



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 ■ JUNE 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, August 14, 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., July 5, 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 May 25, 2006 minutes

CONSENT AGENDA

1. VAR2005-00110 1805 W. Colonial Drive

Applicant/Owner: George Fong, 1221 E. Robinson St., Orlando, FL 32801

District: 3

Project Planner: Erin Hartigan

A. Extend a previously approved variance to reduce 10-ft. minimum rear yard buffer by 5-ft. to allow a 5-ft. buffer from rear property line to accommodate a vehicular cross-access easement.

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

B. Variance to increase 6-ft. maximum wall height by 2-ft. to allow an existing 8-ft. high masonry wall to remain along the northern (rear) property line.

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

2. VAR2006-00052 210 Annie Street

Applicant/Owner: Tom Price, 554 Lake Ave., Orlando, FL 32801

District: 4

Project Planner: Seann Smith

A. Variance to reduce 10-ft. minimum side yard setback by 8-ft. to allow two 12-inch sq. columns 2-ft. from (western) side property line.

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

B. Variance to reduce 25-ft. minimum front yard setback by 1-ft. to allow principal structure 24-ft. from the front property line.

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

C. Variance to reduce the swing radius for the southeastern-most parking space to allow 6 parking stalls.

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)

3. VAR2006-00060 708 Hempstead Avenue

Applicant/Owner: Ervin Janssen, 801 S. Solandra, Orlando, FL 32807

District: 4

Project Planner: Seann Smith

A. Variance to reduce 7.5-ft. minimum side yard setback by 2.9-ft. to allow principal structure 4.6-ft. from 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. Design variance to allow a projecting garage in the Traditional City Overlay District.

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

4. VAR2006-00074 2756 Donaldson Drive

Applicant/Owner: Kermit Gay 2756 Donaldson Dr., Orlando, FL 32812

District: 1

Project Planner: Greg Morand

A. Variance to reduce 25-ft. minimum rear yard setback by 12-ft. to allow an open air porch 13-ft. 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 reduce 7.5-ft. minimum side yard setback by 7.5-ft. to allow the principal structure 0-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.*

5. VAR2006-00080 5520 Gatlin Avenue

Applicant/Owner: David Lamm, 968 Lake Baldwin Lane, Orlando, FL 32803

District: 1

Project Planner: Greg Morand

Variance to increase on-site parking by 26 spaces where 134 spaces are allowed and 160 spaces are proposed.

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.*

CONSENT AGENDA (CONTINUED)

6. VAR2006-00083 1322 Bryn Mawr Street

Applicant/Owner: Thomas Deal, 1322 Bryn Mawr Street, Orlando, FL 32804

District: 3

Project Planner: Erin Hartigan

Design variance to allow a projecting garage in the Traditional City Overlay District.

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.

7. VAR2006-00084 4996 Birch Stone Lane

Applicant/Owner: Glenn Miller, 2479 N. John Young Parkway, Orlando, FL 32804

District: 1

Project Planner: Seann Smith

Variance to reduce 5.0-ft. minimum rear yard setback by 2.0-ft. to allow an accessory structure to be 3-ft. from the (southeastern) 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.

REGULAR AGENDA

8. VAR2006-00041 1212 Heron Dr.

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

District: 3

Project Planner: Karl Wielecki

A. Variance to reduce 7.5-ft. minimum side yard setback by 3.5-ft. to allow a principal structure 4.0-ft. from the (north) side property line at the rear of the house.

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 7.5-ft. minimum side yard setback by 2.6 -ft. to allow a principal structure 4.9-ft. from the (north) side property line at the front of the house.

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 to reduce 7.5-ft. minimum side yard setback by 2.8 -ft. to allow a 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.*

▪ OLD BUSINESS

Sec. 2.121 Attendance - Citizen board members should attend all meetings of their board or commission. Should a citizen member's absences exceed twenty-five percent (25%) of the regular board meetings scheduled by the board in the fiscal year, that member's board or commission appointment shall be terminated.

ADJOURNMENT