

*Orange County Zoning Division*

**VA-21-02-139**  
**APPLICANT:**  
**VINE STREET, LLC**  
**(REBECCA WILSON)**

**April 27, 2021**



# Background

<b>APPLICANT:</b>	<b>VINE STREET, LLC (REBECCA WILSON)</b>
<b>CASE:</b>	<b>VA-21-02-139</b>
<b>ZONING:</b>	<b>R-2 (Residential District)</b>
<b>FUTURE LAND USE:</b>	<b>LMDR (Low Medium Density Residential)</b>
<b>ADDRESS:</b>	<b>2218 Vine Street, Orlando, FL 32806</b>
<b>LOCATION:</b>	<b>South side of Vine St., west of Bumby Ave., north of Curry Ford Rd.</b>
<b>TRACT SIZE:</b>	<b>40 ft. x 60 ft./ 0.06 acres (2,400 sq. ft.)</b>
<b>DISTRICT:</b>	<b>3</b>



# Background

**REQUEST:** Variances in the R-2 zoning district to allow for conversion of an existing 877 sq. ft. structure to residential as follows:

- 1) To allow 2,400 sq. ft. of lot area in lieu of 4,500 sq. ft.
- 2) To allow for a minimum living area of 877 sq. ft. in lieu of 1,000 sq. ft.
- 3) To allow a residence to be located 4 ft. from the south rear property line in lieu of 25 ft.
- 4) To allow a residence to be located 3 ft. from the west side property line in lieu of 6 ft.
- 5) To allow a residence to be located 12.8 ft. from the north front property line in lieu of 25 ft.

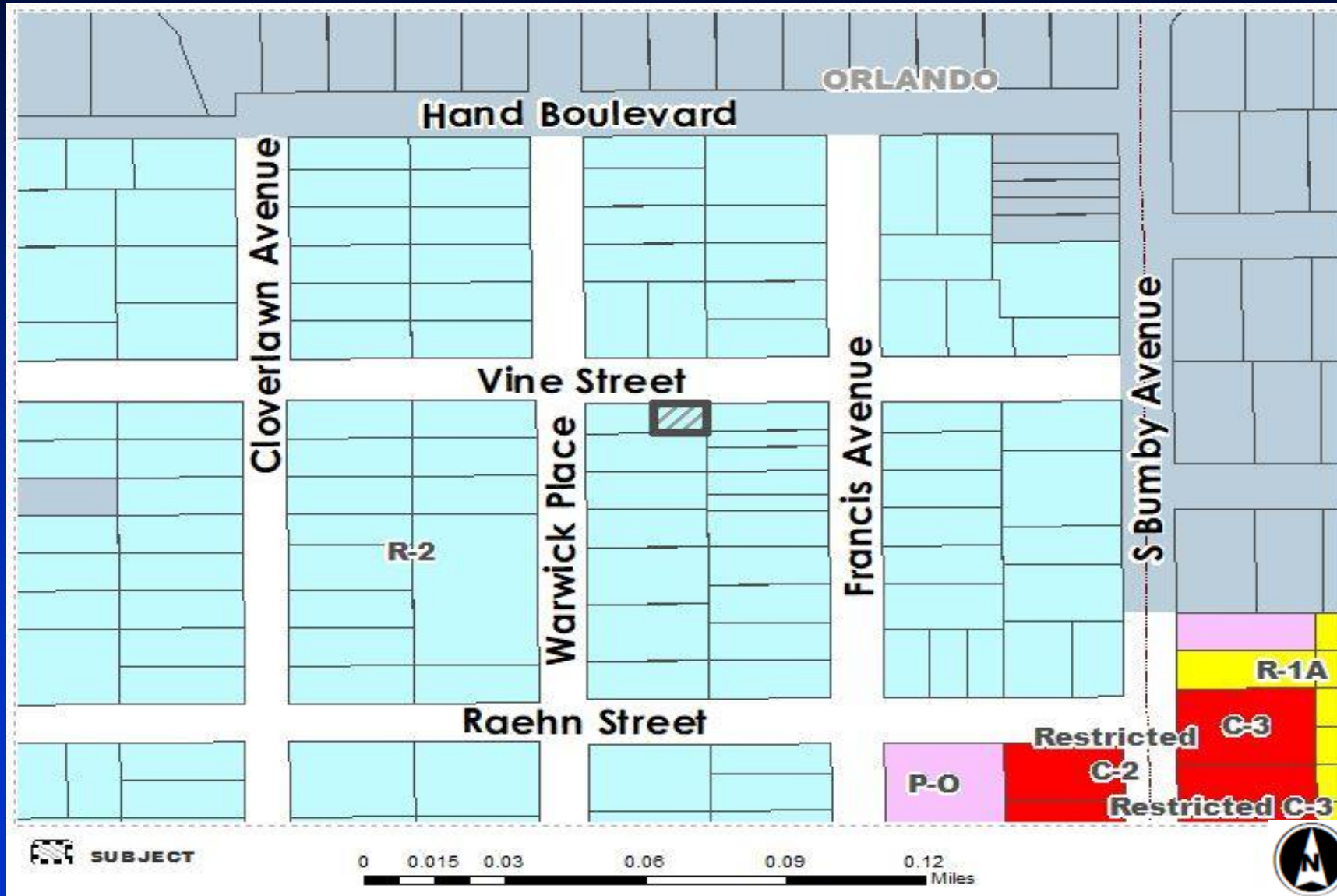


# Location Map





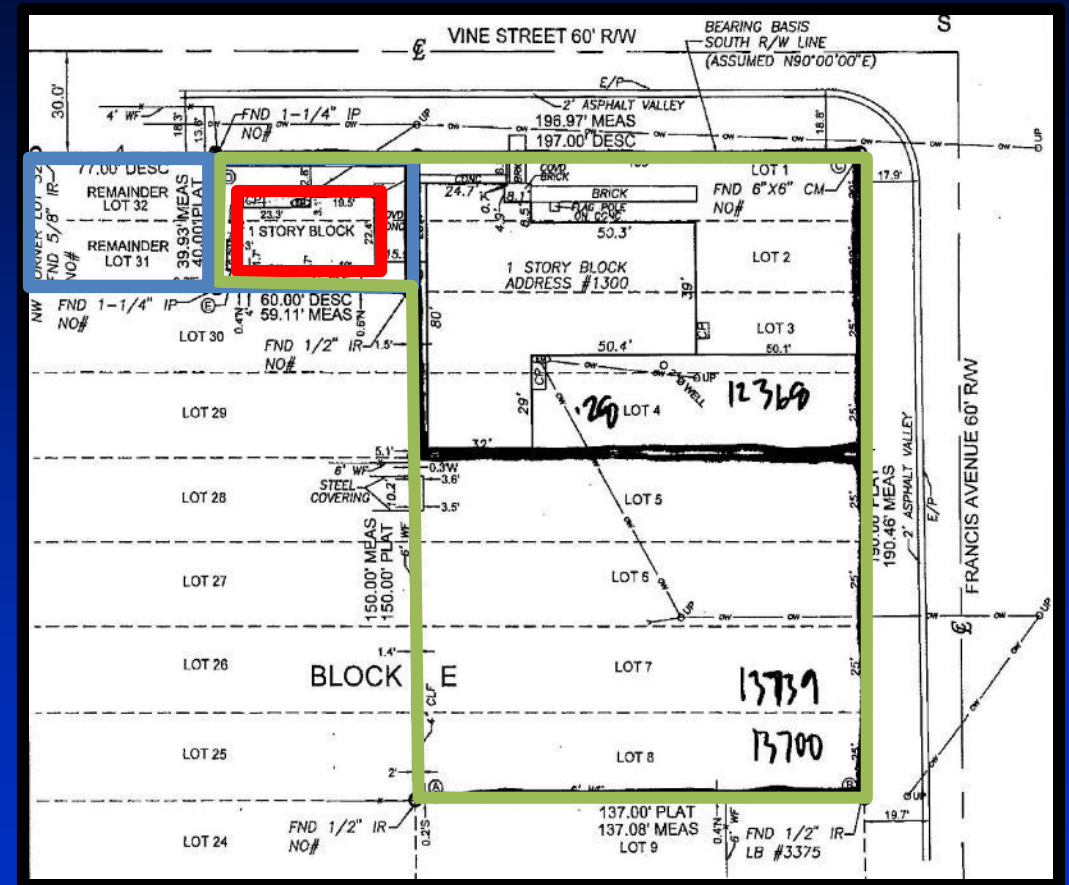
# Zoning Map





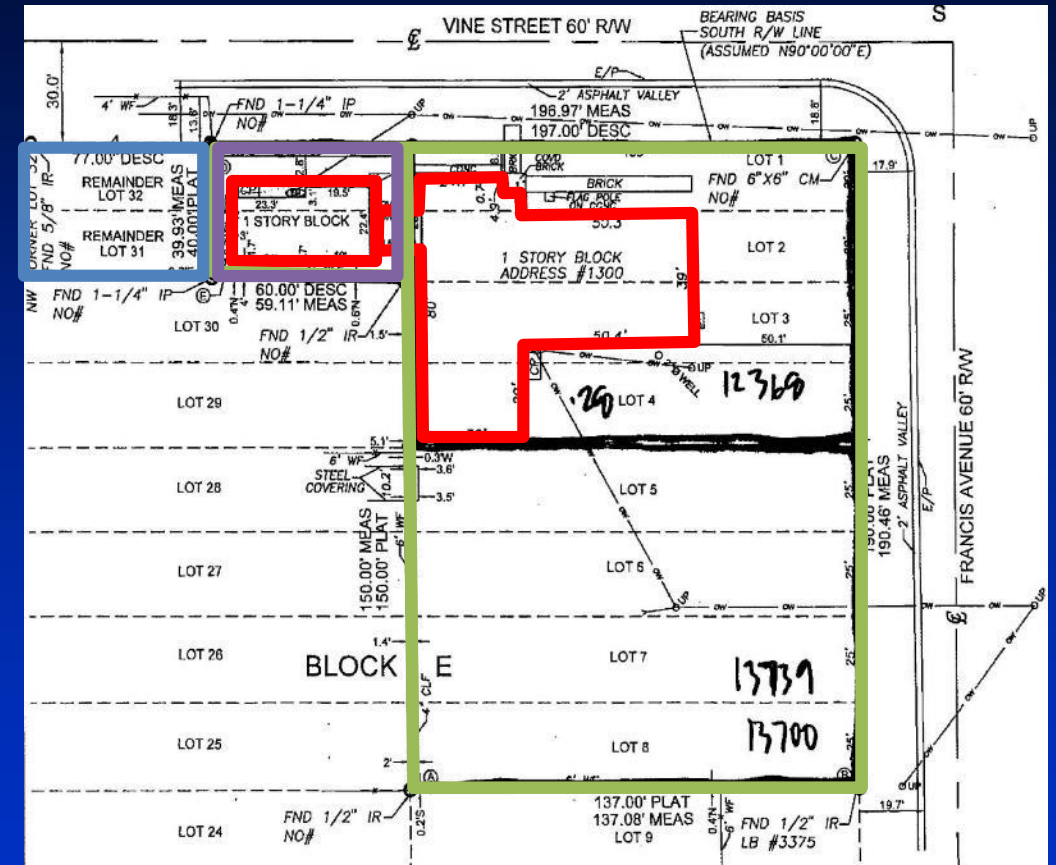
# History

- 1926 – Lots 31 and 32, Block E, Conway Plat recorded
- 1956 – Existing 877 sq. ft. structure constructed
- 1965 – East 60 ft. of lots 31 and 32 removed from parent parcel and consolidated with lots 1-8 to the east
- 1965 - 2010s – 877 sq. ft. structure used as part of adjacent Masonic Lodge and attached with a breezeway
- 2014 – The owner purchased the property
- 2014 – Plat reversion created the existing 40 ft. X 60 ft. lot configuration
- 2015 – Masonic Lodge building demolished; existing structure 877 sq. ft. structure remains



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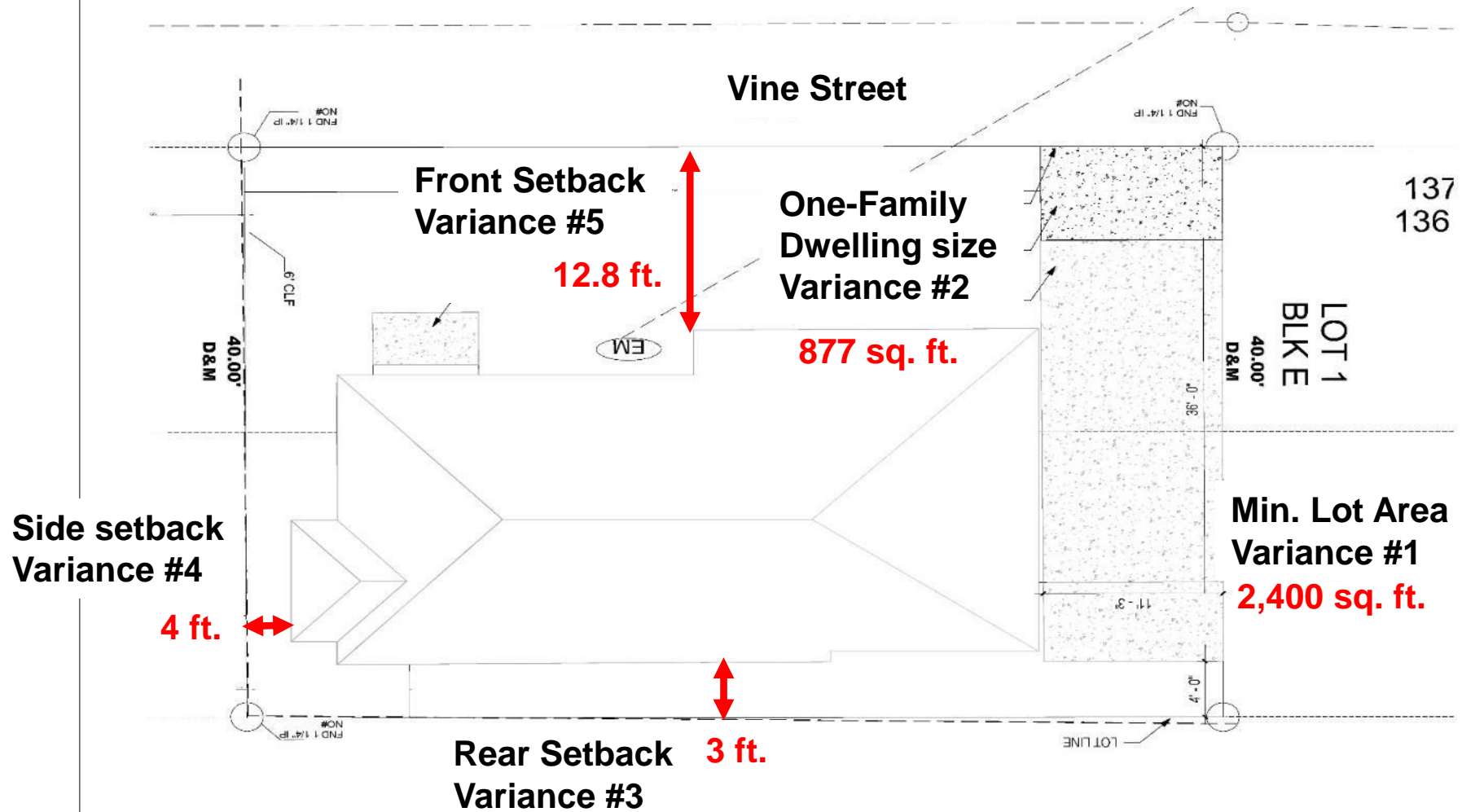








# Site Plan







# Site Photograph

Facing west, Vine St. is to the right







# Site Photograph

Facing South from Vine St.







# Site Conditions - 2008

Facing South from Vine St.







# Rendering





## **Staff Findings and Analysis**

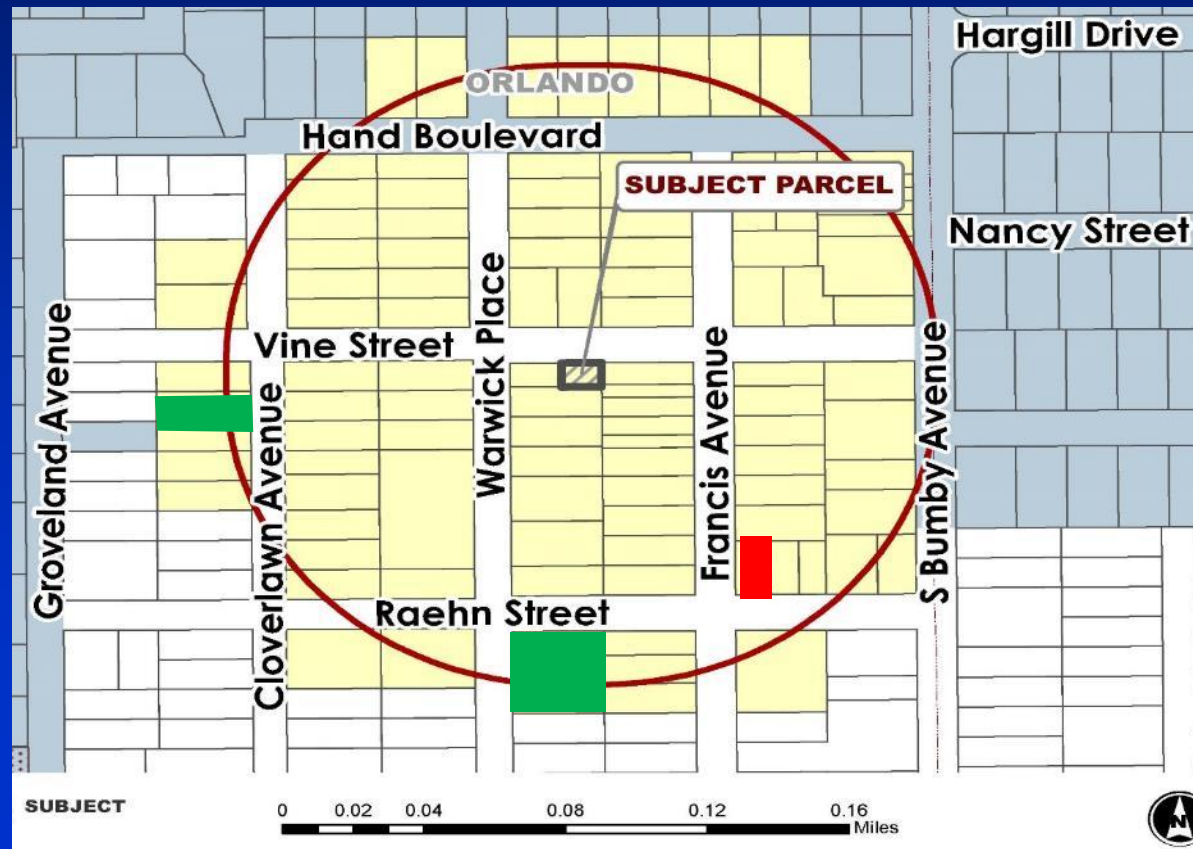
- **As an existing structure, there are no other options to meet the required lot size, living area or setback requirements.**
- **Conversion to a single-family residence will be consistent with the size and character of other neighborhood properties.**
- **Staff recommended approval of the variances, as there are special conditions and circumstances, the need for the variances are not self-imposed, granting of the variances will not confer special privilege, they are the minimum possible variances, and they meet the purpose and intent of the code.**





# Public Feedback

- Staff mailed a total of 138 notices to adjacent property owners in a 500 ft. radius
  - Staff received two correspondences in favor of this request
  - Staff received one correspondence in opposition to this request







# Variance Criteria

## Section 30-43 (3), Orange County Code

**Section 30-43 of the Orange County Code Stipulates specific standards for the approval of variances. No application for zoning variance shall be approved unless the Board of Zoning Adjustment finds that all of the following standards are met:**

1. **Special Conditions and Circumstances** - Special conditions and circumstances exist which are peculiar to the property and which are not applicable to other properties
2. **Not Self-Created** - The special conditions and circumstances do not result from the actions of the applicant
3. **No Special Privileges Conferred** - Approval will not confer on the applicant any special privilege
4. **Deprivation of Rights** - Literal interpretation of the provisions contained in this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district
5. **Minimum Possible Variance** - The minimum variance that will make possible the reasonable use of the land, building, or structure
6. **Purpose and Intent** - Approval will be in harmony with the purpose and intent of this Chapter and will not be injurious to the neighborhood



## BZA Findings

- The BZA concluded that there was no special privilege conferred, that they were minimum requests, and recommended approval of the variances, subject to four conditions in the staff report.



