

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

“CONTINUED FROM THE OCTOBER 24, 2005 PUBLIC HEARING”

**SUBJECT:** Request for side street setback variance from 25 feet to 8.5 feet for an addition in the R-1A (Single-Family Dwelling District); (Ted Gauvin, applicant).

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

**AUTHORIZED**

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

Agenda Date 11/28/05 Regular  Consent  Public Hearing – 6:00

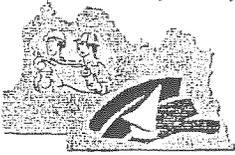
**MOTION/RECOMMENDATION:**

1. **APPROVE** Request for side street setback variance from 25 feet to 8.5 feet for an addition in the R-1A (Single-Family Dwelling District); (Ted Gauvin, applicant); or
2. **DENY** Request for side street setback variance from 25 feet to 8.5 feet for an addition in the R-1A (Single-Family Dwelling District); (Ted Gauvin, applicant); or
3. **CONTINUE** The request to a time and date certain.



|                            |  |
|----------------------------|--|
| <b>GENERAL INFORMATION</b> | APPLICANT: Ted Gauvin<br>LOCATION: 180 Eileen Avenue<br>ZONING: R-1A (Single-Family Dwelling District)   |
| <b>BACKGROUND/REQUEST</b>  | <ul style="list-style-type: none"> <li>• This item was continued from the October 24, 2005 regular meeting of the board after a discrepancy on the site plan and application required staff to change the request and advertise the new request.</li> <li>• The applicant built an addition to a single-family home without building permits. As part of obtaining the proper permits, the applicant is requesting a variance to the side street setback.</li> </ul> |

|                             |   |
|-----------------------------|---|
|                             | <ul style="list-style-type: none"><li>• There is no record of prior variances having been granted for this property.</li></ul>  |
| <b>STAFF FINDINGS</b>       | <p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• The attached addition maintains a side street setback already established by the main residence.</li><li>• The applicant received a fence permit in 1987 placing a fence on the property line adjacent the side street.</li><li>• The said conditions constitute a hardship for which the applicant did not cause.</li><li>• The platted right-of-way called Oak Street is not improved and county staff's research does not indicate a reason for it ever to be.</li></ul> |
| <b>STAFF RECOMMENDATION</b> | <p>Based on the stated findings, staff recommends the board of adjustment approve the requested variance. If the board should decide to grant a variance, staff recommends the following conditions:</p> <ul style="list-style-type: none"><li>• Any variance granted should apply only to the existing addition as depicted on the attached site plan; and</li><li>• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.</li></ul>  |



**COPY**

APPL. NO. BV2005-141

**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 Variance from 25 feet to \_\_\_\_\_ feet for \_\_\_\_\_
- SPECIAL EXCEPTION** Addition To a single-family home
- 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**

RECEIVED  
 AUG 31 2005  
 PLANNING DIVISION

| PROPERTY OWNER |                                 | AUTHORIZED AGENT * |
|----------------|---------------------------------|--------------------|
| NAME           | <u>Ted Hauwin</u>               |                    |
| ADDRESS        | <u>1800 Eileen Ave</u>          |                    |
| PHONE 1        | <u>407-969-8590</u>             |                    |
| PHONE 2        |                                 |                    |
| E-MAIL         | <u>tedhauwin@aearthlink.net</u> |                    |

RECEIVED  
 AUG 31 2005  
 PLANNING DIVISION

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: Same  
 CURRENT USE OF PROPERTY: Home addition  
 LEGAL DESCRIPTION: \_\_\_\_\_

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 15-21-29-505-0000-0520  
 UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS Yes

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.

Ted Hauwin  
 SIGNATURE OF OWNER OR AGENT\* DATE 8-31-05

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

MAR

**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 . COMMISSION DISTRICT 3 FLU / ZONING R-1A / LDR

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

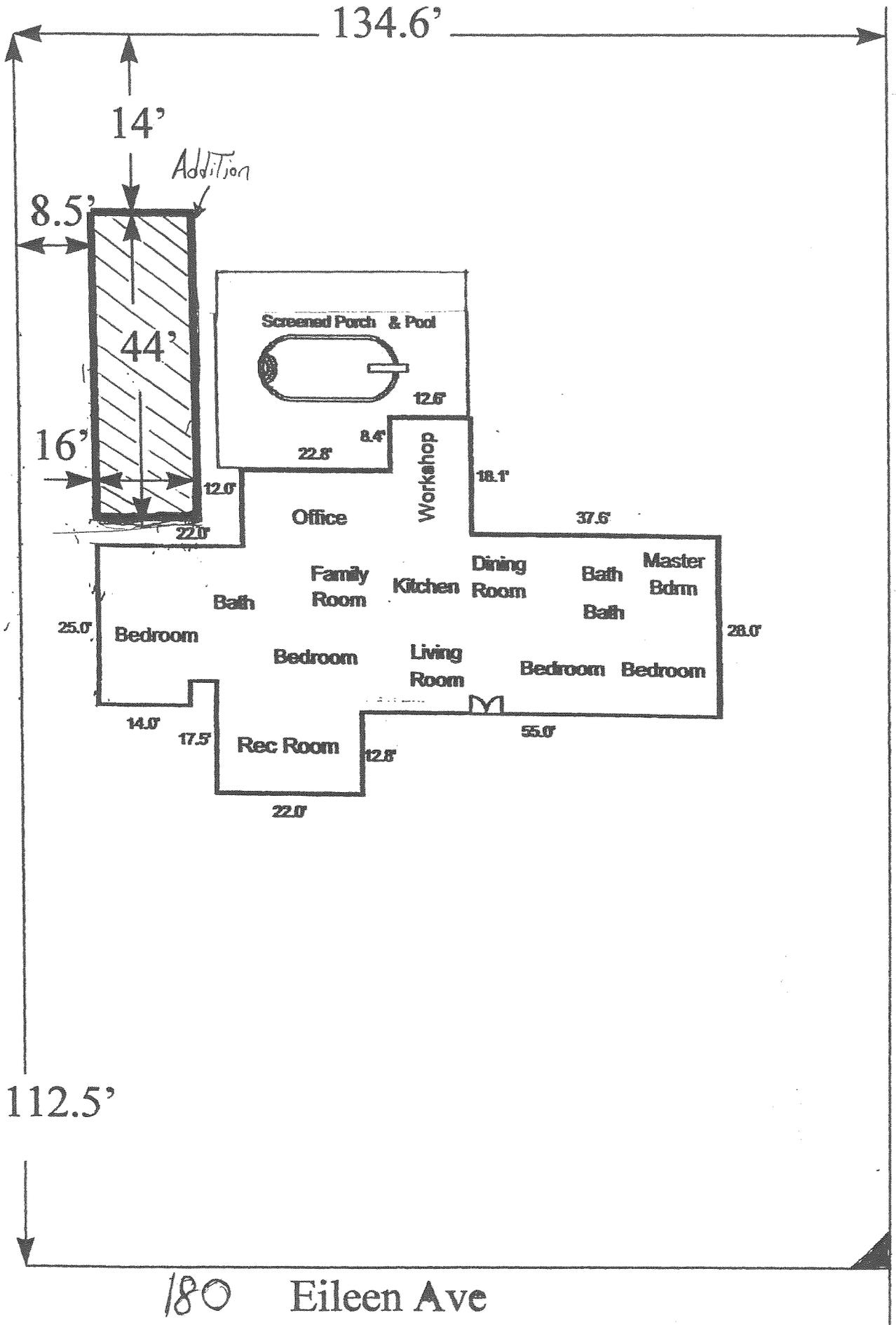
LOCATION FURTHER DESCRIBED AS West side of Eileen Drive @ the intersection of Eileen Dr. + Oak Dr.

PLANNING ADVISOR MR

DATE 8/31/05

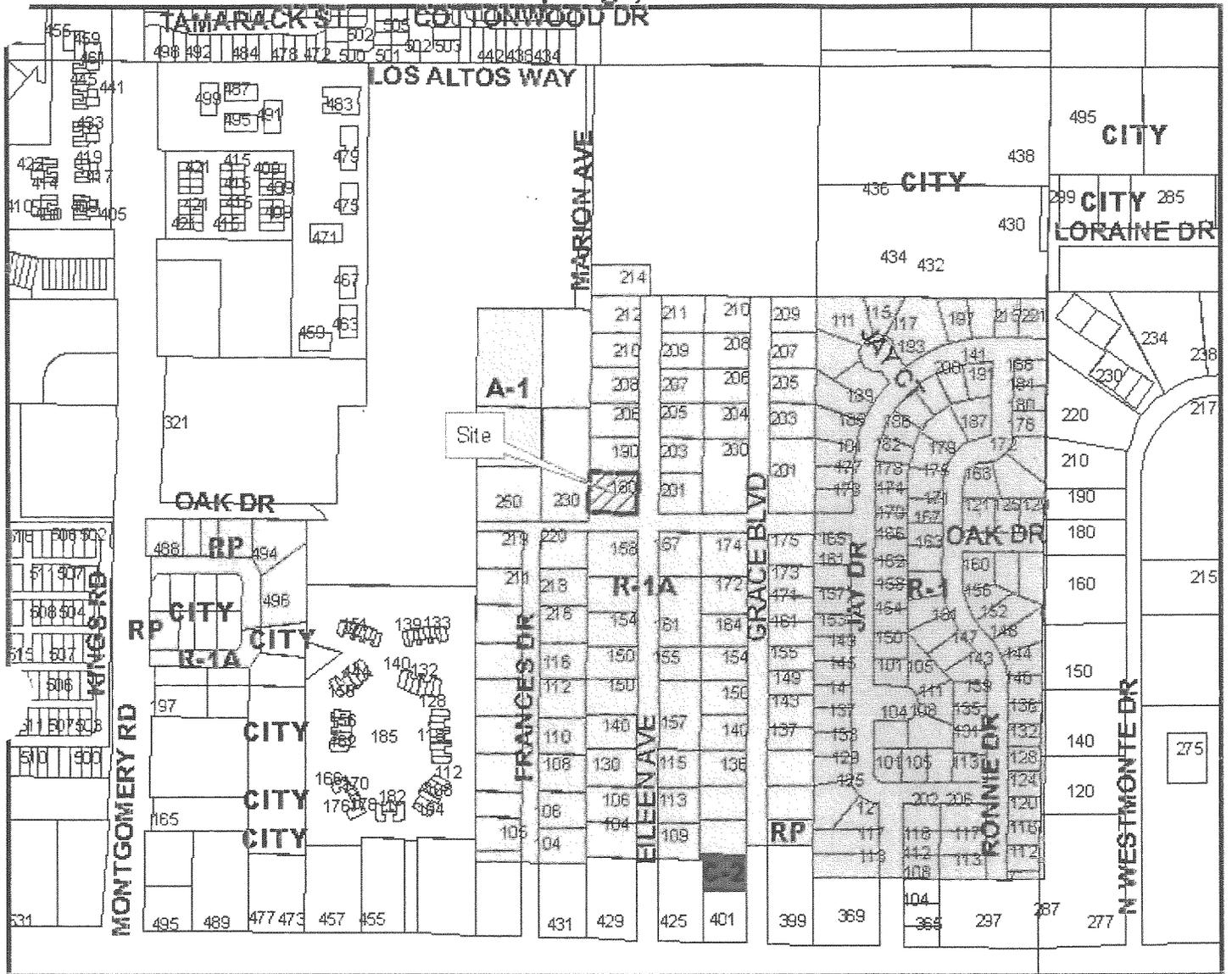
SUFFICIENCY COMMENTS \_\_\_\_\_

UNIMPROVED OAK STREET



| <b>PARCEL DETAIL</b><br><br>DAVID JOHNSON, CFA, ASA<br><b>PROPERTY APPRAISER</b><br>SEMINOLE COUNTY FL<br>1101 E. FIRST ST<br>SANFORD, FL 32771-1468<br>407-665-7508  |                  |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|------------------|--|------------|---------------|------------|------------|------------|--------------------|-----------------|-------------|----------|----------|------------|--|-----------|-----------------|----------|-----------|---------------|------------------|---------------|------|---------------|---------|-----------------|-------|------------|-----------|-----------|-----------------|------------------|-------|-------|----------|------------------|------|--|---------|---------|--------------------|------|-----|-------|-------|--|--|--|--|--|--|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>GENERAL</b><br>Parcel Id: 15-21-29-505-0000-0520<br>Owner: GAUVIN AIME H &<br>Own/Addr: GAUVIN KATHRYN A<br>Mailing Address: 180 EILEEN AVE<br>City,State,ZipCode: ALTAMONTE SPRINGS FL 32714<br>Property Address: 180 EILEEN DR ALTAMONTE SPRINGS 32714<br>Subdivision Name: SHADY OAKS 152129505<br>Tax District: 01-COUNTY-TX DIST 1<br>Exemptions: 00-HOMESTEAD<br>Dor: 01-SINGLE FAMILY   |                  | <b>2006 WORKING VALUE SUMMARY</b><br>Value Method: Market<br>Number of Buildings: 1<br>Depreciated Bldg Value: \$165,946<br>Depreciated EXFT Value: \$7,147<br>Land Value (Market): \$27,160<br>Land Value Ag: \$0<br>Just/Market Value: \$200,253<br>Assessed Value (SOH): \$170,629<br>Exempt Value: \$25,000<br>Taxable Value: \$145,629<br>Tax Estimator |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>SALES</b><br><table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>06/2003</td> <td>04865</td> <td>1417</td> <td>\$67,300</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/2002</td> <td>04576</td> <td>0189</td> <td>\$132,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1979</td> <td>01223</td> <td>1587</td> <td>\$52,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1978</td> <td>01190</td> <td>1067</td> <td>\$48,500</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>  |                  | Deed   | Date       | Book          | Page       | Amount     | Vac/Imp    | Qualified          | QUIT CLAIM DEED | 06/2003     | 04865    | 1417     | \$67,300   | Improved   | No        | QUIT CLAIM DEED | 10/2002  | 04576     | 0189          | \$132,000        | Improved      | No   | WARRANTY DEED | 05/1979 | 01223           | 1587  | \$52,500   | Improved  | Yes       | WARRANTY DEED   | 09/1978          | 01190 | 1067  | \$48,500 | Improved         | Yes  | <b>2005 VALUE SUMMARY</b><br>Tax Value(without SOH): \$2,775<br>2005 Tax Bill Amount: \$2,180<br>Save Our Homes (SOH) Savings: \$595<br>2005 Taxable Value: \$140,659<br>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| WARRANTY DEED   | 05/1979          | 01223  | 1587       | \$52,500      | Improved   | Yes        |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>LAND</b><br><table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT &amp; DEPTH</td> <td>112</td> <td>135</td> <td>.000</td> <td>250.00</td> <td>\$27,160</td> </tr> </tbody> </table>   |                  | Land Assess Method   | Frontage   | Depth         | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 112             | 135         | .000     | 250.00   | \$27,160   | <b>LEGAL DESCRIPTION</b><br>PLATS: <input type="text" value="Pick..."/><br>LEG LOT 52 SHADY OAKS PB 11 PG 24 |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| FRONT FOOT & DEPTH  | 112              | 135  | .000       | 250.00        | \$27,160   |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>BUILDING INFORMATION</b><br><table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1971</td> <td>9</td> <td>1,834</td> <td>3,484</td> <td>1,834</td> <td>CONC BLOCK</td> <td>\$165,946</td> <td>\$198,144</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> </tr> </tbody> </table> |                  |  |            |               |            |            |            |                    |                 | Bld Num     | Bld Type | Year Blt | Fixtures   | Base SF  | Gross SF  | Heated SF       | Ext Wall | Bld Value | Est. Cost New | 1                | SINGLE FAMILY | 1971 | 9             | 1,834   | 3,484           | 1,834 | CONC BLOCK | \$165,946 | \$198,144 |                 | Appendage / Sqft |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  | Appendage / Sqft |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Appendage / Sqft |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Appendage / Sqft |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Appendage / Sqft |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bld Num   | Bld Type         | Year Blt   | Fixtures   | Base SF       | Gross SF   | Heated SF  | Ext Wall   | Bld Value          | Est. Cost New   |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1   | SINGLE FAMILY    | 1971   | 9          | 1,834         | 3,484      | 1,834      | CONC BLOCK | \$165,946          | \$198,144       |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Appendage / Sqft |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Appendage / Sqft |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Appendage / Sqft |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Appendage / Sqft |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Appendage / Sqft |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |  |            |               |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>EXTRA FEATURE</b><br><table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>FIREPLACE</td> <td>1971</td> <td>1</td> <td>\$480</td> <td>\$1,200</td> </tr> <tr> <td>POOL VINYL LINER</td> <td>1987</td> <td>392</td> <td>\$4,116</td> <td>\$7,840</td> </tr> <tr> <td>ELECTRIC HEATER</td> <td>1987</td> <td>1</td> <td>\$440</td> <td>\$1,100</td> </tr> <tr> <td>COOL DECK PATIO</td> <td>1987</td> <td>388</td> <td>\$713</td> <td>\$1,358</td> </tr> <tr> <td>SCREEN ENCLOSURE</td> <td>1987</td> <td>1,460</td> <td>\$1,168</td> <td>\$2,920</td> </tr> <tr> <td>WOOD CARPORT NO FL</td> <td>1987</td> <td>192</td> <td>\$230</td> <td>\$576</td> </tr> </tbody> </table>  |                  |  |            |               |            |            |            |                    |                 | Description | Year Blt | Units    | EXFT Value | Est. Cost New  | FIREPLACE | 1971            | 1        | \$480     | \$1,200       | POOL VINYL LINER | 1987          | 392  | \$4,116       | \$7,840 | ELECTRIC HEATER | 1987  | 1          | \$440     | \$1,100   | COOL DECK PATIO | 1987             | 388   | \$713 | \$1,358  | SCREEN ENCLOSURE | 1987 | 1,460  | \$1,168 | \$2,920 | WOOD CARPORT NO FL | 1987 | 192 | \$230 | \$576 |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Description   | Year Blt         | Units  | EXFT Value | Est. Cost New |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FIREPLACE   | 1971             | 1  | \$480      | \$1,200       |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| POOL VINYL LINER  | 1987             | 392  | \$4,116    | \$7,840       |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ELECTRIC HEATER   | 1987             | 1  | \$440      | \$1,100       |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| COOL DECK PATIO   | 1987             | 388  | \$713      | \$1,358       |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SCREEN ENCLOSURE  | 1987             | 1,460  | \$1,168    | \$2,920       |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| WOOD CARPORT NO FL  | 1987             | 192  | \$230      | \$576         |            |            |            |                    |                 |             |          |          |            |  |           |                 |          |           |               |                  |               |      |               |         |                 |       |            |           |           |                 |                  |       |       |          |                  |      |  |         |         |                    |      |     |       |       |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

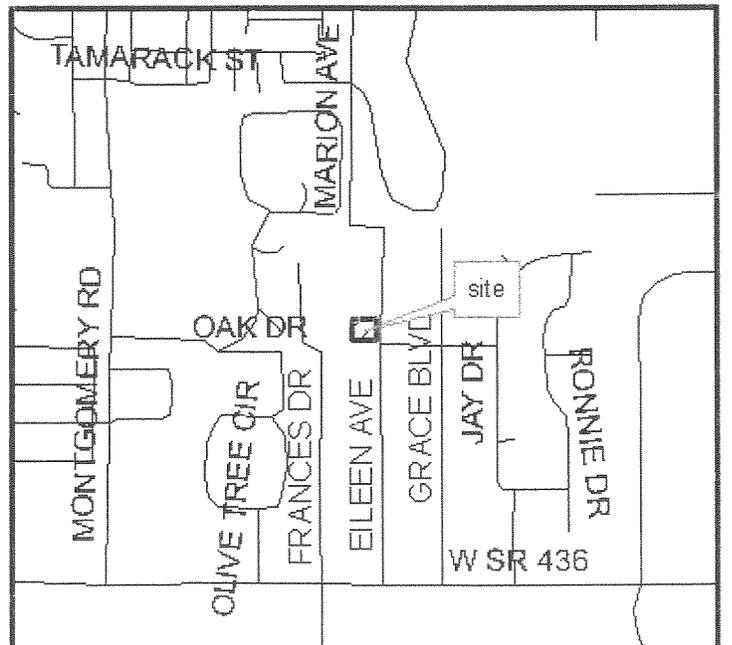
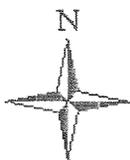
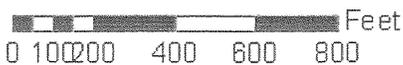
Ted Guavin  
 180 Eileen Avenue  
 Altamonte Springs, FL 32714



