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, May 15, 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, May 2, 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 March 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. **VAR2017-00022** 1307 NOTTINGHAM ST.

   Applicant/Owner: Mark Batia, 1307 Nottingham St., Orlando, FL 32803
   
   Location: 1307 Nottingham St. (± 0.22 acres)
   
   District: 3
   
   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 in-line addition to the existing attached garage sitting 5 ft. from the property line;
   
   B. Variance of 2.5 ft. to the required 7.5 ft. side setback for an addition to the rear;
   
   C. Variance of 2.5 ft. to the required 7.5 ft. side setback for the existing home to remain 5 ft. from the east side property line; and
   
   D. Variance of 5 ft. for the requirement that the garage must be recessed from the principal building façade on a non-conforming lot.
   
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

2. **VAR2017-00023** 441 E. HARDING ST.

   Applicant: Yolanda Harrell-Jones, Central Florida Investors, 5300 S. Orange Ave., Orlando, FL 32809
   
   Owner: Juanita D. Mott, 441 E. Harding St., Orlando, FL 32806
   
   Location: 441 E. Harding St. (± 0.23 acres)
   
   District: 4
   
   Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 3.1 ft. to allow an existing home to remain 2.9 ft. from the (west) interior side lot line, where a minimum 6 ft. interior side setback is required in the R-1/T zoning district. (This is being requested to allow a new home to be constructed on the interior lot to the west.).
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

3. **VAR2017-00026** STRAUBCOS OFFICE

   Applicant: Paul Straubinger, Straubos LLC, 2875 S. Orange Ave., Ste. 500-700, Orlando, FL 32806
   
   Owner: Jeffrey E. Stiles, 4530 Lake Holden Hills Dr., Orlando, FL 32839
   
   Location: 2214 Lucerne Ter. (± 0.16 acres)
   
   District: 4
   
   Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
Requested variances:

A. Variance of 3.75 ft. to reduce the required north side parking lot landscaping to 3.75 ft. where 7.5 ft. is the minimum required;
B. Variance of 3.75 ft. to reduce the required south side parking lot landscaping to 3.75 ft. where 7.5 ft. is the minimum required;
C. Variance of 50 ft. to allow a 50 ft. wide lot were 100 ft. is the minimum required; and
D. Variance of +/-3,000 sq. ft. to allow +/-7,000 sq. ft. in lot area where 10,000 sq. ft. is the minimum required.

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

4. **VAR2017-00027 1800 REPPARD RD.**

Applicant/Owner: Robert Godwin, 2613 Park Place Dr., Winter Park, FL 32789

Location: 1800 Reppard Rd. (± 1.7 acres)

District: 3

Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

Requested variances:

A. Variance to allow an accessory structure (garage) in front of the principal structure.
B. Variance to allow an accessory structure (garden garage) in front of the principal structure.

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

5. **VAR2017-00028 722 N. LAKE FORMOSA DR.**

Applicant/Owner: John Paul Geurts, 327 Broadway Ave., Orlando, FL 32803

Location: 722 N. Lake Formosa Dr. (± 0.56 acres)

District: 3

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

Requested variances:

A. Design Variance to allow a garage to protrude in front of the principal façade;
B. Variance of 1.5 ft. to allow a 6 ft. west side setback where 7.5 ft. is required; and
C. Variance of 0.3 ft. to allow a 7.2 ft. east side setback where a 7.5 ft. setback is required.

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

**REGULAR AGENDA**

6. **VAR2017-00009 826 N. WESTMORELAND DR.**

Applicant/Owner: Mark Massey, 826 N. Westmoreland Dr., Orlando, FL 32804

Location: 826 N. Westmoreland Dr. (± 0.17 acres)

District: 3
Requested variances:

A. Variance of 10 ft. to the required 15 ft. street side setback for an addition to the existing home that will sit no closer than 5 ft. from the street side property line;
B. Variance of 1 ft. for a 5 ft. high wall along the street side property line, where the maximum height allowed is 4 ft.;
C. Variance of 6 in. to keep the existing detached, rear-loaded garage 14.6 ft. from the street side property line with a substantial improvement of the existing home, where the requirement is 15 ft.; and
D. Variance of 1.4 ft. to the required 5 ft. side setback for the existing home to remain 3.6 ft. from the northern side property line.

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

7. **VAR2017-00029** LEXUS OF ORLANDO SIGNS

Applicant: Mark Brenchley, 3790 Beacon Ridge Way, Clermont, FL 34711
Owner: James B. Bryan IV Revocable Trust, 245 Driggs Dr., Winter Park, FL 32792
Location: 5725 Major Blvd. (± 23.9 acres)
District: 6
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

Requested variance:

- Variance of 11 ft. to allow four (4) wall signs to be constructed at 41 ft. height on a stair tower, where 30 ft. is the height limitation for wall signs.

Recommended action: Denial of the requested variance.

OLD/NEW BUSINESS & ANNOUNCEMENTS

- No items.

ADJOURNMENT