



# BOARD OF ZONING ADJUSTMENT

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## MEETING INFORMATION

### *Location*

City Council Chambers  
2nd Floor, City Hall  
One City Commons  
400 South Orange Avenue

### *Time*

2:00 p.m.

### *Board Members*

Picton Warlow, Chairman  
Myra Monreal, Vice Chair  
James Lussier  
Marc Black  
June Farrell  
Andrew Powell  
Jed Prest  
Craig Ustler  
Juan Lynum

## AGENDA ■ APRIL 26, 2005

### WELCOME!

We are very 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. The minutes of today's meeting will be presented at the City Council meeting on **Monday May 23, 2005**, for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

### GENERAL RULES OF ORDER

The Board is please to hear all non-repetitive 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 by the Chairman, state your name and address and speak directly into the microphone. ROBERTS RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the BZA Recording Secretary at (407) 246-3365 at least 24 hours in advance of the meeting.

### APPEALS

Variances are quasi-judicial matters (implementing actions) and hearings are to be conducted subject to the Florida Supreme Court ruling in Board of County Commissioners of Brevard County v. Snyder. The Board's decision must be supported by "competent substantial evidence." Persons dissatisfied with a board recommendation in such matters may be entitled to a de novo (new) hearing before an independent hearing Officer in accordance with the provisions of Chapter 2, Article XXXII, of the City Code. A request for a new hearing (appeal) must be filed with the Board of Zoning Adjustment Recording Secretary by **5:00 p.m., May 3, 2005**. There is a **\$250** fee for this appeal. The BZA Recording Secretary is located in the City Planning Division on the sixth floor of City Hall.

Any person who desires to appeal any decision at this meeting 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.

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

## OPENING SESSION

- Determination of a quorum
- Call to Order 2:00 p.m. or as soon thereafter as possible
- Pledge of Allegiance
- Introduction of members
- Consideration of March 22, 2005 minutes.

## CONSENT AGENDA

1.       **VAR2004-00099           1014 RIDGEWOOD STREET (EXTENSION)**

Applicant/Owner:               Paul Skomsky, 1014 E. Ridgewood Street, Orlando, Florida 32804

District:                         4

Project Planner:                Heather Middleton

Variance extension of a previously approved variance to the minimum required rear yard setback to allow a garage apartment 5 ft. from the rear property line.

***Recommended Action: Approval of the variance extension request based on the finding that it meets the six standards for variance approval from the report of September 2004 Board of Zoning Adjustment Minutes.***

2.       **VAR2005-00026           625 SOUTH MILLS AVENUE**

Applicant/Owner:               David & Marla Tichi, 625 S. Mills Avenue, Orlando, FL 32801

District:                         4

Project Planner:                Heather Middleton

A. Variance of 5 ft. to the minimum required side yard setback of 5 ft. to allow erection of a shed 0 ft. from the northern side yard property line.

***Recommended Action: Approval of the variance requested based on the finding that it meets the six standards for variance approval.***

B. Variance of 1 foot to the minimum required distance separation between structures of 5 ft. to allow erection of a shed 4 ft. from the principal structure.

***Recommended Action: Approval of the variance requested based on the finding that it meets the six standards for variance approval.***

## REGULAR AGENDA

3.       **VAR2005-00029           1354 QUAILEY STREET**

Applicant/Owner                David & Sherri Seligson, 1354 Quailley Street, Orlando, Florida 32804

District:                         3

Project Planner:                Heather Middleton

CONSENT AGENDA (CONTINUED)

A. Variance of no more than 10.3 ft to the minimum required front yard setback of 30 ft. to allow construction of a two-car garage no closer than 19.7 ft. from the northern front yard property line.

*Recommended Action: Denial of the variance request based on the finding that it does not meet the six standards for variance approval.*

B. Variance of no more than 1.2 ft. to the minimum required side yard setback of 7.5 ft. to allow construction of a two-car garage no closer than 6.3 ft. from the western side yard property line.

*Recommended Action: Denial of the variance request based on the finding that it does not meet the six standards for variance approval.*

**ADJOURNMENT**