AGENDA *** MAY 23, 2017

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, June 19, 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 30, 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 April 25, 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. **VAR2017-00031**

   **1152 E. LANDSTREET RD.**
   
   Applicant/Owner: Nicole Darling, Ware Malcomb, 8181 N. Via de Negocio, Scottsdale, AZ 85258
   
   Owner: Benton Film Forwarding Co. Inc., 3752 Dumbarton Rd. NW, Atlanta, GA 30327
   
   Location: 1152 E. Landstreet Rd. (± 12.86 acres)
   
   District: 1
   
   Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
   
   Requested variance:
   
   - Variance request to locate outdoor storage within the required 300 ft. buffer of a residential zoning district.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. **VAR2017-00032**

   **SLOAN’S AUTOMOTIVE**
   
   Applicant: Duane Booth, 902 N. Sinclair Ave., Tavares, FL 32778
   
   Owner: Sloan Family LLC, 3617 Conway Gardens Rd., Orlando, FL 32806
   
   Location: 1703 & 1707 E. Michigan St. (± 0.26 acres)
   
   District: 4
   
   Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
   
   Requested variances:
   
   - Variance to the 15 ft. maximum setback from Dickson for the existing building;
   
   - Variance for the dumpster to be located between the building and the street; and
   
   - Variance of ±27.5 ft. to the required 42 ft. distance separation between two curb-cuts.
   
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

3. **VAR2017-00037**

   **1616 TULANE ST.**
   
   Applicant/Owner: Mark Begley, 1616 Tulane St., Orlando, FL 32804
   
   Location: 1616 Tulane St. (± 0.17 acres)
   
   District: 3
   
   Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
   
   Requested variances:
   
   - Variance of 8 ft. to allow a 424 sq. ft. house addition to be 17 ft. from the rear lot line, where a 25-ft. rear setback is required;
   
   - Variance of 3 ft. to allow a new 2-story garage apartment to be 5 ft. from the rear lot line, where a minimum 15 ft. setback is required; and
   
   - Variance to allow a 0 (zero) ft. west driveway buffer at the point closest to the west lot line, where a
minimum 2 ft. side buffer is required.

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

4. VAR2017-00038 6143 JIBWAY CT.

Applicant/Owner: Rafael Herrada Castillo, 6143 Jibway Ct., Orlando, FL 32807
Location: 6143 Jibway Ct. (± 0.19 acres)
District: 2
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

Requested variance:

- Variance of 6.6 ft. to allow a carport to be located 0.9 ft. from the west side property line, where 7.5 ft. is the minimum required setback.

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

5. VAR2017-00039 1001 ARUBA DR.

Applicant/Owner: Omar Hasan, 1001 Aruba Dr., Orlando, FL 32806
Location: 1001 Aruba Dr. (± 0.22 acres)
District: 4
Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

Requested variances:

A. Variance to allow the garage to protrude in front of principal structure, where it is required to be even with or recessed from the principal structure in the Traditional City;
B. Variance of 3 ft. to allow a 17 ft. street side setback for the garage, where a 20 ft. setback is required;
C. Variance to allow the required parking space to be located within the required street side setback, where it is required to be located completely out of the setback; and
D. Variance of 1 ft. to allow a 4 ft. separation between the house and the detached garage, where a 5 ft. separation is required.

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

6. VAR2017-00040 2932 HELEN AVE.

Applicant/Owner: Haley & Destin Wells, 2932 Helen Ave., Orlando, FL 32804
Location: 2932 Helen Ave. (± 0.19 acres)
District: 3
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

Requested variances:

A. Design Variance to allow a garage to project in front of the principal façade in the Traditional City Overlay;
B. Variance of ±1 ft. to allow a ±5 ft. north side setback, where 6 ft. is the minimum required; and
C. Variance of ±1 ft. to allow a ±5 ft. south side setback, where 6 ft. is the minimum required.

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

7. **VAR2017-00041**
   3422 WILDER LN.
   Applicant: Lucie Ghioto, 918 N. Hyer Ave., Orlando, FL 32803
   Owner: Gary Paul Erlich, 1324 Poinsettia Ave., Orlando, FL 32804
   Location: 3422 Wilder Ln. (± 0.64 acres)
   District: 3
   Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

   Requested variances:
   A. Variance to allow a garage to project in front of the principal façade, on a nonconforming lot, where a 5 ft. recess is required;
   B. Variance of ±6 ft. to allow a ±24 ft. front setback, where 30 ft. is the minimum required; and
   C. Variance of ±1.5 ft. to allow a ±6 ft. north side setback, where 7.5 ft. is the minimum required.

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

8. **VAR2017-00042**
   SPRINGHILL SUITES SIGNAGE
   Applicant: Tim Lemons, L2 Studios Inc., 109 E. Church St., Ste. 150, Orlando, FL 32801
   Owner: AREP III-SSC-IHP Orlando LLC, c/o Prisa Group, 120 Rd. 693, Dorado, PR 00646
   Location: 5403 Millenia Lakes Blvd. (± 4.04 acres)
   District: 4
   Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

   Requested variance:
   • Variance to allow a hotel wall sign to be mounted higher on the building wall than Code currently allows (without it being deemed a high-rise sign).

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

**REGULAR AGENDA**

9. **VAR2017-00034**
   420 W. PAR ST.
   Applicant/Owner: Van Rice, 420 W. Par St., Orlando, FL 32804
   Location: 420 W. Par St. (± 0.28 acres)
   District: 3
Requested variances:

A. Variance of 1 ft. to allow the western curbcut flare to begin 1 ft. from the property line, where a minimum 2 ft. separation from the property line is required;
B. Variance of 2 ft. to allow the eastern curbcut flare to begin at the eastern property line, where a minimum 2 ft. separation from the property line is required;
C. Variance of 5 ft. to allow the western side of the driveway to be 17 ft. at the property line where 12 ft. is the maximum permitted;
D. Variance of 4 ft. to allow the eastern side of the driveway to be 16 ft. at the property line where 12 ft. is the maximum permitted;
E. Variance of 4 ft. to allow portions of the curvilinear driveway to be up to 16 ft. in depth, where 12 ft. is required;
F. Variance of 5 ft. to allow two curbcuts on the same property to be spaced at 37 ft., where 42 ft. minimum separation is required;
G. Variance of 12 ft. to allow a Maximum Mean Parking Width of 36 ft., where 24 ft. is the maximum permitted;
H. Variance of 0.22 ISR in the front yard to allow an ISR of 0.62, where 0.40 ISR is the maximum permitted.

Recommended action: Denial of the requested variances and approval of two lesser variances for F (Variance of 1 ft.) and H (Variance of 0.06 ISR).

OLD/NEW BUSINESS & ANNOUNCEMENTS

- City Attorney Alison Brackins will introduce Sarah Taitt as the new Board legal counsel, starting next month.

ADJOURNMENT