

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

SUBJECT: REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20 FEET FOR A PROPOSED SHED IN THE R-1A (SINGLE-FAMILY DWELLING DISTRICT); (RICHARD HAGEN, APPLICANT).

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

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

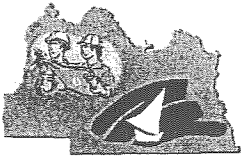
Agenda Date <u>5-23-05</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Public Hearing – 6:00 <input type="checkbox"/>
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MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20 FEET FOR A PROPOSED SHED IN THE R-1A (SINGLE-FAMILY DWELLING DISTRICT); (RICHARD HAGEN, APPLICANT); OR
2. **DENY** REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20 FEET FOR A PROPOSED SHED IN THE R-1A (SINGLE-FAMILY DWELLING DISTRICT); (RICHARD HAGEN, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: RICHARD HAGEN LOCATION: FOREST COURT (481) ZONING: R-1A (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> THE APPLICANT PROPOSES TO CONSTRUCT A SHED THAT WOULD ENCROACH 10 FEET INTO THE MINIMUM 30 FOOT REAR YARD SETBACK; THE AFOREMENTIONED VARIANCE IS 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 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 SHED HAVE BEEN DEMONSTRATED. THE SHED COULD BE LOCATED TO COMPLY WITH SETBACK REQUIREMENTS.

	<ul style="list-style-type: none">• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1A 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 SHED AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



RECEIVED
 3/31/05

APPL. NO. BV 2005-043

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 20' for a proposed accessory structure over 200 SF.
- 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>RICHARD HAGEN</u>	
ADDRESS	<u>481 FOREST COURT</u>	
	<u>ANAMONT SPRINGS</u>	
PHONE 1	<u>407-265-7164</u>	
PHONE 2		
E-MAIL	<u>rhagen1957@aol.com</u>	

PROJECT NAME: _____
 SITE ADDRESS: 481 FOREST COURT, ANAMONT SPRINGS
 CURRENT USE OF PROPERTY: RESIDENTIAL
 LEGAL DESCRIPTION: _____
LOT 301 TRAILWOOD ESTATES, SEC 2
 SIZE OF PROPERTY: 1± acre(s) PARCEL I.D. 15-21-29-5183-0000-2010
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NO

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 5/23/05 (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* 3/31/05
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 3 FLU/ZONING LDR/R-1A
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS located on Forest Ave 1/10 m. south
at the intersection of Forest Ct. + Mass Dr.
PLANNING ADVISOR MR DATE 3/3/05
SUFFICIENCY COMMENTS _____

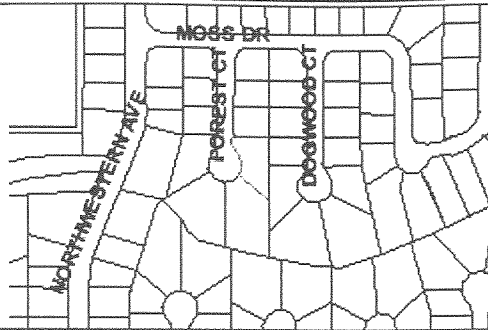
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506



GENERAL

Parcel Id: 15-21-29-5DB-0000-2010 Tax District: 01-COUNTY-TX DIST 1

Owner: HAGEN RICHARD L Exemptions: 00-HOMESTEAD

Address: 481 FOREST CT

City,State,ZipCode: ALTAMONTE SPRINGS FL 32714

Property Address: 481 FOREST CT ALTAMONTE SPRINGS 32714

Subdivision Name: TRAILWOOD ESTATES SEC 2

Dor: 01-SINGLE FAMILY

R-1A

2005 WORKING VALUE SUMMARY

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$95,963

Depreciated EXFT Value: \$3,070

Land Value (Market): \$22,000

Land Value Ag: \$0

Just/Market Value: \$121,033

Assessed Value (SOH): \$121,033

Exempt Value: \$25,000

Taxable Value: \$96,033

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	05/2004	05362	0172	\$137,000	Improved
WARRANTY DEED	11/1990	02245	0854	\$62,000	Improved
ADMINISTRATIVE DEED	09/1990	02217	0400	\$100	Improved
WARRANTY DEED	12/1978	01199	0767	\$36,800	Improved
WARRANTY DEED	01/1977	01150	1006	\$200,000	Vacant

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

Tax Amount(without SOH): \$1,404

2004 Tax Bill Amount: \$807

Save Our Homes (SOH) Savings: \$597

2004 Taxable Value: \$47,770

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	22,000.00	\$22,000

LEGAL DESCRIPTION PLAT

LEG LOT 201 TRAILWOOD ESTATES SEC 2 PB 18 PGS 12 + 13

BUILDING INFORMATION

Bid Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1978	6	1,208	1,734	1,208	CONC BLOCK	\$95,963	\$107,824
	Appendage / Sqft		OPEN PORCH FINISHED / 70						
	Appendage / Sqft		GARAGE FINISHED / 456						

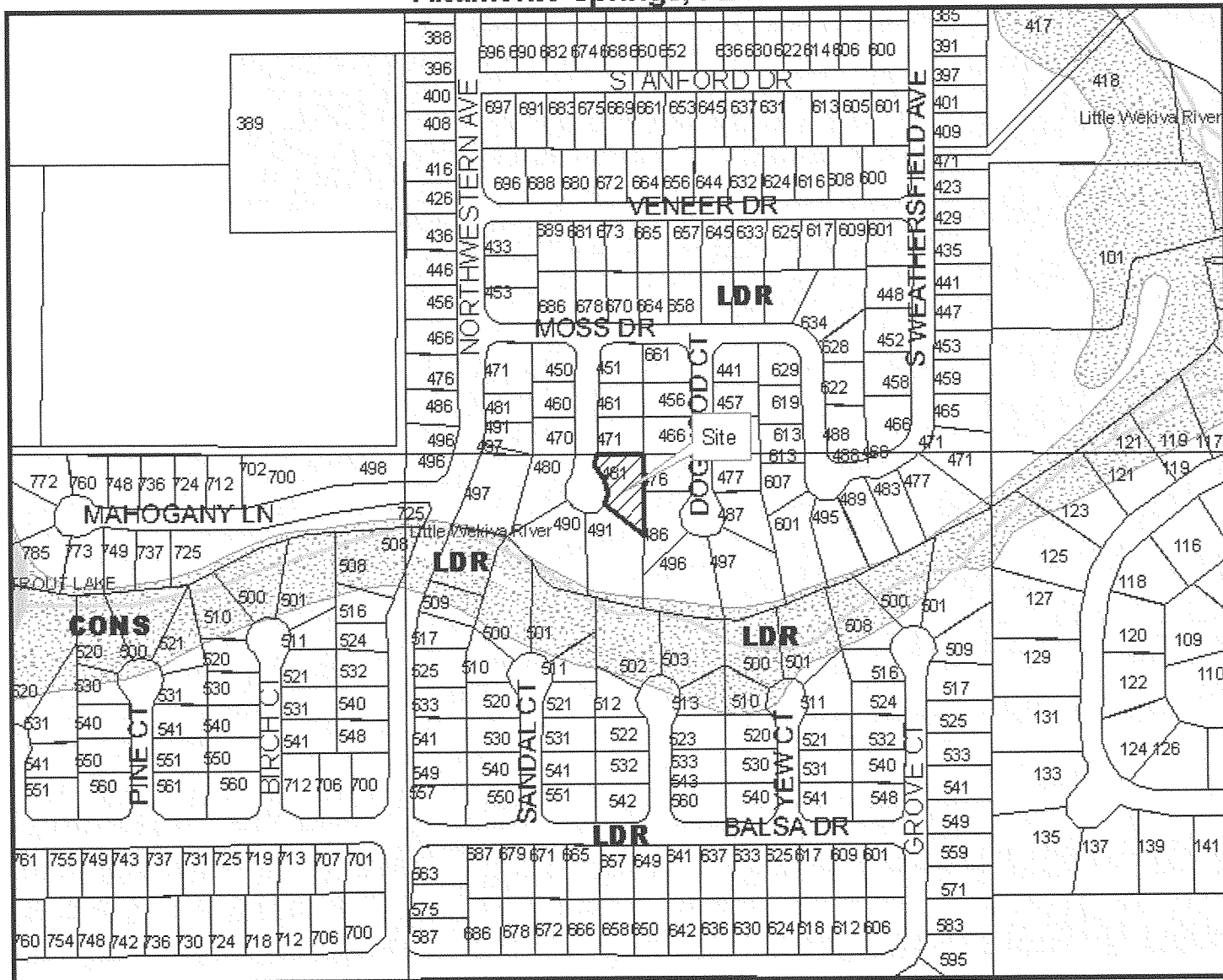
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1994	570	\$3,070	\$4,845

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.

