

**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 ~**January 5, 2017**~ 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**

**STEPHEN ALLEN, PE, AGENT FOR CALIBRE BEND APARTMENTS - VA-17-01-171** **9:00 AM**

**REQUEST:** Variance in the R-3 zoning district to allow 359 parking spaces in lieu of 388 parking spaces.

(Note: The multifamily project is built and occupied. The applicant voluntarily submitted this request to avoid title complications in the future).

**ADDRESS:** 3924 Calibre Bend Lane, Winter Park FL 32792

**LOCATION:** South side of University Blvd., 1/4 mile west of N. Goldenrod Rd.

**S-T-R:** 11-22-30-NW-B

**TRACT SIZE:** 14.75 acres

**DISTRICT#:** 5

**LEGAL:** BEG 8 FT E OF NW COR OF NE1/4 OF NW 1/4 RUN S 41 DEG E 173 FT SELY & & SWLY 183.58 FT W 55.35 FT N 53.07 FT NWLY 184.64 FT S 1322.49 FT E 663.18 FT N 660.68 FT W 245 FT N 396.69 FT N 81 DEG W 198.12 FT N 222.65 FT WLY 214.77 FT TO POB IN SEC 11-22-30

**PARCEL ID:** 11-22-30-0000-00-004

**OUR LADY OF FATIMA CATHOLIC CHURCH - SE-17-01-179**

**9:00  
AM**

**REQUEST:** Special Exceptions and Variance in the R-1 zoning district for religious use as follows:  
1) Special Exception: To construct new 6,000 sq. ft. church use building;  
2) Special Exception: To convert existing residence into church office use; and,  
3) Variance: To allow grassed parking spaces and driving aisles in lieu of paved.

**ADDRESS:** 7401 Mott Avenue, Orlando FL 32810

**LOCATION:** East side of Mott Avenue, 1/4 mile north of Edgewater Drive

**S-T-R:** 32-21-29-NW-B

**TRACT SIZE:** 5.73 acres

**DISTRICT#:** 2

**LEGAL:** ERROR IN LEGAL: BEG 10 CH S AND 4 CH E OF NW COR OF NE 1/4 OF NW1/4; RUN E 2 CH, TH N 180 FT, TH W 14 CH +/- TO W LINE OF NE 1/4, TH S 180 FT ALONG SAID W LINE, TH W 663.96 FT ALONG N LINE OF BLK C LOCKHART SUB NO. 1 H/127, TH SWLY 120.4 FT ALONG W LINE O

**PARCEL ID:** 32-21-29-0000-00-082

**TINA HAYNES - SE-17-01-183**

**9:00 AM**

**REQUEST:** Special Exception and Variance in the R-1A zoning district as follows:  
1) Special Exception to construct a 600 sq. ft. detached Accessory Dwelling Unit (ADU) for applicant's daughter; and,  
2) Variance to permit a detached ADU on a lot with 10,624 sq. ft. of lot area in lieu of 11,250 sq. ft.  
(Note: The ADU is intended for the applicant's daughter. The applicant has letters of support from six (6) neighbors.)

**ADDRESS:** 7149 Steffie Lane, Orlando FL 32818

**LOCATION:** Southeast corner of Steffie Ln. and BJ Creek Way, approximately 125 ft. east of Ironwood Dr.

**S-T-R:** 23-22-28-NE-A

**TRACT SIZE:** 83 ft. x 123 ft.

**DISTRICT#:** 6

**LEGAL:** WALNUT CREEK 25/40 LOT 83

**PARCEL ID:** 23-22-28-8985-00-830

**SHEILA CICHRA - VA-17-01-187**

**9:00 AM**

**REQUEST:** Variance in the R-1A zoning district to permit construction of a new two-story residence and garage 18 ft. from the rear (west) property line in lieu of 30 ft.  
(Note: The lot contains wetlands and uplands. Applicant submitted letters of no objection from some of the affected adjacent owners.)

**ADDRESS:** 12980 S. Lake Mary Jane Road, Orlando FL 32832

**LOCATION:** West side of S. Lake Mary Jane Rd., approximately 400 ft. south of Storys Ford Rd.

**S-T-R:** 25-24-31-NE-A

**TRACT SIZE:** 330 ft. x 281 ft.

**DISTRICT#:** 4

**LEGAL:** ISLE OF PINES U/97 LOT 1

**PARCEL ID:** 25-24-31-3872-00-010 and 25-24-31-3872-00-016

**JODY DEVOE - SE-17-01-185**

**9:00 AM**

**REQUEST:** Special Exception in the A-2 zoning district to allow an attached Accessory Dwelling Unit (ADU) for applicant's mother.

**ADDRESS:** 20172 Racine Street, Orlando FL 32833

**LOCATION:** South side of Racine St., east of Bancroft Blvd., north of the Beachline Expwy.

**S-T-R:** 24-23-32-SW-C

**TRACT SIZE:** 180 ft. x 300 ft.

**DISTRICT#:** 5

**LEGAL:** CAPE ORLANDO ESTATES UNIT 3A 3/101 LOT 78 BLK 2

**PARCEL ID:** 24-23-32-1165-20-780

**BIBI KAHN - SE-17-01-172**

**10:00 AM**

**REQUEST:** Special Exception and Variance in the R-T-2 zoning district as follows:  
1) Special Exception: To allow a detached Accessory Dwelling Unit (ADU) for applicant's mother; and,  
2) Variance: To allow a 1,440 sq. ft. ADU in lieu of 604 sq. ft.

**ADDRESS:** 2557 4th Street, Orlando FL 32820

**LOCATION:** East side of 4th St., north of Hewlett Rd., north of E. Colonial Dr.

**S-T-R:** 15-22-32-NW-B

**TRACT SIZE:** 1.6 acres

**DISTRICT#:** 5

**LEGAL:** EAST ORLANDO ESTATES SECTION B X/122 THE N1/2 OF LOT 389

**PARCEL ID:** 15-22-32-2331-03-891

**ALENA KOLYADCHIK - VA-17-01-173**

**10:00  
AM**

**REQUEST:** Variance in the R-1A zoning district to construct single family residence 5 ft. from front (west) property line in lieu of 25 ft. (Note: On August 4, 2016, the applicant obtained a Special Exception to validate an existing ADU on the site with variances for non-compliant setbacks and to reconstruct the principal residence 7 ft. from the north side street property line (Fisher St.) in lieu of 15 ft.)

**ADDRESS:** 701 Lake Hiawassee Drive, Orlando FL 32835

**LOCATION:** East side of Lake Hiawassee Dr., approximately 275 ft. north of Carlene Dr.

**S-T-R:** 35-22-28-NE-A

**TRACT SIZE:** 100 ft. x 141 ft.

**DISTRICT#:** 1

**LEGAL:** 20160213492 RECORDED WITHOUT DESC-LAKE HIAWASSA TERRACE O/104 LOTS 12 & 13 BLK C

**PARCEL ID:** 35-22-28-4460-03-120

**LAWRENCE AND KAREN FUSAN - VA-17-01-174**

**10:00 AM**

**REQUEST:** Variance in the P-D zoning district to construct addition to single family residence 7 ft. from side (north) property line in lieu of 10 ft.

**ADDRESS:** 2112 Ridgewind Way, Windermere FL 34786

**LOCATION:** East side of Ridgewind Way, 1/4 mile west of McKinnon Rd.

**S-T-R:** 12-23-27-NW-B

**TRACT SIZE:** 110 ft. x 200 ft.

**DISTRICT#:** 1

**LEGAL:** ESTATES AT WINDERMERE FIRST ADDITION 37/109 LOT 2

**PARCEL ID:** 12-23-27-2520-00-020

**SUE SORRENTINO - VA-17-01-176**

**10:00 AM**

**REQUEST:** Variance in the R-1A zoning district to construct an addition to single family residence (an open air lanai with a permanent roof extension) 18 ft. from rear property line in lieu of 30 ft.  
(Note: The subject property is a through lot which backs onto Kaley St. The current residence fills the building envelope from front to rear.)

**ADDRESS:** 2541 Stoneview Road, Orlando FL 32806

**LOCATION:** North side of Stoneview Rd., south of Kaley St., between S. Bumby and Peel Aves.

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

**TRACT SIZE:** 110 ft. x 132 ft. (AVG)

**DISTRICT#:** 3

**LEGAL:** PORTER PLACE 28/111 LOT 3

**PARCEL ID:** 06-23-30-7218-00-030

**BASSEM WAHAB - VA-17-01-182**

**10:00 AM**

**REQUEST:** Variances in the R-2 zoning as follows:  
1) Variance to validate the side (westerly) setback of existing residence at 4 ft. in lieu of 6 ft.;  
2) To construct an addition (lanai with a permanent roof extension) 17 ft. from rear property line in lieu of 25 ft.; and,  
3) To construct an addition (lanai with a permanent roof extension) 4 ft. from the side (westerly) property line in lieu of 6 ft.

