



BOARD OF ZONING ADJUSTMENT

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
Kelly Blume
June Farrell
Andrew Powell
Darrell Murray
Meredith Pickens
Juan Lynum
Tara Salmieri

AGENDA ■ DECEMBER 27, 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, January 30, 2006** 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 pleased 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. ROBERT'S 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

Variations 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., January 4, 2006**. 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 November 28, 2005 minutes.

CONSENT AGENDA

1. VAR2005-00042 1005 Ridgewood Street

Applicant/Owner: Gavin Sandells , 1005 Ridgewood St., Orlando, FL 32803

District: 4

Project Planner: Anita McNamara

Extension for variance of 10 ft. to the rear yard setback of 15 ft. to allow an accessory structure (garage apartment) over 12 ft. in height 5 ft. from the property line.

Recommended Action: Approval of the variance extension.

2. VAR2005-00043 3304 N. Westmoreland Drive

Applicant/Owner: William & Nancy Robinson, 3304 N. Westmoreland Dr., Orlando, FL 32804

District: 3

Project Planner: Anita Clancy

Extension for a variance of 3.5 ft. to the minimum required 7.5 ft. side yard setback to permit the construction of an open porch 4 ft. from the side property line, in-line with the existing principal structure.

Recommended Action: Approval of the variance extension.

3. VAR2005-00168 4219 Cepeda Street

Applicant/Owner: John Windom, 4219 Cepeda Street, Orlando, FL 32811

District: 6

Project Planner: Anita McNamara

Variance of 5 ft. to the minimum required lot width of 55 ft. in the R-1 zoning district to allow a 100-ft. wide building site to be separated into two 50-ft. wide lots as originally platted (minimum lot width).

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

CONSENT AGENDA (CONTINUED)

4. VAR2005-00171 2818 Carroll Place

Applicant/Owner: Timothy Grogan, 2818 Carroll Place, Orlando, FL 32804

District: 3

Project Planner: Anita Clancy

A: Variance of 1.8 ft. to the minimum required side yard setback of 7.5 ft. to allow an in-line addition 5.7 ft. from the side property line.

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

B: Variance of 3.25 ft. to the minimum required 25 ft. rear yard setback to allow the addition 21.75 ft. from the rear yard property line.

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

5. VAR2005-00174 918 S. Summerlin Avenue

Applicant/Owner: George Schmid, 918 S. Summerlin Avenue, Orlando, FL 32806

District: 1

Project Planner: Anita Clancy

A: Variance of 2.2 ft. to the minimum side yard setback of 7.5 ft. to allow a second-story addition to the principal structure 5.3 ft. from the north property line.

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

B: Variance of 0.2 ft. to the minimum street side yard setback of 15 ft. to allow a second-story addition to the principal structure 14.8 ft. from the south property line.

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

C: Variance of 2.2 ft. to the minimum side yard setback of 7.5 ft. to allow the existing accessory structure/garage to remain 5.3 ft. from the north property line.

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

D: Variance of 2.2 feet to the minimum side yard setback of 7.5 feet to allow the existing accessory structure/one-story duplex to remain at 5.3 ft. from the north property line.

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

CONSENT AGENDA (CONTINUED)

6. VAR2005-00177 812 E. Livingston Street

Applicant/Owner: David Staub & Byron Price, 812 E. Livingston Street, Orlando, FL 32803

District: 4

Project Planner: Anita McNamara

Variance of 5 ft. to the minimum required rear yard setback of 15 ft. for accessory structures over 12 ft. in height to permit the construction of a two-story two-car garage apartment 10 ft. from the rear property line.

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

7. VAR2005-00178 18 E. Rosevear Street

Applicant/Owner: David Freedman, 18 E. Rosevear Street, Orlando, FL 32804

District: 3

Project Planner: Anita McNamara

Variance to the minimum required lot width of 55 ft. in the R-1/T zoning district to allow a 100 ft. wide building site to be separated into two 50 ft. wide lots as originally platted (minimum lot width).

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

REGULAR AGENDA

8. VAR2005-00164 5279 E. Kaley Street

Applicant/Owner: Barbara Wallace, 5279 E. Kaley Street, Orlando, FL 32812

District: 1

Project Planner: Karl Wielecki

Variance from the requirements that recreational vehicles (a camper and boat) be parked in an enclosed garage or be screened by fencing and walls to allow recreational vehicles to remain in existing unconcealed carport.

Recommended Action: *Denial of the variance request based on the finding that it meets none of the six standards for variance approval.*

9. VAR2005-00176 1204 Briercliff Drive

Applicant/Owner: Jerome Vernet, 1204 Brier Cliff Drive, Orlando, FL 32806

District: 1

Project Planner: Jason Burton

A: Variance of 17 ft. to the minimum 50 ft. setback from the Normal High Water Elevation to allow principal structure to be constructed 33 ft. from Lake Lancaster.

REGULAR AGENDA (CONTINUED)

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

B: Variance to allow a projecting side-loaded garage in the Traditional City.

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

C: Variance of 1.5 ft. to the minimum required side yard setback of 7.5 ft. to allow a new addition to a principal structure to be constructed 6 ft. from the west property line.

Recommended Action: *Denial of the variance request based on the finding that it meets none of the six standards for variance approval.*

D: Variance of 1.5 ft. to the minimum required side yard setback of 7.5 ft. to allow the existing principal structure to remain 6 ft. from the east property line.

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

ADJOURNMENT