

# BOARD OF ZONING ADJUSTMENT AGENDA

**DATE: 6/5/01    TIME: 1:00 PM**  
**LOCATION: CITY OF ORLANDO**  
**ONE CITY COMMONS**  
**CITY COUNCIL CHAMBERS**  
**SECOND FLOOR**  
**400 SOUTH ORANGE AVENUE**

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**WELCOME!** The Board of Zoning Adjustment 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. As an advisory board, all recommendations are subject to final action by City Council, and are also subject to compliance with regulations of other appropriate City Departments. The minutes of today's meeting will be presented at the City Council meeting of **June 18, 2001** for approval of recommended actions that have not been appealed. Any person desiring to appeal a recommended action of the Board must observe the NOTICE below and file an appeal with the recording secretary prior to 5 p.m. on **June 12, 2001** in order to schedule an appearance before a Hearing Officer in accordance with the provisions of Article XXXII of the City Code. **CAUTION:** Untimely filing of an appeal shall result in an automatic denial of the appeal. All Board approvals are also subject to the approval of all appropriate City Departments. [Persons with disabilities needing assistance to participate in any of these proceedings should contact the recording secretary 24 hours in advance of the meeting.]

**GENERAL RULES OF ORDER:** The Board is pleased to hear all non-repetitive relevant comments. However, since a general time limit of 5 minutes is allotted to the proponents/opponents 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, state your name and address, and speak directly into the microphone. **ROBERTS RULES OF ORDER** govern the conduct of the meeting.

Thank you for participating in your City Government and making Orlando truly "The City Beautiful."

**NOTICE:** All appeals are subject to SNYDER requirements and are entitled to a de novo (new) hearing before an independent Hearing Officer. There is a \$250 fee for this appeal. Any person who desires to appeal any decision at this meeting would need a record of the proceedings and for this purpose may need to ensure that verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is made.

Please note that applicants must comply with all other applicable requirements of the Land Development Code, including any additional review requirements and shall receive all necessary permits before initiating development.

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**BOARD MEMBERS:**    **William Carroll - Chairman**            **Carol Phifer - Vice-Chairman**            **Pastor Billy Newton**  
**James Lussier**    **Martha Hartley**    **Brenna Moorhead**            **Lindsay Stevens**            **Picton Warlow**

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Call to Order by Presiding Officer and Pledge of Allegiance  
Introduction of Members

**I. FIRST ITEM OF BUSINESS: APPROVAL OF THE MAY 1, 2001, MINUTES AND ANY CORRECTIONS TO THE AGENDA.**

## **II. SECOND ITEM OF BUSINESS: CONSENT AGENDA**

- 1. VAR2001-00017, Z. D. DARWISH (DISTRICT 5)**, variances to the maximum allowed fence height requirements to allow a 5 ft. fence in the front yard setback and an 8 ft. fence in the side yard setback at 26 Halbe Avenue.

**STAFF RECOMMENDATIONS:** Withdrawal as the request was approved through the Modification of Standards Development standards process.

- 2. VAR2001-00036, L. E. WRIGHT (DISTRICT 4)**, variances to the street side yard setback to permit a screen porch addition and rear yard setback to permit a second-story garage apartment addition at 1500 E. Washington Street.

**STAFF RECOMMENDATIONS:** Staff finds that the request meets the six standards for zoning variance approval and recommends that the variance be approved.

- 3. VAR2001-00037, JOHN & MARY RUTH HOUSTON (DISTRICT 3)**, variance to the minimum required rear yard setback to allow an addition to the principal structure at 35 N. Ivanhoe Boulevard.

**STAFF RECOMMENDATIONS:** Staff finds that the request meets the six standards for zoning variance approval and recommends that the variance be approved.

## **III. THIRD ITEM OF BUSINESS: REGULAR AGENDA**

- 4. VAR2001-00038, JOHN & KIMBERLY THOMPSON (DISTRICT 6)**, variance to allow parking in the front yard setback at 4204 Tatum Street.

## **STANDARDS FOR ZONING VARIANCE APPROVAL**

Section 65.383 of the Land Development Code, stipulates specific standards for the approval of variances which read as follows: No application for a Zoning Variance shall be approved unless the Board of Zoning Adjustment finds that all of the following standards are met:

1. Special Conditions and Circumstances - Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. Zoning violations or nonconformities on neighboring properties shall not constitute grounds for approval of any proposed Zoning Variance.
2. Not Self-Created - The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a Zoning Variance; i. e., when the applicant himself by his own conduct creates the hardship, which he alleges to exist, he is not entitled to relief.
3. No Special Privilege Conferred - Approval of the Zoning Variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other lands, buildings, or structures in the same zoning district.
4. Deprivation of Rights - Literal interpretation of the provisions contained in the Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Chapter and would work unnecessary and undue hardship on the applicant. Financial loss or business competition shall not constitute grounds for approval of any variance. Purchase of property with intent to develop in violation of the restrictions of this Chapter shall not constitute grounds for approval.
5. Minimum Possible Variance - The Zoning Variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. Purpose and Intent - Approval of the Zoning Variance will be in harmony with the purpose and intent of this Chapter and such Zoning Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**SECTION 65.386. STANDARDS FOR DESIGN VARIANCE APPROVAL**

**In considering requests for variances from the architectural design standards of Chapter 62 or the standards for signage within the Traditional City as contained in Chapter 64, the Board of Zoning Adjustment may use the following factors and characteristics relating to the request in its review:**

- a. Conformance to the Code and the GMP;**
- b. Logic of design;**
- c. Exterior space utilization;**
- d. Attractiveness;**
- e. Materials selection;**
- f. Compatibility with surrounding properties;**
- g. Circulation and Parking – vehicular and pedestrian;**
- h. Accepted architectural principles;**
- i. Protection of property values; and**
- j. Revitalization of depressed areas.**

## **PENDING CASES:**

- **VAR2001-00009, MURIEL UTTAL/FRANK ANDERSON (DISTRICT 3)**, variance to the minimum lot width to allow the property to be sub-divided into three lots at 2618 N. Westmoreland Drive.
- **STAFF RECOMMENDATIONS:** Staff recommends deferral of the variance at the request of the applicant.
- **VAR2001-000017, Z. D. DARWISH (DISTRICT 5)**, request to exceed the fence height requirement at 26 Halbe Avenue.
- **STAFF RECOMMENDATIONS:** Deferral of the request because staff finds that the applicant is eligible for a modification of standards and the request will be withdrawn if the modification is approved.
- **VAR2001-00019, ROBERT CONNERS (DISTRICT 4)**, request to exceed the fence height requirement at 2110 Gale Street.
- **STAFF RECOMMENDATIONS:** Deferral of the request because staff finds that the applicant is eligible for a modification of standards and the request will be withdrawn if the modification is approved.