

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 16 FEET FOR A PROPOSED ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (FRANK CHISARI, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

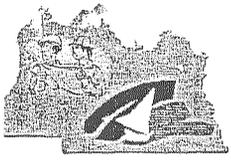
Agenda Date 07-26-04 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 16 FEET FOR A PROPOSED ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (FRANK CHISARI, APPLICANT); OR
2. **DENY** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 16 FEET FOR A PROPOSED ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (FRANK CHISARI, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: FRANK CHISARI LOCATION: 238 RIDGEWOOD STREET ZONING: R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND/ REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT AN ADDITION THAT WOULD ENCROACH 14 FEET INTO THE MINIMUM 30 FOOT REAR YARD SETBACK; THE AFOREMENTIONED REAR YARD SETBACK VARIANCE IS THEREBY REQUESTED. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.
STAFF FINDINGS	THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> • NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPOSED ADDITION HAVE BEEN DEMONSTRATED BY THE APPLICANT. • THE PROPOSED ADDITION COULD BE BUILT TO COMPLY WITH THE MINIMUM APPLICABLE SETBACKS

	<p>OF THE R-1AA DISTRICT.</p> <ul style="list-style-type: none">• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1AA DISTRICT.• THE APPLICANT WOULD RETAIN REASONABLE USE OF THE SUBJECT PROPERTY WITHOUT THE REQUESTED VARIANCES.
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUEST. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

VARIANCE Rear yard setback from 30' to 16' For A PROPOSED ADDITION (SOLID ROOF/SCREEN ROOM)

SPECIAL EXCEPTION

MOBILE HOME SPECIAL EXCEPTION

EXISTING PROPOSED REPLACEMENT

MOBILE HOME IS FOR _____

YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____

ANTICIPATED TIME MOBILE HOME IS NEEDED _____

PLAN TO BUILD YES NO IF SO, WHEN _____

MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO

APPEAL FROM DECISION OF THE PLANNING MANAGER

	PROPERTY OWNER	AUTHORIZED AGENT*
NAME	Frank Ch. Sorri	
ADDRESS	238 Ridgewood St Altamonte Springs FL 32701	
PHONE 1	(407) 339-3429	
PHONE 2	(321) 303-6672	
E-MAIL		

PROJECT NAME: Ridgewood (238)

SITE ADDRESS: 238 Ridgewood St

CURRENT USE OF PROPERTY: House

LEGAL DESCRIPTION: Leg Lots 13 & 14 BLKD West Altamonte Heights
Sec 3 PB 10 PG 76

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 11-21-29-506-0000-0130

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NA

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on July 26, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature] 5/18/04
 SIGNATURE OF OWNER OR AGENT* DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

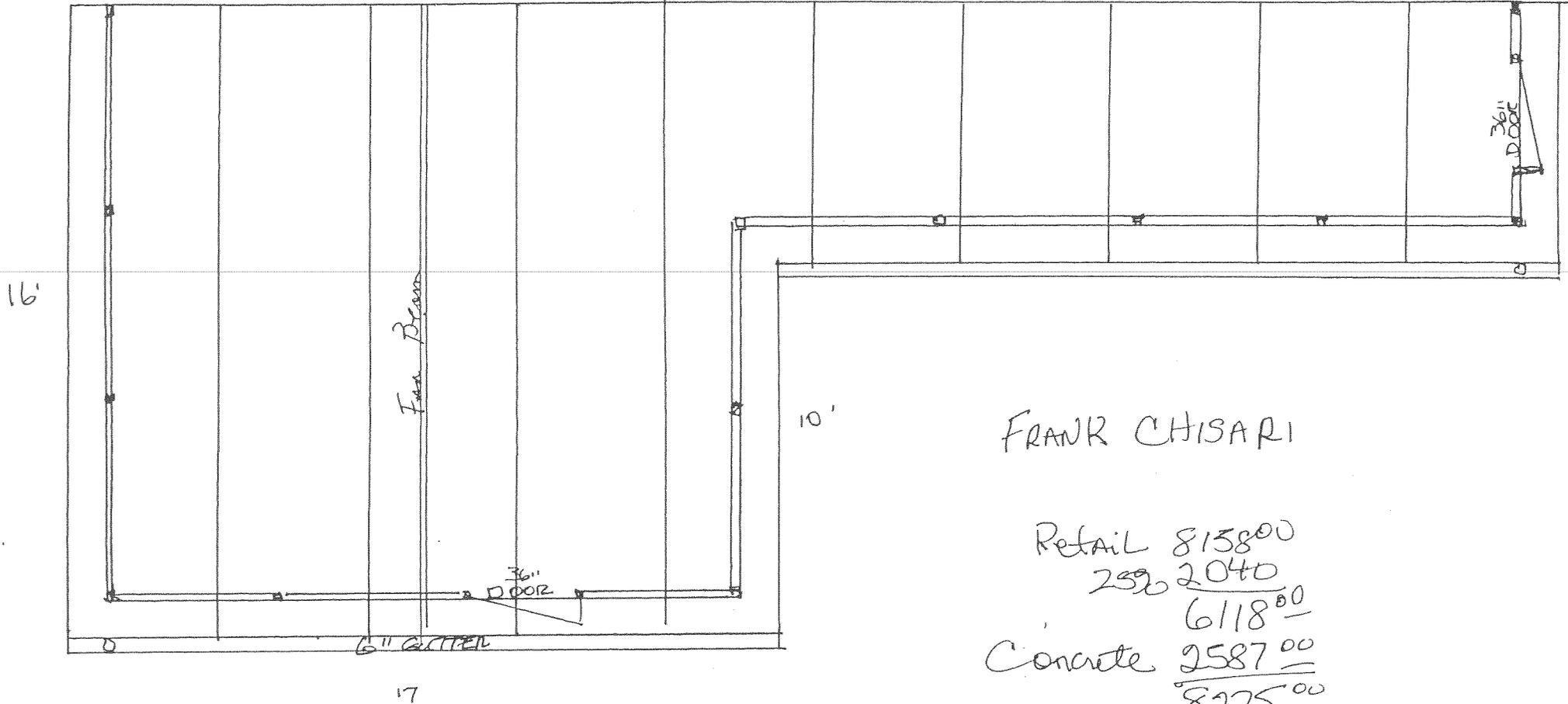
NATURE OF THE APPEAL _____

BCC PUBLIC HEARING DATE _____

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$150 COMMISSION DISTRICT 4 FLU/ZONING LDR/R-IAA
 LOCATION FURTHER DESCRIBED AS SOUTH SIDE OF RIDGEWOOD ST.
 APPROX. ⁵⁰⁰ FT W OF THE INTERSECTION OF
 RIDGEWOOD ST. AND VIRGINIA AVE.
 PLANNER JV DATE 5/18/04
 SUFFICIENCY COMMENTS _____

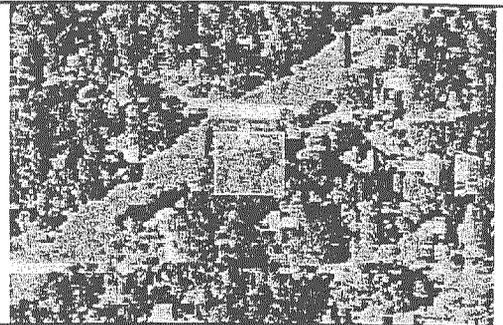
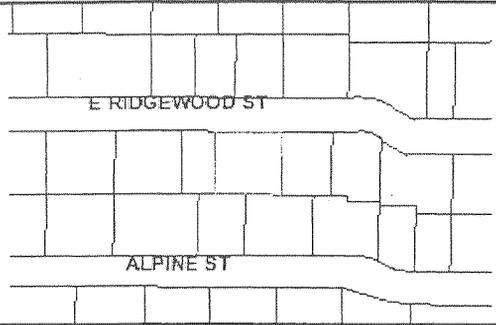


FRANK CHISARI

Retail	8158 ⁰⁰
	<u>259 2040</u>
	6118 ⁰⁰
Concrete	<u>2587⁰⁰</u>
	8775 ⁰⁰



Seminole County
 Property Appraiser
 Services
 1101 E. First St.
 Sanford FL 32771
 407-665-7506



GENERAL

Parcel Id: 11-21-29-506-0D00-0130 Tax District: 01-TX DIST 1 - COUNTY
 Owner: CHISARI FRANK J & Exemptions: 00-HOMESTEAD
 Own/Addr: MULLER LAURA L
 Address: 238 RIDGEWOOD ST
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32701
 Property Address: 238 RIDGEWOOD ST E ALTAMONTE SPRINGS 32701
 Subdivision Name: WEST ALTAMONTE HEIGHTS SEC 3
 Dor: 01-SINGLE FAMILY

2004 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$89,039
Depreciated EXFT Value:	\$768
Land Value (Market):	\$26,486
Land Value Ag:	\$0
Just/Market Value:	\$116,293
Assessed Value (SOH):	\$116,293
Exempt Value:	\$25,000
Taxable Value:	\$91,293

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	05/2003	04845	0728	\$143,100	Improved
CERTIFICATE OF TITLE	02/2003	04692	1721	\$111,600	Improved
PROBATE RECORDS	11/2002	04607	1366	\$100	Improved
WARRANTY DEED	01/1998	03369	0159	\$100	Improved
WARRANTY DEED	12/1993	02695	1388	\$90,000	Improved
QUIT CLAIM DEED	02/1992	02390	1517	\$38,000	Improved
WARRANTY DEED	12/1986	01805	0576	\$79,900	Improved
WARRANTY DEED	03/1979	01213	0363	\$4,600	Vacant

Find Comparable Sales within this Subdivision

2003 VALUE SUMMARY

Tax Value(without SOH):	\$1,953
2003 Tax Bill Amount:	\$1,953
Savings Due To SOH:	\$0
2003 Taxable Value:	\$113,888

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	124	115	.000	240.00	\$26,486

LEGAL DESCRIPTION PLAT

LEG LOTS 13 & 14 BLK D WEST ALTAMONTE HEIGHTS SEC 3
 PB 10 PG 76

BUILDING INFORMATION

Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bid Value	Est. Cost New
1	SINGLE FAMILY	1979	6	1,475	1,959	1,475	CONC BLOCK	\$89,039	\$98,932
Appendage / Sqft		GARAGE FINISHED / 484							

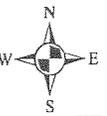
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1979	1	\$480	\$1,200
WOOD DECK	1982	144	\$288	\$720

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

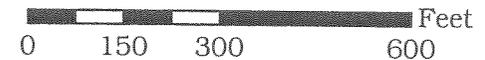


Frank Chisari 238 Ridgewood Street



Parcel: 11-21-29-506-OD00-0130 / District: 4

BV2004-099
July, 2004



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOTS 13 & 14 BLK D WEST ALTAMONTE HEIGHTS SEC 3 PB 10 PG 76

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: FRANK CHISARI
238 RIDGEWOOD STREET
ALTAMONTE SPRINGS, FL 32701

Project Name: RIDGEWOOD STREET (238)

Requested Development Approval:

1. REAR YARD SETBACK VARIANCE FROM 30 FEET TO 16 FEET FOR A PROPOSED ADDITION IN THE R-1AA ZONING DISTRICT.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - 1. The variance granted will apply only to the proposed addition as depicted on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: