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, August 28, 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, August 1, 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 June 27, 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. **VAR2017-00050**
   - **800 W. YALE ST.**
   - Applicant/Owner: Kristy Kottwitz, 800 W. Yale St., Orlando, FL 32804
   - Location: 800 W. Yale St. (± 0.11 acres)
   - District: 3
   - Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
   - Requested variances:
     - A. Variance of +10 ft. to allow a +15 ft. rear setback where 25 ft. is the minimum required; and
     - B. Variance of +1 ft. to allow a +5 ft. side setback where 6 ft. is the minimum required.
   - Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

2. **VAR2017-00060**
   - **JOYLAND BREWING CO.**
   - Applicant: Glenn Closson, 1300 Alden Rd., Orlando, FL 32803
   - Owner: Virginia/408 LLC, 3333 S. Orange Ave., Ste. 200, Orlando, FL 32806
   - Location: 1300 Alden Rd. (± 0.45 acres)
   - District: 3
   - Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
   - Requested variance:
     - Variance to allow a micro-brewery and tasting room bar within 500 ft. of a church and school.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

3. **VAR2017-00061**
   - **1207 EDWARDS LN.**
   - Applicant: James W. Rahman, PO Box 783032, Winter Garden, FL 34787
   - Owner: Audra Klimas, 1207 Edwards Ln., Orlando, FL 32804
   - Location: 1207 Edwards Ln. (± 0.14 acres)
   - District: 3
   - Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
Requested variances:

A. Variance of ±10 ft. to the required 25 ft. rear setback to build an addition to the house on a nonconforming lot; 
B. Variance to the 5 ft. recession of the garage from the principal façade for a nonconforming lot; and 
C. Variance of 1.5 ft. for the existing home to remain 4.5 ft. from the northern side property line.

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

4. **VAR2017-00066** 1125 COUNTRY CLUB DR.
   
   Applicant/Owner: David T. Roberts, 1125 Country Club Dr., Orlando, FL 32804
   
   Location: 1125 Country Club Dr. (± 0.35 acres)
   
   District: 3
   
   Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 2 ft. to allow a 6 ft. high wall along the front yard property line, where 4 ft. is the maximum height allowed on a residential lot.

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

5. **VAR2017-00067** 3301 PALMER ST.
   
   Applicant/Owner: Andrew & Rebecca Ontko, 3301 Palmer St., Orlando, FL 32803
   
   Location: 3301 Palmer St. (± 0.20 acres)
   
   District: 2
   
   Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
   
   Requested variance:
   
   - Variance of ±15 ft. to the required 25 ft. rear setback to build an addition to the house on a nonconforming lot.

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

**REGULAR AGENDA**

6. **VAR2017-00052** 1900 CURRY FORD RD.
   
   Applicant/Owner: Peter Duke, 809 Floral Dr., Orlando, FL 32803
   
   Location: 1900 Curry Ford Rd. (± 0.90 acres)
   
   District: 4
   
   Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
Requested variance:

- Variance to allow a new attached side-loaded garage to project in front of a new 4000 sq. ft. home, where said garage is required to be flush with or recessed from the principal façade in the R-1/T zoning district.

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

7. **VAR2017-00051** 523 E. HARDING ST.

Applicant/Owner: Scott Paxton & Paula J. Smith, 523 E. Harding St., Orlando, FL 32806

Location: 523 E. Harding St. (± 0.16 acres)

District: 4

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

Requested variance:

- Variance to allow a vertically expanded garage to remain 3 ft. from the rear lot line, where said garage is required to be at least 15 ft. from the rear lot line in the R-1/T zoning district.

Recommended action: Denial of the requested variance.

8. **VAR2017-00065** 1117 CHICHESTER ST.

Applicant/Owner: Rita MacNaughton, 1117 Chichester St., Orlando, FL 32803

Location: 1117 Chichester St. (± 0.24 acres)

District: 3

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

Requested variances:

- Variance of 2 ft. to allow an 8 ft. high fence to be set back 10 ft. from Mills Ave., where 6 ft. is the maximum height permitted; and
- Variance of 2 ft. to allow an 8 ft. high fence along the rear property line, where 6 ft. is the maximum height permitted.

Recommended action: Approval of Variance A, subject to the conditions of the staff report, and denial of Variance B.

OLD/NEW BUSINESS & ANNOUNCEMENTS

- Recording Secretary Ed Petersen will thank Board members Donaudy, Lastrapes, and Pathak for their many years of service, as this will be their last meeting.
- Mr. Petersen will also remind the Board that elections for both Chair and Vice Chair will need to take place at the August meeting.

ADJOURNMENT