



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
Tara Salmieri

AGENDA ■ APRIL 25, 2006

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 15, 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

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 2, 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 March 28, 2006 minutes.

CONSENT AGENDA

1. VAR2006-00040 520 Shine Avenue

Applicant/Owner: Christopher Edwards, 516 Shine Avenue, Orlando, FL 32803

District: 4

Project Planner: Erin Hartigan

A. Variance to existing principal structure: front yard setback of 16-ft. where 25-ft. is required.

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

B. Variance to street side yard setback of 5-ft. where 15-ft is required.

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

C. Variance to rear yard setback for accessory structure of 4-ft. where 5-ft. is required.

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

D. Variance for air conditioning unit within the street side yard.

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

E. Variance for 6-ft. block wall within the street side yard where 4-ft. is required on a reverse corner lot.

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

F. Variance to rear yard setback for proposed two-story accessory structure of 4 ft. where 15 ft. is required.

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

CONSENT AGENDA (CONTINUED)

2. VAR2006-00042 505 Woodland Street

Applicant/Owner: Clifton Black, 505 Woodland Street, Orlando, FL 32806

District: 1

Project Planner: Greg Morand

Variance to front yard setback to allow an existing principal structure to remain 16.8-feet from the front property line.

Recommended Action: *Approval of the variance request based on the finding that it meets the six standards for variance approval, subject to the conditions contained in the staff report.*

3. VAR2006-00043 720 Delaney Park Drive

Applicant/Owner: Kellie Gilbert, 720 Delaney Park Drive, Orlando, FL 32806

District: 4

Project Planner: Anita Clancy

A. Variance of 0.8 ft. to the required 7.5 ft. side yard setback (west) to allow an in-line addition 6.7 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, subject to the conditions contained in the staff report.*

B. Variance of 5 ft. to the required 25 ft. rear yard setback to allow an addition 20 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, subject to the conditions contained in the staff report.*

C. Variance of 2.5 ft. to the required 7.5 ft. side yard setback (east) to acknowledge existing non-conforming principal structure located 5 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.*

4. VAR2006-00044 1312 Edgewater Court

Applicant/Owner: Sydney Taluc, 1312 Edgewater Court, Orlando, FL 32804

District: 3

Project Planner: Erin Hartigan

Variance to rear yard setback of 3-ft. where 5-ft. is required to allow an existing accessory structure to remain.

Recommended Action: *Staff recommends deferral*

CONSENT AGENDA (CONTINUED)

5. VAR2006-00048 1737 S. Orange Avenue

Applicant/Owner: Straubinger, Inc.

District: 1

Project Planner: Seann Smith

A. Variance to the buffer yard requirement to provide a solid masonry wall (only) for the remodeling of a commercial building.

Recommended Action: *Approval of the variance request based on the finding that it meets the six standards for variance approval, subject to the conditions contained in the staff report.*

B. Variance to the parking lot landscaping requirements to allow for "triangle plantings in the parking lot.

Recommended Action: *Approval of the variance request based on the finding that it meets the six standards for variance approval, subject to the conditions contained in the staff report.*

REGULAR AGENDA

6. VAR2006-00030 1829 Gerda Terrace

Applicant/Owner: Robert and Dawn Roy, 1829 Gerda Terrace

District: 3

Project Planner: Seann Smith

A. Variance to the rear yard setback for principal structure (accessory structure attached to principal structure by a breezeway 5-feet from rear property line).

Recommended Action: *Approval of the variance request based on the finding that it meets the six standards for variance approval, subject to the conditions contained in the staff report.*

B. Variance to rear yard setback for air conditioner unit placed 1-foot from rear property line, where 5-feet is required.

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

C. Variance for maximum accessory rear yard coverage area.

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

D. Variance for maximum Impervious Surface Requirement.

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

REGULAR AGENDA (CONTINUED)

7. **VAR2006-00041** **1212 Heron Drive**

Applicant/Owner: Walter Matthies, 1212 Heron Drive, Orlando, FL 32803

District: 3

Project Planner: Karl Wielecki

A. Variance to front yard setback for principal structure.

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

B. Variance for side yard setback for principal structure. (north side, front)

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

C. Variance to side yard setback for principal structure (north side, rear)

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

D. Variance to side yard setback for principal structure. (south side)

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

ADJOURNMENT