

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT  
MEETING OF APRIL 1, 2021**

The Orange County Board of Zoning Adjustment meeting met at 9:00 a.m. on **April 1, 2021** 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:** Thomas Moses - District #1  
John Drago - District #2  
Juan Velez – District #3  
Deborah Moskowitz (Chair) – District #4  
Wes A. Hodge (Vice Chair) – District #5  
Roberta Walton – At Large

**BOARD MEMBERS ABSENT:** Charles J. Hawkins, II – District #6

**STAFF PRESENT:** Brandy Driggers, Assistant Zoning Manager  
Ted Kozak, AICP, Chief Planner, Zoning Division  
Nick Balevich, Planner II, Zoning Division  
David Nearing, AICP, Planner II, Zoning Division  
Joy Carmichael, Assistant County Attorney  
Green Laurie, Development Services Coordinator  
Debra Phelps, Recording Secretary, FOS Division  
Shamaka Daniels, Development Specialist, FOS Division

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 March 4, 2021, Board of Zoning Adjustment meeting.

A motion was made by: Roberta Walton

seconded by: Juan Velez

and unanimously carried with a 6-0 vote (Charles J. Hawkins, II was absent) to

**APPROVE** the minutes of the March 4, 2021 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.

**POULOS & BENNETT, LLC (KATHY HATTAWAY) - VA-21-04-015**

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**REQUEST:** **Variances** in the R-1AA zoning district as follows:  
1) To allow a front setback for an existing residence of 19 ft. in lieu of 30 ft.  
2) To allow a front setback for an attached garage of 8 ft. in lieu of 30 ft.  
3) To allow a rear setback for an existing residence of 16 ft. in lieu of 35 ft.  
4) To allow a rear setback for an existing raised deck of 1 ft. in lieu of 35 ft.  
5) To allow a rear setback for a second story addition of 16 ft. in lieu of 35 ft.  
6) To allow a front setback for a second story addition of 14 ft. in lieu of 30 ft.  
7) To allow a rear setback of 24 ft. for a new deck in lieu of 35 ft.

**ADDRESS:** 2427 Lake Sue Dr., Orlando, Florida 32803

**LOCATION:** Northeast side of Lake Sue Dr., north of Corrine Dr. and west of Winter Park Rd.

**TRACT SIZE:** +/- 0.33 acres (+/- 14,506 sq. ft.)

**DISTRICT#:** 5

**LEGAL:** BEEMAN PARK L/91 LOT 29 & E 7 FT LOT 30 & BEG 893.6 FT SOUTH OF NE COR OF NE1/4 OF SE1/4, TH CONT SOUTH 90 FT, TH N52-17-00W 106.50 FT TO A POINT IN THE "Y" OF THE RESERVOIR, TH N73-25-00E 88 FT TO POB

**PARCEL ID#:** 18-22-30-0568-00-290

**NO. OF NOTICES:** 83

**A CONTINUANCE WAS REQUESTED TO MAY 6, 2021.**

**JASON TISDELL - VA-21-04-014**

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**REQUEST:** **Variance** in the R-1AA zoning district to allow a pool and deck with a 20 ft. setback from the Normal High Water Elevation (NHWE) in lieu of 30 ft.

**ADDRESS:** 33 Eastwind Lane, Maitland, Florida 32751

**LOCATION:** North side of Eastwind Ln., south of Howell Branch Rd.

**TRACT SIZE:** +/- 99 ft. x 142 ft./0.32 acres (14,058 sq. ft.)

**DISTRICT#:** 5

**LEGAL:** FROM SW COR OF SE1/4 OF NE1/4 OF NE1/4 RUN N 1 DEG W 511.72 FT N 88 DEG E 530 FT FOR POB TH RUN N 1 DEG W 143.34 FT N 88 DEG E 100 FT S 1 DEG E 142.8 FT S 88 DEG W 99.84 FT TO POB IN SEC 31-21-30

**PARCEL ID#:** 31-21-30-0000-00-065

**NO. OF NOTICES:** 73

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

Staff Recommendation: Staff described the proposal to include the location of the property, site plan, and photographs of the site. Further, staff recommended denial; however, should the BZA grant the variance request, staff recommended that the approval be subject to the conditions as listed in the staff report.

The following person(s) addressed the Board:

Speaker(s): Jason Tisdell (Applicant)

There was no one in attendance to speak in favor or in opposition to the request.

