

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

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 15 FEET FOR A PROPOSED ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (HAYSAM & MAISON GEORGI, APPLICANTS).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

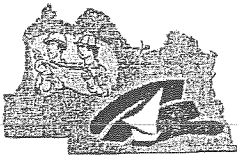
Agenda Date <u>01-24-05</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Public Hearing – 6:00 <input checked="" type="checkbox"/>

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 15 FEET FOR A PROPOSED ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (HAYSON & MAISON GEORGI, APPLICANTS); OR
2. **DENY** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 15 FEET FOR A PROPOSED ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (HAYSON & MAISON GEORGI, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANTS: HAYSON & MAISON GEORGI LOCATION: 123 RAYMOND OAKS COURT ZONING: R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO CONSTRUCT AN ADDITION, APPROXIMATELY 15.5 FEET X 36 FEET (558 SQUARE FEET) TO AN EXISTING HOME. • THE PROPOSED ADDITION WOULD ENCROACH 15 FEET INTO THE MINIMUM 30 FOOT REAR YARD SETBACK; THE AFOREMENTIONED REAR YARD SETBACK VARIANCE FROM 30 FEET TO 15 FEET IS THEREBY REQUESTED. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.
STAFF FINDINGS	THE APPLICANTS HAVE 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 PROPERTY OR PROPOSED ADDITION HAVE BEEN DEMONSTRATED;• THE APPLICANTS WOULD RETAIN REASONABLE USE OF THE PROPERTY WITHOUT THE GRANTING OF THE VARIANCE.• THE REQUEST WOULD CONFER UPON THE APPLICANTS SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1AA DISTRICT, WITHOUT THE DEMONSTRATION OF A HARDSHIP.
STAFF RECOMMENDATION	<p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST BASED UPON 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.



COPY PPL. NO. BU 2004-178

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** Rear yard setback variance from 30' to 15' for a proposed addition
- 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	<u>HAYSAM & MAISON GEORGI</u>	
ADDRESS	<u>123 RAYMOND OAKS CT. AVT. CPD. FL 32701</u>	
PHONE 1	<u>407-260-8222</u>	
PHONE 2	<u>407-260-5889</u>	
E-MAIL	<u>CSINSURANCE@CFL.RR.COM</u>	

RECEIVED
 NOV 23 2004

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

SIZE OF PROPERTY: 1/2 acre(s) PARCEL I.D. 11-21-29-532-0000-0090
 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 11/24/05 (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]
 SIGNATURE OF OWNER OR AGENT* DATE 11-23-04

* 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:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

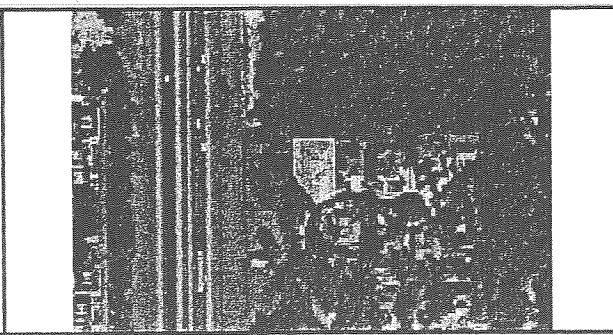
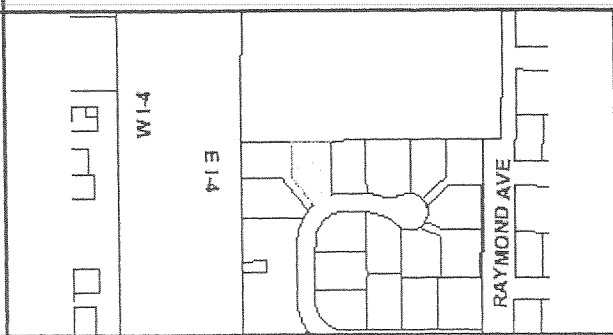
_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 150⁰⁰ COMMISSION DISTRICT 4 FLU/ZONING LDR/R-1A1
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS North of Raymond Oaks Ct, approx 700 feet NW of Raymond Oaks Ct & Raymond Ave
PLANNING ADVISOR JS DATE 11/23/04
SUFFICIENCY COMMENTS _____



Seminole County
Property Appraiser Services
 1191 E. First St.
 Sanford FL 32771
 407-665-7506



GENERAL

Parcel Id: 11-21-29-532-0000-0090 Tax District: 01-COUNTY-TX DIST 1
 Owner: GEORGI HAYSAM & MAISON Exemptions: 00-HOMESTEAD
 Address: 123 RAYMOND OAKS CT
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32701
 Property Address: 123 RAYMOND OAKS CT ALTAMONTE SPRINGS 32701
 Subdivision Name: RAYMOND OAKS
 Dor: 01-SINGLE FAMILY

2005 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$182,423
 Depreciated EXFT Value: \$18,991
 Land Value (Market): \$50,000
 Land Value Ag: \$0
 Just/Market Value: \$251,414
 Assessed Value (SOH): \$251,414
 Exempt Value: \$25,000
 Taxable Value: \$226,414

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	11/1999	03767	0918	\$45,900	Vacant

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

Tax Value(without SOH): \$3,852
 2004 Tax Bill Amount: \$3,820
 Save Our Homes (SOH) Savings: \$32
 2004 Taxable Value: \$225,999
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	50,000.00	\$50,000

LEGAL DESCRIPTION PLAT

LOT 9 RAYMOND OAKS PB 51 PGS 52 & 53

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	2001	12	2,678	3,662	2,678	CB/STUCCO FINISH	\$182,423	\$186,146
	Appendage / Sqft		OPEN PORCH FINISHED / 339						
	Appendage / Sqft		OPEN PORCH FINISHED / 150						
	Appendage / Sqft		GARAGE FINISHED / 495						

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	2001	1	\$1,800	\$2,000
POOL GUNITE	2001	474	\$8,532	\$9,480
COOL DECK PATIO	2001	282	\$888	\$987
SCREEN ENCLOSURE	2001	3,112	\$5,395	\$6,224
WATER FEATURE	2001	1	\$900	\$1,000
CONCRETE PATIO	2001	656	\$1,476	\$1,640

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.

R-1A4
LDR

I-4

NON-BUILDABLE LOT

NOT PLATTED (PER PLAT)

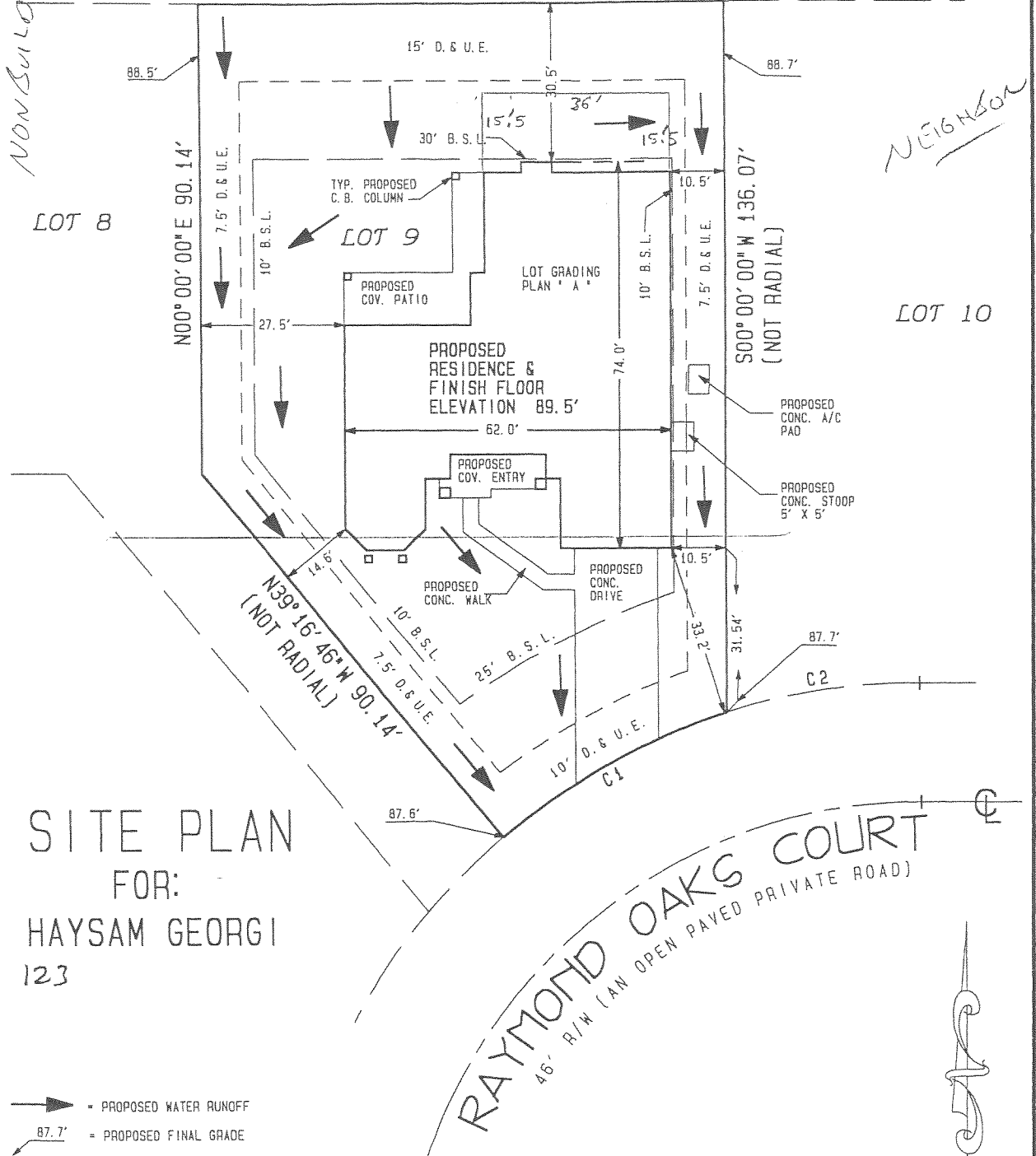
WOODED LOT

LOT 8

N89°56'44" E 100.00'

NEIGHBOR

LOT 10



SITE PLAN FOR: HAYSAM GEORGI 123

= PROPOSED WATER RUNOFF
 87.7' = PROPOSED FINAL GRADE

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	123.00'	23°03'13"	49.49'	25.08'	49.16' S60-51-05.5W
C2	123.00'	17°38'48"	37.88'	19.09'	37.73' N81-12-06.0E

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE: ELEVATIONS SHOWN HEREON ARE BASED ON THE SUBDIVISION GRADING PLANS FOR "RAYMOND OAKS" SUBDIVISION AS PROVIDED BY SEMINOLE COUNTY GOVERNMENT.

SCALE 1 INCH = 30 FEET

SITE PLAN ONLY FOR: HAYSAM GEORGI

LEGAL DESCRIPTION:

LOT 9 RAYMOND OAKS, AS RECORDED IN PLAT

LEGEND:
 NSD = NAIL AND DISK
 MEAS. = MEASURE
 TYP. = TYPICAL
 C.B.W. = CONCRETE BLOCK WALL
 CL = CENTERLINE

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 24, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 9 RAYMOND OAKS PB 51 PGS 52 & 53

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

FINDINGS OF FACT

Property Owner: HAYSAM AND MAISON GEORGI
123 RAYMOND OAKS COURT
ALTAMONTE SPRINGS, FL 32701

Project Name: 123 RAYMOND OAKS COURT

Requested Development Approval:

REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 15 FEET FOR A PROPOSED 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: Kathy Fall
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:

THE VARIANCE GRANTED SHALL 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 _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

