

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 7.62 FEET FOR A PROPOSED REPLACEMENT SCREEN ROOM IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (KAREN HALVORSON, APPLICANT).

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

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

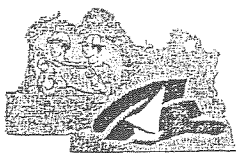
Agenda Date 12-13-04 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 7.62 FEET FOR A PROPOSED REPLACEMENT SCREEN ROOM IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (KAREN HALVORSON, APPLICANT); OR
2. **DENY** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 7.62 FEET FOR A PROPOSED REPLACEMENT SCREEN ROOM IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (KAREN HALVORSON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	APPLICANT: KAREN HALVORSON LOCATION: 2045 FALMOUTH ZONING: R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO REPLACE AN EXISTING SCREEN ROOM THAT WAS DAMAGED BY THE HURRICANES WITH ANOTHER SCREEN ROOM. THE PROPOSED SCREEN ROOM BE PLACED IN THE SAME LOCATION AND WOULD ENCROACH 2.38 FEET INTO THE MINIMUM 10 FOOT SIDE YARD SETBACK; THE AFOREMENTIONED VARIANCE IS THEREBY REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>
<b>STAFF FINDINGS</b>	THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT:

	<ul style="list-style-type: none"><li>• THE REPLACEMENT SCREEN ROOM WILL BE ERECTED IN THE SAME LOCATION AS THE PREVIOUS SCREEN ROOM AND WILL NOT PROJECT INTO THE SETBACK BEYOND THE ESTABLISHED SIDE OF THE HOUSE.</li><li>• THE REQUEST WOULD NOT CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1AA DISTRICT.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANTS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE 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 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>



**COPY**  
 APPL. NO. B02004-109

**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. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

**APPLICATION TYPE:**

- VARIANCE** Request for side yard set-back variance from 10 ft to 7.62 ft for screen porch replacement.
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR \_\_\_\_\_)  PROPOSED (YEAR \_\_\_\_\_)
- REPLACEMENT (YEAR \_\_\_\_\_) 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	KAREN M. HALVORSON	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">           RECEIVED            NOV 05 2004         </div>
ADDRESS	2045 FALMOUTH RD	
PHONE 1	407 260 2309	
PHONE 2		
E-MAIL	halvork@ocps.net	

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2045 FALMOUTH RD

CURRENT USE OF PROPERTY: HOME

LEGAL DESCRIPTION: Leg W 35 ft of Lot 23 + E 50 ft of Lot 24  
BLK C ENGLISH ESTATES UNIT 1

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 20-21-30-502-0000-0230

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS Privacy fence replacement

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 1/1  
 (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.

Karen M. Halverson 11.5.04  
 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:

**APPEAL FROM BOA DECISION TO BCC**

**APPELLANT INFORMATION**

NAME  
ADDRESS  
PHONE 1  
PHONE 2  
E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

**FOR OFFICE USE ONLY**

PROCESSING:

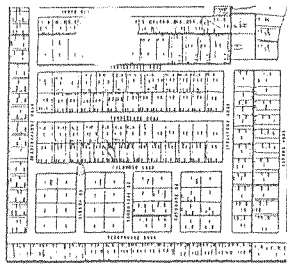
FEE(S): 150.00 COMMISSION DISTRICT 4 FLU/ZONING R-1AA / LDR

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS on the N. side of Falmouth Rd approx. 100' E. of the intersection of Sidcup Rd and Falmouth Rd.

PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

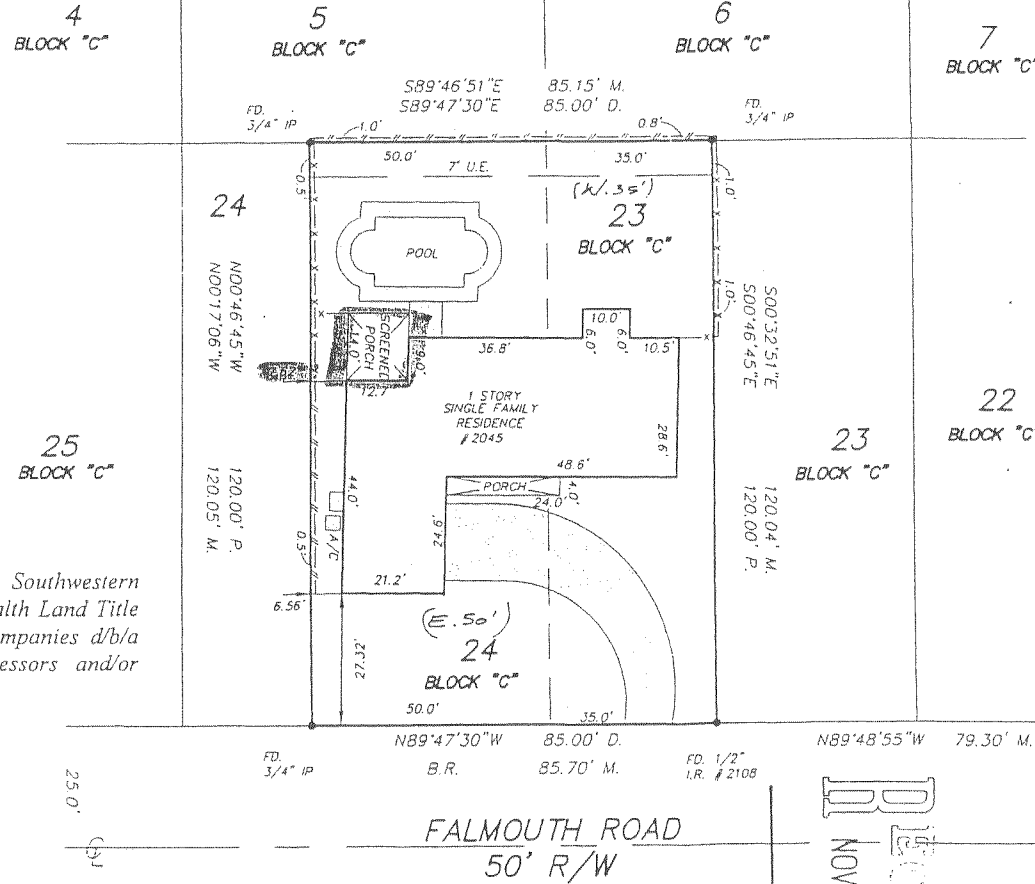
SUFFICIENCY COMMENTS \_\_\_\_\_



Legal Description

The West 35 feet of Lot 23 and the East 50 feet of Lot 24, Block C, ENGLISH ESTATES, UNIT ONE, according to the plat thereof, as recorded in Plat Book 13, Page 1, of the Public Records of Seminole County, Florida.

Community number: 120289 Panel: 0140  
 Suffix: E F.I.R.M. Date: 4/17/95 Flood Zone: X  
 Date of field work: 2/22/00 Completion date: 2/22/00



Certified to:  
 Lori Farber; Karen Halvorson; First Southwestern Title Company of Florida; Commonwealth Land Title Insurance Company; FT Mortgage Companies d/b/a Sunbelt National Mortgage, its successors and/or assigns as their interests may appear.

Property Address:  
 2045 Falmouth Drive  
 Lake Monroe, Florida 32751

Survey number: O-56617

Notes:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

WOOD FENCE	Δ	CENTRAL ANG
WIRE FENCE	D.B	DEEL BOOK
F.N.	D.	DESCRIBION
NAIL	D.H	DRILL HOLE
PROPERTY CL	D/W	DRIVEWAY
RECORD	ESMT	EASEMENT
FIELD MEASUR	E.L	ELEVATION
CALCULATED	F.F	FINISHED FLOC
CLEAR	F.C.M	FOUND CONCR
ENCR	F.P.K	FOUND PARK
E	L	LENGTH
CONCRETE	L.A.E	LIMITED ACCES
PROPERTY LINE	M.H	MARKER
CONCRETE MONUMENT	N.T.S	NOT TO SCALE
F.I.R	O.R	OFFICIAL RECO
FOUND IRON ROD	O.R.B	OFFICIAL RECO
F.I.P	P.C.P	PERMANENT C
FOUND IRON PIPE	P.R.M	PERMANENT RI
R/W	PC	PAGE
RIGHT OF WAY	P.M.T	PLAT
NAIL & DISC	P.B	PLAT BOOK
DRAINAGE EASEMENT	P.O.B	POINT OF BEGI
UTILITY EASEMENT	P.O.C	POINT OF COM
FOUND	P.O.L	POINT ON LINE
PLAT	P.C	POINT OF CURV
ASPHALT	P.O.F	POINT OF REVE
OVERHEAD UTILITIES	P.T	POINT OF TANG
TRANSFORMER	R	RADIUS (RADIA
CABLE RISER	R.O.E	ROOF OVERHAN
WATER METER	S.I.R	SET IRON ROD
TELEPHONE FACILITIES	S/W	SIDERWALK
COVERED AREA	T.B.M	TEMPORARY BE
BEARING REFERENCE	T.O.B	TOP OF BANK
CHORD	TYP	TYPICAL
RADIAL	W.C	WITNESS CORN
NEW RADIAL	10.50	EXISTING ELEV
A/C		
AIR CONDITIONER		
B.M		
BENCH MARK		
C.B		
CATCH BASIN		
CALCULATED		

- GENERAL NOTES:
- LEGAL DESCRIPTION PROVIDED BY OTHERS
  - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED OR OTHER RECORDED ENCUMBRANCES NOT SHOWN
  - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS IMPROVEMENTS WERE NOT LOCATED.
  - WALL TIES ARE TO THE FACE OF THE WALL.
  - NOT VALID UNLESS SEALED WITH THE EMBOSSED SUR
  - ONLY VISIBLE ENCROACHMENTS LOCATED.
  - NO IDENTIFICATION FOUND ON PROPERTY CORNERS BY
  - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS SHOWN.
  - FENCE OWNERSHIP NOT DETERMINED.
  - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNL
  - BEARINGS REFERENCED TO LINE NOTED AS B.R.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION

SIGNED: RALPH SWERDLOFF REGISTERED LAND SURVEYOR NO. 1  
 SIGNED: CARL MICHAEL SMITH REGISTERED LAND SURVEYOR NO. 3  
 SIGNED: NOE AGUIAR REGISTERED LAND SURVEYOR NO. 5  
 SIGNED: CLYDE O. McNEAL REGISTERED LAND SURVEYOR NO. 1  
 SIGNED: JAMES E. McALEER REGISTERED LAND SURVEYOR NO. 1

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES. FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED, THIS SURVEY CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE ASSISTANCE OF FIRST FINANCIAL SURVEYORS, INC.

**First Financial Surveyors, Inc.**  
 AND AFFILIATED COMPANIES  
 L.B. 6387  
 Nationwide: 1-800-787-0266 Fax: 1-800


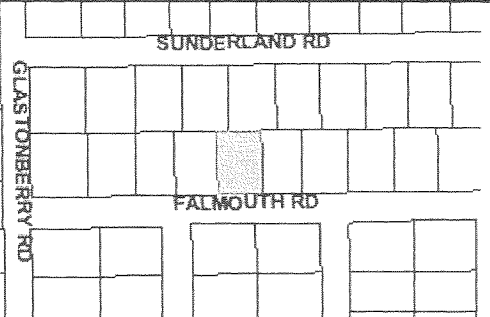

7700 North Ken  
 Miami, Florida 33151  
 (305) 271-3855

2000 North Man  
 West Palm Beach  
 (561) 840-4800

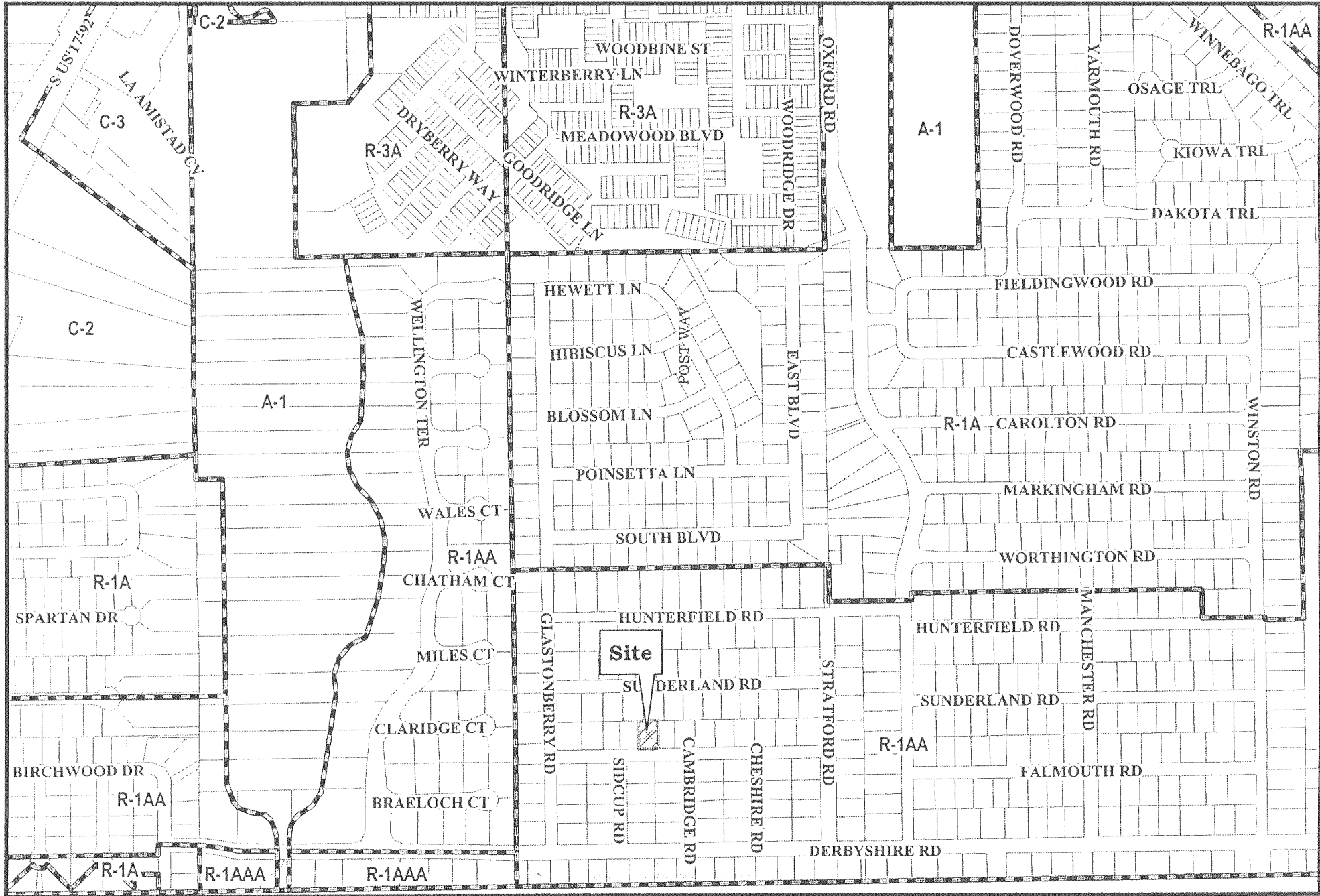
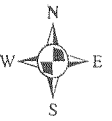
365 Aulin Aven  
 Oviedo, Florida  
 (407) 977-7010

1187 Vulture Box  
 Nashville, Tenn  
 (615) 366-8432

REGISTERED  
 NOV 03 2000  
 F.S.S.

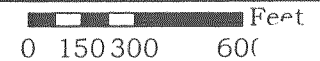
<b>PARCEL DETAIL</b>	<span style="border:1px solid black; padding: 2px;">REAL ESTATE</span> <span style="border:1px solid black; padding: 2px; margin-left: 10px;">PERSONAL PROP.</span> <span style="border:1px solid black; padding: 2px; margin-left: 10px;">TAX ROLL</span> <span style="border:1px solid black; padding: 2px; margin-left: 10px;">SALES SEARCH</span>	<span style="font-size: 20px;">◀ ◁ ▷ ▶</span> Back																																																					
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																																							
<p style="text-align:center;"><b>GENERAL</b></p> <p>Parcel Id: 20-21-30-502-0C00-0230      Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: HALVORSON KAREN M &amp;      Exemptions: 00-HOMESTEAD</p> <p>Own/Addr: FARBER LORI</p> <p>Address: 2045 FALMOUTH RD</p> <p>City,State,ZipCode: MAITLAND FL 32751</p> <p>Property Address: 2045 FALMOUTH RD MAITLAND 32751</p> <p>Subdivision Name: ENGLISH ESTATES UNIT 1</p> <p>Dor: 01-SINGLE FAMILY</p>		<p style="text-align:center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$110,446</p> <p>Depreciated EXFT Value: \$4,906</p> <p>Land Value (Market): \$28,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$143,352</p> <p>Assessed Value (SOH): \$120,949</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$95,949</p>																																																					
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<p><small>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</small></p> <p><small>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</small></p>																																																							

**Karen Halvorson  
2045 Falmouth Rd**



Parcel: 00-21-30-502-0C00-0230 / District: 4

**BV004-169  
DECEMBER 13, 2004**



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On December 13, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG W 35 FT OF LOT 23 + E 50 FT OF LOT 24 BLK C ENGLISH ESTATES UNIT 1  
PB 13 PG 1

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

**FINDINGS OF FACT**

**Property Owner:** KAREN HALVORSON  
2045 FALMOUTH ROAD  
MAITLAND, FL 32751

**Project Name:** FALMOUTH ROAD (2045)

**Requested Development Approval:**

1. SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 7.62 FEET FOR A PROPOSED REPLACEMENT SCREEN ROOM 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 replacement screen room 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: