

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for (1) minimum lot size variance from 43,560 square feet (1 acre) to 8,250 square feet (0.2 acre); (2) minimum lot width at the building line variance from 150 feet to 75 feet; and (3) front yard setback variance from 50 feet to 25 feet for a proposed single-family home in the A-1 (Agriculture District); (Lisa Field, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

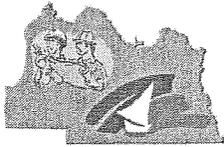
Agenda Date 10-24-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request (1) minimum lot size variance from 43,560 square feet (1 acre) to 8,250 square feet (0.2 acre); (2) minimum lot width at the building line variance from 150 feet to 75 feet; and (3) front yard setback variance from 50 feet to 25 feet for a proposed single-family home in the A-1 (Agriculture District); (Lisa Field, applicant).
2. **DENY** the request (1) minimum lot size variance from 43,560 square feet (1 acre) to 8,250 square feet (0.2 acre); (2) minimum lot width at the building line variance from 150 feet to 75 feet; and (3) front yard setback variance from 50 feet to 25 feet for a proposed single-family home in the A-1 (Agriculture District); (Lisa Field, applicant).
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Property Owner: Location: Zoning:	Lisa Field Lillian Mott Oak Avenue A-1 (Chulavista)
BACKGROUND REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family home on a vacant lot that fails to meet the minimum lot size, minimum width at bulding line and minimum setback requirements of the A-1 district; the aforementioned variances are requested to reduce those standards. • The Board of Adjustment has approved similar variances on nearby properties after the demonstration of hardships 	

	consistent with the variance criteria identified in section 30.43(b)(3) (variances).
STAFF FINDINGS	<p>Staff has determined the following:</p> <ul style="list-style-type: none">• The subject lot was created as a part of Cassa Villa Heights, which was platted on February 19, 1957.• The adoption of countywide zoning in 1960 by Seminole County consequently rendered the lot nonconforming with respect to the A-1 district standards.• Policy FLU 3.2, adopted on September 11, 1991, states the county shall reduce uses that are inconsistent with community character by requiring the combining of lots. Cassa Villa Heights platted lots have been developed into single family lots without the requirement of combination therefore the request would not be inconsistent with the community character.• The aforementioned circumstances comprise a hardship, for which the applicant is not responsible.• Without the requested variances, no reasonable use of the subject property can be made for constructing a single-family home, a use expressly permitted in the A-1 district.
STAFF RECOMMENDATION	<p>Based on the stated findings and the representations of the applicant, staff recommends approval of the request, subject to the following conditions:</p> <ol style="list-style-type: none">1. Any variance granted should apply only to the existing lot and proposed home, as depicted on the attached site plan.2. Any additional conditions deemed appropriate, based on information presented at the public hearing.



COPY
 APPL. NO. BY 2005-149

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** 1 lot size from 1 acre to approx 75' x 110'
- SPECIAL EXCEPTION** was not able to purchase an adjoining lot
- MOBILE HOME SPECIAL EXCEPTION** single family residence
- EXISTING (YEAR _____) PROPOSED (YEAR _____)
- REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN November 2005
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Lillian J Mott	LISA Field
ADDRESS	1259 Palm Dr. Orlando FL 32765	1710 Warner Dr chuluota FL 32764
PHONE 1	407-365-9624	407-716-8446
PHONE 2		407-366-1253
E-MAIL		Lisa.Field@Siemens.com

PROJECT NAME: ~~XXXXXXXXXXXX~~ Field Residence

* SITE ADDRESS: 04.21.31.501.0300.0110 oak drive

CURRENT USE OF PROPERTY: VACANT

* LEGAL DESCRIPTION: 04.21.31.501.0300.0110 - oak ave

SIZE OF PROPERTY: 1/4 acre(s) PARCEL I.D.* 04.21.31.501.0300.0110

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS n/a

* IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 10/24/05 (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.

Lisa Field
 SIGNATURE OF OWNER OR AGENT* 9/21/05
DATE

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

ADDITIONAL VARIANCES

VARIANCE 2:

width @ building line variance ~~from 150 ft. to 75 ft.~~
~~from 150 ft. to 75 ft.~~

VARIANCE 3:

width @ front setback from 50
feet to ~~0~~ 25 feet

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:

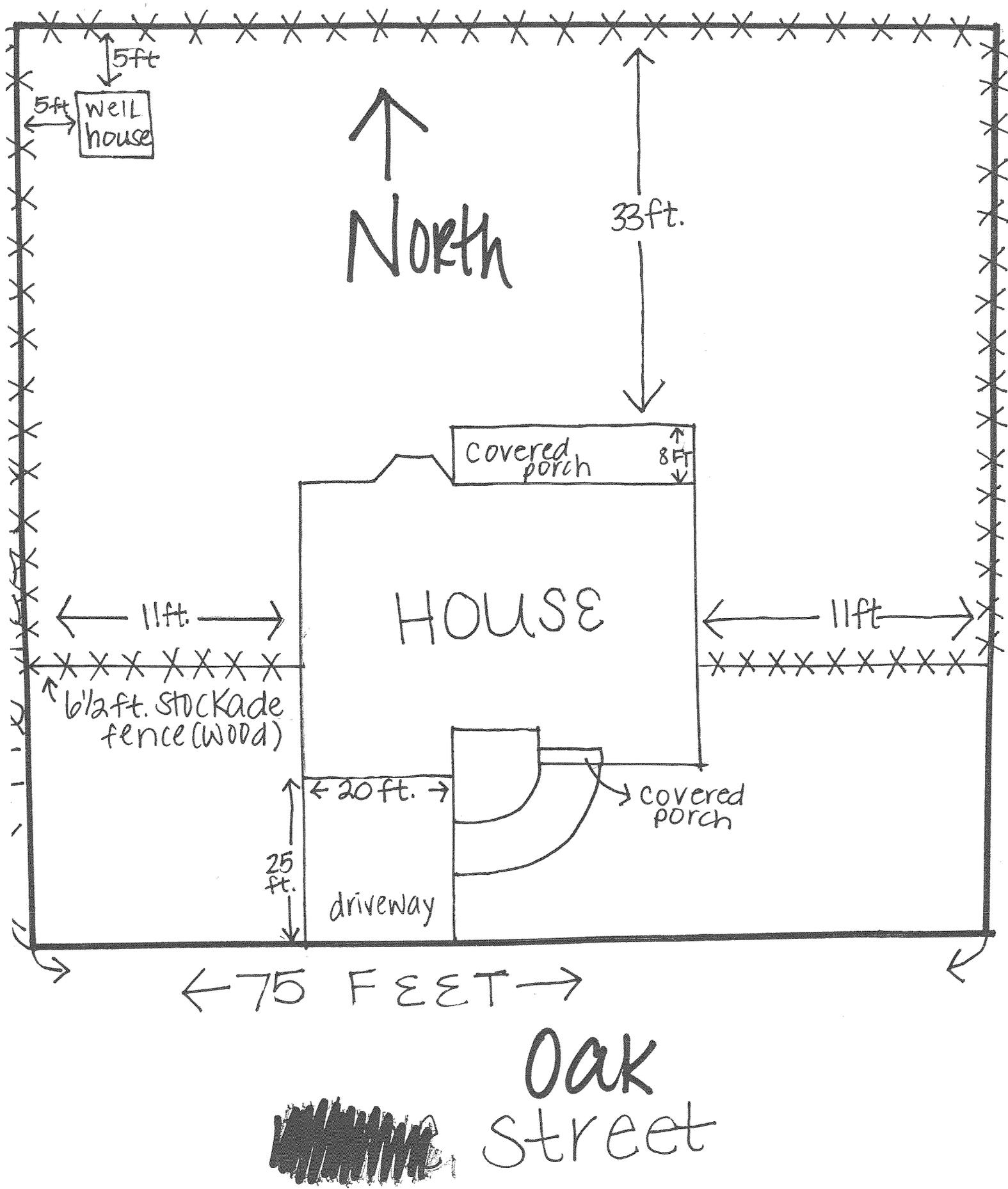
FEE(S): \$ 250.00 COMMISSION DISTRICT 2 FLU / ZONING A-1 / LDR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS N. side of Jessamy St 0.1 mi east
of the intersection of Jessamy Dr. & Palm Dr.

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____



↑
North

well house

covered porch

HOUSE

covered porch

driveway

Oak Street

← 75 FEET →

33ft.

11ft.

11ft.

25 ft.

← 20 ft. →

6 1/2 ft. stockade fence (wood)

5ft

5ft

8ft

A. Statement of Request

We are requesting a width at building line variance change from 150 feet to 75 feet and a variance from one acre to one building lot (75' x 110') and width at front set back from 50ft to 25 ft to build a single family residence. We are asking for these changes due to the fact that we were unable to obtain any adjoining lots that would increase our lot size to meet the current requirements.

