

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the Orange County Board of Zoning Adjustment (BZA) shall consider the **September 5, 2019** public hearing. Public hearings will be held in the County Commissioner's Chambers located on the first floor of the Orange County Administration Building, 201 S. Rosalind Avenue beginning at 9:00 a.m. or as soon thereafter as possible.

Please be advised that Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing he will need a record of the proceedings, and that for such purpose, he may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

For any information concerning these requests, please contact Debra Phelps, Recording Secretary, at (407) 836-5917.

Para mas información referente a esta vista pública, favor de comunicarse con el Departamento de Zonificación al número (407) 836-3111.

Public Hearing Agenda:

9:00 AM PUBLIC COMMENT

EDGARD RODRIGUEZ - VA-19-09-090

9:00 AM

REQUEST: Variances in the A-2 zoning district for a new single family home as follows:

- 1) To construct on a lot with .24 ac. of lot area in lieu of .5 ac.
- 2) To construct on a lot with 75 ft. of frontage in lieu of 100 ft.

ADDRESS: 1669 Sherman Street, Orlando FL 32828

LOCATION: East side of Sherman St., approximately 150 ft. south of E. Colonial Dr.

S-T-R: 19-22-32-NW-B

TRACT SIZE: 75 ft. x 141 ft./ .24 acres

DISTRICT#: 4

PARCEL ID: 19-22-32-6796-02-020

NOEMI MENENDEZ - VA-19-09-093

REQUEST: Variances in the R-T-1 zoning district as follows:

BOARD OF ZONING ADJUSTMENT
MEETING OF SEPTEMBER 5, 2019

- 1) To allow an existing above ground pool located 4 ft. from the rear (east) property line in lieu of 5 ft.
- 2) To allow a screen enclosure and pool decking 2 ft. from the rear (east) property line in lieu of 5 ft.

ADDRESS: 4903 Pierce Arrow Drive, Apopka FL 32712
LOCATION: East side of Pierce Arrow Dr., approximately 600 ft. south of W. Kelly Park Rd.
S-T-R: 17-20-28-NE-A
TRACT SIZE: 75 ft. x 125 ft./ .215 acres
DISTRICT#: 2
PARCEL ID: 17-20-28-4119-00-150

AMIR KHAN - VA-19-09-109 (CANCELLED)

REQUEST: Variance in the R-1AA zoning district to allow a 20 ft. x 50 ft. addition 30 ft. from the rear (east) property line in lieu of 35 ft.
ADDRESS: 8025 Oak Park Road, Orlando FL 32819
LOCATION: Southwest corner of Sunset Dr. and Lucerne Ter.
S-T-R: 15-23-28-NE-A
TRACT SIZE: 94 ft. x 157 ft./ .34 acres
DISTRICT#: 1
PARCEL ID: 15-23-28-9348-18-010

CANDICE GREER - VA-19-09-097

REQUEST: Variance in the R-1AA zoning district to allow an existing addition located 24 ft. from the rear (south) property line in lieu of 35 ft.
This is the result of Code Enforcement action.
ADDRESS: 9304 Woodbreeze Blvd., Windermere FL 34786
LOCATION: Southeast of the intersection of Woodbreeze Blvd. and Palm Breeze Ln.
S-T-R: 16-23-28-NE-A
TRACT SIZE: 86 ft. x 121 ft./ .24 acres
DISTRICT#: 1
PARCEL ID: 16-23-28-8065-00-830

WILLIAM K MIGNAULT - SE-19-09-088

REQUEST: Special Exception and Variance in the R-1A zoning district as follows:
1) Special Exception to allow a guest house.
2) Variance to allow a cumulative total of 1,194 sq. ft. in lieu of 703 sq. ft. for detached accessory structures.
This is the result of Code Enforcement action.

ADDRESS: 5376 E. Grant Street, Orlando FL 32812

LOCATION: South side of E. Grant Street, west of S. Semoran Blvd., north of E. Michigan St.

S-T-R: 04-23-30-SE-D

TRACT SIZE: 197 ft. x 140 ft./ .633 acres

DISTRICT#: 3

PARCEL ID: 04-23-30-7084-00-014

GUILLERMO BLANCO - VA-19-09-101

REQUEST: Variances in the A-2 zoning district to allow a lot split creating two lots as follows:
1) To allow a minimum lot width of 79 ft. in lieu of 100 ft.
2) To allow a minimum lot width of 79 ft. in lieu of 100 ft.

ADDRESS: 4705 Old Goldenrod Road, Orlando FL 32822

LOCATION: Between Old Goldenrod Rd. and Wakulla St., north of Hoffner Avenue and east of S. Goldenrod Rd.

