

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

NOTICE is hereby given that the Orange County Board of Zoning Adjustment (BZA) shall consider the requests listed below at their ~**March 3, 2016**~ 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.

Agenda requests will read as follows:

9:00 AM PUBLIC COMMENT

SAVE A LIFE PET RESCUE INC - SE-16-01-143

9:00AM

REQUEST: Special Exception and Variances in the A-2 zoning district as follows: 1) Special Exception: To construct a 3,600 sq. ft. pet rescue shelter; 2) Variance: To allow unpaved parking in lieu of paved; and 3) Variance: To allow 4 parking spaces in lieu of 12. (Note: The pet shelter will not have any outdoor runs or outdoor compounds and will be accessible only to staff and volunteers. It will not be opened to the general public).

ADDRESS: 609 S West Christmas RD, Un-Incorporated FL 32709

LOCATION: East side of S. West Christmas Rd., 200 ft. north of E. Colonial Dr., 1/4 mile west of S. Fort Christmas Rd.

S-T-R: 33-22-33-NW-B

TRACT SIZE: 6.9 acres

DISTRICT#: 5

LEGAL: CHRISTMAS GARDENS NO 2 P/62 BLK 6 LOTS 4, 5 (LESS THAT PT OF LOT 5 IN E1/2 OF NE1/4 OF NW1/4)

PARCEL ID: 32-22-33-1316-06-040

JACK B WILLIAMS - VA-16-02-152

9:00 AM

REQUEST: Variances in the R-CE zoning district to construct a detached accessory building (garage) as follows: 1) In front of the principal structure; 2) 1,104 sq. ft. in size in lieu of 500 sq. ft.; and, 3) Validate an existing nonconforming residence located 3 feet from the side (north) property line in lieu of 10 ft. (Note: Two existing detached carports are currently located on the subject property with a combined size of 1,164 sq. ft. of covered area. These carports are to be demolished.)

ADDRESS: 12412 Summerport LN, Windermere FL 34786

LOCATION: West side of Lake Butler, on the east side of Summerport Lane, approximately 700 ft. east of West Lake Butler Rd.

S-T-R: 13-23-27-NE-A

TRACT SIZE: 91 ft. x 397 ft. (AVG)

DISTRICT#: 1

LEGAL: SUMMERPORT BEACH G/133 LOT 27

PARCEL ID: 13-23-27-8392-00-270

NATHANIEL MITCHELL - SE-16-03-160

10:00 AM

REQUEST: Special Exception in the R-1A zoning district to convert an existing attached garage into a guest house and Variance to validate the existing residence 13 ft. from the rear property line in lieu of 30 ft. (Note: The applicant was cited by code enforcement for having an ADU without approval shortly after he purchased the property. The kitchen facility has been removed with the exception of a single-compartment sink.)

ADDRESS: 4102 Delray AVE, Orlando FL 32839

LOCATION: Southwest corner of Delray St. and 41st St., approximately 350 ft. west of S.O.B.T.

S-T-R: 10-23-29-SE-D

TRACT SIZE: 70 ft. x 105 ft.

DISTRICT#: 6

LEGAL: RIO GRANDE SUB 2ND REPLAT U/48 LOT 9 BLK B

PARCEL ID: 10-23-29-7420-02-090

DAVID J ENGELBRECHT - VA-16-03-001

**10:00
AM**

REQUEST: Variances in the R-1A zoning district as follows: 1) To allow accessory structures with a cumulative floor area of 1,140 sq. ft. in lieu of 624 sq. ft.; 2) To allow existing garage and proposed accessory structure in front of principal residence in lieu of sides or rear. (Note: Applicant is proposing a new 240 sq. ft. accessory building. There is an existing 900 sq. ft. garage building in front of the house as well).

ADDRESS: 1115 Lacon AVE, Orlando FL 32809

LOCATION: South side of Lake Conway, north side of Lacon Ave., approximately 600 ft. north of Hoffner Ave.

S-T-R: 24-23-29-NE-A

TRACT SIZE: 75 ft. x 320 ft. AVG

DISTRICT#: 3

LEGAL: LAKEVIEW (CONWAY) L/70 THE W1/2 OF LOT 3 & ALL OF LOT 4 & LAND ON N TO WATERS OF LAKE BLK B

PARCEL ID: 24-23-29-4874-02-031

THOMAS NEARY - SE-16-03-003

**10:00
AM**

REQUEST: Special Exception and Variances in the A-2 zoning as follows: 1) To convert existing house into a 2556 sq. ft. guest house; 2) To allow 2556 sq. ft. living area for the guest house in lieu of 1,000 gross sq. ft. 3) Variance to allow existing pole barn 3 ft. from side (west) property line in lieu of 5 ft. (Note: Applicant proposes to construct a new primary residence with 2,556 sq. ft. of living area. The existing house will be used as a guest house and will contain less than 2,556 sq. ft. of living space.) (NOTE: A guest house by definition cannot have a kitchen and is limited to 1,000 gross square feet).

ADDRESS: 4650 N Fort Christmas RD, Christmas FL 32709

LOCATION: South side of Ft. Christmas Rd., west of Lazy H Ln.

S-T-R: 02-22-32

TRACT SIZE: 13.82 ac.

DISTRICT#: 5

LEGAL: BEG S 3 DEG E 306.97 FT & S 61 DEG E 2469.77 FT FROM NW COR OF SEC RUN S 1101.22 FT E 566.53 FT N 15 DEG E 396.73 FT N 86 DEG E 8.32 FT N 26 DEG E 322.40 FT W

225.95 FT NELY ALONG CURVE 260 FT N 61 DEG W 457.31
FT TO POB (LESS NLY 30 FT FOR RD R/W) IN SEC

PARCEL ID: 02-22-32-0000-00-019

CASSANDRA GAIL FINK - VA-16-04-004

**10:00
AM**

REQUEST: Variance in the A-2 zoning to place a mobile home on .716 acres of land in lieu of 2 acres.

ADDRESS: 2822 Dean Ridge RD, Orlando FL 32825

LOCATION: East side of Dean Rd., west side of Dean Ridge Rd., north of Curry Ford Rd.

S-T-R: 05-23-31-SW-C

TRACT SIZE: .716 ac.

DISTRICT#: 3

LEGAL: COMM SE COR OF SW1/4 OF SEC 05-23-31 TH N00-13-38W 675.04 FT S89-46-22W 530.75 FT FOR POB TH RUN N89-50-24W 190.03 FT N18-38-45E 107.86 FT TO PT OF CURVE CONCAVE WLY W/ RAD OF 1338.24 FT TH NLY THROUGH CENT ANG OF 07-59-41 FOR 186.73 FT TH S75-34-46E 42.1

PARCEL ID: 05-23-31-0000-00-063

DENNIS STEVENTON - VA-16-04-005

11:00 AM

REQUEST: Variances in the R-1AA zoning district for accessory structures as follows: 1) To allow 854 cumulative sq. ft. of accessory buildings in lieu of 636 sf. ft. (25% of 2,543 sq. ft. house); and 2) To validate existing shed 0.4 ft from property line in lieu of 5 ft.

ADDRESS: 7336 Woodglen CT, Orlando FL 32835

LOCATION: South side of Woodglen Ct., north of Conroy Windermere Rd., east of Hiawassee Rd.

S-T-R: 11-23-28-SE-D

TRACT SIZE: 132 ft. x 165 ft.

DISTRICT#: 1

LEGAL: WOODLANDS OF WINDERMERE UNIT TWO 9/9 LOT 19

PARCEL ID: 11-23-28-8632-00-190

REQUEST: Variances in the A-1 zoning district for accessory uses as follows: 1) To validate two existing accessory structures with a combined total of 4,438 sq. ft. in lieu of 2,000 sq. ft.; 2) To validate existence accessory structure (garage) in front of primary residence in lieu of side or rear yards; and 3) To allow accessory building height of 19.3 ft. in lieu of 15 ft. (Note: The first structure is an existing garage with 1,238 sq. ft. of floor area. The second structure is an existing storage building containing 3,200 sq. ft. and was constructed without building permits. This is the result of code enforcement action.)

ADDRESS: 4503 Round Lake RD, Apopka FL 32712

LOCATION: Northeast corner of Round Lake Rd. and Sadler Rd.

S-T-R: 14-20-27-NW-B

TRACT SIZE: 4.36 acres

DISTRICT#: 2

LEGAL: S1/2 OF SW1/4 OF SW1/4 OF NW1/4 OF SEC 14-20-27 (LESS S & W 30 FT FOR R/W)

PARCEL ID: 14-20-27-0000-00-012

WINDERMERE PREPARATORY SCHOOL - SE-16-02-157**1:00
PM**

REQUEST: Special Exception in the R-CE zoning district to revise the master plan and Variance to construct building (Visual and Performing Arts Center) 48 ft. in height in lieu of 35 ft. (Note: The revisions include a square footage cap of 222,850 sq. ft.; construction of a 48,000 sq. ft. visual and performing arts center; height increase of 48 ft. for proposed visual and performing arts center; relocation of existing maintenance facility; expansion of existing café; student enrollment increase from 1,200 to 1,600; modification to the north and west berms; internal roadway modifications; and Sunday religious use)

ADDRESS: 6189 Winter Garden Vineland RD, Windermere FL 34786

LOCATION: Northeast side of Winter-Garden Vineland Rd., 1/2 mile east of Ficquette Rd.

S-T-R: 24-23-27-NW-B

TRACT SIZE: 46.42 acres

DISTRICT#: 1

LEGAL: BEG SE COR OF N1/2 OF NW1/4 OF SEC 24-23-27 TH RUN W
1112.63 FT TO NELY R/W WINTER GARDEN-VINELAND RD
TH N 48 DEG W 1010.55 FT NELY 38.12 FT N 39 DEG E 221.70
FT NLY 471.11 FT TO A PT ON N LINE OF SEC TH E 1655.16
FT S 1317.17 FT TO POB (LESS R/W ON SW PE

PARCEL ID: 24-23-27-0000-00-004