Material was submitted to the Board by the applicant to be entered into the record prior to the close of the public hearing.

BZA Discussion: The BZA discussed the special conditions and circumstances due to the proximity of the house to the front property line, lot depth, and comparative location of pools within the neighborhood to include the other approved NHWE setback variances. Based on the

foregoing, the BZA recommended approval of the variance request subject to the conditions as set forth in the staff report.

**BZA Action:** A motion was made by Wes A. Hodge, seconded by Roberta Walton 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 shall be in accordance with the site plan dated February 10, 2021, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
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. A permit shall be obtain within 2 years of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.
5. Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the pool and associated deck is no closer 20 ft. feet from the normal high water elevation of the Howell Branch Creek.

**AYE (voice vote):** All members present

**Absent:** Charles J. Hawkins, II

**RECESSED AT 9:28 A.M. AND RECONVENED AT 9:30 A.M.**

**GREEN APPLE ARCHITECTURE (JOHN DRAKE) - VA-21-04-020**

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<b>REQUEST:</b>	<b>Variances</b> in the R-1A zoning district as follows: 1) To allow the construction of a +/- 4,363 sq. ft. residence to be located 10 ft. from the west side street setback line in lieu of 15 ft. 2) To allow a pool to be located 38 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.
<b>ADDRESS:</b>	1795 Killarney Dr., Winter Park, Florida 32789
<b>LOCATION:</b>	Northeast corner of Killarney Dr. and Clay St., North of W. Fairbanks Ave., on the south side of Lake Killarney
<b>TRACT SIZE:</b>	+/- 0.73 acres (+/- 32,186 sq. ft.)
<b>DISTRICT#:</b>	5
<b>LEGAL:</b>	FLAMINGO SHORES S/144 LOT 18 BLK C
<b>PARCEL ID#:</b>	12-22-29-2722-03-180
<b>NO. OF NOTICES:</b>	211
<b>Commentaries:</b>	Two (2) in favor and one (1) in opposition.

Staff Recommendation: Staff explained the proposal to include the location of the property; history of the site; existing residence and garage proposed to be demolished; site plan; elevations and floor plans of the proposed new residence; and, photographs of the site. Further, staff recommended denial; however, should the BZA grant the variance requests, staff recommended that the approval be subject to the conditions as described in the staff report.

The following person(s) addressed the Board:

Speaker(s): William Rowland (Applicant's representative)

Beau Rowland (Applicant's representative)

Bill Voecks (Opposed)

There was no one in attendance to speak in favor to the request.

Material was submitted to the Board by the applicant to be entered into the record prior to the close of the public hearing.

BZA Discussion: The Board concluded that the proposed variances would result in less of an encroachment than the existing structures since the new footprint was smaller; the new proposed design with a greater street side setback than the existing structure was an improvement to public safety; and, the new construction would be an improvement to the area. Thus, the BZA recommended approval of the variance requests subject to the conditions as outlined in the staff report.

BZA Action: A motion was made by Wes A. Hodge, 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 shall be in accordance with the site plan and elevations dated February 10, 2021, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

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. Permits shall be obtained within 2 years of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.

5. Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the Pool and associated deck are no closer than 38 feet from the normal high water elevation of Lake Kilarney.

AYE (voice vote): All members present

Absent: Charles J. Hawkins, II

#### **FLORIDA POOL ENCLOSURES (DOUGLAS JOHNSON) - VA-21-04-021**

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**REQUEST:**

**Variances** in the PD zoning district as follows:

- 1) To allow an existing residence to remain with a 9 ft. west side setback

in lieu of 10 ft.

- 2) To allow a screen enclosure 21.5 ft. from the Normal High Water Elevation (NHWE) in lieu of 25 ft.

**ADDRESS:** 11408 Buckley Wood Ln., Windermere, Florida 34786  
**LOCATION:** South side of Buckley Wood Ln., south of Chase Rd., east of Winter Garden Vineland Rd.  
**TRACT SIZE:** 100 ft. x 152 ft. (+/- 0.35 acres, +/- 15,292 sq. ft.)  
**DISTRICT#:** 1  
**LEGAL:** KEENE'S POINTE UNIT 8 59/64 LOT 876  
**PARCEL ID#:** 30-23-28-4081-08-760  
**NO. OF NOTICES:** 65

Commentaries: Two (2) in favor including a HOA letter in support, and none in opposition.