S-T-R: 23-23-30-NE-A

TRACT SIZE: 79 ft. x 1,245 ft./ 2.27 acres

DISTRICT#: 3

PARCEL ID: 14-23-30-5240-25-011

MARK BRENCHLEY - VA-19-08-085

REQUEST: Variances in the C-2 zoning district (Tourist Commercial Signage Overlay) to allow signage as follows:
1) To allow a cumulative total of 146 sq. ft. of wall signage in lieu of 31 sq. ft.
2) To allow two (2) signs on a building face in lieu of one (1) sign.
3) To allow a projecting sign to extend above the roof line.

ADDRESS: 7623 International Drive, Orlando FL 32819
LOCATION: East side of International Drive, approximately 825 ft. north of W. Sand Lake Rd.
S-T-R: 25-23-28-SW-C
TRACT SIZE: 100 ft. x 370 ft./0.849 acres
DISTRICT#: 6
PARCEL ID: 25-23-28-0000-00-058

FELIBERTO IBARRA - SE-19-09-089

10:00 AM

REQUEST: Special Exception and Variances in the R-CE zoning district as follows:
1) Special Exception to allow an Accessory Dwelling Unit (ADU) in an existing detached accessory building.
2) Variance to allow an existing building separation of 4 ft. in lieu of 10 ft. (ADU to accessory building).
3) Variance to allow an existing accessory structure building separation of 3.3 ft. in lieu of 10 ft.
4) Variance to allow an existing accessory structure building separation of 2.4 ft. in lieu of 10 ft.
This is the result of Code Enforcement action.

ADDRESS: 6233 Lakeville Road, Orlando FL 32818
LOCATION: East side of Lakeville Rd., approximately 660 ft. south of Beggs Rd.
S-T-R: 35-21-28-NE-A
TRACT SIZE: 260 ft. x 421 ft./2.52 acres
DISTRICT#: 2
PARCEL ID: 35-21-28-0750-00-050

RICHARD WILSON - SE-19-09-094

REQUEST: Special Exception and Variance in the R-3 zoning district for the following:
1) Special Exception for a 168 seat religious institution.
2) Variance to allow grassed parking stalls in lieu of paved stalls.
ADDRESS: 1726 Wakulla Way, Orlando FL 32839
LOCATION: South side of Wakulla Way, approximately 300 ft. west of S. Rio Grande Ave.

S-T-R: 22-23-29-NW-B
TRACT SIZE: 171 ft. x 317 ft./1.24 acres
DISTRICT#: 6
PARCEL ID: 22-23-29-7268-39-001

MARITZA MARTY - VA-19-09-096

REQUEST: Variance in the A-1 zoning district to permit a mobile home on a parcel with .167 ac. of land area in lieu of 2 ac.
ADDRESS: 6155 Terrell Road, Mount Dora FL 32757
LOCATION: East side of Terrell Rd., approximately .16 miles north of Wadsworth Rd.
S-T-R: 04-20-27-SW-C
TRACT SIZE: 50 ft. x 145 ft. (avg.)/0.17 acres
DISTRICT#: 2
PARCEL ID: 04-20-27-0000-00-041

RENTALS TODAY, INC. - VA-19-09-099

REQUEST: Variances in the P-O Zoning district as follows:
1) To allow a dumpster enclosure in front of the principal building.
2) To allow a rear setback of 15 ft. in lieu of 30 ft.
3) To allow development on a parcel with 67 ft. of frontage in lieu of 85 ft.
4) To permit parking spaces dimensioned at 9 ft. wide x 18 ft. deep in lieu of 9 ft. wide x 20 ft. deep.
ADDRESS: 31 S. Kirkman Road, Orlando FL 32811
LOCATION: East of S. Kirkman Rd. north of Old Winter Garden Rd.
S-T-R: 30-22-29-SW-C
TRACT SIZE: 300 ft. x 72 ft. (avg.) / .48 acres
DISTRICT#: 6
PARCEL ID: 30-22-29-6426-07-080

MICHAEL EVANS - VA-19-09-100

REQUEST: Variances in the R-CE zoning district as follows:
1) To allow a building height of 46 ft. in lieu of 35 ft.
2) To allow construction on a lot with 105 ft. of frontage in lieu of 130 ft.
3) To allow an existing pump house to remain with a 0 ft. setback in lieu of 5 ft.
4) To allow an existing shed to remain with a 0 ft. setback in lieu of 5 ft.