**ADDRESS:** 2916 Barrymore Court, Orlando FL 32835

**LOCATION:** Southerly side of Barrymore Ct., approximately 150 ft. south of Hunterdon Ct.

**S-T-R:** 02-23-28-SW-C

**TRACT SIZE:** 61.5 ft. x 135.5 ft. (AVG)

**DISTRICT#:** 1

**LEGAL:** PEMBROOKE 22/7 LOT 107A

**PARCEL ID:** 02-23-28-6801-01-070

**MILEIDYS POLO - VA-17-01-184**

**10:00  
AM**

**REQUEST:** Variance in the R-1A zoning district to construct a 840 sq. ft. accessory building in lieu of 500 sq. ft.

**ADDRESS:** 603 Dee Dee Street, Orlando FL 32807

**LOCATION:** Northeast corner of Dee Dee St., and Kalamba St., west of N. Forsyth Rd.

**S-T-R:** 27-22-30-NE-A

**TRACT SIZE:** .53 acres

**DISTRICT#:** 3

**LEGAL:** COMM AT THE NE COR OF NE1/4 TH RUN S 660.11 FT W 30 FT S 300.79 FT W 454.11 FT TO POB CONT W 151.37 FT N 150.39 FT E 151.37 FT S 150.39 FT TO POB

**PARCEL ID:** 27-22-30-0000-00-147

**HAROLD COOKE - VA-17-01-177**

**11:00 AM**

**REQUEST:** Variances in the A-2 zoning district as follows:  
1) To allow an accessory structure with a floor area of 2,925 sq. ft. in lieu of 2,000 sq. ft.; and,  
2) To allow accessory structure height of 26 ft. in lieu of 20 ft.

**ADDRESS:** 20439 Sheldon Street, Orlando FL 32833

**LOCATION:** North side of Sheldon St., east of Bancroft Blvd., north of the Beachline Expwy.

**S-T-R:** 25-23-32-SW-C

**TRACT SIZE:** 4.77 acres

**DISTRICT#:** 5

**LEGAL:** ROCKET CITY UNIT 4A Z/110 A/K/A CAPE ORLANDO ESTATES UNIT 4A 1855/292 TRACT 45

**PARCEL ID:** 25-23-32-9632-00-450

**VIVIAN RICH - SE-17-01-178**

**11:00 AM**

**REQUEST:** Special Exception and Variance in the P-O zoning district as follows:  
1) Special Exception to operate a VPK 5 preschool; and,  
2) Variance to validate existing side yard (north) setback of 7 ft. in lieu of 10 ft.  
(Note: The applicant was cited by the Code Enforcement Division for the enclosure of carport by a previous owner without a permit. When the property was rezoned to P-O on 6/20/02, the Planning & Zoning Commission also granted variances to the lot width and lot area.)

**ADDRESS:** 1223 N. Pine Hills Road, Orlando FL 32808

**LOCATION:** East side of N. Pine Hills Rd., approximately .4 miles north of Balboa Dr.

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

**TRACT SIZE:** 65 ft. x 125 ft.

**DISTRICT#:** 6

**LEGAL:** PINE HILLS MANOR NO 2 S/84 LOT 12 BLK H

**PARCEL ID:** 19-22-29-6976-08-120

**DARREN ENGLE - VA-17-01-180**

**11:00  
AM**

**REQUEST:** Variances in the R-1A zoning district as follows:  
1) Total accessory structure floor area of 720 sq. ft. in lieu of 529 sq. ft. (25% of total living area); and,  
2) Locate two accessory structures in front of principal structure in lieu of along side or behind.  
(Note: The subject property is a lakefront lot. There is an existing 96 sq. ft. (8 ft. x 12 ft.) shed located in front of the home on the southerly side of the property. The applicant is proposing to construct a new 624 sq. ft. (26 ft. x 24 ft.) garage.)

**ADDRESS:** 5832 N. Dean Road, Orlando FL 32817

**LOCATION:** West side of N. Dean Rd., approximately 500 ft. south of Lake Georgia Rd.

**S-T-R:** 06-22-31-NE-A

**TRACT SIZE:** 114 ft. x 789 ft. (AVG)

**DISTRICT#:** 5

**LEGAL:** BEG 30 FT W & 570 FT S OF NE COR SEC RUN S 88.25 FT SELY ALONG CURVE 16.8 FT S 51 DEG W 699.62 FT W 123.53 FT N 51 DEG E 861.41 FT TO POB IN SEC 06-22-31

**PARCEL ID:** 06-22-31-0000-00-075

**MATTHEW MARKS - VA-17-01-181**

**11:00 AM**

**REQUEST:** Variance in the R-1AA zoning district to construct addition to single family residence 20 ft. from front property line in lieu of 30 ft.

