

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT
MEETING OF MARCH 5, 2020**

The Orange County Board of Zoning Adjustment meeting met at 9:00 a.m. on **March 5, 2020** in the Orange County Commission Chambers on the 1st Floor of the Orange County Administration Building, 201 South Rosalind Avenue, Orlando, Florida 32801.

BOARD MEMBERS PRESENT: Carolyn Karraker (Chair) - District #1
Gregory A. Jackson - District #2
Juan Velez – District #3
Deborah Moskowitz (Vice Chair) – District #4
Wes A. Hodge – District #5
Charles J. Hawkins, II – District #6

BOARD MEMBERS ABSENT: Roberta Walton – At Large

STAFF PRESENT:
Brandy Driggers, Assistant Manager, Zoning Division
Nick Balevich, Planner II, Zoning Division
David Nearing, AICP, Planner II, Zoning Division
Debra Phelps, Recording Secretary, FOS Division
Shamaka Daniels, Development Specialist, FOS Division
Erin Hartigan, Assistant County Attorney

The Chair called the meeting to order at 9:01 a.m.

Following the Pledge of Allegiance to the Flag, the following applications, as advertised, were called up for public hearing.

APPROVAL OF MINUTES:

The Chair requested a motion approving the minutes of the February 6, 2020, Board of Zoning Adjustment (BZA) meeting.

A motion was made by: Gregory A. Jackson

seconded by: Charles J. Hawkins, II

and unanimously carried to **APPROVE** the minutes of the February 6, 2020 hearing.

PUBLIC COMMENT: The Chair opened the floor to public comment, seeing none; the Chair closed the hearing for public comment and continued with the regularly scheduled agenda.

PATRICIA FEELEY - VA-20-03-000

REQUEST: Variance in the P-D zoning district to allow a 5.5 ft. tall solid wall parallel to a street side in lieu of a 5.5 ft. tall wall no more than 50% opaque above 4 ft. in height.

ADDRESS: 8939 Fountain Palm Aly., Winter Garden, FL 34787

LOCATION: Northeast corner of Bismarck Palm Dr. and Fountain Palm Aly., approximately 125 ft. east of Lakeshore Pointe Dr.

TRACT SIZE: 50 ft. x 121 ft./139 acres

DISTRICT#: 1

LEGAL: LAKESHORE PRESERVE PHASE 1 87/46 LOT 42
PARCEL ID#: 05-24-27-5330-00-420
NO. OF NOTICES: 82

Commentaries: Thirteen (13) in favor and none in opposition

Staff Recommendation: Staff explained that the subject property was located in Village F of Horizon West in a Planned Development, which has special design criteria for fences and walls facing public right-of-ways. Staff noted that the builder for this project did offer a wall for end units, which were on a common area rather than streets, which was five (5) feet in height and had a design that the applicant was trying to emulate with their proposed design. Staff noted that there was an existing row of plants, which if left in place would ultimately create a solid barrier and hide the proposed wall. Lastly, staff recommended approval of the request subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Patricia Feeley (Applicant)

The applicant waived the right to speak and agreed with the staff recommendation.

There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: The BZA concluded that the applicant had a hardship due to the location of the property and was attempting to meet the design of the builder's wall. Therefore, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Carolyn Karraker, seconded by Deborah Moskowitz and unanimously carried to recommend **APPROVAL** of the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated January 8, 2020, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The wall shall be finished to match the exterior finish of the home with respect to color and texture.

AYE (voice vote): All members present

Absent: Roberta Walton

SAFETY HARBOR ADULT DAY CARE & ACTIVITY CENTER - SE-20-03-001

REQUEST: An amendment to an existing **Special Exception** in the R-1A zoning district to allow an adult daycare and activity center with up to 50 participants.

ADDRESS: 3311 N. Powers Dr., Orlando, FL 32818

LOCATION: East side of N. Powers Dr., approximately 650 ft. south of Indian Hill Rd.

TRACT SIZE: 681 ft. x 627 ft./9.78 acres

DISTRICT#: 2
LEGAL: WILLIS R MUNGERS LAND SUB E/3 LOTS 89 & 90 & 15 FT VAC R/W
ON S THEREOF PER 3485/1244 (LESS W 15 FT OF LOT 89 FOR R/W)
PARCEL ID#: 12-22-28-5844-00-891
NO. OF NOTICES: 262
Commentaries: None

Staff Recommendation: Staff presented the history of the property, noting that the religious institution had been at this location since 1962. The child daycare center and K-12 school were established by Special Exception in 1969. The proposed use would provide a service to the neighborhood and be completely internal to the existing building. Further, staff recommended approval of the request subject to the conditions as described in the staff report.

The following person(s) addressed the Board:

Speaker(s): Jascinth Brockington (Applicant)

The applicant waived the right to speak and agreed with the staff recommendation.

There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: The BZA unanimously recommended approval of the Special Exception subject to the seven (7) conditions found in the staff report.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Deborah Moskowitz and unanimously carried to recommend **APPROVAL** of the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated January 10, 2020, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Hours of operation shall be limited to Monday through Friday, between the hours of 8:00 a.m. and 5:30 p.m.
5. Construction plans or permit applications shall be submitted within three (3) years of final action on this application by Orange County, or this approval becomes null and void.
6. No more than four (4) advertised outdoor special events open to the public per calendar year, and the hours of such events shall be limited from 8:00 a.m. to 9:00 p.m. The use of outdoor amplified sound and music is prohibited. All outdoor special events shall be reviewed and approved by the Orange County Fire Marshal's Office. The applicant shall submit applications/plans to the Fire Marshal's Office a minimum of thirty (30) days prior to the date of each event.
7. The maximum number of adult daycare participants shall not exceed fifty (50) attendees. Any expansions of the use shall require BZA approval.

AYE (voice vote): All members present

Absent: Roberta Walton

MADISON LANDING (PARAMETRIC DESIGN & DEVELOPMENT, LLC) - VA-20-03-010

REQUEST: Variances in the R-3 zoning district as follows:
1) To allow two multifamily buildings with a maximum height of 86 ft. in lieu of 35 ft.
2) To allow 177 parking spaces in lieu of 343 parking spaces.

ADDRESS: W. Oak Ridge Rd., Orlando, FL 32809

LOCATION: West side of S. Rio Grande Ave., approximately 400 ft. north of W. Oak Ridge Rd.

TRACT SIZE: 540 ft. x 434 ft./5.39 acres

DISTRICT#: 6

LEGAL: PLAN OF BLK 1 PROSPER COLONY D/109 PORTION OF LOTS 39, 40, 57, AND 58 DESC AS COMMENCE AT THE NE CORNER OF LOT 57 TH S89-17-47W 10 FT TH S0-13-4E 218.31 FT TO POB TH S89-17-47W 435 FT TH N0-13-4W 540.63 FT TH N89-17-47E 435 FT TH S0-13-4E 540.63 FT TO POB

PARCEL ID#: 22-23-29-7268-40-008

NO. OF NOTICES: 278

Commentaries: None

Staff Recommendation: Staff explained that the property was created through the lot split process, and would be developed with age and income restricted apartments. The property had obtained a variance in December 2016, to allow a height of 72 feet; however, when permits were submitted, it was found that due to the architecture, a greater variance was needed. The project would fill a need for affordable housing to a needy sector of the community. Lastly, staff recommended approval of the request subject to the conditions as listed in the staff report.

The following person(s) addressed the Board:

Speaker(s): Scott Baker (Attorney on behalf of the applicant)

There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: The BZA agreed with the staff recommendation.

BZA Action: A motion was made by Charles J. Hawkins, II, seconded by Juan Velez and unanimously carried to recommend **APPROVAL** of the Variance requests in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated January 15, 2020, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The existing drainage easement shall be modified to the satisfaction of Development Engineering prior to construction plan approval.

5. Construction plans shall be submitted within three (3) years of final approval of this application by Orange County, or this approval becomes null and void.

AYE (voice vote): All members present

Absent: Roberta Walton

FREEDOM RIDE (AMY DALY) - SE-20-03-003

REQUEST: Special Exception in the R-1A zoning district to allow a therapeutic riding center (indoor/outdoor recreation use.)
ADDRESS: 3919 Bay Lake Rd., Orlando, FL 32808
LOCATION: North side of Bay Lake Rd., west of N. John Young Pkwy.
TRACT SIZE: 24.43 acres
DISTRICT#: 2
LEGAL: A R DANIELS SUB D/82 LOTS 49 THRU 52 (LESS THAT PT OF LOTS 50 & 51 LYNG N OF THE FOLLOW- ING LINE BEING AT A PT ON E LINE OF LOT 51 & 1836.77 FT S OF N LINE OF SEC RUN W 1329.77 FT TO W LINE SEC)
PARCEL ID#: 08-22-29-1900-00-490
NO. OF NOTICES: 904

Staff indicated that this case was continued prior to this public hearing to the April 2, 2020 BZA Meeting.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Wes A. Hodge and unanimously carried to **CONTINUE** to the April 2, 2020 BZA Meeting.

AYE (voice vote): All members present

Absent: Roberta Walton

BRENT SMITH - VA-20-03-009

REQUEST: Variance in the R-1AA zoning district to allow a rear setback of 23 ft. in lieu of a 30 ft. setback for a sunroom addition.
ADDRESS: 9145 Shadowbrook Trl., Orlando, FL 32825
LOCATION: North side of Shadowbrook Trl., south of Oriente St., west of S. Econlockhatchee Trl.
TRACT SIZE: .297 acres
DISTRICT#: 3
LEGAL: VILLAGES OF RIO PINAR PHASE 1 43/97 LOT 46 BLK B
PARCEL ID#: 06-23-31-2100-02-046
NO. OF NOTICES: 76

Commentaries: Three (3) in favor and none in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and site photographs. Further, staff recommended approval of the request subject to the conditions as set forth in the staff report.

The following person(s) addressed the Board:

Speaker(s): The applicant waived the right to speak and agreed with the staff recommendation. There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: The BZA discussed the case and concurred with the staff recommendation.

BZA Action: A motion was made by Juan Velez, seconded by Deborah Moskowitz and

unanimously carried to recommend **APPROVAL** of the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated January 15, 2020, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The exterior of the addition shall match the exterior of the existing house, including the roof materials and color.

AYE (voice vote): All members present

Absent: Roberta Walton

SENIOR FROGS (TAUSIF SURI) - VA-20-03-008

REQUEST: **Variances** in the C-2 zoning district as follows:
1) To allow a ground sign with changeable copy on a parcel with 170 ft. of total road frontage in lieu of 1,000 ft. (DENIED)
2) To allow a sign to remain 8 in. from the south side property line in lieu of 10 ft. (APPROVED w/Conditions)
3) To allow 82 sq. ft. of copy area in lieu of 80 sq. ft. (APPROVED w/Conditions)
Note: This is the result of Code Enforcement.

ADDRESS: 8747 International Dr., Orlando, FL 32819

LOCATION: East side of International Dr., south of Austrian Row, west of Universal Blvd.

TRACT SIZE: 1.99 acres

DISTRICT#: 6

LEGAL: PLAZA INTERNATIONAL UNIT ELEVEN 28/5 FROM NLY MOST COR OF LOT 1 RUN SLY 400.09 FT FOR POB TH RUN S 64 DEG E 457.56 FT S 22 DEG W 189.25 FT N 64 DEG W 459.73 FT NLY 189.2 FT TO POB

PARCEL ID#: 36-23-28-7165-00-011

NO. OF NOTICES: 57

Commentaries: Three (3) in favor and none in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and site photographs. Finally, staff recommended denial; however, if the BZA recommended approval then staff recommends the conditions of approval found in the staff report.

The following person(s) addressed the Board:

Speaker(s): Tausif Suri (Representative on behalf of the applicant)
Jorge Mena (Operation Manager on behalf of the applicant)

The applicant indicated that they were not aware of the need to obtain a permit to add the changeable copy or the issues with the sign's setbacks and lot width. He further stated that Senor Frogs was investing a lot of money to upgrade their facility.

Code Enforcement was present and indicated that they agreed with staff's presentation.

There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: The BZA felt that the size and setback variance requests were acceptable and within the margin of error as built, but not the addition of the changeable message board. The BZA also noted that they were seeing a pattern of individuals performing work without permits and then asking for forgiveness. The BZA decided to recommend denial of the Variance request #1, and approval of Variance requests #2 and #3, subject to the four (4) conditions found in the staff report.

BZA Action: A motion was made by Charles J. Hawkins, II, seconded by Deborah Moskowitz and unanimously carried to recommend **DENIAL** of the Variance request #1, in that there was no unnecessary hardship shown on the land; and further, it did not meet the requirements governing variances as spelled out in Orange County Code, Section 30-43(3); and, to recommend **APPROVAL** of the Variance requests #2 and #3, in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated February 3, 2020, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The applicant shall obtain a permit for the sign within 180 days of final action on this application by Orange County, or this approval becomes null and void.

AYE (voice vote): All members present

Absent: Roberta Walton

SEAN WYDRONKOWSKI - VA-20-03-007

REQUEST:	Variance in the P-D zoning district to allow a generator to be located 5 ft. from the east side property line (adjacent to the house) in lieu of 10 ft.
ADDRESS:	2616 Orchard Dr., Apopka, FL 32712
LOCATION:	South side of Orchard Dr., east of N. Wekiwa Springs Rd.
TRACT SIZE:	.293 acres
DISTRICT#:	2
LEGAL:	HEATHER GLEN AT SWEETWATER COUNTRY CLUB 34/29 LOT 39
PARCEL ID#:	36-20-28-3470-00-390
NO. OF NOTICES:	68

Commentaries: One (1) in favor and none in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location of the

property, proposed location of the generator, site plan, and site photographs. Finally, staff recommended denial; however, if the BZA recommended approval then staff recommends the conditions of approval found in the staff report.

The following person(s) addressed the Board:

Speaker(s): David Fernandez (Owner on behalf of the applicant)

The applicant indicated that they were following the advice of the architect/designer for the location of the generator, which also needed to be close to the electric box. Further, the applicant stated a generator was needed as their power was off for nine (9) days due to the last storm. Moreover, the applicant noted that the other generators in the area were in an open area, however, their generator would be behind and secured by a wall.

There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: The BZA wanted to know why the generator needed to be in this location, and why a generator was needed. The BZA found that there were some special circumstances surrounding this case as for the need of a generator because of hurricane threats in Orange County, which were not self-created. Additionally, the Board found that the generator would not pose a detrimental intrusion into the neighborhood because it was being located behind a wall; furthermore, the applicant was following the advice provided by the contractor in respect to the location. Therefore, the Board determined the foregoing reasons were adequate to approve the request. As such, the BZA recommended approval subject to the four (4) conditions found in the staff report.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Juan Velez and unanimously carried to recommend **APPROVAL** of the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated January 29, 2020 and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The concrete pad and generator shall not have any physical connection or anchoring to the adjacent wall.

AYE (voice vote): All members present

Absent: Roberta Walton

KIM FISCHER - VA-20-02-158

REQUEST:

Variances in the C-3 zoning district as follows:

- 1) To allow for a lot split resulting in a 2.92 ft. north side setback in lieu of 5 ft. for existing Bldg. "G".
- 2) To allow for existing Bldg. "G" to remain with an 8.67 ft. west rear setback in lieu of 15 ft.
- 3) To allow for a lot split resulting in a 3.86 ft. north side setback in lieu of

5 ft. for existing Bldg. "F".

4) To allow for existing Bldg. "F" to remain with a 4.82 ft. west side setback in lieu of 5 ft.

5) To allow for a lot split resulting in a 4.82 ft. north side setback in lieu of 5 ft. for existing Bldg. "E".

6) To allow for existing Bldg. "H" to remain with a 10.04 ft. west rear setback in lieu of 15 ft.

7) To allow for a lot split resulting in a 0 ft. north side setback in lieu of 5 ft. for existing Bldg. "D".

Variances in the I-4 zoning district as follows:

8) To allow for existing Bldg. "C" to remain with a 7.48 ft. south side setback in lieu of 25 ft.

9) To allow for existing Bldg. "C" to remain with a 9.85 ft. west rear setback in lieu of 10 ft.

10) To allow for existing Bldg. "C" to remain with an 11.88 ft. east side setback in lieu of 25 ft.

11) To allow for existing Bldg. "B" to remain with a 24 ft. north side setback in lieu of 25 ft.

Variance in the C-1 zoning district as follows:

12) To allow for 10 ft. south rear setback in lieu of 20 ft. for future buildings on proposed lots 2 and 3.

ADDRESS:

3500 Aloma Ave., Winter Park, FL 32792

LOCATION:

South side of Aloma Ave., west of N. Forsyth Rd.

TRACT SIZE:

8.48 acres

DISTRICT#:

5

LEGAL:

FROM SW COR OF NE1/4 OF SW1/4 OF SEC 03-22-30 RUN E 55.04 FT N 1283.29 FT N 76 DEG E 1190 FT FOR POB TH CONT N 76 DEG E 330 FT S 13 DEG E 150 FT N 76 DEG E 250 FT N 13 DEG W 150 FT N 76 DEG E 266.42 FT S 13 DEG E 85.03 FT S 312.46 FT E 407.71 FT S 55.67 F

PARCEL ID#:

03-22-30-0000-00-030

NO. OF NOTICES:

190

Commentaries:

None

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, location of the buildings, site plan, and site photographs. Further, staff recommended denial of Variance requests #1, #3, #5, #7, and #12, and approval of Variance requests #2, #4, #6, #8, #9, #10, and #11, subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Kim Fischer (Applicant)

There being no one in attendance to speak in favor or opposition to the request, the public hearing was closed.

BZA Discussion: A discussion ensued between the Board and the applicant regarding the possibility of re-designing the proposed lots to reduce the variances as needed. As a result, it was agreed upon by the Board and applicant to continue the public hearing to be heard on April 2, 2020.

BZA Action: A motion was made by Wes A. Hodge, seconded by Juan Velez and unanimously carried to **CONTINUE** to the April 2, 2020 BZA Meeting.


AYE (voice vote): All members present


Absent: Roberta Walton

ADJOURN:

There being no further business, the meeting was adjourned at 10:42 a.m.

ATTEST:


Carolyn Karraker
Chairperson


Debra Phelps
Recording Secretary