

**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 requests listed below at their ~**September 3, 2015**~ 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 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.**

The public hearings to be held by the Board of Zoning Adjustment on **September 3, 2015** will be heard at the following approximate times:

**Public Hearing Numbers to Be Heard At: 9:00 A.M.**

VA-15-08-062  
VA-15-08-064  
SE-15-09-074  
VA-15-09-075

**Public Hearing Numbers to Be Heard At: 10:00 A.M.**

VA-15-09-076  
SE-15-09-077  
SE-15-09-078  
SE-15-10-079

**Public Hearing Numbers to Be Heard At: 11:00 A.M.**

VA-15-10-080  
SE-15-09-081

Agenda requests will read as follows:

**WAWA, INC. - VA-15-08-062**

**REQUEST:** Variances in the PD and A-2 zoning district to construct ground signs as follows: 1) To construct 48 sq. ft. ground sign off-site on property zoned A-2 in lieu of an on-site; and 2) To construct 2 ground signs in lieu of 1 ground sign, one on property zoned P-D and one on property zoned A-2 as noted above. (Note: On May 5, 2015 the Board of County Commissioners and the owner entered an agreement for ingress egress across a portion of an Orange County owned retention pond and for signage along Young Pine Rd. According to Page 17 of the Access Easement Agreement, the applicant may apply for a sign variance to allow off-site ground sign to be approved by a public hearing)

**ADDRESS:** 10052 Curry Ford Rd., Orlando FL 32825

**LOCATION:** Southwest corner of Curry Ford Rd. and Young Pine Rd.

**S-T-R:** 08-23-31

**TRACT SIZE:** 1.9 acres

**DISTRICT#:** 4

**LEGAL:** YOUNG PINES COMMERCIAL 70/47 LOT 1

**PARCEL ID:** 08-23-31-0000-00-009; 08-23-31-3749-00-010

**MARCELO SILVEIRA - VA-15-08-064**

**REQUEST:** Variance in the R-1A zoning district to allow existing addition to remain 22 ft. from the rear property line in lieu of 30 ft. (Note: The addition was constructed in 2002 by a prior owner without obtaining building permits. The current owner has owned the property for approximately 3 months. This is a result of code enforcement action.)

**ADDRESS:** 2442 Pepper Mill Blvd., Orlando FL 32837

**LOCATION:** South side of Pepper Mill Blvd., approximately 1/2 mile west of SOBT, between Viti St. and Medan St.

**S-T-R:** 21-24-29

**TRACT SIZE:** 99 ft. x 110 ft.

**DISTRICT#:** 4

**LEGAL:** PEPPER MILL SECTION FOUR 12/111 LOT 328

**PARCEL ID:** 21-24-29-6836-03-280

**VEDIC CULTURAL SAMAJ OF CENTRAL FLA INC - SE-15-09-074**

**REQUEST:** Special Exception and Variance in the R-1A zoning district to expand religious use as follows: 1) Special Exception: To construct a 2,667 sq. ft religious use addition; and 2) Variance: To allow addition 15 ft. from rear property line in lieu of 30 ft. (Note: On October 2, 2014 the BZA approved the conversion of a 3,000 sq. ft. residence into religious use for a capacity of 36 persons. This is a 2,667 sq. addition to the church use building. No increase in membership is being requested, therefore there will be no increase in parking.)

**ADDRESS:** 6083 North Ln, Orlando FL 34761

**LOCATION:** Northeast corner of North Lane and N. Powers Dr.

**S-T-R:** 01-22-28

**TRACT SIZE:** 120 ft. x 233 ft.

**DISTRICT#:** 2

**LEGAL:** E 80 FT OF S 150 FT OF SW1/4 OF SW1/4 OF SE1/4 (LESS S 30 FT FOR RD R/W) OF SEC 01-22-28

**PARCEL ID:** 01-22-28-0000-00-014; 01-22-28-0000-00-039

**TOM HENRY'S PIZZERIA 314 - VA-15-09-075**

**REQUEST:** Variance in C-1 zoning district to allow on-site consumption of beer and wine (2 COP License) 847 ft. from religious use to the southeast (Tabernaculo De Amor Church) in lieu of 1000 ft. (Note: The Pastor of the Tabernaculo De Amor Church submitted a letter of no objection to this request.)

**ADDRESS:** 4970 Pine Ave., Winter Park FL 32792

**LOCATION:** West side of N. Pine Ave., 500 ft. north of Aloma Ave.

**S-T-R:** 02-22-30

**TRACT SIZE:** 110 ft. x 135 ft.

**DISTRICT#:** 5

**LEGAL:** SUBURBAN HOMES O/138 LOTS 21 & 22 BLK 5

**PARCEL ID:** 02-22-30-8368-05-210

**HARVEY D TOTZKE III - VA-15-09-076**

**REQUEST:** Variances in the R-1A zoning district for accessory buildings and uses as follows: 1) To permit a total of 600 sq. ft. of accessory structure floor area in lieu of 500 sq. ft. (520 sq. ft. proposed; 80 sq. ft. existing); 2) To construct a 500 sq. ft. accessory building (metal storage shed); and 3) To construct storage shed not made out of materials commonly used for single family construction (proposing a metal roof and metal siding).

**ADDRESS:** 1807 Deanna Dr., Apopka FL 32703

**LOCATION:** Northeast corner of Deanna Dr. and Ulysses Dr., approximately 150 ft. east of N. Lake Pleasant Rd.

**S-T-R:** 12-21-28

**TRACT SIZE:** 87 ft. x 95 ft.  
**DISTRICT#:** 2  
**LEGAL:** ADAMS RIDGE UNIT 1 11/4 LOT 113  
**PARCEL ID:** 12-21-28-0022-01-130

**SHARON R HOYDICH - SE-15-09-077**

**REQUEST:** Special Exception in A-2 zoning district to construct an Accessory Dwelling Unit (ADU) for applicant's father. (Note: The Wedgefield HOA has requested that the proposed ADU be attached to the main house by an open air breezeway.)  
**ADDRESS:** Robertson St., Orlando FL 32833  
**LOCATION:** South side of Robertson St., approximately 125 ft. south of Reynolds Pkwy., in the Wedgefield community.  
**S-T-R:** 27-23-32  
**TRACT SIZE:** 150 ft. x 300 ft.  
**DISTRICT#:** 5  
**LEGAL:** CAPE ORLANDO ESTATES UNIT 11A 3/107 LOT 6 BLK 5  
**PARCEL ID:** 27-23-32-1181-05-060

**INDIA PENTECOSTAL CHURCH OF CENTRAL FLORIDA INC - SE-15-09-078**

**REQUEST:** Special Exception and Variances in the R-CE zoning district as follows: 1) Special Exception: Phase I consisting of a new 500 seat sanctuary and to retain four existing modular units for use as a 65 child day care center for an additional five years; 2) Special Exception: Phase II to temporarily relocate the day care to an existing multipurpose building and replace the modular buildings with a permanent 4,500 sq. ft. building for the day care center; 3) Variance: To permit grassed parking for part of the site in lieu of paved; and, 4) Variance: To permit the steeple to extend to a height of 65 ft. in lieu of 45 ft. (Note: Proposed parking to consist of 66 paved spaces and 110 grassed w/paved drive aisles. Construction for Phase I to commence October, 2016. Construction for Phase II to commence July, 2021. The Zoning Manager may allow a steeple to extend to a height 10 ft. taller than the structure is permitted (45 ft. ). However, the applicant desires a steeple 65 ft. in height.)  
**ADDRESS:** 11551 Winter Garden Vineland Rd., Orlando FL 32836  
**LOCATION:** North side of Winter Garden Vineland Rd., approximately 1,400 ft of a mile east of E. Buena Vista Dr., and east of the Grand Cypress golf course.  
**S-T-R:** 16-24-28  
**TRACT SIZE:** 332 ft. x 650 ft.  
**DISTRICT#:** 1  
**LEGAL:** WILLIS R MUNGERS LAND SUB E/22 LOT 52 (LESS PT TAKEN ON S FOR R/W PER OR 5005/550 CI95-6694)  
**PARCEL ID:** 16-24-28-5844-00-520

**CHURCH OF SCIENTOLOGY - SE-15-10-079**

**REQUEST:** Special Exception in P-O zoning district to allow a religious use and instruction (counseling, reading, video and office use) for up to 60 persons. (Note: Applicant to occupy 4,400 sq. ft. of first floor office space of an existing office building. No new construction is proposed).

**ADDRESS:** 850 Courtland St., Orlando FL 32836

**LOCATION:** South side of Courtland St., approximately 100 ft. east of Adanson St.

**S-T-R:** 02-22-29

**TRACT SIZE:** 150 ft. x 145 ft.

**DISTRICT#:** 5

**LEGAL:** SUNSHINE GARDENS L/79 LOTS 8 9 & 10 BLK B

**PARCEL ID:** 02-22-29-8472-02-080

**JONATHAN KEPHART - VA-15-10-080**

**REQUEST:** Variance in the R-CE zoning district to allow accessory structure (horse barn) containing 3,535 sq. ft. in lieu of 3,000 sq. ft (Note: This is a result of code enforcement action).

**ADDRESS:** 9420 Morton Jones Rd., Gotha FL 34734

**LOCATION:** South side of Morton Jones Rd., east of Hempel Ave., north of the Florida Turnpike.

**S-T-R:** 33-22-28

**TRACT SIZE:** 9.72 acres

**DISTRICT#:** 1

**LEGAL:** TOWN OF GOTHA A/39 THE SE1/4 OF BLK I

**PARCEL ID:** 33-22-28-3100-09-502

**QUANG LAM - SE-15-09-081**

**REQUEST:** Special Exception in the R-2 zoning district to construct a single family residence with an attached Accessory Dwelling Unit (ADU) for applicant's father-in-law. (Note: The ADU is for the father-in-law of the contract purchaser of the property, who will reside in the principal residence.)

**ADDRESS:** E Crystal Lake Ave., Orlando FL 32801

**LOCATION:** South side of E. Crystal Lake Ave. between S. Shine Ave. and S. Fern Creek Ave., approximately 250 ft. north of E. Michigan St.

**S-T-R:** 01-23-29

**TRACT SIZE:** 54 ft. x 102 ft.

**DISTRICT#:** 3

**LEGAL:** FLOYD KING SUB J/49 LOTS 7 & 8 (LESS W 91.10 FT THEREOF) BLK B

**PARCEL ID:** 01-23-29-2816-02-071