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 Tuesday, August 20, 2018, 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, July 31, 2018. 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 26, 2018 BZA meeting minutes
• 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. **VAR2018-10022** 812 E. LIVINGSTON ST.
   
   **Applicant/Owner:** Douglas Guy, 812 E. Livingston St., Orlando, FL 32803
   
   **Location:** 812 E. Livingston St. (± 0.16 acres)
   
   **District:** 4
   
   **Project Planner:** Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)
   
   Requested variance:
   
   • Variance of ±5 ft. to allow a new 2-story detached garage/apartment ±5 ft. from an existing 1-story house in a historic overlay district, where a minimum 10 ft. building separation is required.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. **VAR2018-10024** 714 N. HYER AVE.
   
   **Applicant:** Troy Filley, Hawk Construction, 1516 Pine Bluff Ave., Orlando, FL 32806
   
   **Owner:** Mark Barker, 714 N. Hyer Ave., Orlando, FL 32803
   
   **Location:** 714 N. Hyer Ave. (± 0.15 acres)
   
   **District:** 3
   
   **Project Planner:** TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)
   
   Requested variances:
   
   A. Variance of ±5.1 ft. to allow an existing two-story detached garage to maintain a 14.9 ft. street side, where 20 ft. is the minimum required street side setback.
   B. Variance of ±10.2 ft. to allow an existing two-story detached garage to maintain a 4.8 ft. rear yard setback, where 15 ft. is the minimum required rear setback.
   C. Variance of 5 ft. to allow a new single family home to have a 10 ft. street side setback, where 15 ft. is the minimum required for the principal structure.
   
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2018-10025  6005 INTERNATIONAL DR.**
   Applicant: Harkley Thornton, Outlook Media, 2295 S. Hiawassee Rd., Ste. 203, Orlando, FL 32835
   Owner: 6005 International Drive LLC, 810 Saturn St., Ste. 16, Jupiter, FL 33477
   Location: 6005 International Dr. (± 0.81 acres)
   District: 6
   Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)
   Requested variance:
   - Variance of ±189 ft. to allow a new digital billboard ±811 ft. west of an existing static billboard, where a minimum 1,000 linear ft. separation is required for digital billboard conversions.
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

4. **VAR2018-10026  800 E. CHURCH ST.**
   Applicant/Owner: Bronson Vlahotis, 800 E. Church St., Orlando, FL 32801
   Location: 800 E. Church St. (± 0.22 acres)
   District: 4
   Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)
   Requested variances:
   A. Variance of ±9.3 ft. to allow a first floor, inline addition to be ±40.7 ft. from the normal high water mark, where 50 ft. is required.
   B. Variance of ±13 ft. to allow a second floor, in-line addition to be ±37 ft. from the normal high water mark, where 50 ft. is required.
   C. Variance of ±4 ft. to allow an in-line second floor addition to be set back ±21 ft. from the front property line where 25 ft. is required; and
   D. Variance of ±4 ft. to allow for a garage to be set back ±21 ft. from the front property line, where 25 ft. is required.
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

5. **VAR2018-10027  1255 WILKINSON ST.**
   Applicant: Joseph Sirilla, 945 S. Orange Blossom Tl., Apopka, FL 32703
   Owner: Laura Webster & Julie Alberding, 1255 Wilkinson St., Orlando, FL 32803
   Location: 1255 Wilkinson St. (± 0.34 acres)
   District: 3
   Project Planner: Katy Magruder (407.246.3355, kathleen.magruder@cityoforlando.net)
Requested variance:

- Design Variance to allow the conversion of an existing street-side projecting carport to part-living space and part-garage.

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

6. **VAR2018-10029** 315 N. FERN CREEK AVE.

   Applicant: Daniel Dixon, 1419 Lake Baldwin Ln., Ste. A, Orlando, FL 32814
   
   Owner: DMR Orlando Holdings LLC, 315 N. Fern Creek Ave., Orlando, FL 32803
   
   Location: 315 N. Fern Creek Ave. (± 0.14 acres)
   
   District: 4
   
   Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)

   Requested variances:
   
   A. Variance to allow parking in the front yard;
   B. Variances to allow reduced front, north, and south lot line buffers; and
   C. Variance to allow a reduced rear lot line buffer adjacent to a single family residence.

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

7. **VAR2018-10030** 116 JAMES AVE.

   Applicant: Rafael Damas, Damas Construction Co. Inc., 473 Citrus Ln., Maitland, FL 32751
   
   Owner: Georgina Roman, 116 James Ave., Orlando, FL 32801
   
   Location: 116 James Ave. (± 0.16 acres)
   
   District: 4
   
   Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)

   Requested variance:
   
   - Variance of ±2 ft. to allow an accessory structure, greater than 12 ft. in height, to be located ±8 ft. from the principal structure, where 10 ft. is the minimum required.

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

**REGULAR AGENDA**

8. **VAR2018-10023** 1918 S. FERN CREEK AVE.

   Applicant: Jonathan Virgilio & Kristen Pavlic, 1918 S. Fern Creek Ave., Orlando, FL 32806
   
   Location: 1918 S. Fern Creek Ave. (± 0.13 acres)
District: 4
Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)

Requested variances:

A. Variance to allow an accessory structure in the front half of the lot.
B. Variance to allow the required parking space within the front yard setback.

Recommended action: Denial of the requested variances.

9. VAR2018-10028 3721 PELICAN LN.
Applicant: Trevor Freeman, 500 E. Princeton St., Orlando, FL 32803
Owner: Daniel Crum, 3721 Pelican Ln., Orlando, FL 32803
Location: 3721 Pelican Ln. (± 0.19 acres)
District: 4
Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)

Requested variances:

A. Variance of 8.2 ft. to allow a garage to encroach 16.8 ft. into the rear yard setback, on a nonconforming lot, where a 25 ft. setback is required.
B. Variance to allow two curbcuts, where only one curbcut is permitted on corner lots.
C. Variance of 25% to allow 65% impervious surface ratio in the street side yard, where 40% is the maximum allowed.
D. Variance of 28 ft. to allow a ±40 ft. wide driveway where the max allowed for curvilinear driveways is 12 ft.; and
E. Variance of 30 ft. to allow ±12 ft. separation between curbcuts, where a minimum of 42 ft. between curbcuts is required.

Recommended action: Approval of Variance A, subject to the conditions in the staff report; denial of Variances B through E, with approval of three alternative variances as described in the staff report, subject to the conditions in the staff report.

OLD/NEW BUSINESS & ANNOUNCEMENTS
• No items.

ADJOURNMENT