Staff Recommendation: Staff explained the proposal to include the location of the site; history of the property; reduced Normal High Water Elevation (NHWE) setback; site plan; elevations and plans of the proposed screen enclosure; and, photographs of the site. Lastly, staff recommended approval of Variance request #1, subject to the conditions in the staff report; and, denial of the Variance request #2. However, should the BZA grant Variance request #2, staff recommended that the approval be subject to the conditions as identified in the staff report.

The following person(s) addressed the Board:

Speaker(s): Douglas Johnson (Applicant's representative)

There was no one in attendance to speak in favor or in opposition to the request.

Material was submitted to the Board by the applicant to be entered into the record prior to the close of the public hearing.

BZA Discussion: The BZA concluded that the proposed screen enclosure would not be detrimental to the surrounding properties and would be compatible with the development of the area. Further, the existing location of the summer kitchen presented a design challenge for the proper installation of a screen enclosure. Finally, the BZA recommended approval of the variance requests subject to the conditions as described in the staff report.

BZA Action: A motion was made by Thomas Moses, seconded by John Drago 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 shall be in accordance with the site plan and elevations dated February 10, 2021, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

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. A permit shall be obtained within 2 years of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.

5. Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange

County from any damages caused by flooding and shall inform all interested parties that the patio/lanai enclosure is no closer than 21.5 feet from the Normal High Water Elevation of Lake Burden.

AYE (voice vote): All members present

Absent: Charles J. Hawkins, II

**AVCON, INC. (RICK BALDOCCHI) - VA-21-04-013**

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**REQUEST:** Variance in the R-3 zoning district for multi-family development to allow 118 parking spaces in lieu of 153.  
**ADDRESS:** Lake Jessamine Dr., Orlando, Florida 32839  
**LOCATION:** East side of Orange Blossom Trl., east of Lake Bumby, west side of Lake Jessamine Dr., and south of Holden Ave.  
**TRACT SIZE:** +/- 20.8 acres  
**DISTRICT#:** 3  
**LEGAL:** BEG W1/4 COR OF SEC RUN N 402.27 FT E 1154.15 FT S 4 DEG E 491.19 FT W 770 FT S 950 FT TO NW COR OF LOT 1 BLK A OF LAKE JESSAMINE SHORES R/41 W TO W LINE OF SEC N TO POB (LESS BEG 402.27 FT N OF W1/4 COR OF SEC RUN E 1154.15 FT S 4 DEG E 491.19 FT W TO W  
**PARCEL ID#:** 14-23-29-0000-00-003 and 15-23-29-0000-00-020  
**NO. OF NOTICES:** 157

**A CONTINUANCE WAS REQUESTED TO MAY 6, 2021.**

**FRANCES BERNI, JOSEPH KRYSZTOFORSKI - VA-21-05-022**

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**REQUEST:** Variance in the P-D zoning district to allow a generator 1 ft. from the east side property line in lieu of 10 ft.  
**ADDRESS:** 13525 Gorgona Isle Dr., Windermere, Florida 34786  
**LOCATION:** North side of Gorgona Isle Dr., south of Reams Rd.  
**TRACT SIZE:** 60 ft. x 140 ft./ +/- 0.19 acres (+/- 8,400 sq. ft.)  
**DISTRICT#:** 1  
**LEGAL:** WINDERMERE ISLE 91/135 LOT 15  
**PARCEL ID#:** 34-23-27-9175-00-150  
**NO. OF NOTICES:** 91

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

Staff Recommendation: Staff described the proposal to include the location of the property, site plan, and photographs of the site. 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): Joseph Krysztoforski (Applicant)

There was no one in attendance to speak in favor or in opposition to the request.

BZA Discussion: The BZA recognized that there were no other alternatives to install a generator on the property, observed that there was no neighbor to the east, and further, stated that the open space lot to the east could not be developed. Hence, the BZA recommended approval of the variance request subject to the conditions as identified in the staff report.

BZA Action: A motion was made by Thomas Moses, seconded by John Drago 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 shall be in accordance with the site plan dated February 25, 2021, subject to the



conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

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. A permit shall be obtained for the generator within 180 days of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.

5. Existing shrubs screening the A/C equipment shall be relocated to screen the generator from the street, or two additional fast growing shrubs shall be planted at a minimum height of 30 inches, to screen the generator from the street.

AYE (voice vote): All members present

Absent: Charles J. Hawkins, II

#### **CODY JARRETT - VA-21-05-018**

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**REQUEST:** Variance in the PD zoning district to allow a 324 sq. ft. addition to a residence (covered porch) with a south rear setback of 2 ft. in lieu of 20 ft.

**ADDRESS:** 7345 Spring Villas Cir., Orlando, Florida 32819

**LOCATION:** South side of Spring Villas Cir., north of Spring Lake, south of Wallace Rd., west of Turkey Lake Rd.

**TRACT SIZE:** 53 ft. x 100 ft./ +/- 0.12 acres (+/- 5,300 sq. ft.)

**DISTRICT#:** 1

**LEGAL:** SPRING LAKE VILLAS 14/101 LOT 30

**PARCEL ID#:** 26-23-28-8257-00-300

**NO. OF NOTICES:** 151

Commentaries: Six (6) in favor and none in opposition.

Staff Recommendation: Staff described the proposal to include the location of the property, site plan, and photographs of the site. Further, staff recommended denial; however, should the BZA grant the variance request, staff recommended that the approval be subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Cody Jarrett (Applicant)

There was no one in attendance to speak in favor or in opposition to the request.

BZA Discussion: The BZA discussed the location of the residence that was set further back than other houses on the same street, the maximization of useable covered space for the family, and recognized the open space at the rear with no neighbors. Finally, the BZA recommended approval of the variance request subject to the conditions as listed in the staff report.

BZA Action: A motion was made by Thomas Moses, seconded by Roberta Walton 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 shall be in accordance with the site plan and elevations dated February 15, 2021, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

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 roof materials and color.

5. A permit shall be obtained within 2 years of final action on this application by Orange County or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.

AYE (voice vote): All members present

Absent: Charles J. Hawkins, II

#### **RTG CONSTRUCTION (RACHQUEL T. GIPSON) - VA-21-05-019**

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**REQUEST:** Variance in the R-1 zoning district to allow a 276 sq. ft. addition to a residence with a west rear setback of 20 ft. in lieu of 25 ft.

**ADDRESS:** 6810 Mandarin Dr., Orlando, Florida 32819

**LOCATION:** West side of Mandarin Dr., south of Vanguard St., east of S. Kirkman Rd.

**TRACT SIZE:** 60 ft. x 105 ft./ +/- 0.14 acres (6,305 sq. ft.)

**DISTRICT#:** 6

**LEGAL:** TANGELO PARK SECTION FIVE Y/61 LOT 6 BLK 9

**PARCEL ID#:** 30-23-29-8557-09-060

**NO. OF NOTICES:** 88

Commentaries: None in favor and one (1) in opposition.

Staff Recommendation: Staff described the proposal to include the location of the property, site plan, and photographs of the site. Lastly, staff recommended denial; however, should the BZA grant the variance request, staff recommended that the approval be subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Rachquel T. Gipson (Applicant's representative)

There was no one in attendance to speak in favor or in opposition to the request.

BZA Discussion: The BZA discussed the age of the community, recognized the small size of the house, and further, noted the difference between rear setback requirements contingent upon the timing of the plat. Based on the foregoing, the BZA recommended approval of the variance request subject to the conditions as set forth in the staff report.

BZA Action: A motion was made by Roberta Walton, seconded by John Drago 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 shall be in accordance with the site plan and elevations dated February 15, 2021, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
- 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 roof materials and color.
- 5. A permit shall be obtained within 2 years of final action on this application by Orange County or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.

AYE (voice vote): All members present

Absent: Charles J. Hawkins, II

**LOWNDES, DROSDICK (JONATHAN HUELS) - VA-21-05-017**

<b>REQUEST:</b>	<b>Variance</b> in the A-2 zoning district to allow a lot width of 89 ft. in lieu of 100 ft.
<b>ADDRESS:</b>	Ralston St., Orlando, Florida 32833
<b>LOCATION:</b>	South side of Ralston St., east of Bancroft Blvd., north of S.R. 528.
<b>TRACT SIZE:</b>	+/- 1.3 acres
<b>DISTRICT#:</b>	5
<b>LEGAL:</b>	ROCKET CITY UNIT 3A Z/102 A/K/A CAPE ORLANDO ESTATES UNIT 3A 1855/292 TR 122 (LESS W 375 FT)
<b>PARCEL ID#:</b>	24-23-32-9628-01-220
<b>NO. OF NOTICES:</b>	35

Commentaries: None in favor and three (3) in opposition.

Staff Recommendation: Staff described the proposal to include the location of the property, history of the Wedgefield area, survey, and photographs of the site. Staff confirmed that there were no other similar variances in the area for lot width. Finally, staff recommended denial; however, should the BZA grant the variance request, staff recommended that the approval be subject to the conditions as described in the staff report.

The following person(s) addressed the Board:

Speaker(s): Jonathan P. Huels (Applicant)

There was no one in attendance to speak in favor or in opposition to the request.

Material was submitted to the Board by the applicant to be entered into the record prior to the close of the public hearing.

BZA Discussion: The BZA indicated that the lot was not recognized through the lot split process, and discussed the wetlands on the property. Further, the BZA discussed the Comprehensive Plan policy pertaining to Wedgefield, noted the history of policy in Wedgefield, and indicated concerns about deviating from the policy and the County Code. As a result, the BZA

recommended denial of the variance request as it did not meet the requirements governing the variance criteria.

BZA Action: A motion was made by Wes A. Hodge, seconded by Juan Velez and unanimously carried to recommend **DENIAL** of the Variance request 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).

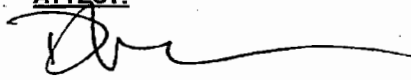
AYE (voice vote): All members present

Absent: Charles J. Hawkins, II

**ADJOURN:**

There being no further business, the meeting was adjourned at 12:09 p.m.

**ATTEST:**



Deborah Moskowitz  
Chair



Debra Phelps  
Recording Secretary

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT  
MEETING MINUTES**

**Addendum I  
WebEx Meeting Chat**

April 1, 2021	from Ted Kozak to Spencer Clark (privately):	9:15 AM
	Good morning, are you here to speak on a particular case?	
April 1, 2021	from Ted Kozak to Spencer Clark (privately):	9:16 AM
	And could you provide your address if you wish to speak?	
April 1, 2021	from Spencer Clark to host (privately):	9:24 AM
	Good Morning Ted I am here as an attendee for	
	VA-21-05-017 at 11am. Mr. Huels will elevate me if any comments arise	
	regardign the work with EPD	
April 1, 2021	from Ted Kozak to Spencer Clark (privately):	9:25 AM
	Ok thanks. If you speak, we will need your address to be provided.	
April 1, 2021	from Spencer Clark to host (privately):	9:25 AM
	Address is 3025 E. South Street Orlando, FL 32803. Thank you	
April 1, 2021	from Bill Voecks (privately):	9:55 AM
	How. Do I get to speak remotely.	
April 1, 2021	from Ted Kozak to Bill Voecks (privately):	9:56 AM
	Good morning, which case are you wishing to speak?	
April 1, 2021	from Ted Kozak to Bill Voecks (privately):	9:57 AM
	Please provide your address	
April 1, 2021	from Bill Voecks (privately):	9:57 AM
	Most of those other sites are in WP with sewer	
April 1, 2021	from Ted Kozak to Bill Voecks (privately):	9:57 AM
	Are you wishing to speak on the current case?	
April 1, 2021	from Bill Voecks (privately):	9:58 AM
	Against. 1820 Karolina Ave	
April 1, 2021	from Ted Kozak to Bill Voecks (privately):	9:58 AM
	You will get a chance to speak in a moment and I will unmute you	
April 1, 2021	from Bill Voecks (privately):	10:04 AM
	The new building has more bedroom therefore the field has to be bigger	
April 1, 2021	from Bill Voecks (privately):	10:06 AM
	Field is based on bedrooms	
April 1, 2021	from Roberta Alfonso to host (privately):	10:29 AM
	Good morning, I may have missed the announcement re: Avcon being	
	continued. If it wasn't officially announced, maybe the Chair should announce	
	it, and make sure no one is there to speak.	
April 1, 2021	from Ted Kozak to Roberta Alfonso (privately):	10:30 AM
	Morning, it has been announced 5-6 times so far	

April 1, 2021	from Roberta Alfonso to host (privately):	10:38 AM
	Cool, great!	
April 1, 2021	from Roberta Alfonso to host (privately):	10:38 AM
	I just heard her say we are skipping it, so wanted to be sure :-)	