**Richard Hagen
481 Forest CT
Altamonte Springs, FL 32714**




**Seminole County Board of Adjustment
May 23, 2005
Case: BV2005-043
Parcel No: 15-21-29-5DB-0000-2010**

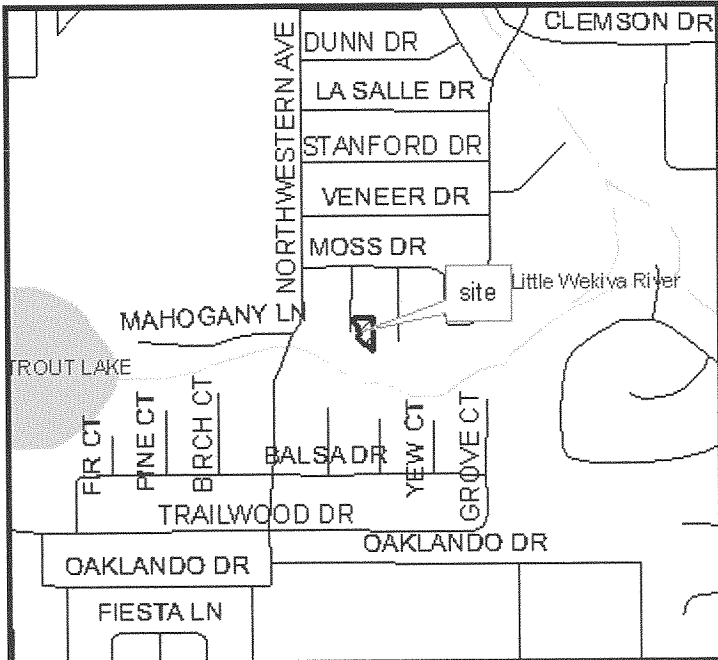
Future Land Use

-  BV2005-043
-  CONS, LDR
-  LDR, NONE

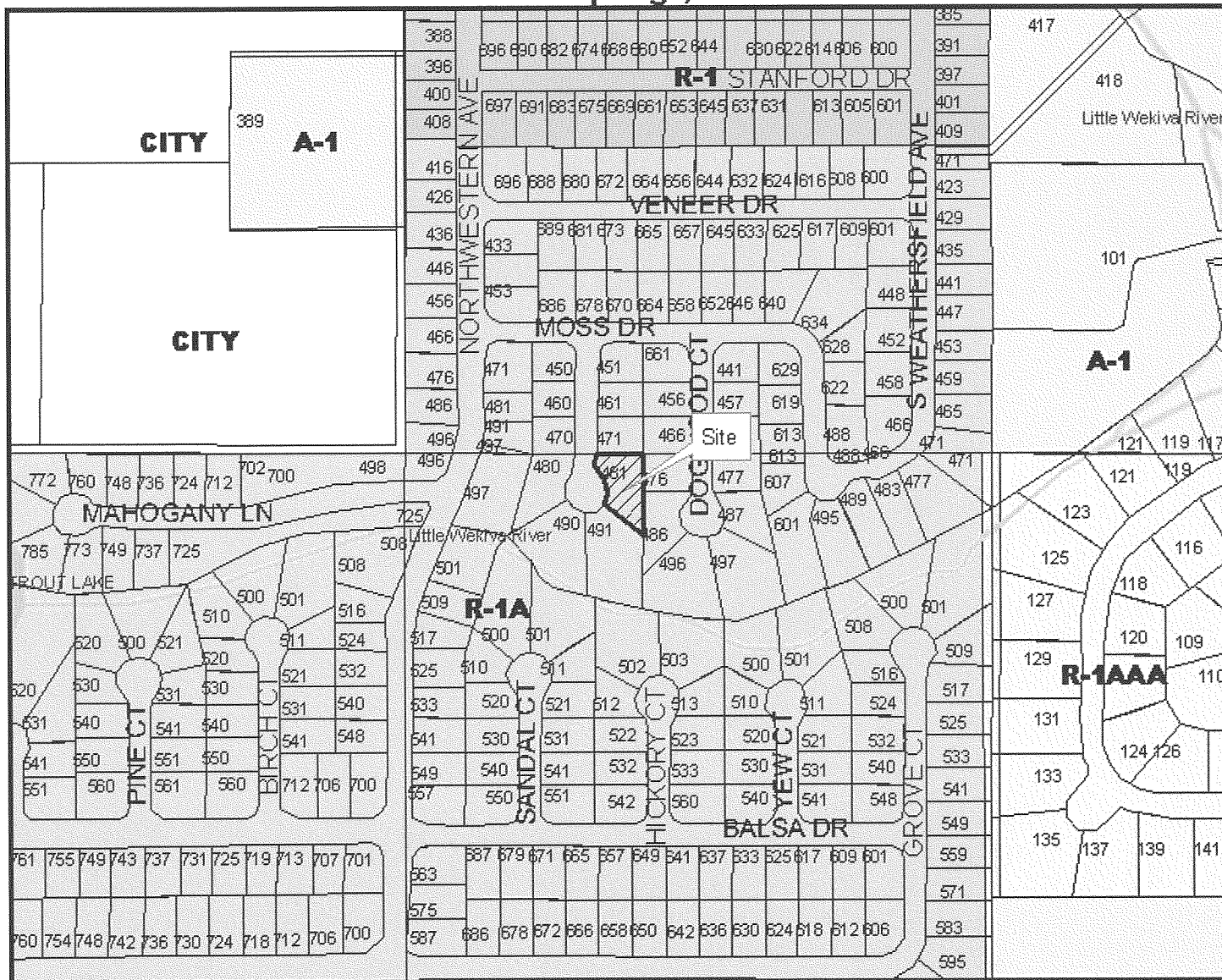
N



0 85 170 340 510 680 Feet








**Richard Hagen
481 Forest CT
Altamonte Springs, FL 32714**




**Seminole County Board of Adjustment
May 23, 2005
Case: BV2005-043
Parcel No: 15-21-29-5DB-0000-2010**

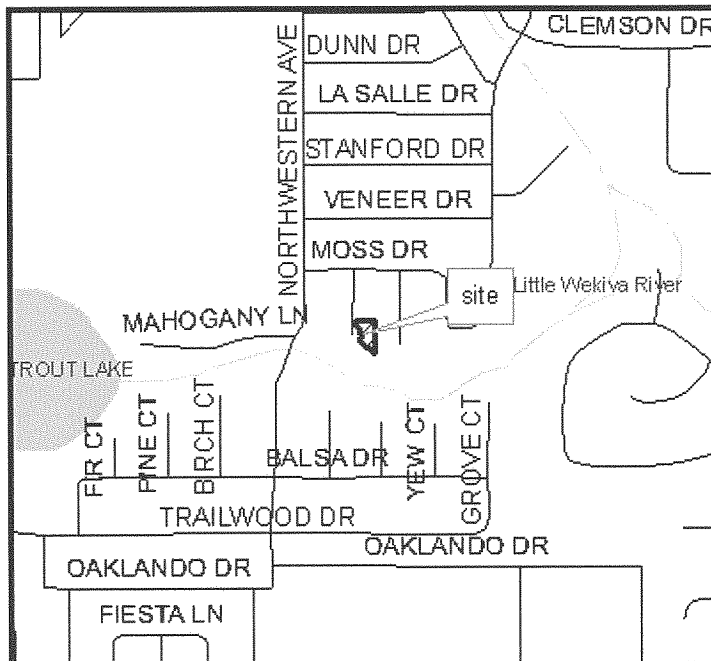
Zoning

-  A-1 Agricultural-1Ac
-  R-1AAA Single Fam-13500
-  R-1A Single Fam-9000
-  R-1 Single Fam-8400
-  BV2005-043

N



0 55 110 220 330 440 Feet



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 23, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 201 TRAILWOOD ESTATES SEC 2 PB 18 PGS 12 + 13

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

FINDINGS OF FACT

Property Owner: RICHARD HAGEN
481 FOREST COURT
ALTAMONTE SPRINGS, FL 32714

Project Name: FOREST COURT (481)

Requested Development Approval:

MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20 FEET FOR A PROPOSED SHED IN THE R-1A (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:

The variance granted shall apply only to the proposed shed 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: