



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 ■ MARCH 28, 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, April 17, 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., April 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 February 28, 2006 minutes.

CONSENT AGENDA

1. VAR2005-00068 25 Stymie Place

Applicant/Owner: Leza Tellam, 405 Niblick Avenue, Orlando, FL 32804

District: 3

Project Planner: Anita Clancy

Extension of a previously approved variance of 5-feet to the minimum required lot width of 55-feet in the R-1/T zoning district to allow a 100-foot wide building site to be separated into two 50-foot wide lots as originally platted (Minimum Lot Width).

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

2. VAR2006-00031 11 S. Bumby Avenue

Applicant/Owner: Dewey Lichty, 11 S. Bumby Avenue, Orlando, FL 32803

District: 4

Project Planner: Gregory B. Morand

Sign variance of 8 square feet to the maximum allowed 24-square feet to allow a 32-square foot sign in the O-1/T Zoning District.

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

CONSENT AGENDA (CONTINUED)

3. VAR2006-00032 1229 Formosa Avenue

Applicant/Owner: Dennis Reineke, 1404 Sweetbriar Road, Orlando FL 32806

District: 3

Project Planner: Anita Clancy

A. Variance of 5 ft. to the minimum required lot width of 55-foot in the R-1/T zoning district to allow a 100-foot wide building site to be separated into two 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, subject to the conditions contained in the staff report.*

B. Variance of 2.5-feet to the minimum required side yard setback of 6-feet to allow an existing principal structure to remain 3.5 feet 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. VAR2006-00034 214 S. Thornton Avenue

Applicant/Owner: Bronson Vlahotis, 214 S. Thornton Avenue, Orlando, FL 32801

District: 4

Project Planner: Erin Hartigan

Variance for a two-story (over 12-feet in height) accessory structure in rear setback (5-feet) where 15-feet is required.

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. VAR2006-00035 1405 Amelia Street

Applicant/Owner: Billy Thomas, 30444 Sugarloaf Mt. Road, Claremont, FL 34715

District: 4

Project Planner: Gregory B. Morand

Variance of 10-feet to the minimum required 15-foot rear yard setback for detached accessory structures greater than 12-feet in height.

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

REGULAR AGENDA

6. VAR2006-00029 337 W. Yale Street

Applicant/Owner: Brad Fess, 1001 N. Orange Avenue, Orlando, FL 32801

District: 3

Project Planner: Seann Smith

A. Variance to allow deck in the street side-yard setback 7-feet, 8 inches.

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

B. Variance for a 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.*

C. Variance for a 6-foot high wall in the street side-yard setback.

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

D. Variance for an A/C unit in the front-yard.

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

ADJOURNMENT