



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
Andrew Powell
Darrell Murray
Meredith Pickens
Tara Salmieri

AGENDA ■ JULY 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, August 28, 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., August 1, 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 June 27, 2006 minutes

CONSENT AGENDA

1. VAR2006-00090 631 Hillcrest Street

Applicant/Owner: Mary Roberts, 631 Hillcrest Street, Orlando, FL 32803

District: 4

Project Planner: Greg Morand

A. Variance to reduce the 15 ft. minimum rear yard setback by 9 ft. to allow a two story accessory structure 6 ft. from the rear property line.

B. Variance to reduce the 5 ft. minimum side yard setback by 2.32 ft. to allow an existing principal structure to remain 2.68 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.*

2. VAR2006-00091 906 Plaza Ct.

Applicant/Owner: Todd Ermisch, 906 Plaza Ct., Orlando, FL 32803

District: 4

Project Planner: Greg Morand

Variance to reduce the 25 ft. minimum rear yard setback by 19.5 ft. to allow a second story garage/addition 5.5 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.*

3. VAR2006-00092 546 Lake Avenue

Applicant/Owner: Tom Price, 210 E. Gore Street, Orlando, FL 32806

District: 4

Project Planner: Greg Morand

A. Variance to reduce 15 ft. minimum rear yard setback by 10 ft. to allow a two story accessory structure 5 ft. from rear property line.

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

CONSENT AGENDA (CONTINUED)

B. Variance to allow an increase in the rear yard coverage area from 35% allowed to approximately 39.5%.

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

ADJOURNMENT