ADDRESS: 9215 Winter Garden Vineland Road, Orlando FL 32836
LOCATION: East side of Winter Garden Vineland Rd., south of Chase Rd.
S-T-R: 05-24-28-NE-A
TRACT SIZE: 106 ft. x 983 ft./3.1 acres
DISTRICT#: 1
PARCEL ID: 05-24-28-0000-00-012

SEAN CURRY - VA-19-09-102

11:00 AM

REQUEST: Variances in the P-D zoning district to allow a pool and screen enclosure as follows:
1) A northwest side setback of 2.5 ft. in lieu of 5 ft.
2) A southeast side setback of 2 ft. in lieu of 5 ft.

ADDRESS: 7438 Fairgrove Avenue, Windermere FL 34786
LOCATION: Northwest side of Fairgrove Ave., north of Tattant Blvd.
S-T-R: 26-23-27-NE-A, 26-23-27-SE-D
TRACT SIZE: 80 ft. x 150 ft. (avg.) / . 209 acres
DISTRICT#: 1
PARCEL ID: 26-23-27-9165-01-540

SHEILA CICHRA - VA-19-09-103

REQUEST: Variances in the R-1AA zoning district as follows:
1) To allow a lanai and pool deck 32 ft. from the Normal High Water Elevation (NHWE) in lieu of 35 ft.
2) To allow the existing house to remain at 30 ft. from the Normal High Water Elevation (NHWE) in lieu of 35 ft.

ADDRESS: 1920 Lakeside Drive, Orlando FL 32803
LOCATION: South side of Lakeside Dr., east of N. Mills Ave.

S-T-R: 18-22-30-SW-C
TRACT SIZE: .452 acres
DISTRICT#: 5
PARCEL ID: 18-22-30-5596-01-360

STEVEN EARL - VA-19-09-104

REQUEST: Variances in the R-CE zoning district as follows:
1) To allow an existing accessory building located in front of the principal building in lieu of beside or behind the principal building.
2) To allow an existing accessory building (wood shed) located 1 ft. from the side (north) property line in lieu of 5 ft.

ADDRESS: 9694 Kilgore Road, Orlando FL 32836
LOCATION: Approximately 450 ft. west of Kilgore Rd., on the east side of Lake Sheen, approximately .4 miles north of Darlene Dr.

S-T-R: 04-24-28-SE-D
TRACT SIZE: 126 ft. x 629 ft./1.59 acres
DISTRICT#: 1
PARCEL ID: 04-24-28-0000-00-021

FLORIDA ENGINEERING GROUP - SE-19-09-105

REQUEST: Special Exception and Variance in the R-2 zoning district as follows:
1) Special Exception to allow two-story multi-family buildings within 100 ft. of the property line of any single-family dwelling district.
2) Variance to allow a 10 ft. side (east) setback in lieu of the required 30 ft. side setback where adjacent to a single family district.

ADDRESS: 10135 Buck Road, Orlando FL 32817
LOCATION: North side of Buck Rd., east of N. Dean Rd.

S-T-R: 08-22-31-NW-B
TRACT SIZE: 266 ft. x 225 ft. / 1.37 acres
DISTRICT#: 5
PARCEL ID: 08-22-31-0000-00-012

SHEILA CICHRA - VA-19-09-107

REQUEST: Variance in the R-1AA zoning district to replace a pool and pool deck 22 ft. from the Normal High Water Elevation (NHWE) in lieu of 35 ft.

ADDRESS: 9179 Bay Point Drive, Orlando FL 32819

LOCATION: East side of Bay Point Dr., east of Bay Hill Blvd.

S-T-R: 28-23-28-SE-D,28-23-28-SW-C

TRACT SIZE: .403 acres

DISTRICT#: 1

PARCEL ID: 28-23-28-0600-00-040

ROBERT RYDBERG - VA-19-08-081

REQUEST: Variances in the R-1AA as follows:

- 1) To allow an existing residence 20 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.
- 2) To allow an existing above ground pool located 20 ft. from the NHWE in lieu of 50 ft.
- 3) To allow an addition to an existing deck located 5 ft. from the NHWE in lieu of 50 ft.
- 4) To allow an existing deck 7' from the NHWE in lieu of 50 ft.
- 5) To allow a cumulative total of 630 sq. ft. of accessory floor area in lieu of 538 sq. ft.
- 6) To allow an existing accessory structure 0 ft. from the side (east) property line in lieu of 5 ft.
- 7) To allow an existing accessory structure building on the subject property with a separation distance of 0 ft. in lieu of 10 ft. between it and a neighbor's shed which is encroaching on the subject property.

ADDRESS: 5849 Maggiore Trail, Zellwood FL 32798

LOCATION: North side of Maggiore Trl., on the south side of Lake Maggiore

S-T-R: 22-20-27-NW-B,22-20-27-SW-C

TRACT SIZE: 0.77 acres

DISTRICT#: 2

PARCEL ID: 22-20-27-4582-00-200

REQUEST: Variances in the R-1A zoning district as follows:

- 1) To allow an existing fence to remain in the front setback with a height of 5.5 ft. in lieu of 4 ft.
- 2) To allow an existing accessory structure (pergola/swing house) to remain in front of the principal structure in lieu of behind or beside.
- 3) To allow an existing accessory structure (pergola/swing house) to remain with a 3 ft. side setback in lieu of 5 ft.
- 4) To allow an existing accessory structure (gate house) to remain in front of the principal structure in lieu of behind or beside.
- 5) To allow an existing accessory structure (gate house) to remain with a 0 ft. front setback in lieu of 25 ft.
- 6) To allow an existing house to remain with a 19.64 ft. rear setback in lieu of 30 ft.

This is the result of Code Enforcement action.

ADDRESS: 7046 Fisher Street, Orlando FL 32835

LOCATION: South side of Fisher St., west of S. Hiawassee Rd.

S-T-R: 35-22-28-NE-A

TRACT SIZE: .222 acres

DISTRICT#: 1

PARCEL ID: 35-22-28-4464-01-100

WENDY WALLACE - VA-19-09-108

REQUEST: Request to amend condition of approval #5 from a previously approved Variance, which was approved in conjunction with a Special Exception (SE-12-12-025), in the C-3 zoning district to allow for existing chain link fencing and natural buffers in lieu of the required 6 ft. privacy fence and 6 ft. masonry wall.

ADDRESS: 1611 N. Forsyth Road, Orlando FL 32807

LOCATION: East side of N. Forsyth Rd., north of E. Colonial Drive

S-T-R: 23-22-30-NW-B

TRACT SIZE: 0.35 acres

DISTRICT#: 5

PARCEL ID: 23-22-30-0000-00-066

STEVE BOYD - VA-19-08-084

REQUEST: Variances in the I-2/I-3 zoning district as follows:
1) To allow a height of 43.5 ft. in lieu of 35 ft. (building to be located less than 100 ft. from residential use).
2) To allow a 40 ft. setback from the residential zoning district to the north in lieu of 60 ft.
3) To allow a 40 ft. setback from the residential zoning district to the west in lieu of 60 ft.

ADDRESS: 2001 W. Oak Ridge Road, Orlando FL 32809
LOCATION: North side of W Oak Ridge Rd., west of S. Rio Grande Ave.
S-T-R: 22-23-29-NW-B
TRACT SIZE: 19.863 acres
DISTRICT#: 6
PARCEL ID: 22-23-29-7268-35-000

KATHY HATTAWAY - VA-19-09-091

REQUEST: Variance in the PD zoning district to allow a side setback of 10 ft. from the side street (north) property line in lieu of 15 ft.

ADDRESS: 4178 Cypress Glades Lane, Orlando FL 32824
LOCATION: Southeast corner of Green Sabal Dr., and Cypress Glades Ln.
S-T-R: 20-24-30-NW-B
TRACT SIZE: 107 ft. x 60 ft./133 acres
DISTRICT#: 4
PARCEL ID: 20-24-30-7307-05-670

METRO WEST CHURCH - SE-19-09-098

REQUEST: Special Exception and Variances in the R-CE zoning district to construct a 135 ft. high monopole communication tower as follows:
1) Special Exception to allow a monopole communication tower with a single user at initial construction in the Clarcona Rural Settlement.
2) Variance to allow installation of a communication tower without landscaping as required on the east and west side of the fenced perimeter per Section 38-1427(d)(11).
If the BZA determines the proposed tower is camouflaged then

the following variances are required:

3) To allow a communication tower 342 ft. from single family to the south in lieu of 337.5 ft.

4) To allow a communication tower 450 ft. from single family to the east in lieu of 337.5 ft.

If the BZA determines the proposed tower is not camouflaged then the following variances are required:

5) To allow a communication tower 342 ft. from single family to the south in lieu of 675 ft.

6) To allow a communication tower 450 ft. from single family to the east in lieu of 675 ft.

ADDRESS: 3705 N. Apopka Vineland Road, Orlando FL 32818
LOCATION: East of N. Apopka Vineland Rd., north of Silver Star Rd.
S-T-R: 10-22-28
TRACT SIZE: 29.53 acres
DISTRICT#: 6
PARCEL ID: 10-22-28-0000-00-024