



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, April 8, 2025

2:00 PM

County Commission Chambers

25-461

√Case # VA-25-02-141

Rizwan Chaudhry, February 6, 2025; District 3

Consideration: Request for variances in the R-1A zoning district as follows: 1) To allow a lot width of 50 ft. in lieu of 75 ft. 2) To allow a lot area of 6,092 sq. ft. in lieu of 7,500 sq. ft. 3) To allow a north side setback of 6 ft. in lieu of 7.5 ft. 4) To allow a south side setback of 6 ft. in lieu of 7.5 ft.

Location: District 3; property located at 5637 Marinell Dr., Orlando, FL 32809; Orange County, Florida (legal property description on file in Zoning Division)

Revised Condition of Approval #1:

1. Development shall be in accordance with the ~~site plan as modified to reflect 6.5 ft. side setbacks~~ lot area and width dimensioned on the site plan dated January 13, 2025, 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).

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to uphold the decision of the February 6, 2025, Board of Zoning Adjustment, Case# VA-25-02-141, approving Variance #1: To allow a lot width of 50 ft. in lieu of 75 ft., and Variance #2 To allow a lot area of 6,092 sq. ft. in lieu of 7,500 sq. ft.; further, overrule the decision of the February 6, 2025 Board of Zoning Adjustment Case # VA-25-02-141, and deny modified Variance #3: To allow a north side setback of 6.5 ft. in lieu of 7.5 ft. and deny modified variance #4: To allow a south side setback of 6.5 ft. in lieu of 7.5 ft.; further, approve the three (3) Conditions of Approval listed under the Board of Zoning Adjustment recommendation in the Staff Report dated March 12, 2025; and further, modify Condition of Approval #1. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott



THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 18TH DAY OF APRIL 2025.

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

re