**ADDRESS:** 2538 Overlake Avenue, Orlando FL 32806

**LOCATION:** South side of Overlake Ave., approximately 650 ft. east of Bayfront Parkway

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

**TRACT SIZE:** 77 ft. x 159 ft.

**DISTRICT#:** 3

**LEGAL:** WATERFRONT ESTATES 4TH ADDITION U/89 LOT 19 BLK F

**PARCEL ID:** 07-23-30-9064-06-190



**DAYALAL BHARADVA - VA-17-01-190**

**11:00  
AM**

**REQUEST:** Variances in the R-CE zoning district as follows:  
1) Lot width of 52 ft. in lieu of 130 ft.;  
2) Rear setback of 36 ft. in lieu of 50 ft.;  
3) Principal structure located 11 ft. from the side street property line in lieu of 15 ft.;  
4) Accessory structure (garage) located 12 ft. from the side street property line in lieu of 15 ft.;  
5) To allow a lot area of .35 acres in lieu of 1 acre;  
6) House with a gross floor area of 4,130 sq. ft. in lieu of the 3,200 gross sq. ft. as approved by the BZA on July 3, 2013; and,  
7) A pool and deck located 10 ft. in the front of the principal structure in lieu of the side or rear yards.  
(Note: The purpose of this application is to cure the zoning requirement non-conformities that currently exist).

**ADDRESS:** 9900 Kilgore Road, Orlando FL 32836

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

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

**TRACT SIZE:** .35 acres

**DISTRICT#:** 1

**LEGAL:** 20150228995 & 20160118277- ERROR IN DESC: FROM A POINT ON THE E LINE & 537.72 FT N0-22-2E OF THE SE CORNER OF THE SE 1/4 OF SEC 4-24-28 TH W 277.25 FT TO THE POB SAID POINT BEING ON THE WLY RIGHT OF WAY OF KILGORE RD TH CONTINUE W 72 FT TH S0-22-0W 178.86

**PARCEL ID:** 04-24-28-0000-00-011

**GILSON MORTIMER - SE-16-10-134**

**1:00 PM**

**REQUEST:** Special Exception in the P-O zoning district to allow a coin-operated laundromat.

**ADDRESS:** 1011 W. Oak Ridge Road, Orlando FL 32809

**LOCATION:** North side of W. Oak Ridge Rd., approximately 925 ft. east of S. Orange Blossom Trail

**S-T-R:** 22-23-29-NE-A

**TRACT SIZE:** 107 ft. x 178 ft.

**DISTRICT#:** 3

**LEGAL:** FLORIDA SHORES Q/142 LOT 14 BLK G (LESS S 12FT FOR RD R/W)

**PARCEL ID:** 22-23-29-2792-07-140

**REQUEST:** Variances in the R-1AA zoning district as follows:  
1) To construct a two-story addition to single family residence 5 ft. from the side (east) property line in lieu of 7.5 ft.;  
2) Variance to validate existing garage located 27 ft. from the front (south) property line in lieu of 30 ft.; and,  
3) Variance to validate an existing 5 ft. tall fence located within lake setback.  
(Note: There is an existing screen room located 4 ft. from the side (east) property line. It will be removed and replaced by the proposed permanent addition. The property owner to the east has submitted a letter of support for the addition.)

**ADDRESS:** 5827 Padgett Circle, Orlando FL 32839

**LOCATION:** North side of Padgett Circle on the south shore of Lake Jessamine, approximately 325 ft. northwest of W. Oak Ridge Rd.

**S-T-R:** 23-23-29-NW-B

**TRACT SIZE:** 70 ft. x 300 ft. (AVG)

**DISTRICT#:** 3

**LEGAL:** FROM SE COR OF NW1/4 OF SEC 23-23-29 RUN W 489.8 FT N 161 FT W 55 FT N 59 DEG W 100 FT N 46 DEG W 100 FT FOR POB TH N 29 DEG E 300 FT BACK TO POB N 40 DEG W 100 FT N 42 DEG E 300 FT SELY TO INTER SECT 1ST DES LINE AT PT N 29 DEG E 300 FT FROM POB & THAT P

**PARCEL ID:** 23-23-29-0000-00-043