

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 18 FEET FOR A PROPOSED FRONT PORCH ADDITION IN THE R-1AA (SINGLE FAMILY DWELLING DISTRICTS); (KENNETH & SARAH DONLAN, APPLICANTS)

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Earnest McDonald CONTACT: Jason Showe EXT. 7398

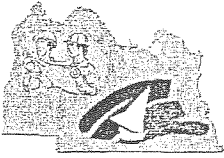
Agenda Date 10-25-04 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 18 FEET FOR A PROPOSED FRONT PORCH ADDITION IN THE R-1AA (SINGLE FAMILY DWELLING DISTRICTS); (KENNETH & SARAH DONLAN, APPLICANTS); OR
2. **DENY** REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 18 FEET FOR A PROPOSED FRONT PORCH ADDITION IN THE R-1AA (SINGLE FAMILY DWELLING DISTRICTS); (KENNETH & SARAH DONLAN, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

| | | |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| GENERAL INFORMATION | KENNETH & SARAH DONLAN, APPLICANTS 104 CRESCENT BLVD SANFORD, FL 32771 | R-1AA ZONING LDR FLU |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO BUILD A PORCH ADDITION TO AN EXISTING SINGLE-FAMILY HOME THAT WOULD ENCROACH 7 FEET INTO THE 25 FEET MINIMUM FRONT YARD SETBACK ESTABLISHED BY THE R-1AA DISTRICT. THE ADDITION WOULD ADD A PORCH OF APPROXIMATELY 224 SQUARE FEET TO THE DWELLING UNIT. • THE APPLICANTS ARE PROPOSING A PORCH THAT WILL BE SIMILAR IN DESIGN TO OTHER NEARBY NEIGHBORS. PICTURES PROVIDED BY THE APPLICANT HAVE BEEN PROVIDED. • THERE IS NO RECORD OF VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY. | |

| | |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAFF FINDINGS | <p>THE APPLICANTS HAVE FAILED TO SATISFY THE CRITERIA FOR THE GRANTING OF THE REQUESTED VARIANCES. STAFF HAS DETERMINED THAT:</p> <ul style="list-style-type: none">• THE GRANTING OF THE REQUESTED VARIANCES WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE R-1AA DISTRICT, THEREBY ALLOWING ENCROACHMENT INTO THE FRONT YARD WITHOUT THE DEMONSTRATION OF A HARDSHIP.• NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY OR PROPOSED ADDITIONS HAVE BEEN DEMONSTRATED.• REASONABLE USE OF THE PROPERTY WOULD BE RETAINED WITHOUT THE GRANT OF THE REQUESTED VARIANCE. |
| STAFF RECOMMENDATION | <ul style="list-style-type: none">• BASED ON THE PROPOSED SITE PLAN AND REPRESENTATIONS OF THE APPLICANTS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUESTS. IF THE BOARD SHOULD DECIDE TO GRANT THE VARIANCES, STAFF RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:<ul style="list-style-type: none">○ ANY VARIANCES GRANTED SHALL APPLY ONLY TO THE PROPOSED PORCH ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN; AND○ ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING. |



COPY

APPL. NO. Bl 2004-170

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 Front yard setback variance from 25' to 19'
for a Planned parcel.

SPECIAL EXCEPTION

MOBILE HOME SPECIAL EXCEPTION

RECEIVED
 NOV 08 2004

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 | <u>Kenneth & Sarah DONLAN</u> | |
| ADDRESS | <u>104 Crescent Blvd</u> | |
| | <u>Sanford, FL 32771</u> | |
| PHONE 1 | <u>407-362-2086</u> | |
| PHONE 2 | | |
| E-MAIL | <u>KLDONLAN@BellSouth.net</u> | |

PROJECT NAME: Crescent Boulevard (104)

SITE ADDRESS: 104 Crescent Blvd. Sanford, FL 32771

CURRENT USE OF PROPERTY: RESIDENTIAL

LEGAL DESCRIPTION: Leg Lots 25 26 + 50ft of lot 24 BIK 7 2nd Sec
MARUANIA PB5 PG 4B

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. #30-19-31-501-0700-0250

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 1-24-04
 (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 true and correct to the best of my knowledge.