G. Size of Property: approx. ¼ of an acre

H. Dimensions of the lot or parcel: 75' x 110'

J. Locations and name of abutting streets or roads: see attached plot plan

K. Location, size and type of existing or proposed septic system, drain field and well:

Will install as per required health department codes/regulations. There is nothing existing

L. Location, size and type of trees to be removed or retained: ≈ 10-15 trees, Pine & Scrub Oak

M. Location and width of all easements: see sketch

N. Location and width of proposed driveway: 20feet x25 feet see sketch

P. Identification of available utilities: There are no utilities in ground at this time however utilities are available from all service providers, such as Bellsouth, Progress Energy, etc.

R. Property accessibility to inspection by Planning Division Staff: Yes- off of main road- Oak Ave.

T. Authorization form: see attached

V. Written statement that responds to criteria stated in the LAND DEVELOPMENT CODE for the grand of variance: see #A above

Authorization Form

I, Lillian J. Mott give Lisa Field permission to apply for a variance on my property lot 04.21.31.501.0300.0110 located on Oak Drive Oviedo Florida.

A handwritten signature in cursive script that reads "Lillian J. Mott". The signature is written in black ink and is positioned above the printed name.

Lillian J. Mott

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508	16 9 10 11 12 13 14 15 7 1 16 58	PALM DR 7 6 5 4 3 2 1 8 9 10 11 12 13 14 15 JESAMY ST TRACT 6 TRACT 6 103	
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GENERAL

Parcel Id: 04-21-31-501-0300-0110
 Owner: MOTT ROBERT T & LILLIAN J
 Mailing Address: 1259 PALM DR
 City,State,ZipCode: OVIEDO FL 32765
 Property Address: OAK AVE
 Subdivision Name: CASSA-VILLA HEIGHTS
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 00-VACANT RESIDENTIAL

2005 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$22,000
 Land Value Ag: \$0
 Just/Market Value: \$22,000
 Assessed Value (SOH): \$22,000
 Exempt Value: \$0
 Taxable Value: \$22,000
 Tax Estimator
 2005 Notice of Proposed Property Tax

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	07/2004	05378	1159	\$35,000	Vacant
CORRECTIVE DEED	02/1999	03591	0894	\$100	Vacant
QUIT CLAIM DEED	08/1998	03493	0275	\$100	Vacant
WARRANTY DEED	12/1991	02374	0323	\$14,900	Vacant
WARRANTY DEED	11/1988	02015	1522	\$18,000	Vacant
QUIT CLAIM DEED	06/1988	01979	1937	\$19,500	Vacant
WARRANTY DEED	08/1987	01881	1471	\$12,500	Vacant
QUIT CLAIM DEED	07/1987	01875	0728	\$100	Vacant
WARRANTY DEED	01/1987	01827	1190	\$6,100	Vacant
QUIT CLAIM DEED	06/1981	01345	0562	\$100	Vacant
WARRANTY DEED	10/1979	01246	1914	\$12,000	Vacant

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

2004 Tax Bill Amount: \$338
 2004 Taxable Value: \$20,000
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

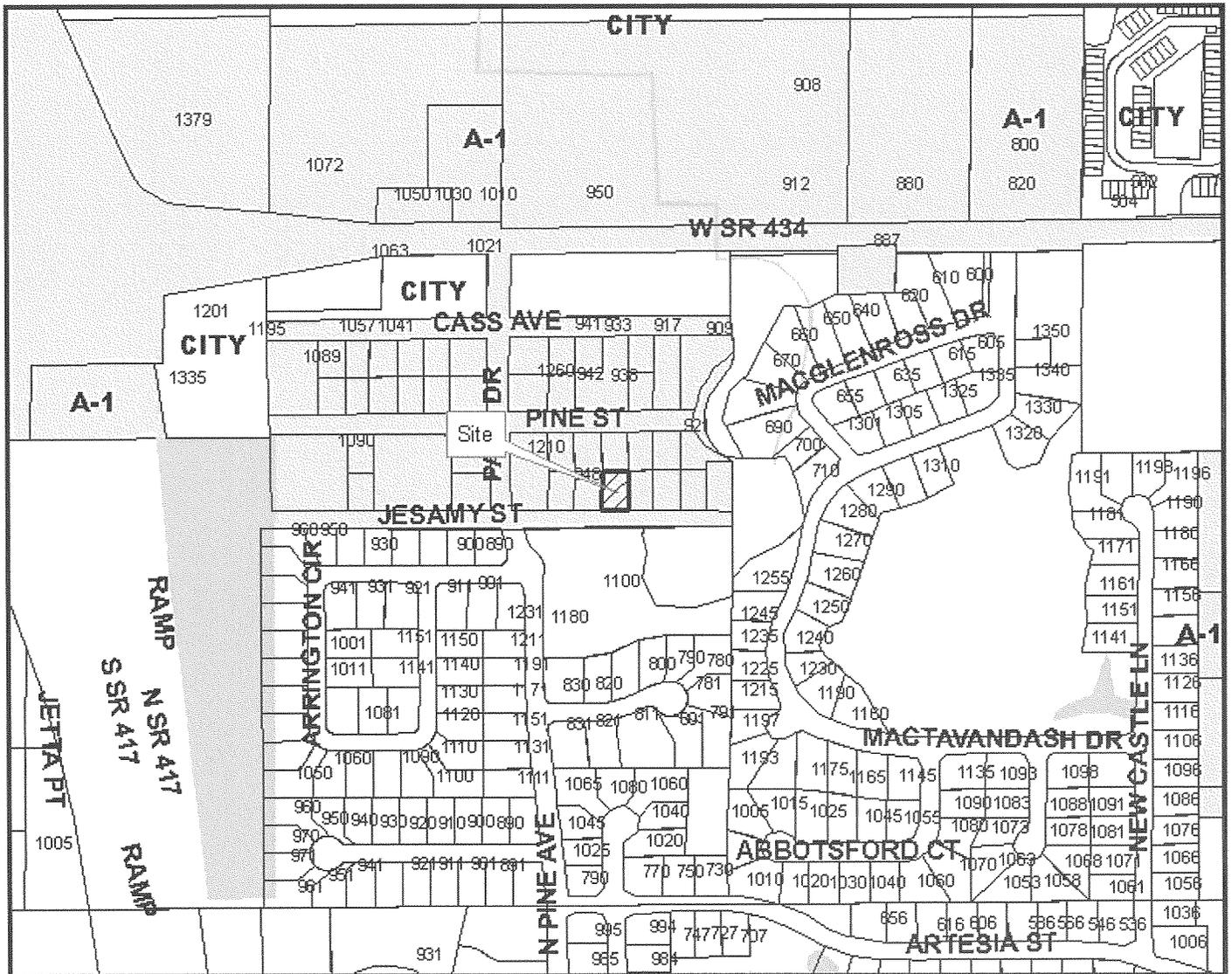
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	22,000.00	\$22,000

LEGAL DESCRIPTION PLAT

LEG LOT 11 BLK 3 CASSA-VILLA HEIGHTS
 PB 10 PG 97

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.

Lisa Field
Oak Avenue

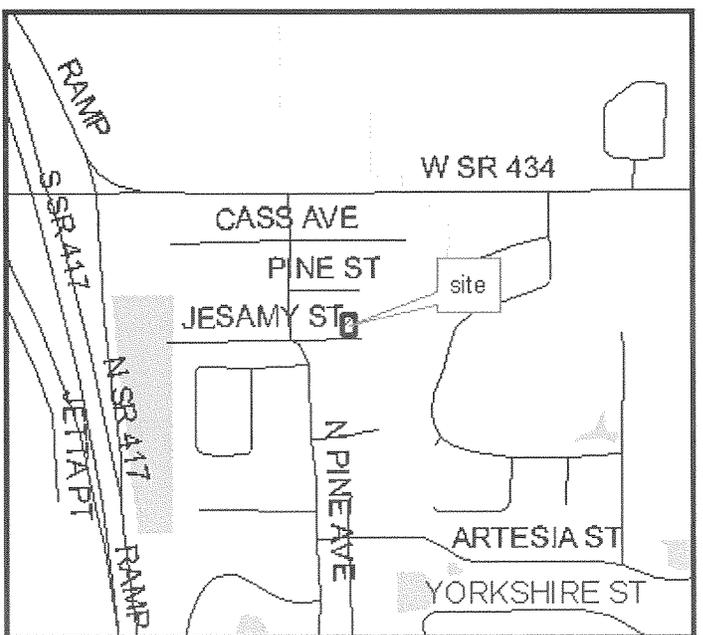


Seminole County Board of Adjustment
October 24, 2005
Case: BV2005-149
Parcel No: 04-21-31-501-0300-0110

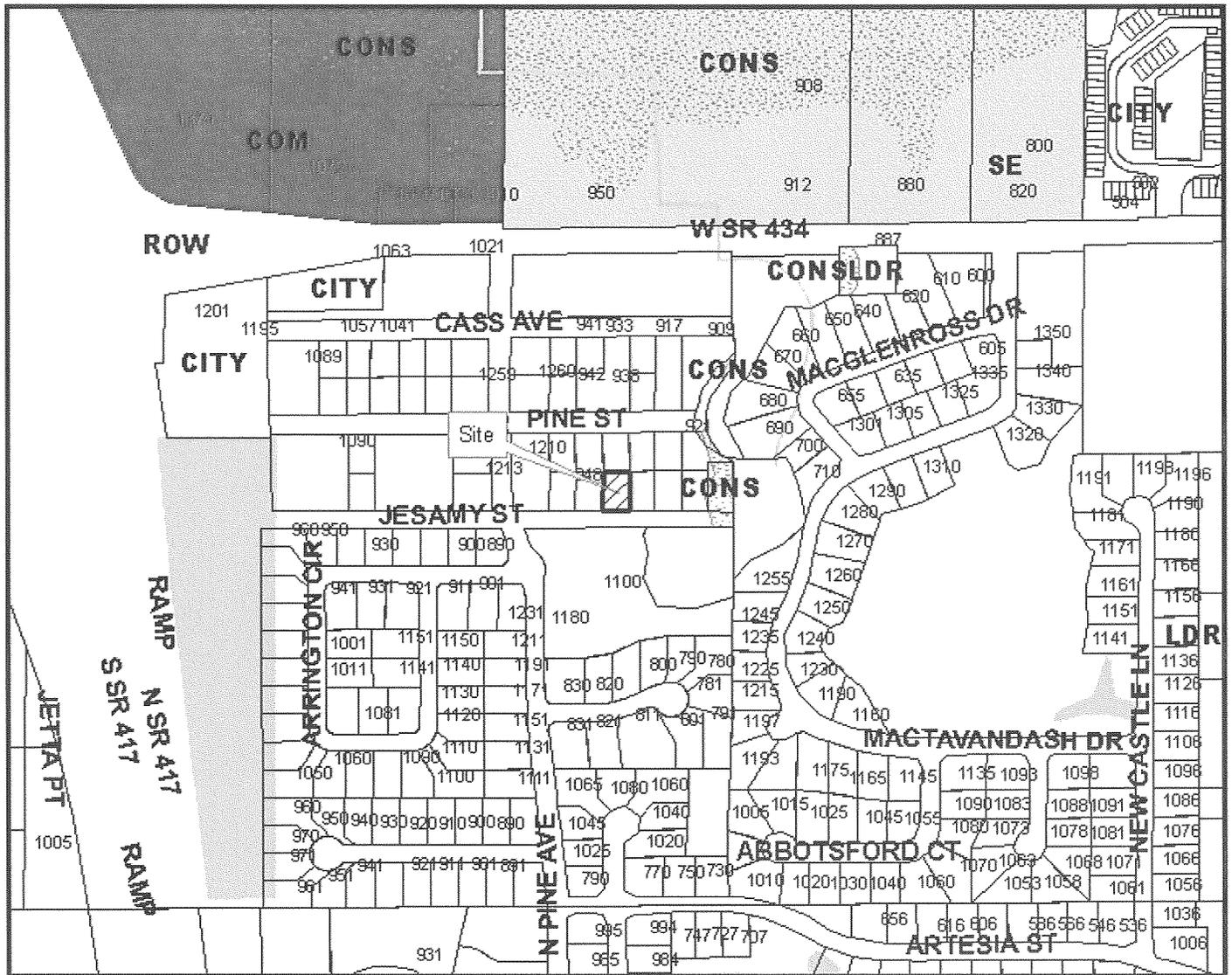
Zoning

- A-1 Agricultural-1Ac
- BV2005-149

0 100 200 400 600 800 Feet



Lisa Field
Oak Avenue



Seminole County Board of Adjustment
 October 24, 2005
 Case: BV2005-149
 Parcel No: 04-21-31-501-0300-0110

Future Land Use

- CONS, SE
- CONS, LDR
- CONS, COM
- SE, NONE
- LDR, NONE
- COM, NONE
- BV2005-149

0 100 200 400 600 800 Feet

