

**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 ~**November 5, 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 **November 5, 2015** will be heard at the following approximate times:

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

SE-15-11-092  
VA-15-11-097  
VA-15-11-099  
SE-15-11-101  
VA-15-11-102  
SE-15-11-104

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

VA-15-11-105  
VA-15-11-108  
VA-15-12-109  
VA-15-11-093  
SE-15-11-094

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

VA-15-11-095  
VA-15-11-096  
SE-15-11-098

**Public Hearing Numbers to Be Heard At: 1:00 P.M.**

SE-15-11-100

VA-15-11-103

VA-15-11-107

VA-15-11-106

**Public Hearing Numbers to Be Heard At: 2:00 P.M.**

VA-15-12-111

SE-15-10-089

Agenda requests will read as follows:

**CHRIS HARRISON - SE-15-11-092**

**REQUEST:** Special Exception in the R-2 zoning district to construct 2 quadruplexes within 100 ft. of single family use to the east, west, north and south and Variance to construct 2 quadruplexes 18 ft. from the side (east and west) property lines in lieu of 30 ft.

**ADDRESS:** 2233 E Kaley Ave, Orlando FL 32806

**LOCATION:** North side of E. Kaley Ave., 400 ft. west of S. Bumby Ave.

**S-T-R:** 06-23-30

**TRACT SIZE:** 1 acre

**DISTRICT#:** 3

**LEGAL:** CLOVERLAWN H/87 W 50 FT OF LOT 25 & E 62.5 FT LOT 24 BLK C (LESS S 15 FT PER DB 410/341)

**PARCEL ID:** 06-23-30-1432-03-231; 06-23-30-1432-03-251

**PARK SQUARE HOMES - VA-15-11-097**

**REQUEST:** Variance in the P-D zoning district to construct single family residence 19.4 ft. from rear property line in lieu of 20 ft.

**ADDRESS:** 8454 Via Vittoria Way, Orlando FL 32819

**LOCATION:** Northwest corner of Sand Lake Rd. and Dallas Dr. in the Granada Properties PD, behind the Dellagio Shopping Center.

**S-T-R:** 27-23-28

**TRACT SIZE:** 57 ft. x 120 ft.

**DISTRICT#:** 1

**LEGAL:** DELLAGIO, A SUBDIVISION OF DR PHILLIPS, FLORIDA 83/111 LOT 49

**PARCEL ID:** 27-23-28-2020-00-490

**ROBERT GODERIS - VA-15-11-099**

**REQUEST:** Variance in the R-1A zoning district to construct a 1,200 sq. ft. accessory structure in lieu of 500 sq. ft. (Note: The Wedgefield HOA has approved the proposed architecture and location of the accessory structure.)

**ADDRESS:** Decker Ave., Orlando FL 32833

**LOCATION:** West side of Decker Ave., 200 ft. north of Northrop St., in the Wedgefield Community

**S-T-R:** 10-23-32

**TRACT SIZE:** 1 acre

**DISTRICT#:** 5

**LEGAL:** CAPE ORLANDO ESTATES UNIT 12A 4/66 LOT 23 BLK 9

**PARCEL ID:** 10-23-32-1184-09-230

**BENJAMIN PAULUHN - SE-15-11-101**

**REQUEST:** Special Exception in P-D zoning district to allow an attached Accessory Dwelling Unit (ADU) for applicant's mother within proposed main house. (Note: The most impacted property owners submitted letters of no objection).

**ADDRESS:** 6224 Virginia Anne Ln., Mount Dora FL 32757

**LOCATION:** West side of Virginia Anne Lane, south of Beauclaire Ave.

**S-T-R:** 05-20-27

**TRACT SIZE:** 2 acres

**DISTRICT#:** 2

**LEGAL:** BEAUCLAIRE ESTATES OF MOUNT DORA PHASE 2 68/47 LOT 12

**PARCEL ID:** 05-20-27-0654-00-120

**JOSE PRIETO - VA-15-11-102**

**REQUEST:** Variance in the R-1A zoning district to construct a single family residence 20 ft. from rear property line in lieu of 30 ft. (Note: The rear property line has a irregular angle).

**ADDRESS:** 5330 Adanson St., Orlando FL 32810

**LOCATION:** West side of Adanson St., 1/4 mile north of Lee Rd.

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

**TRACT SIZE:** .21 acres

**DISTRICT#:** 2

**LEGAL:** ALBERT LEE RIDGE 3RD ADDITION U/142 LOT 9 BLK F

**PARCEL ID:** 02-22-29-0066-06-090

**MICHAEL HEAVENER - SE-15-11-104**

**REQUEST:** Special Exception in the A-1 zoning district to construct a detached Accessory Dwelling Unit (ADU) for applicant's mother and father. (Note: The applicant has submitted 9 letters in support from adjacent neighbors)

**ADDRESS:** 8831 Eden Park Rd., Orlando FL 32810

**LOCATION:** East side of Eden Park Rd., 1/4 mile south of Maitland Blvd.

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

**TRACT SIZE:** 5.75 acres

**DISTRICT#:** 2

**LEGAL:** S 359.46 FT OF NW1/4 OF NE1/4 LYING W OF RD & S 259.46 FT OF W 1014 FT OF NW1/4 OF NE1/4 E OF RD (LESS R/W) IN SEC 29-21-29

**PARCEL ID:** 29-21-29-0000-00-028

**RICK LOPEZ - VA-15-11-105**

**REQUEST:** Variance in the R-2 zoning district to allow 936 sq. ft. accessory building to remain in lieu of 500 sq. ft.

**ADDRESS:** 705 E Oak St., Apopka FL 32703

**LOCATION:** North side of Oak St., east of N. Christiana St., south of E. Votaw Rd.

**S-T-R:** 02-21-28

**TRACT SIZE:** 150 ft. x 160 ft.

**DISTRICT#:** 2

**LEGAL:** SUB STEWART HOMESTEAD MISC 3/398 DESC: THE EAST 150.41 FT OF THE WEST 333.75 FT OF THE SOUTH 547 FT LOT 4 & (LESS THE NORTH 370.62 FT & LESS THE SOUTH 20 FT FOR R/W)

**PARCEL ID:** 02-21-28-8308-00-043

**PATRICK AND PATRICIA MORLEY - VA-15-11-108**

**REQUEST:** Variance in the R-1A zoning district to construct an accessory building (travel trailer shelter) 10.5 ft. from side street (Lotafun Ave.) property line in lieu of 15 ft.

**ADDRESS:** 342 Ololu Dr., Winter Park FL 32789

**LOCATION:** South end of Ololu Dr., north side of Lotafun Ave., east of N. Wymore Rd.

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

**TRACT SIZE:** .46 acres

**DISTRICT#:** 5

**LEGAL:** JUSTAMERE CAMP REPLAT H/73 & KILLARNEY CIRCLE K/22 DESC AS: COMM AT SW COR LOT 97 KILLARNEY CIRCLE S34-06-25E 81.23 FT FOR POB; S77-53-46E 66 FT, N59-03-43E 145 FT TO SHORE LINE OF LAKE, TH S53-37-04E 76.11 FT (SHORELINE MEAS SELY 78 FT), TH S41-02-33W 27

**PARCEL ID:** 02-22-29-4068-01-190

**SHERRI FRAGOMENI - VA-15-12-109**

**REQUEST:** Variances in the R-CE zoning district as follows: 1) To construct accessory building containing 1,250 sq. ft. in lieu of 1,000 sq. ft.; and 2) To construct accessory building 22.5 ft. in height in lieu of 20 ft. (Note: Existing shed to be removed).

**ADDRESS:** 9875 Kilgore Rd., Orlando FL 32836

**LOCATION:** East side of Kilgore Rd., north of Darlene Dr.

**S-T-R:** 04-24-28

**TRACT SIZE:** 1 acre

**DISTRICT#:** 1

**LEGAL:** BEG 140 FT N OF SE COR OF S1/2 OF N1/2 OF SE1/4 OF SE1/4 RUN N 118.73 FT S 83 DEG W 397.33 FT M/L TO ELY R/W KILGORE RD SELY ALONG RD 110.72 FT N 86 DEG E 347.11 FT M/L TO POB IN SEC 04-24-28

**PARCEL ID:** 04-24-28-0000-00-043

**CARLOS URIBE - VA-15-11-093**

**REQUEST:** Variances in the R-CE zoning district to construct accessory building (recreational room and storage) as follows: 1) 1,340 sq. ft. in lieu of 500 sq. ft.; 2) Two stories in lieu of one story; and, 3) 25 ft. in height in lieu of 20 ft. (Note: The applicant is proposing a garage with storage on the ground level and a recreation room with 1/2 bath on the second floor.)

**ADDRESS:** 1283 S Econlockhatchee Tr., Orlando FL 32825

**LOCATION:** East side of S. Econlockhatchee Tr., approximately 1 mile south of Lake Underhill Rd.

**S-T-R:** 31-22-31

**TRACT SIZE:** 200 ft. x 152 ft.

**DISTRICT#:** 3

**LEGAL:** BEG 500 FT N OF SW COR OF SE1/4 TH E 200 FT N 200 FT W 200 FT S TO POB IN SEC 31-22-31 (LESS RD ON W)

**PARCEL ID:** 31-22-31-0000-00-053

**HARRIET FORT - SE-15-11-094**

**REQUEST:** Special Exception in the R-1A zoning district to permit conversion of an existing accessory structure into an Accessory Dwelling Unit (ADU) for applicant's son and the following variances: 1) Locate the ADU 48.5 ft. from the Normal High Water Elevation (NHWE) of Lake La Grange in lieu of 50 ft.; and 2) Locate the ADU 4.7 ft. from the side (east) property line in lieu of 7.5 ft. (Note: The 750 sq. ft. accessory structure was approved through a variance granted by the BZA on 1/6/94. Current side yard setback encroachment appears to be result of measurement error during construction.)

**ADDRESS:** 3111 Lake Margaret Dr., Orlando FL 32806

**LOCATION:** North side of Lake Margaret Dr., approximately .8 mi. west of Conroy Rd.

**S-T-R:** 07-23-30

**TRACT SIZE:** 72 ft. x 365 ft. (AVG)

**DISTRICT#:** 3

**LEGAL:** BEG 30 FT N & 1106.1 FT E OF SW COR OF NE1/4 OF NE1/4 RUN N 343.38 FT N 58 DEG E 84.44 FT S 387.48 FT W 72 FT TO POB IN SEC 07-23-30

**PARCEL ID:** 07-23-30-0000-00-080

**CONNIE EMMERSON - VA-15-11-095**

**REQUEST:** Variance in the R-CE zoning district to allow cumulative accessory structure square footage of 2,416 sq. ft. in lieu of 2,000 sq. ft. (Note: Applicant proposes to remove kitchen from dwelling unit and construct a new 1,680 sq. ft. detached garage. Combine square footage = 2,416 sq. ft.).

**ADDRESS:** 9419 Winter Garden Vineland Rd., Orlando FL 32836

**LOCATION:** East side of Winter Garden Vineland Rd., west side of Lake Sheen.

**S-T-R:** 05-24-28

**TRACT SIZE:** 2.2 ac.

**DISTRICT#:** 1

**LEGAL:** N 105.7 FT OF S 435.7 FT OF W1/2 OF NE1/4 (LESS W 30 FT RD) & (LESS S 80 FT OF W 500 FT) & (LESS BEG SW COR OF NE 1/4 TH N 89 DEG E 30 FT N 410 FT FOR POB RUN N 89 DEG E 13.15 FT N 25.7 FT S 89 DEG W 13.14 FT S 25.7 FT TO POB PT TAKEN FOR RD R/W PER 4899/

**PARCEL ID:** 05-24-28-0000-00-020

**MERCEDES PEREZ - VA-15-11-096**

**REQUEST:** Variance in the R-1 Zoning district to construct an addition to single family residence 15 ft. from the rear property line in lieu of 25 ft. (Note: The home was built 1.5 ft. into a platted utility easement. The proposed addition will not encroach any further into said easement. However, additional approvals will be required from the Public Works Department to allow the encroachment into an utility easement).

**ADDRESS:** 827 Galsworthy Ave., Orlando FL 32809

**LOCATION:** North side of Galsworthy Ave., approximately 250 ft. west of Voltaire Dr.

**S-T-R:** 26-23-29

**TRACT SIZE:** 75 ft. x 110 ft.

**DISTRICT#:** 3

**LEGAL:** SKY LAKE UNIT SEVEN 2/28 LOT 1022

**PARCEL ID:** 26-23-29-8087-10-220

**DOROTHY LIDSKY - SE-15-11-098**

**REQUEST:** Special Exception in the R-CE zoning district to construct 2-story guest house. (Note: Applicant proposes to construct a 2 story structure in front of the main house. The ground level will contain 893 sq. ft. of garage and carport use. The second level will contain 995 sq. ft. of living space to be used as guest living quarters. Entire structure to be 2,073 sq ft under roof).

**ADDRESS:** 1431 Kelso Blvd., Windermere FL 34786

**LOCATION:** East side of Kelso Blvd., east of West Lake Butler Rd.

**S-T-R:** 13-23-27

**TRACT SIZE:** 1 acre

**DISTRICT#:** 1

**LEGAL:** KELSO ON LAKE BUTLER 5/48 LOT 18

**PARCEL ID:** 13-23-27-4110-00-180

**JEETENDRA PERSAUD - SE-15-11-100**

**REQUEST:** Special Exception in the P-O zoning district to allow for a community center and the following Variances:  
1) To construct an addition (open sided covered area) to commercial structure 6 ft. from rear property line in lieu of 30 ft.; and  
2) To allow 5 parking spaces in lieu of 11 spaces.

**ADDRESS:** 1451 N Pine Hills Rd., Orlando FL 32808

**LOCATION:** East of North Pine Hills Rd., 150 ft. south of Silver Star Rd.

**S-T-R:** 19-22-29

**TRACT SIZE:** 119 ft. x 130 ft.

**DISTRICT#:** 6

**LEGAL:** PINE HILLS MANOR NO 3 S/89 LOTS 12 & 13 OF BLK N (LESS RD R/W ON W)

**PARCEL ID:** 19-22-29-6978-14-120



**MIKE SCHMIDT - VA-15-11-103**

**REQUEST:** Variance in the I-2/I-3 zoning district to allow 2 ground signs in lieu of 1 ground sign. (Note: The subject property has 385 ft. of road frontage. It would qualify for 2 ground signs if it had a minimum of 400 ft. of road frontage).

**ADDRESS:** 9640 Boggy Creek Rd., Orlando FL 32824

**LOCATION:** West side of Boggy Creek Rd., 200 ft. south of Dowden Rd.

**S-T-R:** 06-24-30

**TRACT SIZE:** 2.7 acres

**DISTRICT#:** 4

**LEGAL:** PLAN OF BLK I PROSPER COLONY D/103 THAT PORTION OF LOT 40 & A PORTION OF LOT 39 DESC AS BEG AT SW COR OF LOT 40 RUN E 282.58 FT N 267.76 FT CONT N 01 DEG W 117.30 FT W 293.43 FT S 270.59 FT W 22.25 FT S 114.28 FT E 36.50 FT TO POB

**PARCEL ID:** 06-24-30-7268-00-400

**CHINA GARDEN - VA-15-11-107**

**REQUEST:** Variance in the P-D zoning district to allow on-site consumption of beer and wine (2 COP License) 259 ft. from Olympia High School in lieu of 1000 ft.

**ADDRESS:** 8801 Conroy Windermere Rd., Orlando FL 32835

**LOCATION:** Northeast corner of Conroy Windermere Rd. and S. Apopka Vineland Rd.

**S-T-R:** 10-23-28

**TRACT SIZE:** 13.24 acres

**DISTRICT#:** 1

**LEGAL:** SHOPPES OF WINDERMERE 41/130 LOT 1 (LESS PART TAKEN ON W FOR R/W PER 5915/4507 CIO99-9077)

**PARCEL ID:** 10-23-28-9359-00-010

**AVCON, INC. - VA-15-11-106**

**REQUEST:** Variance in the R-3 zoning district to provide 96 parking spaces in lieu of 140 parking spaces. (Note: The applicant is proposing a senior citizen housing development)

**ADDRESS:** 4422 E 13th St., Apopka, FL 32703

**LOCATION:** South side of E. 13th St., 1/2 mile west of Sheeler Ave.

**S-T-R:** 15-21-28

**TRACT SIZE:** 10.43 acres

**DISTRICT#:** 2

**LEGAL:** BEG NE COR OF SW1/4 TH W 411.75 FT S S 1133 FT E 411.75 FT N 1133 FT TO POB SEC 15-21-28 (LESS N 30 FT R/W)

**PARCEL ID:** 15-21-28-0000-00-015

**MCDONALDS USA LLC - VA-15-12-111**

**REQUEST:** Variances for signage in the C-2 zoning district as follows: 1) To allow 2 ground signs, 1 pole sign and 1 monument sign with electronic message center in lieu of 2 pole signs or 2 ground signs. (Note: Previously, the subject property had 3 pole signs and 1 ground sign. McDonalds is redeveloping the site. Sign code allows 2 pole signs or 2 ground signs) 2) To allow a 15 ft. high monument sign with electronic message center in lieu of electronic message center on pole sign. 3) To allow a pole sign 10 ft. from front property line in lieu of 150 ft. 4) To allow 583 sq. ft. of wall signage copy area in lieu of 230 sq. ft. (Note: The applicant is proposing 201 sq. ft. of wall signage. Additionally, the applicant proposes a Ronald McDonald architectural feature totaling 382 sq. ft. Therefore, the total amount of wall signage proposed is 583 sq. ft.)

**ADDRESS:** 6875 W Sand Lake Rd., Orlando FL 32819

**LOCATION:** Northwest corner of International Dr. and Sand Lake Rd.

**S-T-R:** 25-23-28

**TRACT SIZE:** 2.3 acres

**DISTRICT#:** 6

**LEGAL:** FROM SE COR OF SW1/4 OF SW1/4 IN SEC 25-23-28 TH RUN N 22.39 FT TH N 87 DEG W 215.04 FT FOR A POB TH N 87 DEG W 200 FT N 300 FT S 87 DEG E 200 FT S 50 FT E 174.83 FT S 28.14 FT W 19 FT S 4 DEG E 22.55 FT E 17.46 FT S 7.04 FT N 87 DEG W 175 FT S 200 FT TO

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**CENTRO CRISTIANO RESTAURACION INC - SE-15-10-089**

**REQUEST:** Special Exception in the R-1 zoning district to permit a day care for up to 60 children, ages infant to 5 years old, to be located within an existing religious use building. (Note: There will be no exterior construction associated with this application.)

**ADDRESS:** 1600 N Chickasaw Tr., Orlando FL 32825

**LOCATION:** West side of N. Chickasaw Tr., approximately 950 ft. south of E. Colonial Dr.

**S-T-R:** 23-22-30

**TRACT SIZE:** 5.45 acres

**DISTRICT#:** 3

**LEGAL:** S1/2 OF S1/2 OF NE1/4 OF NE1/4 OF SEC 23-22-30 LYING E OF CANAL R/W (LESS E 50 FT THEREOF)

**PARCEL ID:** 23-22-30-0000-00-090