Sarah E. Donlan
 SIGNATURE OF OWNER OR AGENT*

10/29/04
 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


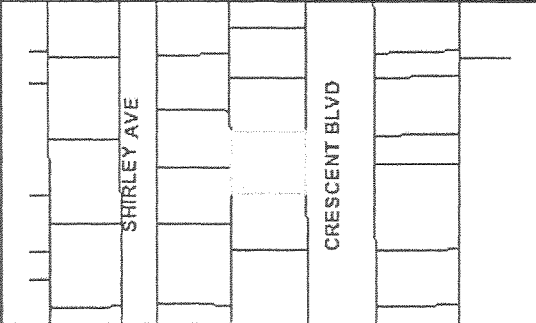
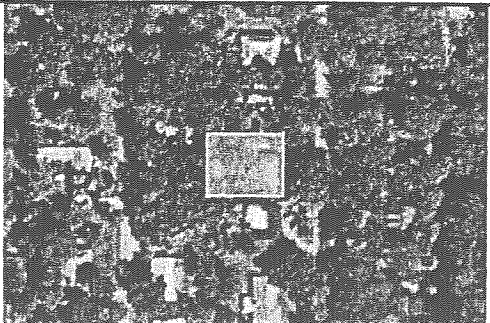
PROCESSING:

FEE: \$150 COMMISSION DISTRICT 5 FLU/ZONING LDR/R-1AA

LOCATION FURTHER DESCRIBED AS on the west side of Crescent Blvd
approximately 450' north of the intersection of East 2nd street
and Crescent Blvd

