



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
Kelly Blume
Darrell Murray
Tara Salmieri
Solange Dao
Dena Wild

AGENDA ■ OCTOBER 24, 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, November 13, 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., October 31, 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 September 26, 2006 minutes

CONSENT AGENDA

1. VAR2006-00129 336 N. Hyer St.

Applicant/Owner: Gavin Sandells, 336 N. Hyer St. Orlando, FL 32803

District: 4

Project Planner: Greg Morand

A. Variance to reduce the 15 ft. minimum side yard setback by 10 ft. to allow an accessory structure to be constructed 5 ft. from the rear property line.

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

B. Variance to reduce the 25 ft. minimum rear yard setback by 10 ft. to allow a principal structure 15 ft. from the rear property line.

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

2. VAR2006-00131 1582 & 1586 Page Ave.

Applicant/Owner: Stephen Cold, 2731 W. SR434, Longwood, FL 32779

District: 1

Project Planner: Greg Morand

Variance to reduce 15 ft. minimum street side yard setback by 5 ft. to allow a porch 10 ft. from the north street 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.*

3. VAR2006-00132 1504 & 1508 Page Ave.

Applicant/Owner: Stephen Cold, 2731 W. SR434, Longwood, FL 32779

District: 1

Project Planner: Greg Morand

CONSENT AGENDA (CONTINUED)

Variance to reduce 15 ft. minimum street side yard setback by 5 ft. to allow a porch 10 ft. from the north street 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.*

4. VAR2006-00133 118 E. Par Street

Applicant/Owner: Rev. Jeff Ryan, 118 East Par Street, Orlando, FL 32804

District: 3

Project Planner: Erin Hartigan

Variance to replace an existing, legal non-conforming sign with a new monument sign in the R-3A/T 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.*

5. VAR2006-00134 1400 Poinsettia Avenue

Applicant/Owner: James Schluraff, 4948 Oak Island Rd., Orlando, FL 32809

District: 3

Project Planner: Greg Morand

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.*

NOMINATIONS FOR VICE CHAIRMAN

ADJOURNMENT