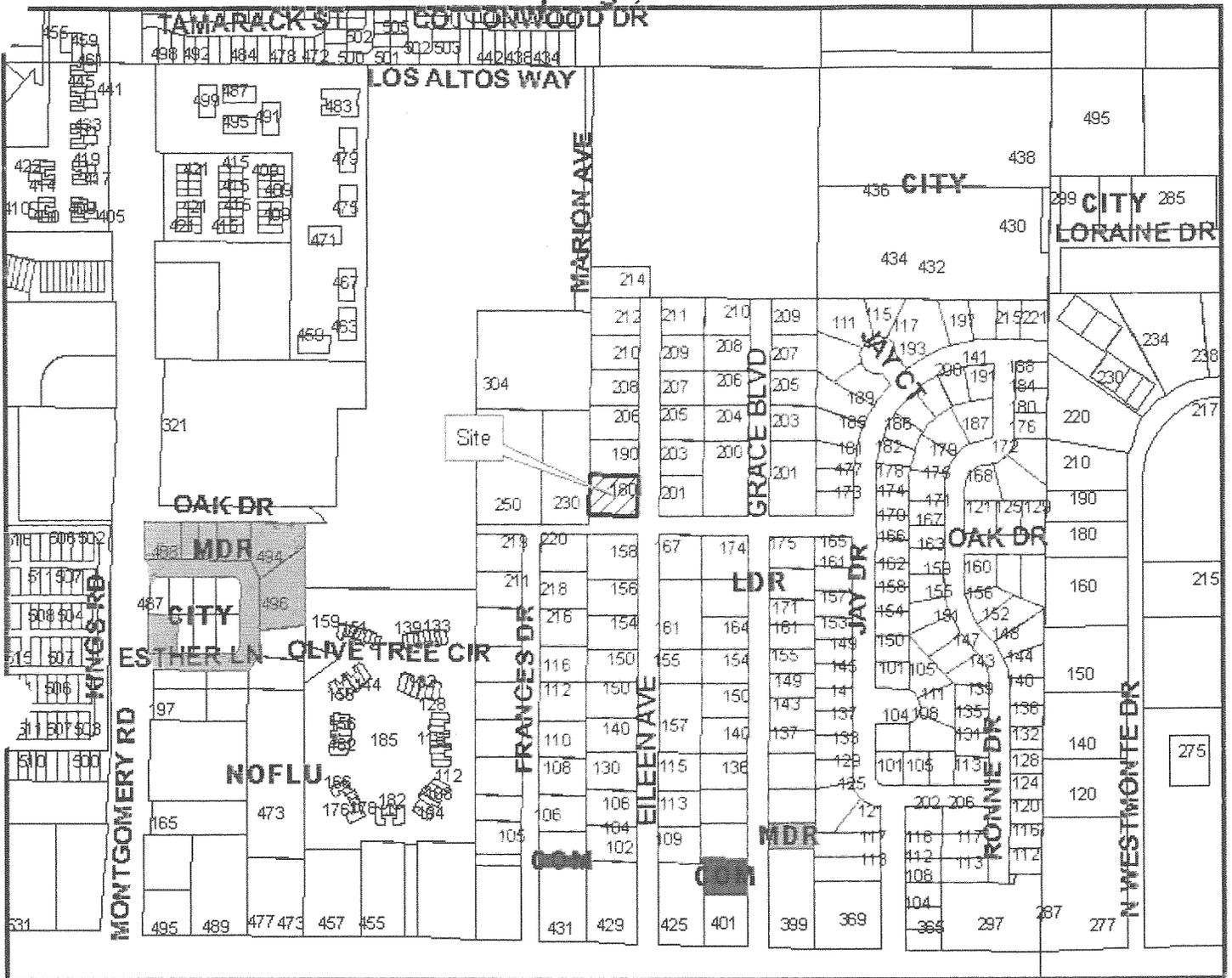
Seminole County Board of Adjustment  
 October 24, 2005  
 Case: BV2005-141  
 Parcel No: 15-21-29-505-0000-0520

**Zoning**

-  A-1 Agricultural-1Ac
-  R-1A Single Fam-9000
-  R-1 Single Fam-8400
-  RP Residential Professional
-  C-2 Retail Commercial
-  BV2005-141



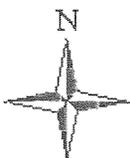
**Ted Guavin  
180 Eileen Avenue  
Altamonte Springs, FL 32714**



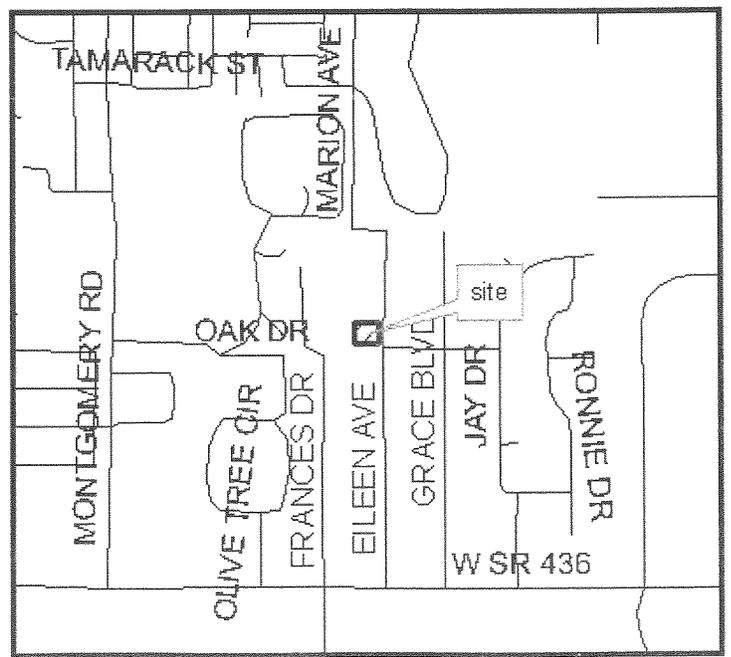
Seminole County Board of Adjustment  
October 24, 2005  
Case: BV2005-141  
Parcel No: 15-21-29-505-0000-0520

**Future Land Use**

- LDR, NONE
- MDR, NONE
- COM, NONE
- BV2005-141



0 100 200 400 600 800 Feet



PLANNING AND DEVELOPMENT DEPARTMENT

BUILDING AND FIRE INSPECTIONS



05-13355

June 22, 2005

CERTIFIED 7004 2510 0001 3231 8647

Aime & Kathryn Gauvin  
180 Eileen Ave.  
Altamonte Springs, FL 32714

*Raymond*  
407-665-7444

**RE: PARCEL ID 15 21 29 505 0000 0520, 180 EILEEN AVE., ALTAMONTE SPRINGS, FL, CASE NO. 03-3074**

Dear Property Owner and all Interested Parties:

This is to advise you that the above described property has been inspected and the following violation(s) of the Seminole County Code have been identified.

"Addition to back of building."

Each violation shall be corrected within 7 days of receipt of this letter. Failure to comply may result in formal charges brought before the Seminole County Code Enforcement Board. The Board has been granted the authority to levy fines in an amount up to \$250.00 per day for every day the violation(s) exists.

Please contact Tom Helle at 407.665.7338 for any further information. Thank you for your cooperation in this matter.

Sincerely,

Seminole County,  
Building & Fire Inspection Division

dv

## SEMINOLE COUNTY DEVELOPMENT ORDER

On November 28, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 52 SHADY OAKS PB 11 PG 24

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

### FINDINGS OF FACT

**Property Owner:** KATHRYN & AIME GAUVIN  
180 EILEEN AVE  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** EILEEN AVENUE (180)

**Requested Development Approval:**

REQUEST FOR SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 8.5 FEET FOR AN ADDITION 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: 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. ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE EXISTING 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: \_\_\_\_\_  
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: