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, December 10, 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, December 4, 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 October 23, 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. **VAR2018-10046** 1131 DELANEY AVE.
   
   Applicant/Owner: Dulcineah Tsambiras, 1131 Delaney Ave., Orlando, FL 32806
   
   Location: 1131 Delaney Ave. (± 0.10 acres)
   
   District: 4
   
   Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)
   
   Requested variances:
   
   A. Variance of 1 ft. to allow a driveway to be 1 ft. from the north property line; and
   B. Variance of ±11% to allow a ±69% impervious surface ratio (ISR), where 58% is the maximum ISR for the site.

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

2. **VAR2018-10047** 711 SEMINOLE AVE
   
   Applicant/Owner: Angus Bradshaw, Miracle of Love, 741 W. Colonial Dr, Orlando, FL 32804
   
   Location: 711 Seminole Ave. (± 0.13 acres)
   
   District: 3
   
   Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 2 ft. to allow an 8 ft. tall fence, where 6 ft. is the maximum height permitted.

   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.
3. **VAR2018-10048 1901 VALENCIA RD.**
   - Applicant/Owner: Angelique Martinez, 1901 Valencia Rd., Orlando, FL 32803
   - Location: 1901 Valencia Rd. (± 0.20 acres)
   - District: 4
   - Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)
   - Requested variance:
     - Variance of 5 ft. to allow an in-line front addition to be 20 ft. from the front property line, where a 25 ft. front yard setback is the minimum required.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

4. **VAR2018-10051 20 S. PRIMROSE DR.**
   - Applicant: Troy Filley, FSI Construction Inc., 1516 Pine Bluff Ave., Orlando, FL 32806
   - Owner: Paul Pope, 20 S. Primrose Dr., Orlando, FL 32803
   - Location: 20 S. Primrose Dr. (± 0.09 acres)
   - District: 4
   - Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)
   - Requested variances:
     - A. Variance of 18.2 ft. to allow an existing carport / proposed garage 6.8 ft. from the street side lot line, where a minimum 25 ft. setback is required; and
     - B. Variance of 6.3 ft. to allow an in-line carport-to-garage conversion to be 18.7 ft. from the rear lot line, where a minimum 25 ft. rear setback is required.
   - Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

5. **VAR2018-10052 3406 CHELSEA ST.**
   - Applicant/Owner: Christopher Renegar, 1401 Falcon Dr., Orlando, FL 32803
   - Location: 3406 Chelsea St. (± 0.20 acres)
   - District: 3
   - Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)
   - Requested variance:
     - A. Variance to allow the required parking space to encroach into the front yard setback.
     - B. Variance of 1.5 ft. to allow an existing carport/proposed screen enclosure to be 6 ft. from the west side lot line, where a minimum 7.5 ft. setback is required.
   - Recommended action: Approval of the requested variance, subject to the conditions in the staff report.
6. **VAR2018-10053 707 E. WASHINGTON ST.**

   Applicant: Angela Slaney, 707 E. Washington St., Orlando, FL 32801
   Owner: Veranda at Washington St. LLC, 707 E. Washington St., Orlando, FL 32801
   Location: 707 E. Washington St. (± 0.14 acres)
   District: 4
   Project Planner: Katy Magruder (407.246.3355, kathleen.magruder@cityoforlando.net)

   Requested variance:
   - Variance request for alcohol distance separation from Howard Middle School for a boutique package liquor store.

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

**REGULAR AGENDA**

- No items.

**OLD/NEW BUSINESS & ANNOUNCEMENTS**

- Update on VAR2018-10035, Craft & Common, which was heard at the September 2018 BZA meeting, and for which an appeal had been received in early October 2018.

**ADJOURNMENT**