

#BV2005-113

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR MINIMUM SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 14 FEET FOR A PROPOSED GARAGE ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (ROBERT BOLLET, APPLICANT).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Michael Rumer **EXT.** 7387

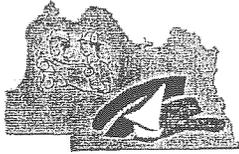
Agenda Date 09/26/05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR MINIMUM SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 14 FEET FOR A PROPOSED GARAGE ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (ROBERT BOLLET, APPLICANT); OR
2. **DENY** REQUEST FOR MINIMUM SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 14 FEET FOR A PROPOSED GARAGE ADDITION IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (ROBERT BOLLET, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: ROBERT BOLLET LOCATION: 100 LAMPLIGHTER ROAD ZONING: R-1AA (SINGLE FAMILY DWELLING DISTRICT)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A GARAGE ADDITION (APPROXIMATELY 12' X 21' IN SIZE) TO AN EXISTING GARAGE. • THE PROPOSED ADDITION WOULD ENCROACH 11 FEET INTO THE 25 FOOT SIDE STREET SETBACK ADJACENT TO FRANKLIN STREET. • THE EXISTING GARAGE ALREADY HAS A 14 FOOT SIDE STREET SETBACK. THE PROPOSED GARAGE WOULD KEEP THE SAME BUILDING LINE. • 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

	<p>DETERMINED THAT:</p> <ul style="list-style-type: none">• THE ADDITION WILL BE CONSTRUCTED AT THE SAME BUILDING SETBACK AS THE EXISTING GARAGE CURRENTLY SETS.• THE PROPOSED GARAGE LOCATION IS FURTHER THEN THE EXISTING GARAGE TO THE CORNER OF LAMPLIGHTER AND FRANKLIN STREET.• THE REQUEST WOULD NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGES THAT DO NOT ALREADY EXIST WITH THE CURRENT BUILDING SETBACK.
<p>STAFF RECOMMENDATION</p>	<ul style="list-style-type: none">• BASED ON THE STATED FINDINGS, STAFF RECOMMENDS APPROVAL OF THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:<ul style="list-style-type: none">• ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED GARAGE 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED
 JUL 21 2005

APPL. NO. BV2005-113

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** side street setback from 25 ft to 14 ft.
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>ROBERT + ORRETTA BELLET</u>	
ADDRESS	<u>100 LAMPLIGHTER RD ALTA. SPRINGS FL 32714</u>	
PHONE 1	<u>407 657-6262</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: ROBERT BELLET
 SITE ADDRESS: 100 LAMPLIGHTER RD
 CURRENT USE OF PROPERTY: RESIDENCE
 LEGAL DESCRIPTION: LEG LOT 51 APPLE VALLEY P 15 PG 20

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 11-21-29-501-0000-0510
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 9/26/05 (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.

Orretta Ann Bellet
 SIGNATURE OF OWNER OR AGENT* DATE 7-21-05

* Proof of owner's authorization is required with submittal if signed by agent.

PARCEL DETAIL

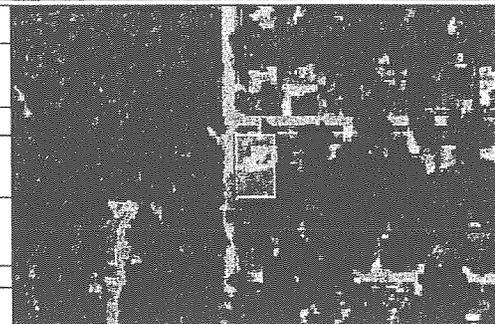
DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508

25	24	23	22	21	20
26	27	28	29	30	31
LAMPLIGHTER RD					
51	50	49	48	47	46
52	53	54	55	56	57
BAYBERRY RD					



GENERAL

Parcel Id: 11-21-29-501-0000-0510 Tax District: 01-COUNTY-TX DIST 1

Owner: GROSECLOSE ROBERT P & Exemptions: 00-HOMESTEAD

Own/Addr: GWENDOLYN P

Address: 100 LAMPLIGHTER RD

City,State,ZipCode: ALTAMONTE SPRINGS FL 32714

Property Address: 100 LAMPLIGHTER RD ALTAMONTE SPRINGS 32714

Subdivision Name: APPLE VALLEY

Dor: 01-SINGLE FAMILY

2005 WORKING VALUE SUMMARY

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$161,758

Depreciated EXFT Value: \$8,069

Land Value (Market): \$32,000

Land Value Ag: \$0

Just/Market Value: \$201,827

Assessed Value (SOH): \$139,212

Exempt Value: \$30,000

Taxable Value: \$109,212

Tax Estimator

SALES

Deed Date Book Page Amount Vac/Imp

WARRANTY DEED 04/1979 01217 1107 \$81,900 Improved

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

Tax Value(without SOH): \$2,408

2004 Tax Bill Amount: \$1,777

Save Our Homes (SOH) Savings: \$631

2004 Taxable Value: \$105,157

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	32,000.00	\$32,000

LEGAL DESCRIPTION PLAT

LEG LOT 51 APPLE VALLEY PB 15 PG 70

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	1970	9	2,505	3,845	2,505	BRICK/WOOD FRAMING	\$161,758	\$193,144
	Appendage / Sqft		OPEN PORCH FINISHED / 186						
	Appendage / Sqft		GARAGE FINISHED / 594						
	Appendage / Sqft		OPEN PORCH UNFINISHED / 560						

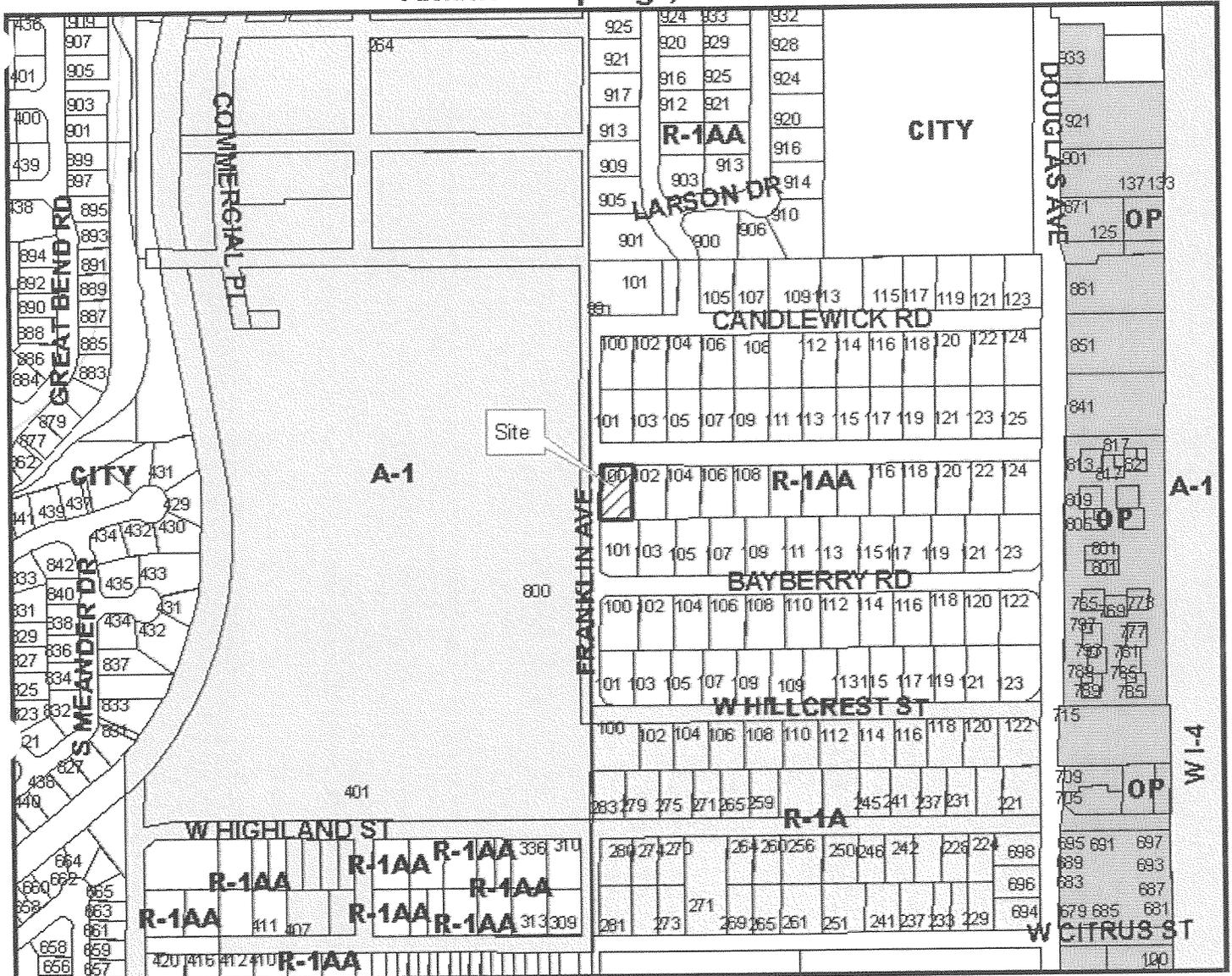
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL GUNITE	1970	576	\$4,608	\$11,520
PEBBLE DECK	1970	540	\$864	\$2,160
SCREEN ENCLOSURE	1970	2,096	\$1,677	\$4,192
FIREPLACE	1970	1	\$480	\$1,200
SOLAR HEATER	1986	1	\$440	\$1,100

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.

Robert & Oretta Bollet
 100 Lamplighter Road
 Altamonte Springs, FL 32714

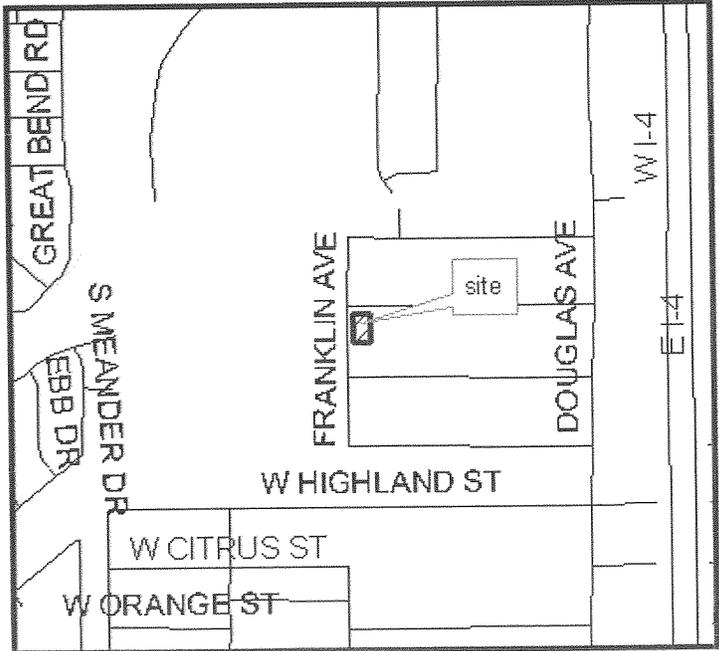


Seminole County Board of Adjustment
 September 26, 2005
 Case: BV2005-113
 Parcel No: 11-21-29-501-0000-0510

Zoning

- A-1 Agricultural-1Ac
- R-1AA Single Fam-11700
- R-1A Single Fam-9000
- OP Office
- BV2005-113

0 105210 420 630 840 Feet



July 1, 1992

To DeWitt County
Planning Division
Nancy Mathews

I authorize Robert and Ornetta Ann Bollet
to apply for a variance for set back on
Franklin street side of house at
100 So. Flighter Rd. Altamonte Springs.

GWYNDOLYN P. GROSECLOSE

Gwendolyn P. Groseclose

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On August 26, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 51 APPLE VALLEY PB 15 PG 70

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

FINDINGS OF FACT

Property Owner: ROBERT GROSECLOSE
100 LAMPLIGHTER ROAD
ALTAMONTE SPRINGS, FL 32714

Project Name: LAMPLIGHTER ROAD (100)

Requested Development Approval:

(WEST) SIDE YARD SETBACK VARIANCE FROM 25 FEET TO 14 FEET FOR A PROPOSED GARAGE 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: Michael Rumer, 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 garage 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: _____
Tony Walter
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: