



## NOTICE OF PUBLIC HEARING

You are hereby notified that the Board of Zoning Adjustment of the City of Maitland, Florida will hold a public hearing. The hearing will be held at 7:00 P.M., Thursday, January 25, 2018 in the Maitland City Hall Council Chambers, 1776 Independence Lane, Maitland, Florida 32751.

The purpose of the hearing is to take public comment, both written and oral, concerning a petition filed for **VARIANCE**. The applicant requests the following variances: to recognize the non-conforming lots at 50 feet in width in lieu of the required 75 feet; lot areas of 6,520 square feet more or less (for Lot 18) and 6,509 square feet more or less (for Lot 19) in lieu of the required 7,500 square foot lot area; and to allow a lot coverage of 37.4% in lieu of the maximum lot coverage of 35%. As proposed, the applicant intends to split the lot, and at that point the lot will become non-conforming.

The property is located at 1900 Rogers Avenue, Maitland, Florida 32751. The property is located in the RS-D, single-family residential and duplex district. The application is filed by Cecil B. Allen, 111 Audubon Way, Maitland, Florida 32751.

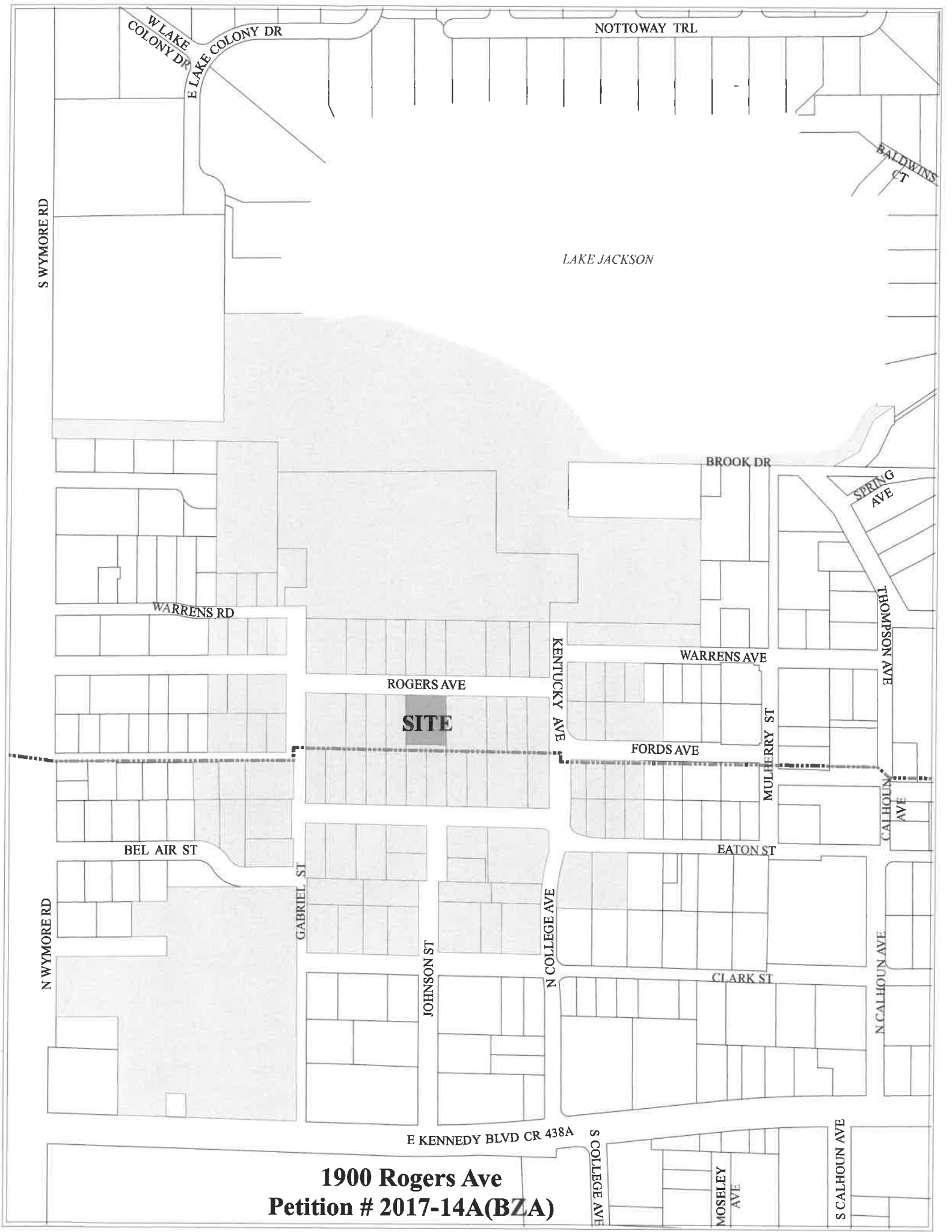
### **LEGAL DESCRIPTION:**

**Lot 18 and Lot 19, less the South 15 feet, Magerstadt Subdivision, according to the Plat thereof as recorded in Plat Book J, Page 93, of the Public Records of Orange County, Florida.**

The public is invited to attend the hearing and may comment orally or in writing. Interested parties may examine the application in the office of the Zoning Administrator, Monday-Friday, 8:00 A.M-5:00 P.M., 1776 Independence Lane, Maitland, Florida 32751. Questions concerning the notice of public hearing may be directed to the Community Development Department at (407) 539-6212.

Any person who desires to appeal any decision made at this meeting or hearing will need a 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 disability 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 meeting.

Jacqueline Holt  
Zoning Administrator



W LAKE COLONY DR

E LAKE COLONY DR

NOTTOWAY TRL

BALDWIN CT

S WYMORE RD

LAKE JACKSON

BROOK DR

SPRING AVE

WARRENS RD

THOMPSON AVE

ROGERS AVE

WARRENS AVE

**SITE**

KENTUCKY AVE

FORDS AVE

MULHERRY ST

CALHOUN AVE

BEL AIR ST

EATON ST

N WYMORE RD

GABRIEL ST

JOHNSON ST

N COLLEGE AVE

N CALHOUN AVE

CLARK ST

E KENNEDY BLVD CR 438A

S COLLEGE AVE

MOSELEY AVE

S CALHOUN AVE

**1900 Rogers Ave**  
**Petition # 2017-14A(BZA)**