot lines; and
   C. (After-the-fact) Variance to allow a 23-ft. rear set back, where a 30 ft. rear yard setback is required in the O-1/T zoning district.

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

2. **VAR2017-00010** 1608 HACKNEY AVE.

   Applicant: Roger Neves, Keese Associates, 668 N. Orange Ave., Ste. 106, Maitland, FL 32751
   Owner: Daniel & Merrill Miller, 1608 Hackney Ave., Orlando, FL 32806
   Location: 1608 Hackney Ave. (± 0.25 acres)
   District: 4
   Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

   Requested variances:
   
   A. Variance of 1.3 ft. to allow a reduced side yard setback of 6.2 ft., where 7.5 ft. is required in the R-1A/T zoning district, for an inline addition and carport enclosure; and
   B. Design Variance to allow a projecting garage in the Traditional City overlay district for a carport enclosure.

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

3. **VAR2017-00014** 1229 ILLINOIS ST.

   Applicant: Lisa Payne, Complete Design, 7333 Radiant Cir., Orlando, FL 32810
   Owner: Klaus Englehardt, 1305 E. Washington St., Orlando, FL 32801
   Location: 1229 Illinois St. (± 0.09 acres)
   District: 4
   Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
Requested variance:

- Variance of 15 ft. to permit an addition to the principal structure to be located 10 ft. from the rear property line, where 25 ft. is required.

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

4. **VAR2017-00016** 747 GARDEN PLZ.

Applicant/Owner: Richard Thomas & Jessica Dekorver, 747 Garden Plz., Orlando, FL 32803

Location: 747 Garden Plz. (± 0.18 acres)

District: 4

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

Requested variances:

A. Variance of 6.2 ft. to allow a front setback of 18.8 ft. where 25 ft. is required.
B. Variance of 8.2 ft. to allow an open porch setback of 10.8 ft. where 19 ft. is required.
C. Variance of 6 ft. to allow a garage front setback of 24 ft. where 30 ft. is required.
D. Variance of 8 ft. to allow a rear setback of 17 ft. where 25 ft. is required.

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

**REGULAR AGENDA**

- No items.

**OLD/NEW BUSINESS & ANNOUNCEMENTS**

- No items.

**ADJOURNMENT**