OPENING SESSION

- Chairperson Fennessy called the meeting to order at 2:02 pm, after determination of a Quorum.
- Pledge of Allegiance.
- Consideration of Minutes for Meeting of December 18, 2018.
  - Board member Isaacs MOVED approval of the Board of Zoning Adjustment Meeting Minutes of December 18, 2018, as written. Vice Chairperson Heller SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote (7-0).

PUBLIC COMMENTS

- No speaker requests were received.

CONFLICT DECLARATIONS

- No Board members declared any conflicts.

AGENDA REVIEW

- Karl Wielecki, Interim Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. VAR2018-10060 EDGEWATER BUILDING SIGNAGE

   Applicant/Owner: Andrew Swart, 2628 Edgewater LLC, 211 N. Magnolia Ave., Orlando, FL 32801
   Location: 2628 Edgewater Dr. (± 0.49 acres)
   District: 3
   Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)
• Design Variance to add an architectural feature and sign above the roofline, where such signs are not typically allowed in the Edgewater Drive Special Plan (SP) Overlay.

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

1. Appearance Review is required at time of permitting to ensure compliance with these conditions.
2. The proposed sign must be constructed as shown on staff altered plans within this report.
3. The aesthetics of the sign must appear to be a part of the building, as if the sign is slicing through the front portion of the building.
4. Maximum sign height must be not more than 1/3 of the height of the storefront (example, if the storefront is 12-ft tall, then the maximum height of the sign above the roof/parapet cannot exceed 4-ft.
5. Mounting hardware for signage must be hidden from view.
6. If illuminated at night, the sign must be internally or externally lit to be white at night; colored lighting is not permitted.
7. The support column below the sign must project approx. 6-10 inches in front of the building.
8. Any proposed decorative awnings are not to project in front of the sign. Existing awnings to the north must appear the same if at similar locations (review drawings/site photos in this report).
9. Total site sign area cannot exceed 204 sq. ft. (Fin, projecting, awning, wall and window signs).

For additional conditions, please see the end of these minutes.

Note: one e-mail of support was received for this case.

2. VAR2018-10062 2804 CLEAR COVE LN.

Applicant/Owner: Mackel Warren, 2804 Clear Cove Ln., Orlando, FL 32805

Location: 2804 Clear Cove Ln. (± 0.18 acres)

District: 6

Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)

Requested variance:

- Variance of 5.3 ft. allow a 19.7 ft. rear setback for the construction of a rear addition to an existing single family home, where 25 ft. is required.

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

1. The final finish of the addition must match the existing house in material and color. Door and window details must also be consistent throughout the exiting house and addition.

For additional conditions, please see the end of these minutes.

3. VAR2018-10063 600 MAYFAIR CIR.

Applicant/Owner: Joseph Sistler, 600 Mayfair Cir., Orlando, FL 32803

Location: 600 Mayfair Cir. (± 0.21 acres)

District: 4

Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)

Requested variances:

A. Variance of 7 ft. to allow a front setback of 18 ft. for a proposed home addition, where 25 ft. is required;
B. Variance of 7.5 ft. to allow a street side setback of 7.5 ft. for a proposed carport, where 15 ft. is required;
C. Variance of 24 ft. to allow 18 ft. between two curbcuts, where a 42 ft. driveway separation is required; and
D. Design Variance to allow the carport to be in front of the principal façade.

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

1. A permanent vehicular barrier such as a 3 ft. kneewall must be added to the southwestern side of the carport to block vehicles from being able to pull all the way through the carport towards Mayfair Circle to the south. The barrier does not need to block the entire length of the opening but must not contain a horizontal gap larger than 5 ft.
2. The construction of the addtion at the front of the house is located within the drip line of two large trees. Care must be taken to minimize damage to the tree roots during and after construction. A tree encroachement permit may be required for the proposed work, contact the City Arborist, Andy Kittsley, at 407.246.2701 or andy.kittsley@cityoforlando.net.
3. The new additions/carport must be consistent in style, color, material and finish as the existing home. Details such as windows, doors, trim, and roof materials must also be consistent throughout.
4. The new walkway must connect to the sidewalk. As this is in the Traditional City zoning overlay, a pedestrian access up to 75 square feet that is separate from a driveway shall not be calculated as impervious surface.

For additional conditions, please see the end of these minutes.

4. VAR2018-10064 9591 REYMONT ST.

Applicant/Owner: Gary & Melinda Tripp, 9591 Reymont St., Orlando, FL 32827
Location: 9591 Reymont St. (± 0.17 acres)
District: 1
Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)

Requested variance:

- Variance of 1.4 ft. to allow a 5 ft. high aluminum fence on the street side property line, where 3.6 ft. is the maximum allowed in the Southeast Sector Plan.

Recommended action: Denial of the requested variance, and approval of a lesser variance to set back said fence 1.5 ft. from the street side property line, subject to the conditions in the staff report and addendum.

1. Fence location will not obstruct or damage tree root system.
2. Offset fence at a min. of 18 inches from the sidewalk.
3. Install low growing landscape plantings adjacent to the sidewalk and fence. plantings height must be maintained at a max. growth height of 3'-6".

For additional conditions, please see the end of these minutes.

5. VAR2018-10065 530 E. KALEY ST.

Applicant: Jordan Strasberg, Strasberg Construction & Development, 360 Golf Brook Cir., Unit 102, Longwood, FL 32779
Owner: Horizon Home Buyers Inc., 16226 SW 27th St., Miramar, FL 33027
Location: 530 E. Kaley St. (± 0.17 acres)
District: 4

Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)

Requested variance:

- Design Variance to convert an enclosed living space back into a projecting garage.

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

1. The garage must be constructed in similar materials to the principal structure.
2. The existing concrete slab must be reconstructed to allow one parking space.
3. The ISR must not exceed the maximum 0.40 allowed in the front setback.

Urban Design
4. Minimum garage door size must be 9 ft. wide.
5. 15% transparency is required along the front façade.
6. Provide calculations on permit.

For additional conditions, please see the end of these minutes.

Board member Isaacs moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Lloyd SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (7-0).

REGULAR AGENDA

- No items.

NOTE: All of the above cases are subject to the additional following conditions:

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 preclude 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.

OLD/NEW BUSINESS & ANNOUNCEMENTS

- Recording Secretary Ed Petersen noted that the City’s Nominating Board had, at last, filled the two vacancies on the BZA, and they would be starting in February after being confirmed by City Council later this month.
ADJOURNMENT

- Having no other matters to bring before the Board, Chairperson Fennessy adjourned the meeting at 2:10 pm.

STAFF PRESENT

TeNeika Neasman, City Planning
Katy Magruder, City Planning
Jim Burnett, City Planning
Michaëlle Petion, City Planning
Jacques Coulon, City Planning

Manny Ospina, City Planning
Terrence Miller, City Planning
Yolanda Ortiz, City Planning
Keith Grayson, Permitting Services
Sarah Taitt, City Attorney's Office

Karl Wielecki, Interim Executive Secretary
Ed Petersen, Recording Secretary