



MINUTES – FEBRUARY 27, 2024

MEETING INFORMATION

Location

City Council Chambers
Orlando City Hall, 2nd Floor
One City Commons
400 South Orange Avenue

Virtually via Zoom:
<https://us02web.zoom.us/j/85198088494>

Or by phone:
312.626.6799
929.205.6099
253.215.8782
301.715.8592
346.248.7799
or 669.900.6833

Webinar ID:
851 9808 8494

Time

2:00 p.m.

Members Present

Carol Hendren [5/0]
(Chairperson)
Marc Ispass [4/1]
(Vice Chairperson)
Hannah Hollinger [1/1]
Andrew MacPhee [4/1]
Carmen Rasnick [5/0]
Cooper Reece [5/0]
Steve Simpson [4/1]
Jay Small [5/0]

Members Absent

Robert Slavens [4/1]

OPENING SESSION

- Chairperson Hendren called the meeting to order at 2:00 pm, after determination of a Quorum.
- Consideration of Minutes for Meeting of January 23, 2024.
 - Board member Simpson MOVED to waive the reading of the Board of Zoning Adjustment meeting minutes of January 23, 2024, and to approve as written. Vice Chairperson Ispass SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote (8-0).**
- New Board member Hannah Hollinger introduced herself.

PUBLIC COMMENTS

- No speakers spoke at the meeting.

CONFLICT DECLARATIONS

- No Board members declared any conflicts.

AGENDA REVIEW

- Mark Cechman, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. VAR2024-10000 222 E. CONCORD ST.

Applicant/Owner: Cherly Belfay & Eric Schwab, 222 E. Concord St., Orlando, FL 32801

Location: 222 E. Concord St. (± 0.4 acres)

District: 4

Project Planner: Sean Elordi (407.246.4257, sean.elordi@orlando.gov)

Requested variance:

- Variance of ± 2.7 ft. to allow mechanical equipment to remain ± 2.3 ft. from the rear yard property line, where 5 ft. is required.

Recommended action:

Approval of the requested variance, subject to the conditions in the staff report.

For additional conditions on this case, please see the end of these minutes.

Board member Small moved APPROVAL of the CONSENT AGENDA. Board member Simpson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

- No items.

NOTE: All of the approved cases are subject to the additional following conditions:

1. Development shall be in strict conformance with all conditions and the site plan and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.
2. All applicable City, county, state or federal permits must be obtained before commencing development.
3. As provided by subsection 166.033(6), Florida Statutes, Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality 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. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.
4. Expiration of the Zoning Variance. A building permit for the work requiring the zoning variance must be received within one year of the zoning variance approval. If the building permit is not received within the year, then the zoning variance is no longer valid and a new variance must be requested.
5. Administrative Extension of the Zoning Variance. The zoning official may extend a zoning variance by up to six months. The holder of the zoning variance must request such an extension by application for a zoning official determination at least 30 days, but not more than 90 days, before the expiration of the zoning variance.

OLD/NEW BUSINESS & ANNOUNCEMENTS

- Assistant City Attorney Fallon provided an update on VAR2023-10045, 1332 W. Colonial Dr., which was appealed after the January 23, 2024 BZA hearing.

ADJOURNMENT

- Having no other matters to bring before the Board, Chairperson Hendren adjourned the meeting at 2:06 pm.

STAFF PRESENT

Karl Wielecki, City Planning
Nicole Palacios, City Planning
Sean Elordi, City Planning

Jacob Ballard, City Planning
Keith Grayson, Permitting Services
Stacy Fallon, City Attorney's Office



Mark Cechman
Executive Secretary



Ed Petersen
Recording Secretary