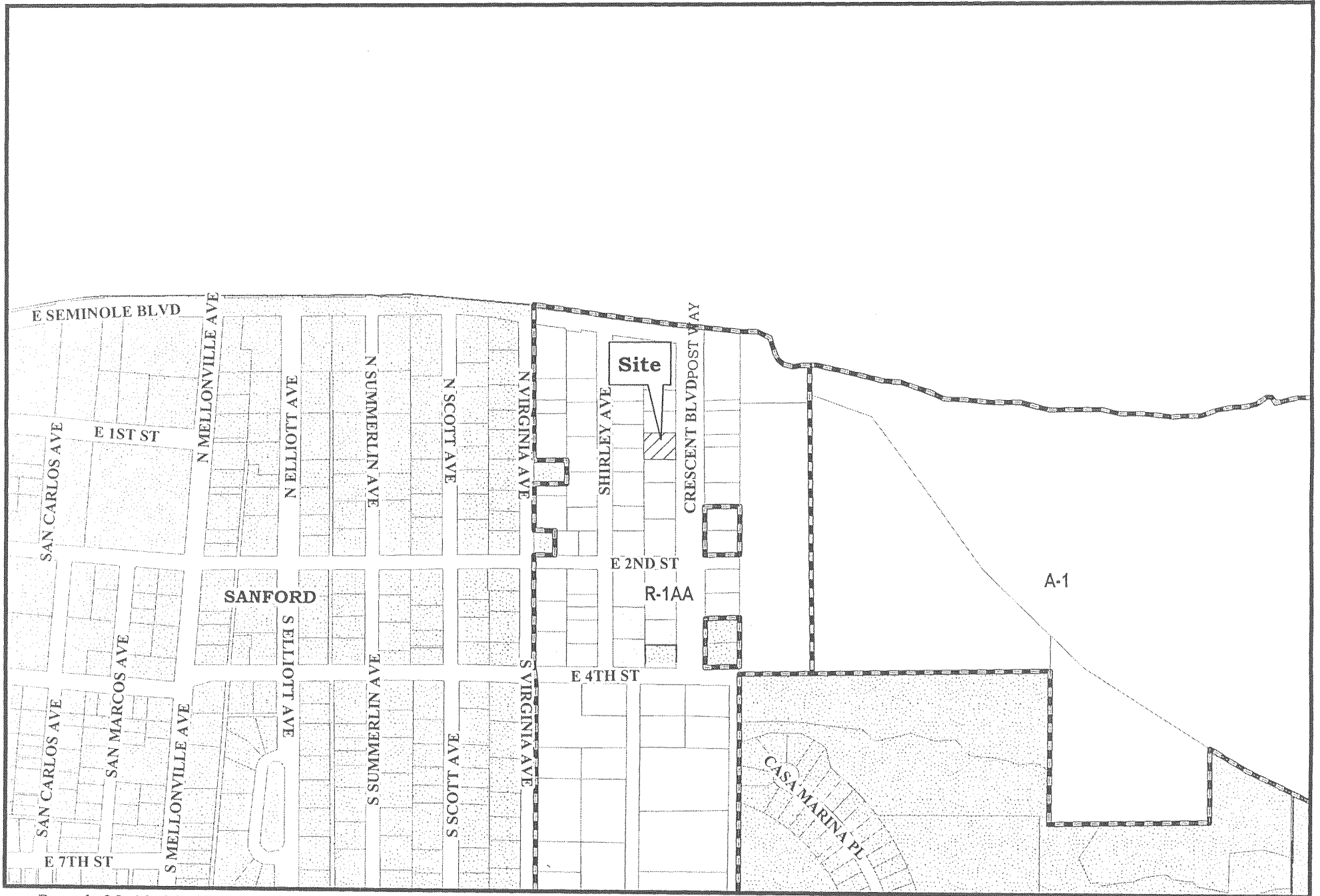
PLANNER JV DATE _____

EFFICIENCY COMMENTS Applicant to submit site plan by 11/12/04

| PARCEL DETAIL | | REAL ESTATE | | PERSONAL PROPERTY | | TAX ROLL | | SALES SEARCH | | ◀ ◁ Back ▷ ▶ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------|------------------------------------------------|--------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|---------------|--------------|------------|--------------------|----------|----------|----------|-----------|----------|----------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|---------------|-------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------|-------|-------|--------------------|-----------|-----------|--|--|--|------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------------|--|--|--|--|--|--|
|  <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p> | |  | | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">GENERAL</p> <p>Parcel Id: 30-19-31-501-0700-0250 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: DONLAN KENNETH & SARAH Exemptions: 00-HOMESTEAD</p> <p>Address: 104 CRESCENT BLVD</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address: 104 CRESCENT BLVD SANFORD 32771</p> <p>Subdivision Name: MARVANIA 2ND SEC</p> <p>Dor: 01-SINGLE FAMILY</p> | | | | | | <p align="center">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$124,155</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$26,675</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$150,830</p> <p>Assessed Value (SOH): \$136,608</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$111,608</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>WARRANTY DEED</td> <td>04/2001</td> <td>04064</td> <td>1797</td> <td>\$137,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1986</td> <td>01701</td> <td>0371</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p> | | | | | | Deed | Date | Book | Page | Amount | Vac/Imp | WARRANTY DEED | 04/2001 | 04064 | 1797 | \$137,000 | Improved | WARRANTY DEED | 01/1986 | 01701 | 0371 | \$100 | Improved | <p align="center">2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$2,145</p> <p>2004 Tax Bill Amount: \$1,843</p> <p>Save Our Homes (SOH) Savings: \$302</p> <p>2004 Taxable Value: \$109,061</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Deed | Date | Book | Page | Amount | Vac/Imp | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/2001 | 04064 | 1797 | \$137,000 | Improved | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1986 | 01701 | 0371 | \$100 | Improved | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>110</td> <td>135</td> <td>.000</td> <td>250.00</td> <td>\$26,675</td> </tr> </tbody> </table> | | | | | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 110 | 135 | .000 | 250.00 | \$26,675 | <p align="center">LEGAL DESCRIPTION PLAT</p> <p>LEG LOTS 25 26 + S 10 FT OF LOT 24 BLK 7 2ND SEC MARVANIA</p> <p>PB 5 PG 88</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT FOOT & DEPTH | 110 | 135 | .000 | 250.00 | \$26,675 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">BUILDING INFORMATION</p> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1972</td> <td>6</td> <td>2,055</td> <td>2,694</td> <td>2,055</td> <td>BRICK/WOOD FRAMING</td> <td>\$124,155</td> <td>\$145,636</td> </tr> <tr> <td colspan="3"></td> <td colspan="7">Appendage / Sqft OPEN PORCH FINISHED / 15</td> </tr> <tr> <td colspan="3"></td> <td colspan="7">Appendage / Sqft GARAGE FINISHED / 624</td> </tr> </tbody> </table> | | | | | | | | | | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Heated SF | Ext Wall | Bld Value | Est. Cost New | 1 | SINGLE FAMILY | 1972 | 6 | 2,055 | 2,694 | 2,055 | BRICK/WOOD FRAMING | \$124,155 | \$145,636 | | | | Appendage / Sqft OPEN PORCH FINISHED / 15 | | | | | | | | | | Appendage / Sqft GARAGE FINISHED / 624 | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Heated SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | SINGLE FAMILY | 1972 | 6 | 2,055 | 2,694 | 2,055 | BRICK/WOOD FRAMING | \$124,155 | \$145,636 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft OPEN PORCH FINISHED / 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft GARAGE FINISHED / 624 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NOTE: 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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



**Kenneth & Sarah Donlan
104 Crescent Blvd.**

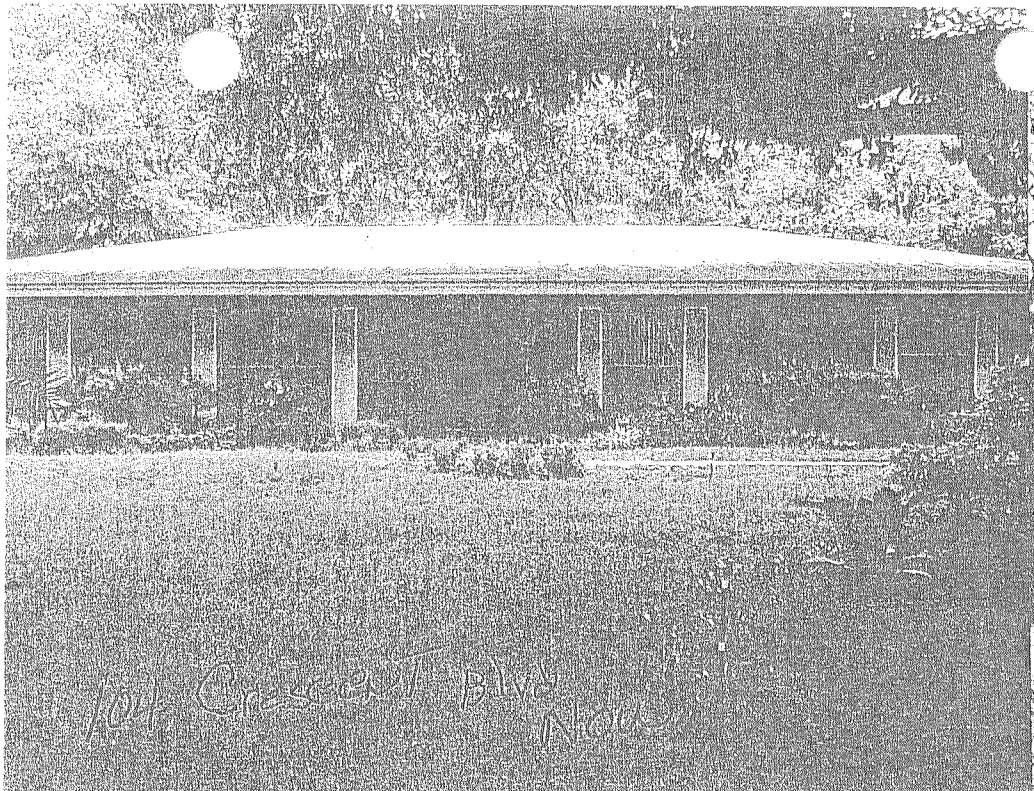


Parcel: 30-19-31-501-0700-0250 / District: 5

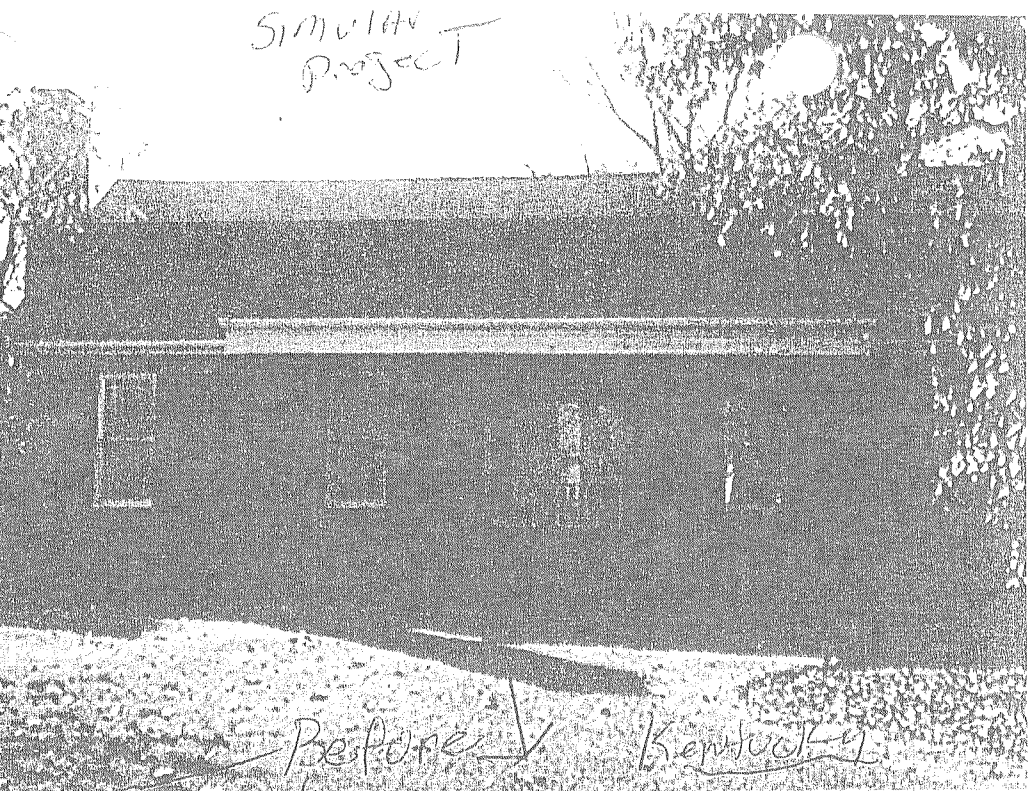
**BV2004-170
DECEMBER 13, 2004**

0 150 300 600 Feet

Similar Project



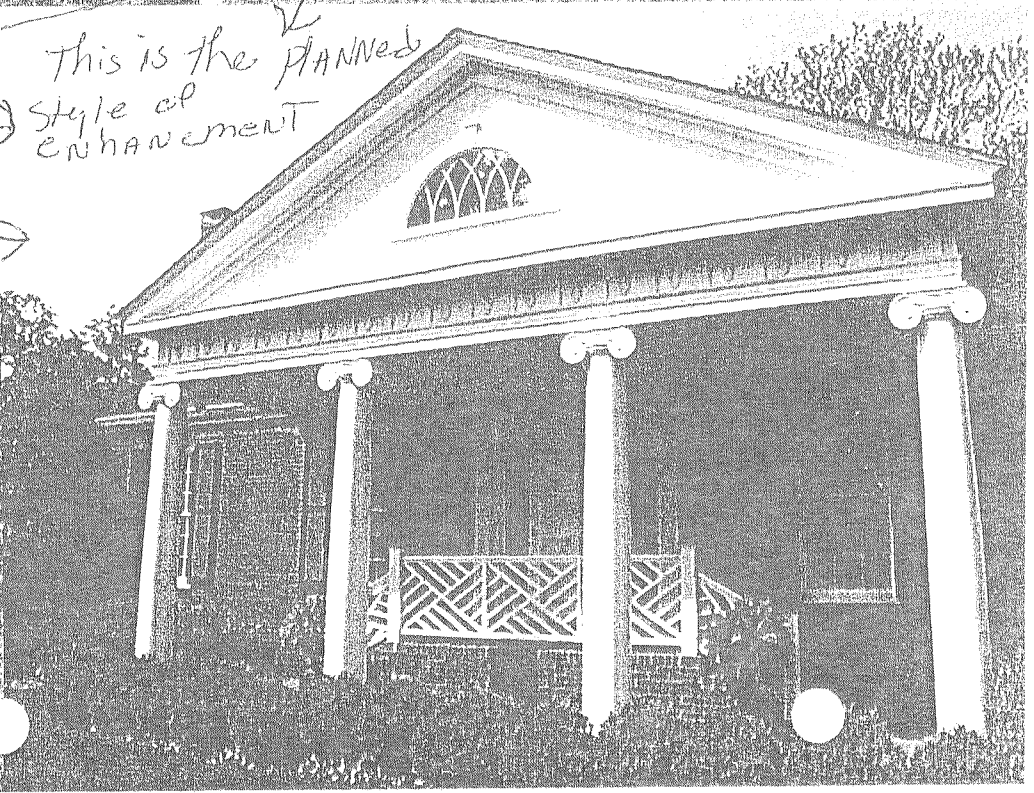
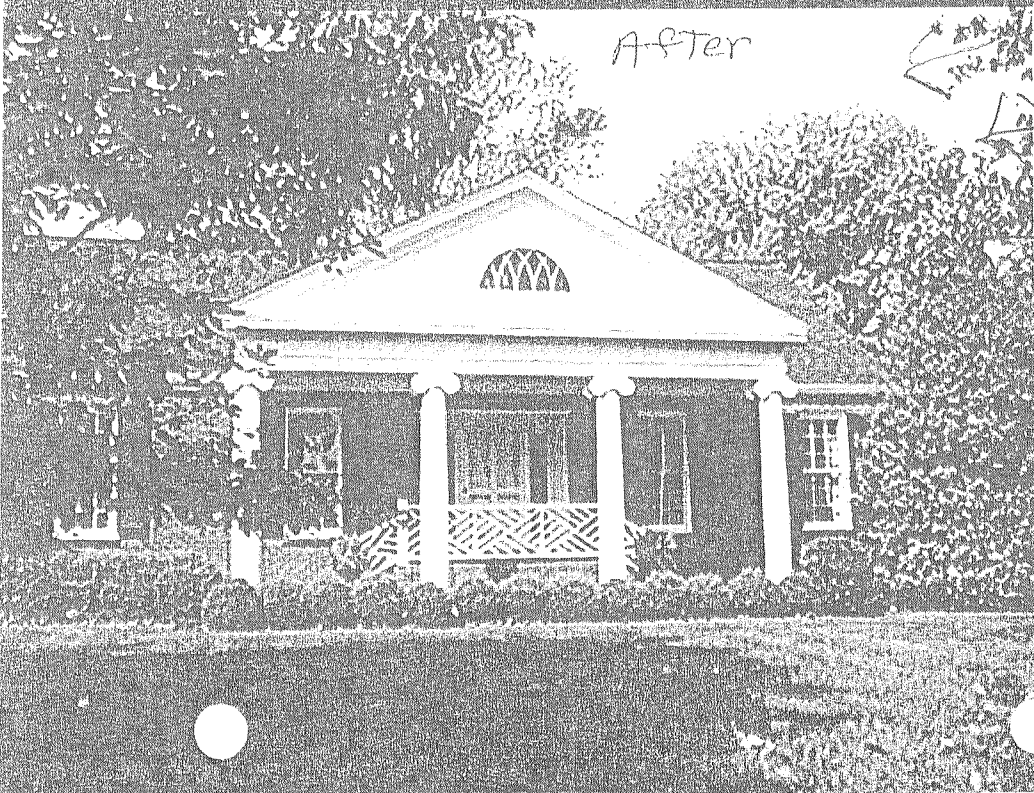
1016 Crestview Blvd
Nashville



Before - Kentucky

After

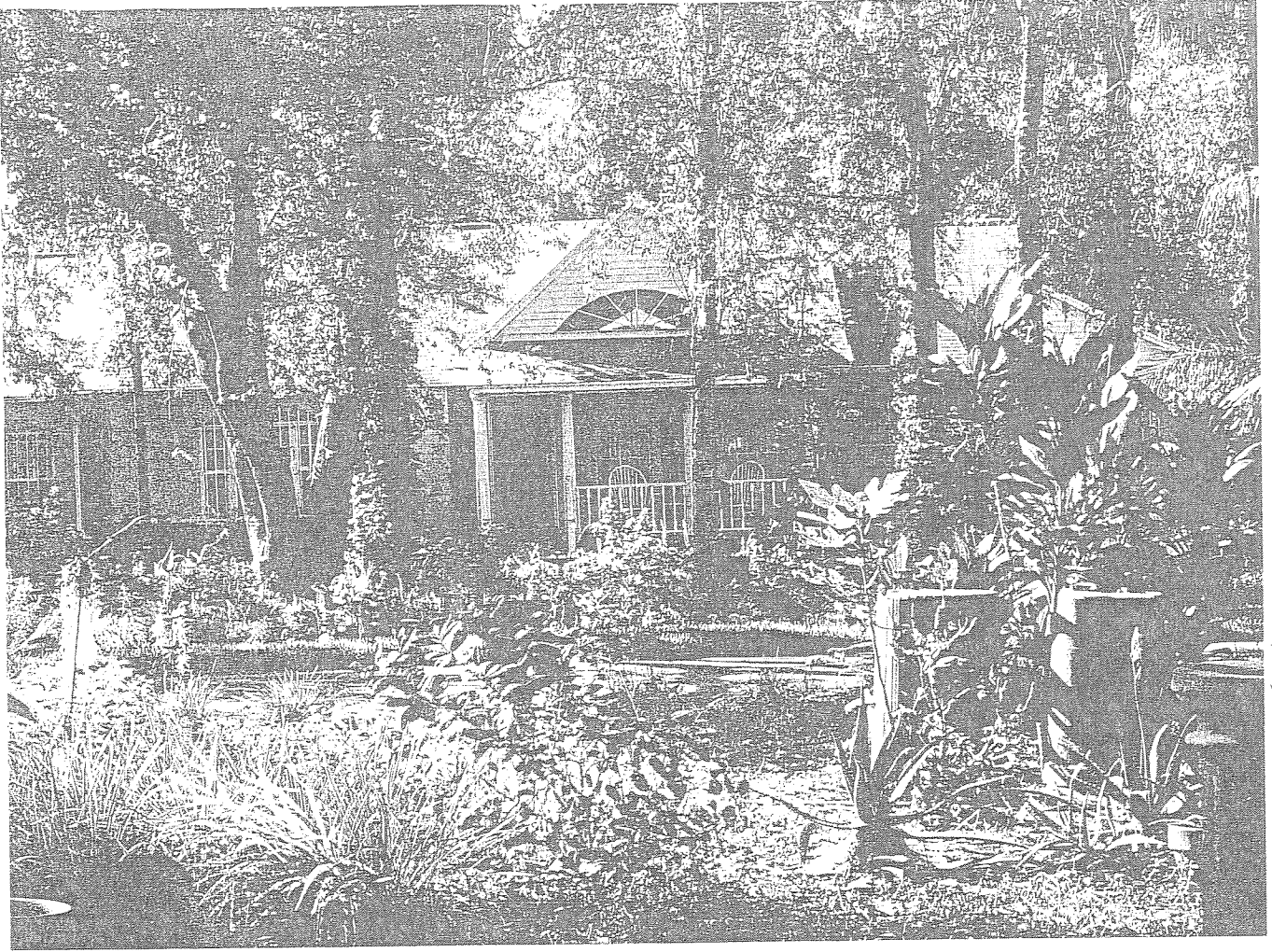
This is the planned style of enhancement



JAN 70 Bring The house up to Neigh bar hood



Across The Street
107 Crescent Blvd



Next Door
102 Crescent Blvd

Neigh bar hood
Now

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 25, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOTS 25 26 + S 10 FT OF LOT 24 BLK 7 2ND SEC MARVANIA
PB 5 PG 88

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

FINDINGS OF FACT

Property Owner: KENNETH & SARAH DONLAN
104 CRESCENT BLVD.
SANFORD, FL 32771

Project Name: 104 CRESCENT BOULEVARD

Requested Development Approval:

1. FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 18 FEET FOR A PROPOSED FRONT PORCH ADDITION

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: Jason Showe, 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:
 - a) The variances granted will apply only to the proposed porch addition as shown 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: