

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

**SUBJECT:** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 25 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (RICHARD ZAPF, APPLICANT).

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

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

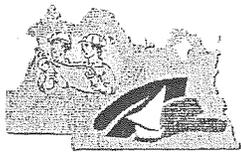
**Agenda Date** 08-23-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 25 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (RICHARD ZAPF, APPLICANT); OR
2. **DENY** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 25 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (RICHARD ZAPF, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> RICHARD ZAPF <b>LOCATION:</b> 1000 CHESTERFIELD CIRCLE <b>ZONING:</b> R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO CONSTRUCT A SCREEN ROOM ADDITION TO AN EXISTING HOME THAT WOULD ENCROACH 5 FEET INTO THE MINIMUM 30 FOOT REAR YARD SETBACK; THE AFOREMENTIONED REAR YARD SETBACK VARIANCE FROM 30 FEET TO 25 FEET IS THEREBY REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>
<b>STAFF FINDINGS</b>	<p>THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT:</p> <ul style="list-style-type: none"> <li>• NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE</li> </ul>

	<p>PROPERTY OR PROPOSED SCREEN ROOM ADDITION HAVE BEEN DEMONSTRATED.</p> <ul style="list-style-type: none"> <li>• THE SCREEN ROOM ADDITION COULD BE BUILT ON THE REAR OR SIDE OF THE EXISTING HOUSE TO COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS.</li> <li>• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1AA DISTRICT.</li> </ul>
<p><b>STAFF RECOMMENDATION</b></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"> <li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED SCREEN ROOM ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li> <li>• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li> </ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

PLANNING DIVISION
101 EAST FIRST STREET
SANFORD, FL 32771

(407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BV2004-123

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 VARIANCE FROM 30' TO 25' FOR A PROPOSED 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

RECEIVED

JUL 02 2004

Table with 2 columns: PROPERTY OWNER, AUTHORIZED AGENT\*. Rows include Name (Deborah Rebello), Address (1000 Chesterfield Cir), Phone 1 (407-388-5246), Phone 2, and E-mail (exteriorhomesavers.com).

PROJECT NAME: DEBORAH REBELLO

SITE ADDRESS: 1000 CHESTERFIELD CIR

CURRENT USE OF PROPERTY:

LEGAL DESCRIPTION: LEG Lot 43 AMHERST P.B. 28 PGS. 39 & 40

SIZE OF PROPERTY: ~11,700 sq.ft acre(s) PARCEL I.D. 13-21-30-509-0000-0430

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 Aug 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.

SIGNATURE OF OWNER OR AGENT\* RICHARD H. ZAPP DATE 7-2-04

\* 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 2 FLU/ZONING LDR-R4AA

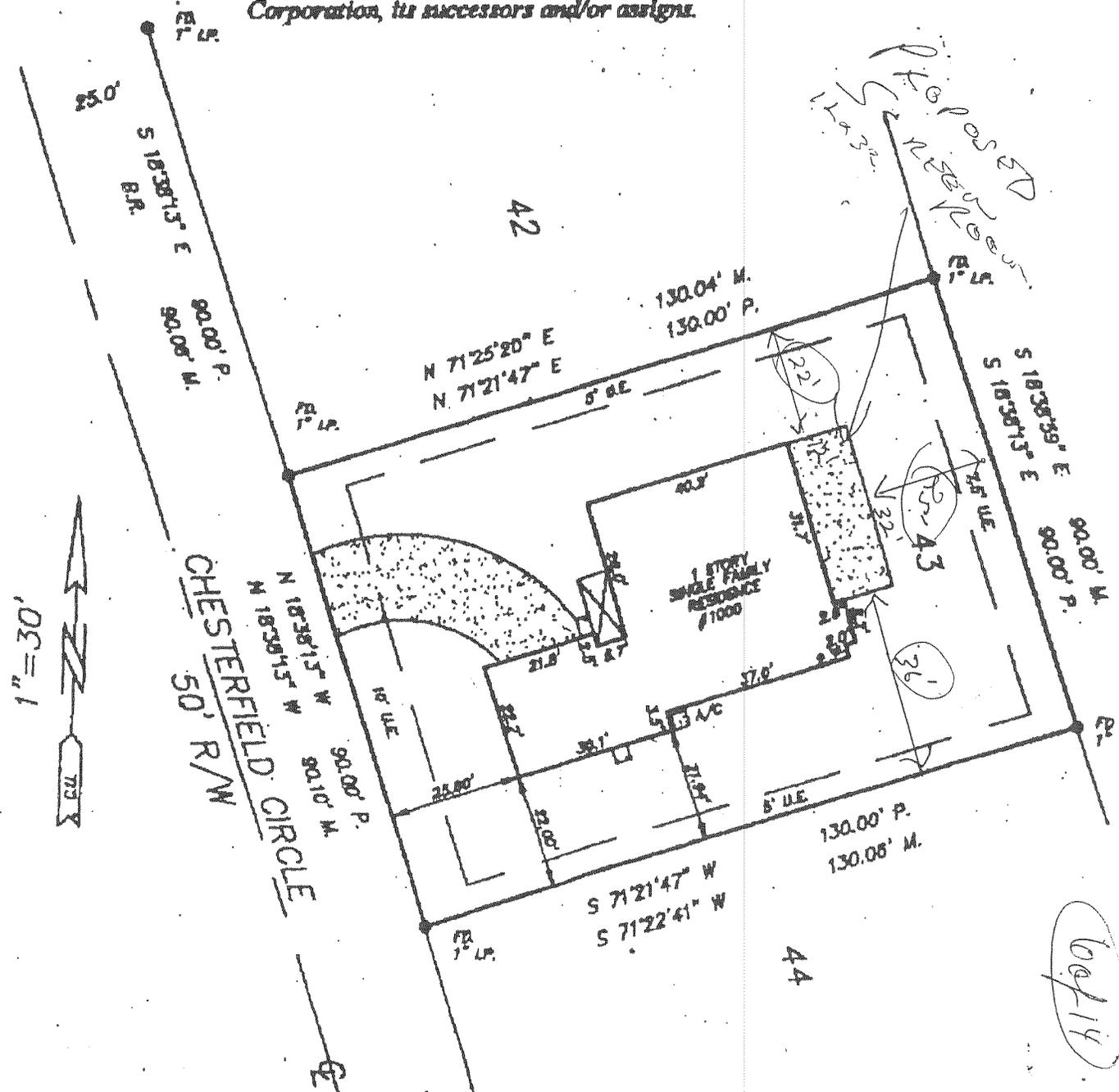
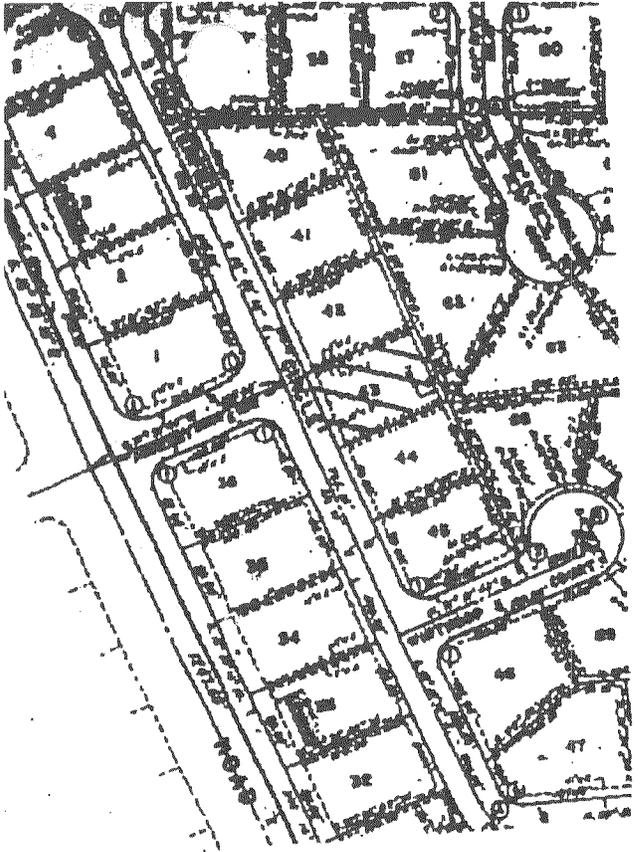
LOCATION FURTHER DESCRIBED AS ON THE NEAST SIDE OF CHESTERFIELD CIR, APPROX. 50 FT SOUTH OF AMHURST WAY

PLANNER VB DATE 7/2

SUFFICIENCY COMMENTS \_\_\_\_\_

of field work: 4/29/99 Completion date: 4/29/99

Certified to:  
 Thomas J. Dougherty; Deborah L. Serft; Central  
 Florida Title Company; Old Republic National Title  
 Insurance Company; NationsBank Mortgage  
 Corporation, its successors and/or assigns.



ty Address:  
 Chesterfield Circle  
 Springs, Florida 32708

umber: Y-35617

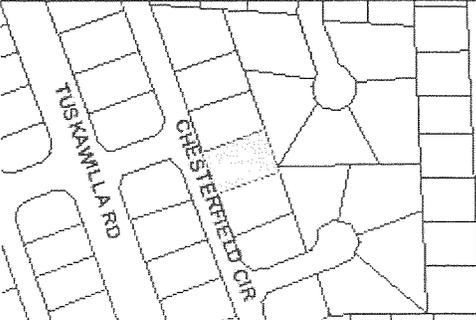
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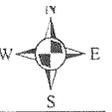
ted By: \_\_\_\_\_

60214

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																																																
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-668-7506</p>																																																					
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 13-21-30-509-0000-0430      Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: SENFT DEBORAH L      Exemptions: 00-HOMESTEAD</p> <p>Address: PO BOX 195815</p> <p>City,State,ZipCode: WINTER SPRINGS FL 32719</p> <p>Property Address: 1000 CHESTERFIELD CIR WINTER SPRINGS 32708</p> <p>Subdivision Name: AMHERST</p> <p>Dor: 01-SINGLE FAMILY</p>			<p align="center"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$107,869</p> <p>Depreciated EXFT Value: \$1,050</p> <p>Land Value (Market): \$34,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$142,919</p> <p>Assessed Value (SOH): \$111,075</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$86,075</p>																																																		
<p align="center"><b>SALES</b></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>10/2001</td> <td>04235</td> <td>0975</td> <td>\$99,100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1999</td> <td>03660</td> <td>0843</td> <td>\$127,500</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>06/1991</td> <td>02307</td> <td>1294</td> <td>\$102,600</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>06/1990</td> <td>02213</td> <td>0208</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>10/1988</td> <td>02011</td> <td>0426</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1986</td> <td>01735</td> <td>0683</td> <td>\$129,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1984</td> <td>01530</td> <td>1226</td> <td>\$135,500</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	10/2001	04235	0975	\$99,100	Improved	WARRANTY DEED	05/1999	03660	0843	\$127,500	Improved	SPECIAL WARRANTY DEED	06/1991	02307	1294	\$102,600	Improved	QUIT CLAIM DEED	06/1990	02213	0208	\$100	Improved	CERTIFICATE OF TITLE	10/1988	02011	0426	\$100	Improved	WARRANTY DEED	03/1986	01735	0683	\$129,000	Improved	WARRANTY DEED	03/1984	01530	1226	\$135,500	Improved	<p align="center"><b>2003 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$1,674</p> <p>2003 Tax Bill Amount: \$1,440</p> <p>Savings Due To SOH: \$234</p> <p>2003 Taxable Value: \$84,004</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>		
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																					

LDR/R-1AA

**Richard Zapf  
1000 Chesterfield Circle**



**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 43 AMHERST PB 28 PGS 39 & 40

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

**FINDINGS OF FACT**

**Property Owner:** DEBORAH SENFT  
PO BOX 195815  
WINTER SPRINGS, FL 32719

**Project Name:** CHESTERFIELD CIRCLE (1000)

**Requested Development Approval:**

1. REAR YARD SETBACK VARIANCE FROM 30 FEET TO 25 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE R-1AA (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 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 screen room 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: