

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

SUBJECT: REQUEST FOR (1) FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 9 FEET; AND (2) (EAST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 7 FEET FOR A PROPOSED ADDITION TO AN EXISTING HOME IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (RODNEY TEATE, APPLICANT).

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

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

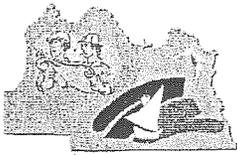
Agenda Date 08-23-04 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR (1) FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 9 FEET; AND (2) (EAST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 7 FEET FOR A PROPOSED ADDITION TO AN EXISTING HOME IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (RODNEY TEATE, APPLICANT); OR
2. **DENY** REQUEST FOR (1) FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 9 FEET; AND (2) (EAST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 7 FEET FOR A PROPOSED ADDITION TO AN EXISTING HOME IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (RODNEY TEATE, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: RODNEY TEATE LOCATION: 469 NOTRE DAME DRIVE ZONING: R-1 (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT AN ADDITION TO AN EXISTING HOME THAT WOULD ENCROACH 16 FEET INTO THE MINIMUM 25 FOOT FRONT YARD SETBACK AND 0.5 FOOT INTO THE MINIMUM (EAST) SIDE YARD SETBACK; THE AFOREMENTIONED FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 9 FEET AND (EAST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 7 FEET ARE 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

	<p>FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT:</p> <ul style="list-style-type: none">• NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY OR PROPOSED ADDITION HAVE BEEN DEMONSTRATED.• AN ADDITION COULD BE BUILT ON THE REAR OF THE EXISTING HOUSE TO COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS AND STILL PROVIDE REASONABLE USE OF THE PROPERTY.
	<ul style="list-style-type: none">• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1 DISTRICT.
STAFF RECOMMENDATION	<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. RECEIVED JUL 1 2004

APPLICATION TYPE:

- VARIANCE** FRONT YARD SETBACK VARIANCE FROM 25' TO 9'
FOR A PROPOSED ADDITION TO AN EXISTING HOME
- SPECIAL EXCEPTION** (NOTES OWNER IS BUILDING WHEELCHAIR ACCESS THROUGH THE PROPOSED GARAGE)
- 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	Linda L. Teatr	Rodney Teatr
ADDRESS	1169 Notre Dame Dr. Apt. Sp. FL. 32714	
PHONE 1	407-862-1176	
PHONE 2	321-228-2757 CELL	
E-MAIL		

PROJECT NAME: _____
 SITE ADDRESS: Same
 CURRENT USE OF PROPERTY: Residential
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 17 x 64 acre(s) PARCEL I.D. 15-21-29-510-1200-0060
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on August 23, 2004 (6 PM) (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.

Rodney A. Teatr July 1, 2004
 SIGNATURE OF OWNER OR AGENT* DATE

* Proof of owner's authorization is required with submittal if signed by agent.
 I:\pl\projects\boa\master forms & lists\boa applications\boa application.doc

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 _____

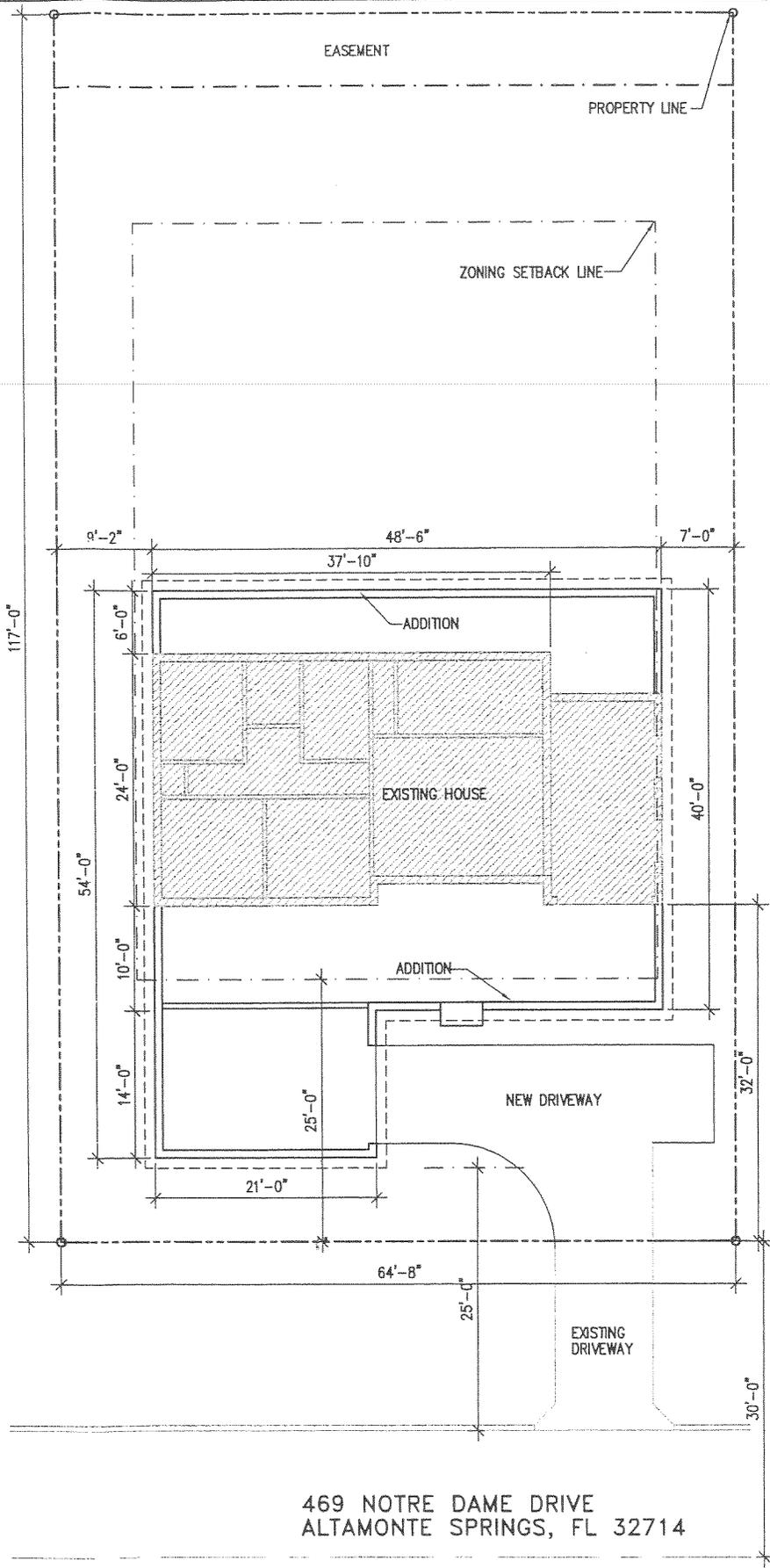
FOR OFFICE USE ONLY

PROCESSING:

FEE: 4,150 COMMISSION DISTRICT 3 FLU/ZONING LDR/RI
 LOCATION FURTHER DESCRIBED AS ON THE SOUTH SIDE OF NOTRE DAME DRIVE
APPROX 375' EAST OF BAYLOR AVE.

PLANNER VB DATE JULY 1, 04

SUFFICIENCY COMMENTS APPLICANT SHOULD VERIFY THE EXACT SETBACK BEING
REQUESTED. ALSO, EXISTING HOME IS 7' FROM SIDE PROPLINE; APPEARS TO BE
LEGAL NON-CONFORMING BUT SHOULD BE CHECKED OUT.



469 NOTRE DAME DRIVE
 ALTAMONTE SPRINGS, FL 32714

SITE RENOVATION NOTES:

1. NEW CONCRETE DRIVEWAY

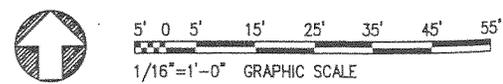
GENERAL NOTES:

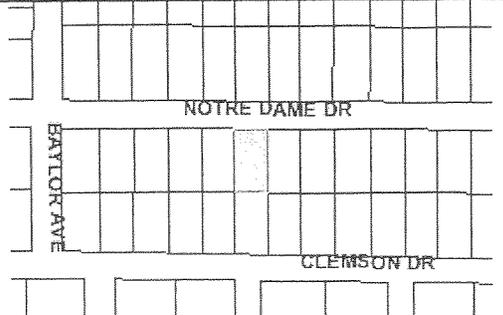
1. THE WALLS, FIXTURES & ELEMENTS OF THE EXISTING BUILDING ARE SHOWN AS SCREENED LINES.
2. ALL PARTITIONS ARE PARTITION TYPE $\diamond B$ UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO THE FINISHED FACE OF THE PARTITION, ASSUMING THE PARTITION IS NOMINAL 4 1/2" FACE TO FACE.
4. ANY DIMENSION THAT IS LESS THAN 2'-0" IS SHOWN IN INCHES ONLY, (I.E. 22" = 1'-10").
5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO ANY FURTHER CONSTRUCTION.
7. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE CALCULATIONS IN THE 65TD 1093 WORKSHEET.
9. SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE BASED UPON COMPLETION OF THE WORK SET FORTH IN THE CONSTRUCTION DOCUMENTS AND RECEIPT OF CERTIFICATE OF OCCUPANCY.
10. PROVIDE & FURNISH AND INSTALL.
11. ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.

AREA:

		LOT COVERAGE
PARCEL 469=	7,566 SF OF LAND	
EXISTING		
CONDITIONED SPACE=	870 SF	1090 SF
UNCONDITIONED SPACE=	220 SF	
NEW		
CONDITIONED SPACE=	842 SF	842 SF
UNCONDITIONED SPACE=		
GARAGE=	300 SF	300 SF
TOTAL CONDITIONED RESIDENCE=	2,232 SF	2,232 SF
EXISTING DRIVEWAY=		351 SF
DEMO DRIVEWAY=		-88 SF
NEW DRIVEWAY=		242 SF
TOTAL LOT COVERAGE=		2,825 SF

SITE PLAN 1
 1/16"=1'-0" A1



PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																																								
 <p> Seminole County <i>Property Appraiser Services</i> 1101 E. First St. Sanford FL 32771 407-865-7506 </p>																																													
<p align="center">GENERAL</p> <p> Parcel Id: 15-21-29-510-1200-0060 Tax District: 01-TX DIST 1 - COUNTY Owner: TEATE LINDA L Exemptions: 00-HOMESTEAD Address: 469 NOTRE DAME DR City,State,ZipCode: ALTAMONTE SPRINGS FL 32714 Property Address: 469 NOTRE DAME DR W ALTAMONTE SPRINGS 32714 Subdivision Name: WEATHERSFIELD 1ST ADD Dor: 01-SINGLE FAMILY </p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <p> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$41,395 Depreciated EXFT Value: \$1,040 Land Value (Market): \$17,500 Land Value Ag: \$0 Just/Market Value: \$59,935 Assessed Value (SOH): \$43,116 Exempt Value: \$25,000 Taxable Value: \$18,116 </p>																																									
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>05/1995</td> <td>02917</td> <td>0435</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1992</td> <td>02489</td> <td>0728</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1985</td> <td>01678</td> <td>1727</td> <td>\$3,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1975</td> <td>01071</td> <td>0168</td> <td>\$5,690</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	05/1995	02917	0435	\$100	Improved	WARRANTY DEED	09/1992	02489	0728	\$100	Improved	WARRANTY DEED	10/1985	01678	1727	\$3,000	Improved	WARRANTY DEED	01/1975	01071	0168	\$5,690	Improved	<p align="center">2003 VALUE SUMMARY</p> <p> Tax Value(without SOH): \$467 2003 Tax Bill Amount: \$297 Savings Due To SOH: \$170 2003 Taxable Value: \$17,312 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS </p>											
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<p>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.</p>																																													

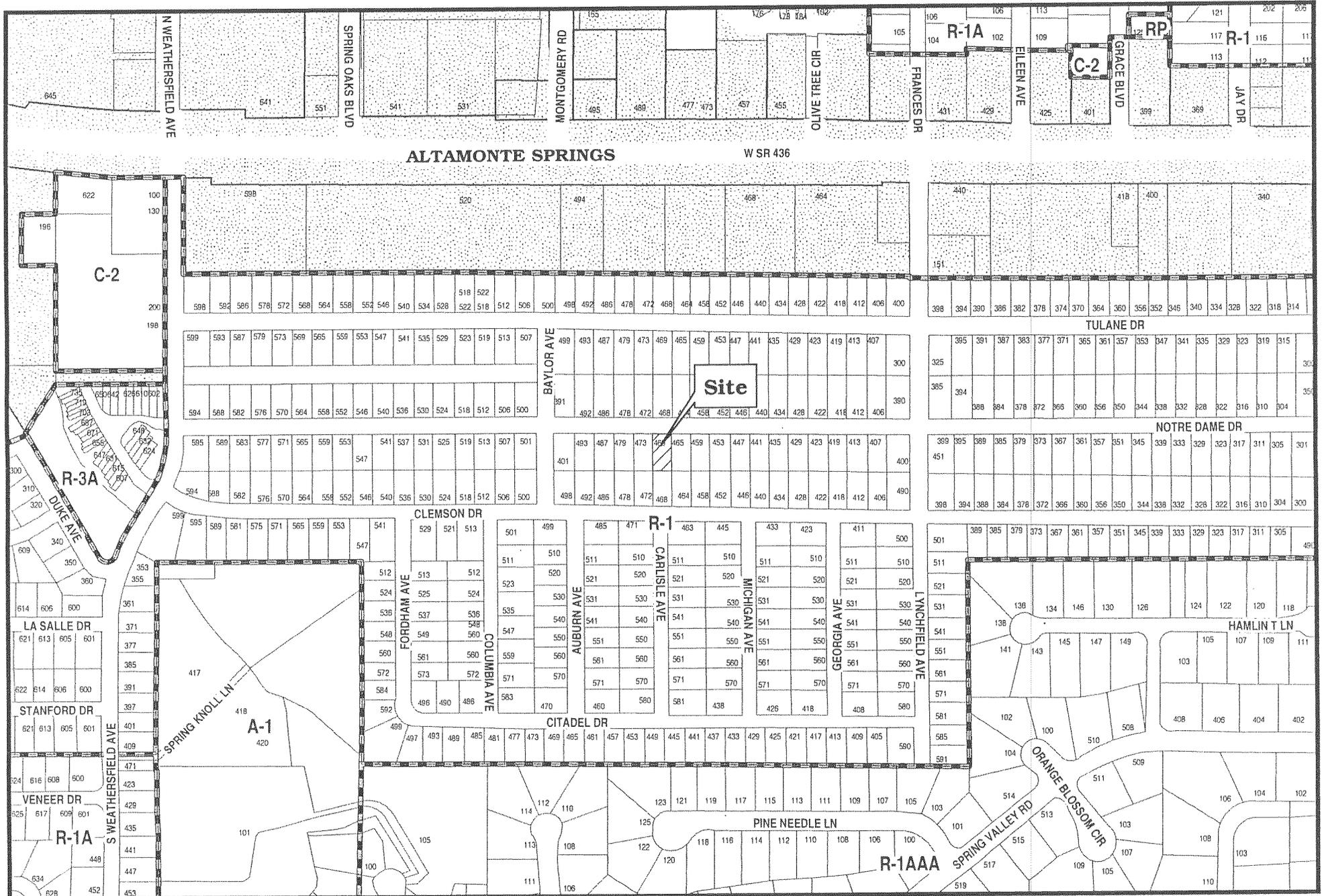
[BACK](#) [PROPERTY APPRAISER HOME PAGE](#) [CONTACT](#)

O. I. M. I.

25
LDR / R-1

0160	0170	0010	0020	0030	0040	0050	0060	0070	0080	0090	0100
TULANE DR											
0160	0170	CLAYTON AVE	0010	0020	0030	0040	0050	0060	0070	0080	0090
0000			0360	0350	0340	0330	0320	0310	0300	0290	0280
0190	0180										
NOTRE DAME DR											
0160	0170	CLAYTON AVE	0010	0020	0030	0040	0050	<div style="text-align: center;"> 1 LDR 0000 </div>	0070	0080	0090
0000			0360	0350	0340	0330	0320	0310	0300	0290	0280
0190	0180										
CLEMSON DR											
0010	0010	EXETER AVE	0020	0020	CHARLENE AVE	0010	0180	0010	0180		
0020	0020		0020	0170		0020	0170				
<p>S. 0030</p>	0030		0030	0160		0030	0160				
	0040		0040	0150		0040	0150				

Rodney Teate 469 Notre Dame Drive



Parcel: 15-21-29-510-1200-0060 / District: 3

BV2004-120
August, 2004

1:5,000

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 6 BLK 12 WEATHERSFIELD FIRST ADD PB 12 PG 67

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

FINDINGS OF FACT

Property Owner: RODNEY TEATE
469 NOTRE DAME DRIVE
ALTAMONTE SPRINGS, FL 32714

Project Name: NOTRE DAME DRIVE (469)

Requested Development Approval:

1. FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 9 FEET; AND
2. (EAST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 7 FEET FOR A PROPOSED ADDITION TO AN EXISTING HOME IN THE R-1 (SINGLE-FAMILY DWELLING 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 aforedescribed 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: