

Received on March 2, 2026

Deadline: March 10, 2026

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Interoffice Memorandum

DATE: March 2, 2026

TO: Jennifer Lara-Klimetz, Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Agenda Development

FROM: Jennifer Moreau, AICP
Manager, Zoning Division 

CONTACT PERSON: **Laekin O'Hara**
Chief Planner, Zoning Division
(407) 836-5943 or Laekin.O'Hara@ocfl.net

SUBJECT: Request for Public Hearing for Variances, VA-26-02-087 Yougraj Beharry, located at 719 Pahoia St., Orlando, FL 32818, Parcel ID # 22-22-28-8932-04-040, District 6

APPLICANT/OWNER: YOUNGRAJ BEHARRY

APPELLANT: YOUNGRAJ BEHARRY

CASE INFORMATION: VA-26-02-087 – February 5, 2026

TYPE OF HEARING: Board of Zoning Adjustment Appeal

HEARING REQUIRED BY FL STATUTE OR CODE: Chapter 30, Orange County Code

ADVERTISING REQUIREMENTS: Publish once in a newspaper of general circulation in Orange County at least (15) fifteen days prior to public hearing.

ADVERTISING TIMEFRAMES: At least fifteen (15) days prior to the BCC public hearing date, publish an advertisement in the legal notice section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

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Request for Public Hearing – Appeal – Yougraj Beharry – VA-26-02-087

Variances

ADVERTISING

Variances in the A-1 zoning district for a new residence as follows:

- 1) To allow a north side setback of 5 ft. in lieu of 10ft.
- 2) To allow a south side setback of 5.08 ft. in lieu of 10 ft.
- 3) To allow a front setback of 20 ft. in lieu of 35 ft.
- 4) To allow a maximum building height of 43.3 ft. in lieu of 35 ft.

NOTIFICATION REQUIREMENTS:

At least 10 days before the BCC hearing date, send notices of the public hearing by U.S. mail to owners of property within 1,000 ft. of the property.

ESTIMATED TIME REQUIRED:

Two (2) minutes

MUNICIPALITY OR OTHER PUBLIC AGENCY TO BE NOTIFIED:

N/A

HEARING CONTROVERSIAL:

No

DISTRICT #:

6

The following materials will be submitted as backup for this public hearing request:

1. Names and known addresses of property owners within the buffer area of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

SPECIAL INSTRUCTIONS TO CLERK:

1. Notify abutters of the public hearing at least two (2) weeks prior to the hearing and copy staff.
2. Please schedule the public hearing on April 7, 2026.

Attachment: Location Map and Appeal Application

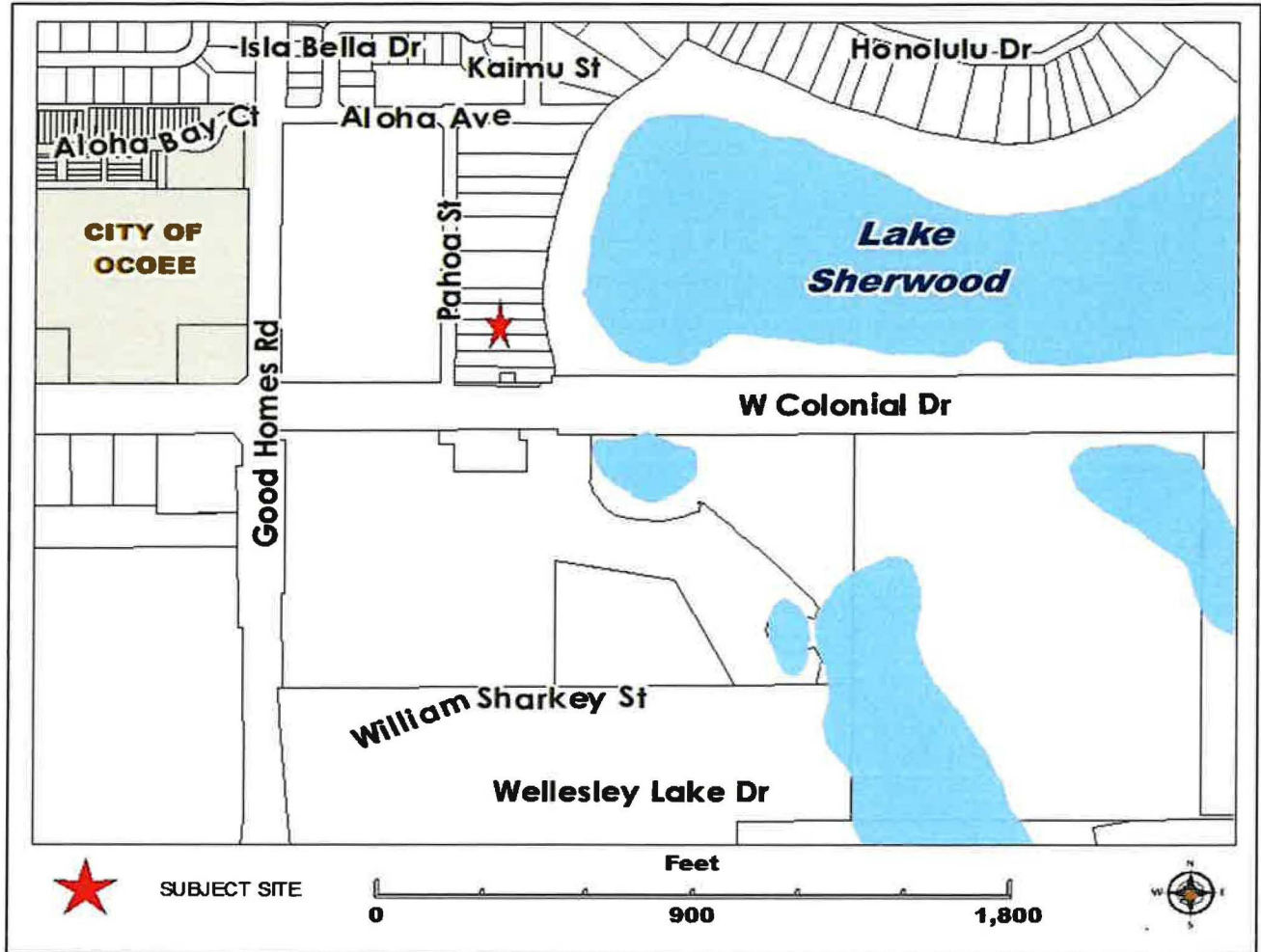
cc via email: Jennifer Moreau, AICP, Manager, Zoning Division
Melissa Dunklin, Assistant Manager, Zoning Division
Laekin O'Hara, Chief Planner, Zoning Division

