

## Interoffice Memorandum

**DATE:** March 4, 2026

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department 

**CONTACT:** Laekin O'Hara, Chief Planner

**PHONE:** (407) 836-5943

**DIVISION:** Zoning Division

**ACTION REQUESTED:**

Deny or approve the applicant's request with conditions. District 6.

**PROJECT:** Case # VA-26-02-087 YOUNGRAJ BEHARRY

**PURPOSE:** Board of Zoning Adjustment (BZA) Case # VA-26-02-087 located at 719 Pahoia St., Orlando, FL 32818, in District 6, is an Appeal public hearing. The applicant is requesting 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 10 ft. 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.

At the February 5, 2026 BZA hearing, staff recommended denial of the Variance requests as it does not meet all of the required criteria. One individual spoke in opposition to the request, noting that they own the adjacent property to the north, and went on to discuss that the structure would be inconsistent with the neighborhood and concerns about the grade of the property. Prior to the BZA hearing, no comments were received in favor of the request, and 5 comments were received in opposition.

The BZA discussed the requests and agreed with staff's recommendation. The BZA stated the proposed structure is incompatible with the area and could be redesigned to lessen the impact on surrounding properties. The BZA recommended denial of the Variance requests by a 6-0 vote, with 1 absent. The applicant subsequently appealed the BZA recommendation of denial stating the A-1 zoning district is overly restrictive and the property is situated in an urbanizing residential corridor. The appeal documentation

also proposes a compromise on some of the requested Variances, requesting 6 ft. side setbacks in lieu of 10 ft., a 25 ft. front setback in lieu of 35 ft., and a 44 ft. height in lieu of 35 ft.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy of the application is available upon request in the Zoning Division.

**BUDGET: N/A**