



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

Andrew Powell, Chairman
Solange Dao, Vice Chairman
Kelly Blume
Darrell Murray
Tara Salmieri
Dena Wild
Angela Ward
Edward Bergman

AGENDA ■ DECEMBER 27, 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, January 22, 2007** 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, 2007**. 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, 2006 minutes

CONSENT AGENDA

1. VAR2006-00150 505 E. Ridgewood Street

Applicant/Owner: Sandy Strobel, 505 Ridgewood St. Orlando FL 32803

District: 4

Project Planner: Erin Hartigan

Variance to reduce 15 ft. minimum street side yard setbacks by 15 ft. to allow sky shades 0 ft. from the east and west street side yard property lines.

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.*

2. VAR2006-00168 634 & 640 Ramona Lane

Applicant/Owner: Michael Bahor, 4322 Anderson Rd. Orlando, FL 32812

District: 5

Project Planner: Mark Cechman

Variance to allow parking spaces in the front yard on pea gravel and to have a buffer yard of less than 10 ft.

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. VAR2006-00169 3118 Harrison Avenue

Applicant/Owner: Jacqueline Polson, 3118 Harrison Ave., Orlando, FL 32804

District: 3

Project Planner: Karl Wielecki

A. Variance to reduce the 6 ft. minimum side yard setback by 1.3 ft. to allow principal structure 4.7 ft. from the south 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 to reduce the 6 ft. minimum side yard setback by 0.9 ft to allow principal structure to remain 5.1 ft. from the north side property line.

CONSENT AGENDA (CONTINUED)

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.*

4. VAR2006-00170 603 N. Rio Grande Avenue

Applicant/Owner: Fred Stone, 603 Rio Grande Ave., Orlando, FL 32805

District: 5

Project Planner: Jonathan Ippel

Variance to reduce the 5 ft. minimum side yard setback by 1.8 ft to allow re-installation of a screen enclosure 3.2 ft. from the south side yard 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.*

5. VAR2006-00172 1519 Oxalis Avenue

Applicant/Owner: Maria Lucas, 9613 Turtlelandings Ct., Orlando, FL 32832

District: 2

Project Planner: Erin Hrtigan

Variance to allow a parking space within the required 25 ft. front yard setback for a single family home.

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. VAR2006-00166 1351 Kozart Street

Applicant/Owner: Sandy Crowe, 5416 Bayberry Homes Rd. Orlando, FL 32811

District: 6

Project Planner: Jennifer Moreau

Variance to reduce the required 50 ft. setback from normal high water elevation by 10 ft. to allow an addition 40 ft. from Lake Kozart.

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

ADJOURNMENT