# Conditions of Approval

- 1. Development shall be in accordance with the site plan and elevations dated December 30, 2020, 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).**
- 2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County 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. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.**



## Conditions of Approval

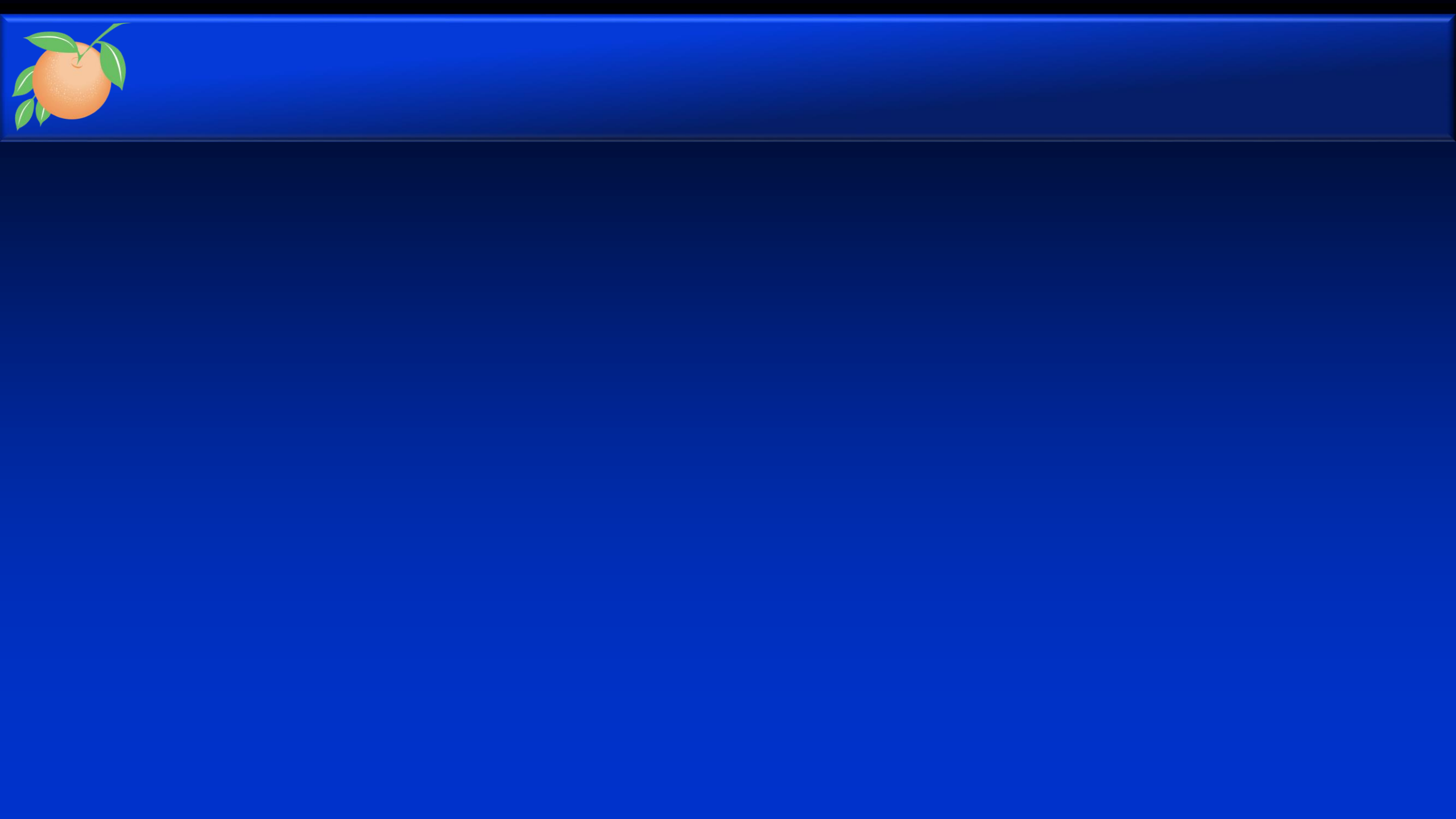
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. A permit to convert the structure to residential shall be obtained within 2 years of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.





## Requested Action

- Deny the applicant's requests; or
- Approve the applicant's requests with conditions





# Site Photograph

Facing South from Vine St.







# Site Photograph

Facing West down Vine St.