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Variations

Location Map



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Variances



ORANGE COUNTY ZONING DIVISION
201 South Rosalind Avenue, 1st Floor, Orlando, Florida
32801 Phone: (407) 836-3111 Email: BZA@ocfl.net
www.orangecountyfl.net

Board of Zoning Adjustment (BZA) Appeal Application

Appellant Information

Name: Yougraj Beharry

Address: 2490 River Ridge Dr Orlando, FL 32825

Email: nbeharry@aol.com Phone #: (321) 297-5701

BZA Case # and Applicant: VA-26-02-087

Date of BZA Hearing: 02/05/2026

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

Please see attached

Signature of Appellant: [Handwritten Signature] Date: 2-19-26

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 19th day of February, 2026 by Yougraj Beharry who is personally known to me or who has produced Florida Driver license as identification and who did/did not take an oath.

[Handwritten Signature]
Notary Public Signature

Notary Stamp:



NOTICE: Per Orange County Code [Section 30-45](#), this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

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Request for Public Hearing – Appeal – Yougraj Beharry – VA-26-02-087
Variances

DATE: 2/16/2026

TO: Orange County Board of County Commissioners

RE: Appeal of BZA Denial – 719 Pahoia St.

VARIANCES REQUESTED: Side Setback (5'), Front Setback (20'), and Building Height (44')

Statement of Justification and Grounds for Appeal

This appeal seeks to reverse the Board of Zoning Adjustment's (BZA) denial for development at 719 Pahoia St. The denial enforces overly restrictive A-1 (**Agricultural**) standards on a property situated in an urbanizing residential corridor, creating a clear lack of parity with adjacent neighbors.

1. Lack of Parity and Neighborhood Consistency

My property is currently zoned A-1, which requires substantial 10-foot side and 35-foot front setbacks. However, the properties immediately surrounding me—including Parcel 22-22-28-8932-04-020 and Parcel 22-22-28-8932-04-011—are zoned R-2.

Under R-2 zoning allows for 6-foot side setbacks and 25-foot front setbacks.

- The only resident to dispute my request owns several properties on the street that are zoned R-2. It is inherently inequitable to deny 719 Pahoia St. similar development standards to those already granted to the objector and the rest of the street.

2. Alignment with Future Land Use (FLU)

The [Orange County Future Land Use Map](#) designates 719 Pahoia St. as R-2. The current A-1 zoning is legacy zoning that no longer reflects the County's long-term vision for this area.

- My original request (5' sides / 20' front) is a minor deviation from the R-2 standards that the County intends for this lot.
- Enforcing A-1 setbacks now creates an artificial hardship, as it forces an agricultural footprint onto what is functionally a residential street.

3. Height and Architectural Necessity

The request for a 44-foot height limit (exceeding the standard 35-foot cap) is required to compensate for the narrow buildable area of the lot. This allows for a modern, efficient design that maintains the character of the neighborhood without necessitating a sprawling footprint that would further encroach on open space.

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Variances

4. Proposed Compromise for Resolution

To address any concerns regarding precedent, I am prepared to accept a compromise that brings my property into exact alignment with the neighboring R-2 parcels:

- **Side Setbacks:** 6 feet (Matching R-2 Code)
- **Front Setback:** 25 feet (Matching R-2 Code) Or a compromise in between the 20 to 25 feet
- **Building Height:** 44 feet or a compromise . If that height cannot be adjusted then the allowable 35' .

This compromise ensures that 719 Pahoia St. is treated with the same standards as the properties owned by the disputing neighbors, satisfying the requirement for neighborhood compatibility.

Conclusion

I respectfully request that the Board of County Commissioners approve the original request, or at minimum the R-2 compromise, to allow for the equitable and consistent development of my property.

“ I wish to clarify for the record that 719 Pahoia St is intended exclusively for use as my primary residence and homestead, not as a short-term vacation rental or commercial lodging facility. Any assumptions to the contrary are inaccurate. As this property will serve as my permanent home’ My request for a variance is driven solely by the practical necessity of creating a functional living space”