



BOARD OF ZONING ADJUSTMENT

AGENDA ★ JANUARY 24, 2012

MEETING INFORMATION

Location

City Council Chambers

2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

2:00 P.M.

Board Members

Joaquin Martinez, Chairman

Laura Minns, Vice Chairman

Mark Arias

Griff Ariko

Jose Ayala

William Bishop

Avery Donaudy

Richard Goldman

Karen Williams

WELCOME!

We are 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. We anticipate that the minutes of today's meeting will be presented at the City Council meeting on **Monday, February 27, 2012**, 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 Chairperson, 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) 246-3412 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., **Tuesday, January 31, 2012**. 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

- Call to Order at 2:00 PM or as soon thereafter as possible
- Determination of a quorum
- Pledge of Allegiance
- Consideration of December 20, 2011 BZA meeting minutes

CONSENT AGENDA

1. **VAR2011-00114 SKOMSKY OFFICE PARKING**

Applicant: Hal Kantor, Lowndes Law Group

Owner: Dr. Paul J. Skomsky

Location: 225 S. Eola Dr. (+/- 0.25 acres)

District: 4

Project Planner: Jim Burnett (407-246-3609; james.burnett@cityoforlando.net)

Requested Variance:

- Variance to allow a gravel parking lot.

Recommended Action: Deferral at the request of the applicant.

2. **VAR2011-00118 MUELLER FENCE**

Applicant: Melissa Mueller

Owner: Marvin Mueller

Location: 1824 Curry Ford Rd. (+/- 0.95 acres)

District: 1

Project Planner: Michaëlle Petion (407-246-3837; michaëlle.petion@cityoforlando.net)

Requested Variance:

- Variance of 2 ft. to allow a fence on the property line to 6 ft. tall where 4 ft. is required.

Recommended Action: Approval of the requested variance, subject to the conditions in the staff report.

3. VAR2011-00119 CLAUDIN DRIVEWAY

Applicant/Owner: Shelley Claudin
Location: 5169 Tellson Pl. (+/- 0.27 acres)
District: 2
Project Planner: Jim Burnett (407-246-3609; james.burnett@cityoforlando.net)

Requested Variances:

- A. Variance of 1.5 ft. to allow a new driveway 0.5 ft. from the west lot line, where a 2 ft. landscaped buffer/setback is required; and
- B. Variance of ± 2 ft. to allow an existing driveway to be ± 26 ft. wide, where a maximum driveway width of 24 ft. is allowed.

Recommended Action: Approval of the requested variances, subject to the conditions in the staff report.

REGULAR AGENDA

4. VAR2011-00113 1704 DAUPHIN LN.

Applicant/Owner: Sandra Sue Iverson
Location: 1704 Dauphin Ln. (+/- 0.18 acres)
District: 3
Project Planner: Michaëlle Petion (407-246-3837; michaëlle.petion@cityoforlando.net)

Requested Variance:

- Variance of $\pm 8\%$ to allow Impervious Surface Ratio (ISR) of $\pm 63\%$, where a maximum 55% ISR is allowed.

Recommended Action: Denial of the requested variance.

5. VAR2011-00120 LIGHTHOUSE OF ORLANDO SIGN

Applicant: Vemuri Krishna
Owner: Lighthouse of Orlando, Inc.
Location: 1801 W. Colonial Dr. (+/- 0.42 acres)
District: 3
Project Planner: Jim Burnett (407-246-3609; james.burnett@cityoforlando.net)

Requested Variances:

- A. Design Variance for an existing monument/pole sign in the Traditional City Overlay;
- B. Variance of ± 1.6 ft. to allow an existing sign to remain ± 7.6 ft. high, where said sign is limited to 6 ft. in height; and
- C. Variance of ± 4.5 ft. to allow an existing sign to remain 8 ft. from the front lot line, where said sign must be set back no less than 12.5 ft. from the front lot line.

Recommended Action: Approval of Variances A & C subject to the conditions in the staff report, and Denial of Variance B.

OTHER BUSINESS

ADJOURNMENT