



**AGENDA  
BOARD OF ZONING ADJUSTMENT**

**Revised**

**Thursday, March 23, 2017  
7:00 P.M.**

**CITY HALL  
COUNCIL CHAMBERS**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes – September 22, 2016
5. **Public Hearing:** Petition No. 2017-01 (BZA) 1110 North Avenue  
**Applicant:** Cesar Da Costa, 1110 North Avenue, Maitland, Florida 32751  
**Location:** 1110 North Avenue, Maitland, Florida 3275  
**Request:** The applicant request variance to allow fence higher than 2 ½ feet in required front yard. The fence is proposed at 8 feet. The property is located in the RS-3 district.
6. **Public Hearing:** Petition No. 2017-02 (BZA),2411 Deloraine Trail  
**Applicant:** Michael Struth & Charlotte Struth, 2411 Deloraine Trail, Maitland, Florida  
**Location:** 2411 Deloraine Trail, Maitland, Florida 32751.  
**Request:** The applicants have requested a variance to allow the addition of 273 square feet underroof, which would bring the total lot coverage to 31.74 % in lieu of the maximum lot coverage requirement of 30%. The property is located in the RS-2, single family residential district.
7. **Public Hearing:** Petition No. 2017-03 (BZA) 1751 Sunnyside Drive  
**Applicant:** **Dustin Root**, 1751 Sunnyside Drive, Maitland, Florida 32751  
**Location:** 1751 Sunnyside Drive, Maitland, Florida 32751  
**Request:** The applicants request variances to allow 33.1% maximum lot coverage for an addition of second story in the RS-3, single-family residential district to remain in lieu of the maximum lot coverage requirement of 30%; to allow a side yard setback to remain from 5.2 feet to 6 feet from the southern and northern property line in lieu of 7.5-foot side yard requirement; and to allow the front yard setback to remain at 19.9 feet in lieu of the required 20 feet. The lot coverage, front yard setback, and side yard setback requested are for the existing structure. The property is located in the RS-3, single family residential district.
8. **Public Hearing:** Petition No. 2017-04 (BZA),1851 Shawnee Trail  
**Applicant:** Mark Brown & Wendy Brown,1851 Shawnee Trail, Maitland, Florida  
**Location:** 1851 Shawnee Trail, Maitland, Florida 32751.  
**Request:** The applicant requests variances to permit the following: a lot area of approximately 8,996 square feet to 9,000 ± square feet in lieu of the required 10,000 square feet; a lot width of approximately 74.97 feet (as measured on survey) to 75 ± feet (as platted) in lieu of the required 85 feet; to allow an addition to the residence which would require a lot coverage of 33.2% in lieu of the maximum lot coverage of 30%; and to allow an eastern side yard setback of 5.49 feet in lieu of the 7.5-foot side yard requirement. The subject property is located within an RS-2, single-family residential zoning district. The address of the property is 1851 Shawnee Trail, Maitland, Florida.
9. **Public Hearing:** Petition No. 2017-05 (BZA),1190 Willowbrook Trail  
**Applicant:** Taylor Meir, 1190 Willowbrook Trail, Maitland, Florida  
**Location:** 1190 Willowbrook Trail, Maitland, Florida 32751  
**Request:** The applicant requests a variance to permit the replacement of a fence six feet (6') in height in the required front yard (along the east side of the subject property), in lieu of the maximum permitted fence height of two and one-half feet (2 1/2'), within the required front yard.
10. **Election of Chairman and Vice-Chairman**
11. **Adjournment**

One or more members of the City Council may be present at this meeting. Please be advised that in accordance with State Law, if you wish to appeal any decision rendered by the Board, you are responsible for your own record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the

applicable meeting. Also note that the concurring vote of four (4) members of the Board is required to effect any variation in the application of the zoning code.