Chairperson Wilson called the meeting to order at 2:02 pm, after determination of a Quorum.

The meeting was opened with the Pledge of Allegiance.

Consideration of Minutes for Meeting of February 27, 2018.

- Board member Heller MOVED approval of the Board of Zoning Adjustment Meeting Minutes of February 27, 2018, as written. Vice Chairperson Fennessy SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote (8-0).

New member Heather Isaacs introduced herself.

One speaker request was received.

No Board members declared any conflicts.

Mark Cechman, Executive Secretary, reviewed the Consent Agenda.

VAR2018-10008 1700 FAIRVIEW SHORES DR.

Applicant: Sheila Chicra, Streamline Permitting Inc., 2154 Oak Beach Blvd., Sebring, FL 33875

Owner: Michael & Denise Francisco, 1700 Fairview Shores Dr., Orlando, FL 32804

Location: 1700 Fairview Shores Dr. (± 0.30 acres)

District: 3
Requested variances:

A. Variance of 4.5 ft. to allow a new dock and terminal platform ±0.5 ft. from both side lot lines, where a minimum 5 ft. side setback is required; and

B. Variance of 80 sq. ft. to allow a 500 sq. ft. terminal platform, where a maximum 420 sq. ft. terminal platform is allowed for a lot with a ±42 ft. long lakefront shoreline.

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

1. Development shall be in strict conformance with all conditions and the site plan and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.

2. All applicable City, county, state or federal permits must be obtained before commencing development.

3. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

4. Expiration of the Zoning Variance. A building permit for the work requiring the zoning variance must be received within one year of the zoning variance approval. If the building permit is not received within the year, then the zoning variance is no longer valid and a new variance must be requested.

5. Administrative Extension of the Zoning Variance. The zoning official may extend a zoning variance by up to six months. The holder of the zoning variance must request such an extension by application for a zoning official determination at least 30 days, but not more than 90 days, before the expiration of the zoning variance.

6. Any disturbed areas upland of the lake wall (bulkhead) must be vegetated, but turfgrass cannot be installed between the rear retention swale and the lake.

2. VAR2018-10009 607 HARWOOD ST.

Applicant: David Runnels, Architect, 233 W. Park Ave., Winter Park, FL 32789

Owner: Leila Larsen, Presley Hannon Holdings LLC, 216 Promenade Cir., Lake Mary, FL 32746

Location: 607 Harwood St. (± 0.19 acres)

District: 4

Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)

Requested variance:

- Variance of 9 linear ft. to allow conversion of an existing detached shed into a 3rd dwelling unit on a 61 ft. wide lot, where a minimum 70 ft. wide lot is required for a property with three (3) dwelling units.

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

1. Development shall be in strict conformance with all conditions and the site plan and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.
2. All applicable City, county, state or federal permits must be obtained before commencing development.

3. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

4. Expiration of the Zoning Variance. A building permit for the work requiring the zoning variance must be received within one year of the zoning variance approval. If the building permit is not received within the year, then the zoning variance is no longer valid and a new variance must be requested.

5. Administrative Extension of the Zoning Variance. The zoning official may extend a zoning variance by up to six months. The holder of the zoning variance must request such an extension by application for a zoning official determination at least 30 days, but not more than 90 days, before the expiration of the zoning variance.

6. Appearance Review is required at time of permitting to ensure compliance with the (below) conditions.

7. No more than three (3) dwelling units are allowed on the property, based on the 0.19-acre lot size and R-2B/T/HP zoning.

8. All exterior improvements to the duplex and proposed rear dwelling unit must receive a Certificate of Appropriateness via the City’s Historic Preservation Board (or minor administrative review) prior to securing permits for any improvements to the duplex or 3rd dwelling unit.

Vice Chairperson Fennessy moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Carmody SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

3. **VAR2018-10007 1636 OAKMONT LN.**

   Applicant/Owner: Brian Powers, 1636 Oakmont Ln., Orlando, FL 32804

   Location: 1636 Oakmont Ln. (± 0.20 acres)

   District: 3

   Project Planner: Jacques Coulon (407.246.3427, jacques.coulon@cityoforlando.net)

   Requested variances:

   A. Variance to allow an accessory dwelling unit on a lot 1.4 times the minimum lot size, where R-1/T requires the lot to be 2 times the minimum lot size;
   
   B. Variance of 7 ft. to allow a rear yard setback of 8 ft., where 15 ft. is required; and
   
   C. Variance of 2 ft. to allow 2 curbcuts with a 40 ft. separation where 42 ft. is required.

   Recommended action: Approval of Variances A and C, subject to the conditions in the staff report, and denial of Variance B and approval of a lesser variance of 3 ft.

Jacques Coulon, Planner II, presented the requested variance using PowerPoint. He explained that parts A and C were reasonable requests that staff was willing to support, but part B was too big of a variance for staff to support. The applicant had wanted to push back the accessory structure to help with vehicular flow, but Mr. Coulon noted that a vehicle movement analysis showed there would be enough room to maneuver a vehicle given staff’s recommended site plan layout.

Brian Powers, 1636 Oakmont Ln., Orlando, FL 32804, spoke as the applicant in support of the request. He said he was primarily trying to fit both his truck and his boat in the proposed garage, while simultaneously trying to
keep the accessory structure as far from the main house as possible. He stated his request was in line with some of his neighbors. The second driveway as proposed would be used to park the boat behind a fence.

Board discussion ensued. Members talked about the required separation distance between buildings. They also expressed concern that not all neighbors had been heard from in this situation. Mr. Powers said he had only talked to his neighbor to the north. Board members agreed that it would be best to know if the two neighbors immediately to the west also had no issue with the variance request, and that Mr. Powers should get in touch with them as soon as possible to confirm their approval in writing. Consensus was built to defer the case a month in order to give the owner a chance to speak to his neighbors and get the necessary support letters.

*Board member Lloyd moved DEFERRAL of the VARIANCES to the April 24, 2018 BZA hearing (2:00 pm). Vice Chairperson Fennessy SECONDED the MOTION, which was VOTED upon and PASSED by a 8-0 voice vote.*

**OLD/NEW BUSINESS & ANNOUNCEMENTS**

- Ed Petersen informed the Board that a second new member, Lindsey Perez, was also confirmed recently by City Council. However, she was unable to make this meeting, and would be introduced at the next meeting.

**ADJOURNMENT**

- Having no other matters to bring before the Board, Chairperson Wilson adjourned the meeting at 2:36 pm.

**STAFF PRESENT**

Mark Cechman, City Planning
Paul Lewis, City Planning
Karl Wielecki, City Planning
Jacques Coulon, City Planning
Jim Burnett, City Planning
Chris Delgache, City Planning

Yameli Herschelman, Transportation Planning
Akil Toussant, Transportation Planning
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
Sarah Taitt, City Attorney's Office

Mark Cechman, Executive Secretary

Ed Petersen, Recording Secretary