

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

SUBJECT: REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 15 FEET FOR A PROPOSED CARPORT IN THE R-1A (SINGLE-FAMILY DWELLING DISTRICT); (DANA & MONA ROACH, APPLICANTS)

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Chris McMiller **EXT.** 7445

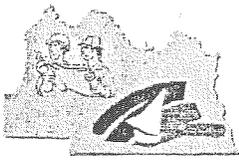
Agenda Date 08-22-05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 15 FEET FOR A PROPOSED CARPORT IN THE R-1A (SINGLE-FAMILY DWELLING DISTRICT); (DANA & MONA ROACH, APPLICANTS); OR
2. **DENY** THE REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 15 FEET FOR A PROPOSED CARPORT IN THE R-1A (SINGLE-FAMILY DWELLING DISTRICT); (DANA & MONA ROACH, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: DANA & MONA ROACH, APPLICANTS LOCATION: 623 CAMELLIA COURT ZONING: R-1A (SUNLAND ESTATES)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A CARPORT, THAT WOULD ENCROACH 10 FEET INTO THE 25 FOOT FRONT YARD SETBACK. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.
STAFF FINDINGS	<ul style="list-style-type: none"> • THE GRANTING OF THE REQUESTED VARIANCE WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE SUNLAND ESTATES NEIGHBORHOOD BY ALLOWING ENCROACHMENT INTO THE FRONT AND REAR YARD SETBACK WITHOUT THE DEMONSTRATION OF SPECIAL CIRCUMSTANCES OR HARDSHIP BY THE APPLICANT.

	<ul style="list-style-type: none">• THE APPLICANT WOULD RETAIN REASONABLE USE OF THE PROPERTY WITHOUT THE REQUESTED VARIANCE.• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD POTENTIALLY ALLOW DEVELOPMENT THAT IS INCONSISTENT WITH THE TREND OF NEIGHBORHOOD DEVELOPMENT.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• BASED ON THE STATED FINDINGS, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS THE APPLICANT CAN DEMONSTRATE A HARDSHIP. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:<ul style="list-style-type: none">• ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED CARPORT 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BV2005-091

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 feet to 15 feet
- SPECIAL EXCEPTION** _____
- LIMITED USE** _____
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP 2-2005
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____ TIME NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT*
NAME	<u>DANA & MONA KOACH</u>	
ADDRESS	<u>623 CAMELLIA COURT</u>	
	<u>SANFORD, FL 32773</u>	
PHONE 1	<u>(407) 323-2928</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 623 CAMELLIA COURT

CURRENT USE OF PROPERTY: RESIDENCE

LEGAL DESCRIPTION: Leg Lot 43 BIK Y SUNLAND ESTATES
PB 11 PG 19

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 14-20-30-501-0400-0430

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 8, 22, 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.

Dana N. Koach
 SIGNATURE OF OWNER OR AGENT*

6-22-05
 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 5 FLU / ZONING R-1A / LDR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS South side of Cecile Ct less
Map 110 mi east of the intersection of Camellia Ct + S. Salado Dr.
PLANNING ADVISOR MR DATE _____
SUFFICIENCY COMMENTS _____

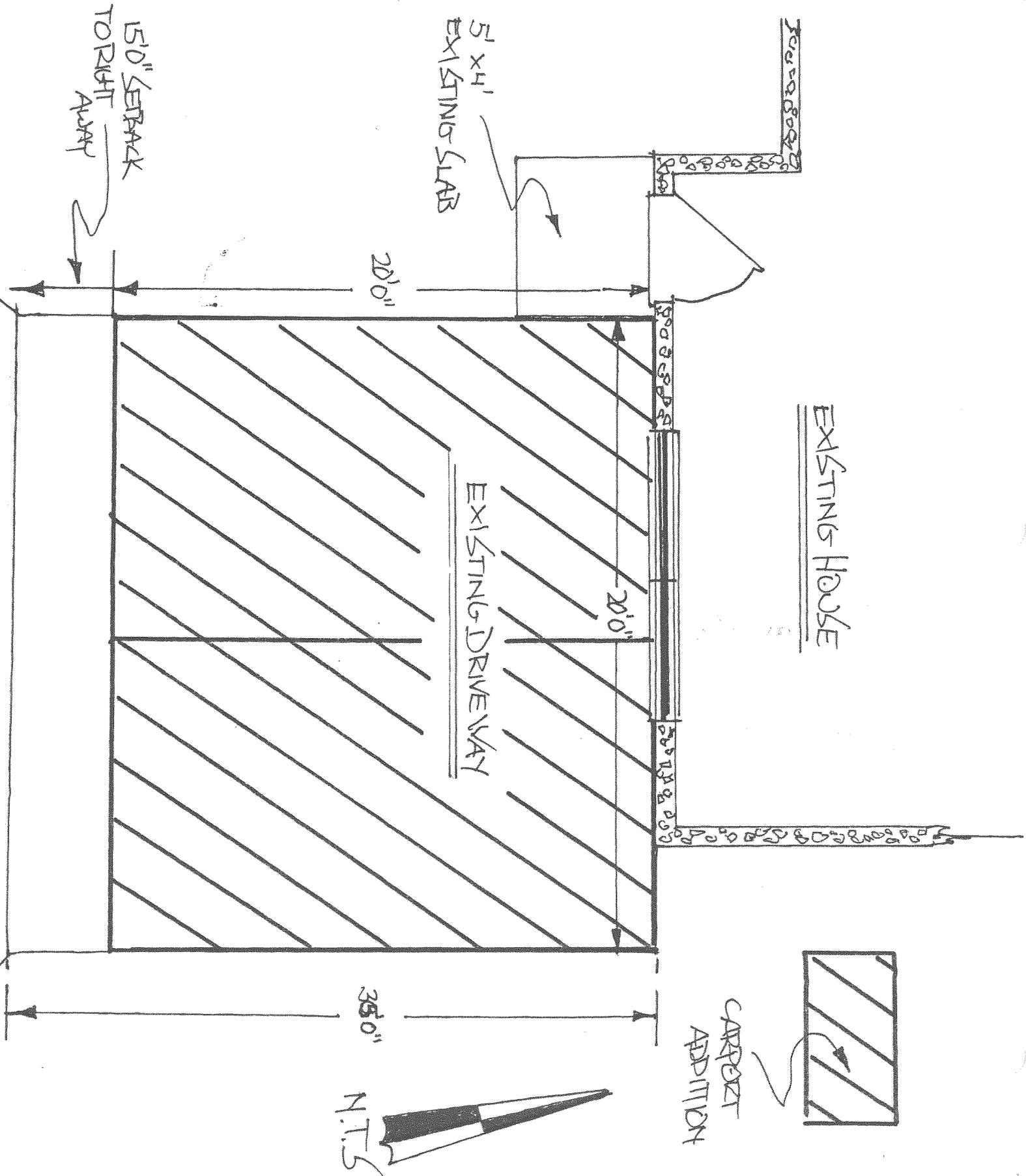


DONALD W. MCINTOSH ASSOCIATES, INC.

2200 Park Avenue North Winter Park, Florida 32789-2355
407-644-4068 Fax 407-644-8318 http://www.dwma.com

By [Signature] Date 6-20-05
Ck. [Signature] Date 6-21-05
No. NTS
Sheet 1 Of 1

Project LOT 43 SUNLAND ESTATES
Subject POACH HOME SKETCH PLAN



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>		
---	--	--

GENERAL

Parcel Id: 14-20-30-501-0U00-0430 Tax District: 01-COUNTY-TX DIST 1

Owner: ROACH DANA W & MONA M Exemptions: 00-HOMESTEAD

Address: 623 CAMELLIA CT

City,State,ZipCode: SANFORD FL 32773

Property Address: 623 CAMELLIA CT SANFORD 32773

Subdivision Name: SUNLAND ESTATES

Dor: 01-SINGLE FAMILY

2005 WORKING VALUE SUMMARY

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$77,884

Depreciated EXFT Value: \$9,840

Land Value (Market): \$16,000

Land Value Ag: \$0

Just/Market Value: \$103,724

Assessed Value (SOH): \$69,249

Exempt Value: \$25,000

Taxable Value: \$44,249

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1976	01090	0426	\$13,700	Improved
WARRANTY DEED	01/1975	01063	0522	\$33,000	Improved

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

Tax Value(without SOH): \$1,088

2004 Tax Bill Amount: \$714

Save Our Homes (SOH) Savings: \$374

2004 Taxable Value: \$42,232

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	16,000.00	\$16,000

LEGAL DESCRIPTION PLAT

LEG LOT 43 BLK U SUNLAND ESTATES PB 11 PG 19

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	1958	3	1,056	1,504	1,056	SIDING AVG	\$77,884	\$106,691
			Appendage / Sqft	UTILITY UNFINISHED / 96					
			Appendage / Sqft	ENCLOSED PORCH FINISHED / 352					

EXTRA FEATURE

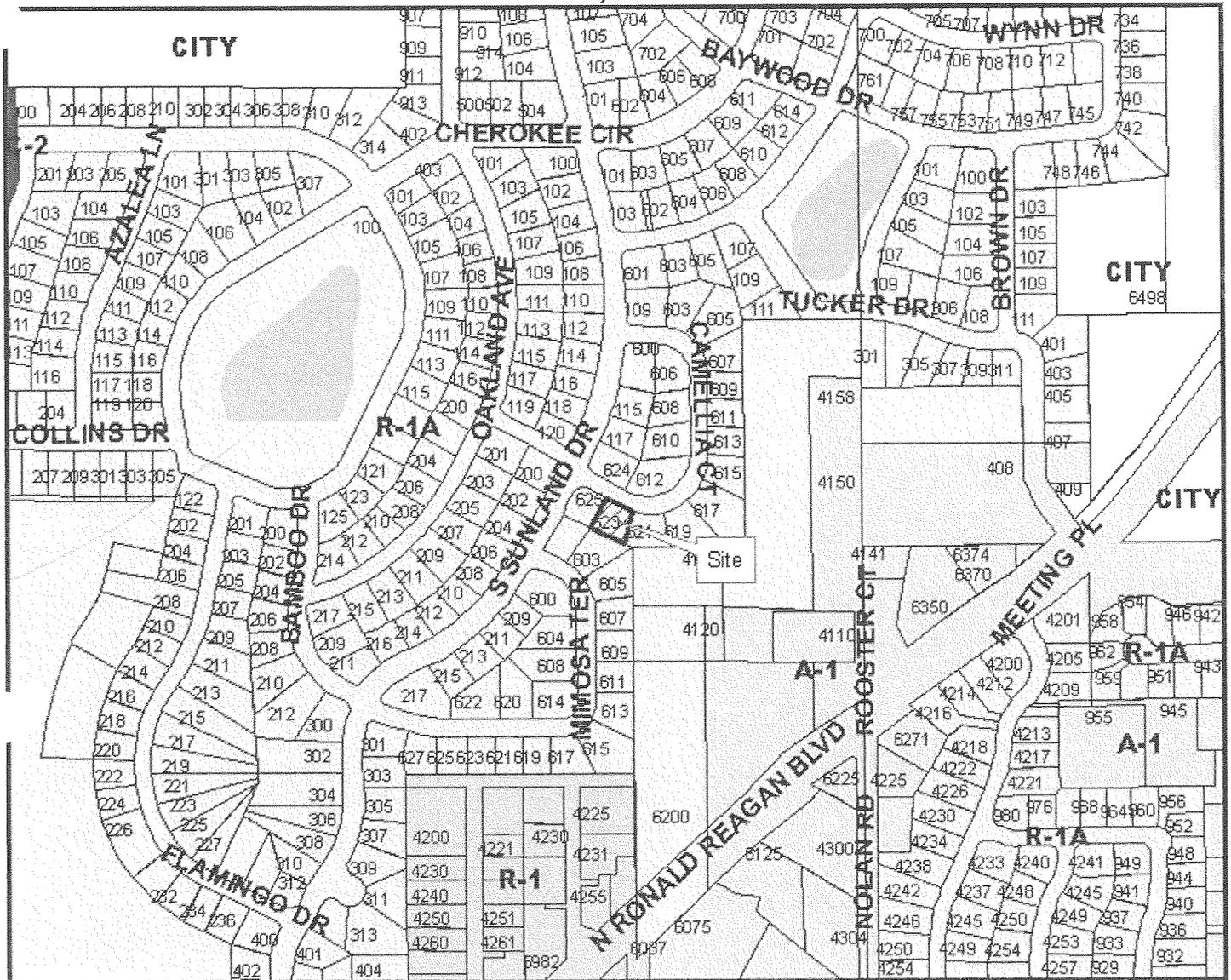
Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL VINYL LINER	1979	490	\$3,920	\$9,800
SCREEN ENCLOSURE	1988	2,010	\$1,744	\$4,020
ALUM PORCH W/CONC FL	1988	378	\$1,066	\$2,457
CONCRETE PATIO	1979	250	\$250	\$625
ALUM PORCH W/CONC FL	1988	144	\$406	\$936
ALUM SCREEN PORCH W/CONC FL	1998	100	\$652	\$850
* ALUM CARPORT W/SLAB	1997	378	\$1,802	\$2,457 *

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.

* APPRAISAL (FOR LOAN) MADE IN SEPT, 86 SHOWS ALUM CARPORT W/SLAB, PICTURE AND PLAN INCLUDED.

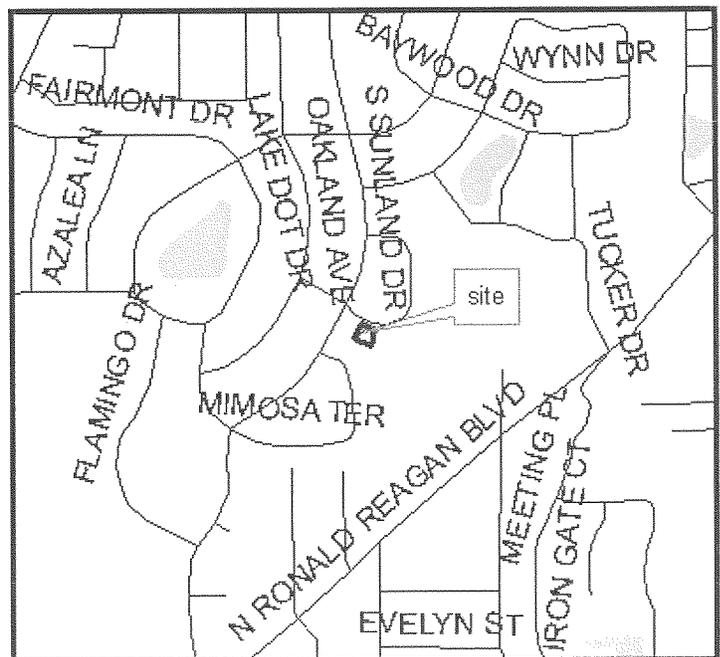
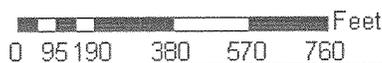
Dana & Mona Roach
 623 Amelia Court
 Sanford, FL 32773



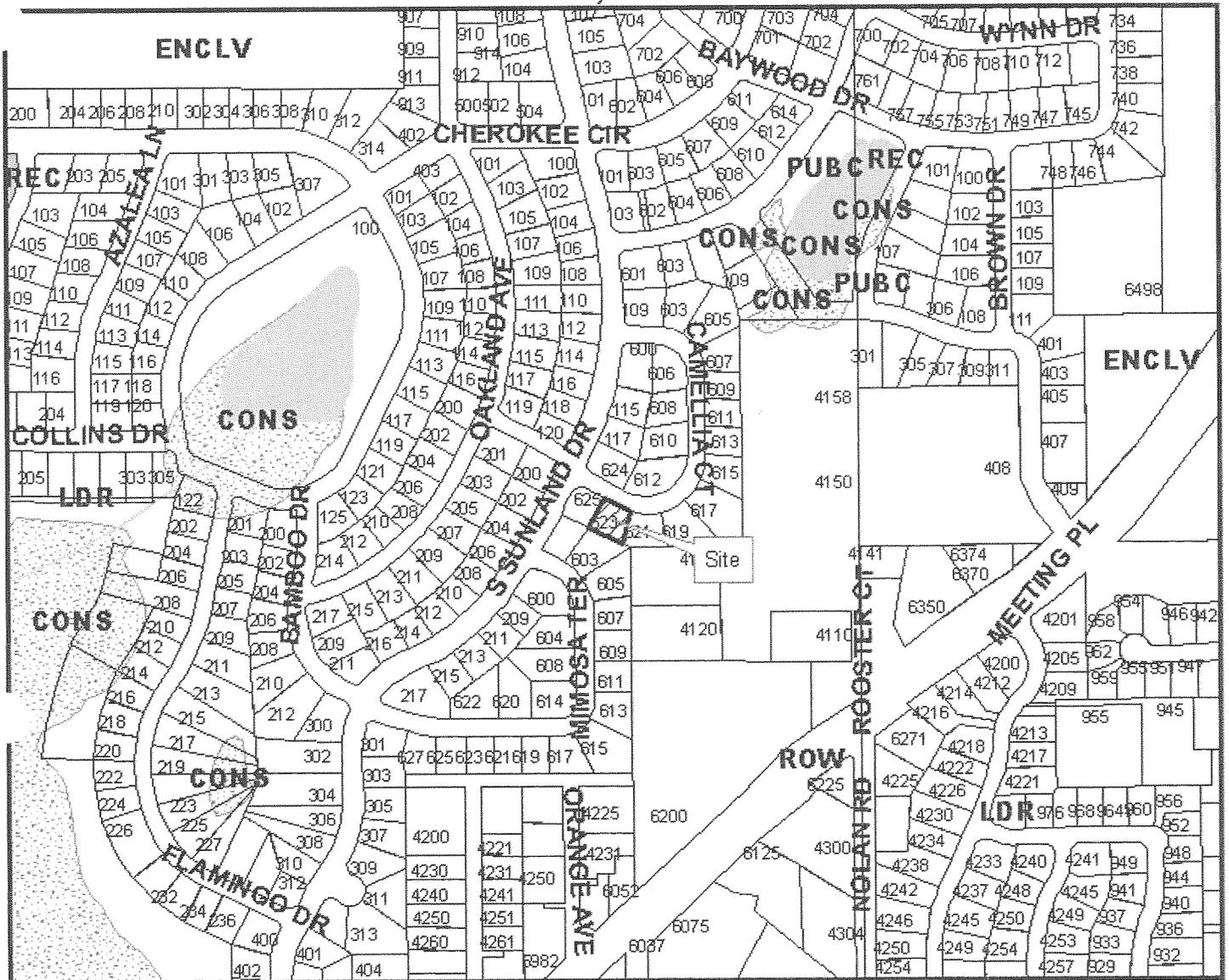
Seminole County Board of Adjustment
 August 22, 2005
 Case: BV2005-091
 Parcel No: 14-20-30-501-0U00-0430

Zoning

-  A-1 Agricultural-1Ac
-  R-1A Single Fam-9000
-  R-1 Single Fam-8400
-  C-2 Retail Commercial
-  BV2005-091



Dana & Mona Roach
 623 Amelia Court
 Sanford, FL 32773

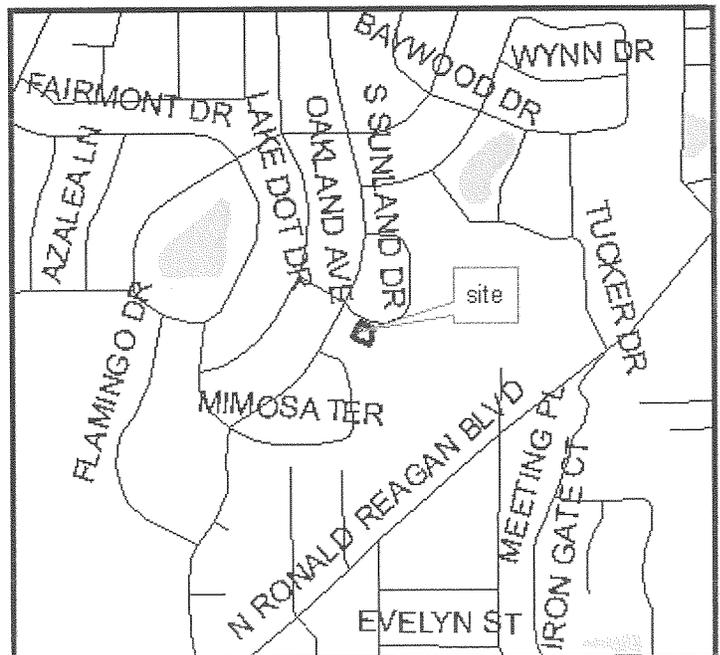
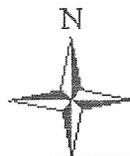


Seminole County Board of Adjustment
 August 22, 2005
 Case: BV2005-091
 Parcel No: 14-20-30-501-0U00-0430

Future Land Use

-  CONS, PUBC
-  CONS, LDR
-  REC, NONE
-  PUBC, NONE
-  LDR, NONE
-  BV2005-091

0 95 190 380 570 760 Feet



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 22, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 43 BLK U SUNLAND ESTATES PB 11 PG 19

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

FINDINGS OF FACT

Property Owner: Dana & Mona Roach
623 Camellia Court
Sanford, FL 32773

Site Address: 623 Camellia Court
Sanford, FL 32773

Requested Development Approval:

Request for front yard setback variance from 25 feet to 15 feet for a proposed carport

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: Chris McMiller
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 EXISTING
CARPORT, 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 Matthew West 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: