

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for a minimum rear yard setback variance from 15 feet to 10 feet for a proposed screen room enclosure in the R-AH (Affordable Housing Dwelling District); (Marion and John Hunn, applicants).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

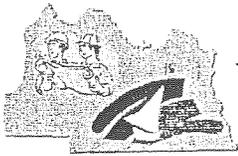
Agenda Date 11/28/05 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** Request for a minimum rear yard setback variance from 15 feet to 10 feet for a proposed screen room enclosure in the R-AH (Affordable Housing Dwelling District); (Marion and John Hunn, applicants); or
2. **DENY** Request for a minimum rear yard setback variance from 15 feet to 10 feet for a proposed screen room enclosure in the R-AH (Affordable Housing Dwelling District); (Marion and John Hunn, applicants); or
3. **CONTINUE** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	APPLICANTS: LOCATION: ZONING:	Marion and John Hunn 1092 Amanda Kay Circle R-AH (Affordable Housing Dwelling District)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a 30'x17' screen room enclosure with a metal roof in the rear of the existing single-family residence.</li> <li>• The applicant proposes to encroach 5 feet into the 15 foot minimum rear yard setback; the aforementioned rear yard setback variance from 15 feet to 10 feet is thereby requested.</li> <li>• There is no record of prior variances having been granted for this property.</li> </ul>	
<b>STAFF FINDINGS</b>	The applicant has failed to satisfy the criteria for the grant of	

	<p>a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• The screen room enclosure could be built to comply with the setbacks of the R-AH Zoning District.</li><li>• No special circumstances applicable to the property or proposed addition have been demonstrated.</li><li>• The requested variance would confer upon the applicant special privileges that would be denied to others in the R-AH (Affordable Housing Dwelling District), without the demonstration of a hardship.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>Based on the proposed site plan and the representations of the applicant, staff recommends the Board of Adjustment deny 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 proposed screen enclosure 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**

**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** Beer yard setback variance from 15 ft to 10 ft for proposed screen enclosure (Metal Roof)
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION     MEDICAL HARDSHIP
- 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	MARION + JOHN HUNN	
ADDRESS	1092 AMANDA KAY CIRCLE SANFORD FL 32771	
PHONE 1	407-322-9768	
PHONE 2	407-617-9826	
E-MAIL		

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 1092 Amanda Kay Cr

CURRENT USE OF PROPERTY: Single-Family Residence

LEGAL DESCRIPTION: Lot 45 Forest Cove PB 55 PGS 54 + 55

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 25-19-30-509-0000-0450

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 11 / 28 / 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.

Marion Hunn 9-9-05  
 SIGNATURE OF OWNER OR AGENT\* DATE

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

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**ADDITIONAL VARIANCES**

VARIANCE 2:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 3:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 4:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 5:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 6:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 7:  
\_\_\_\_\_  
\_\_\_\_\_

**APPEAL FROM BOA DECISION TO BCC**

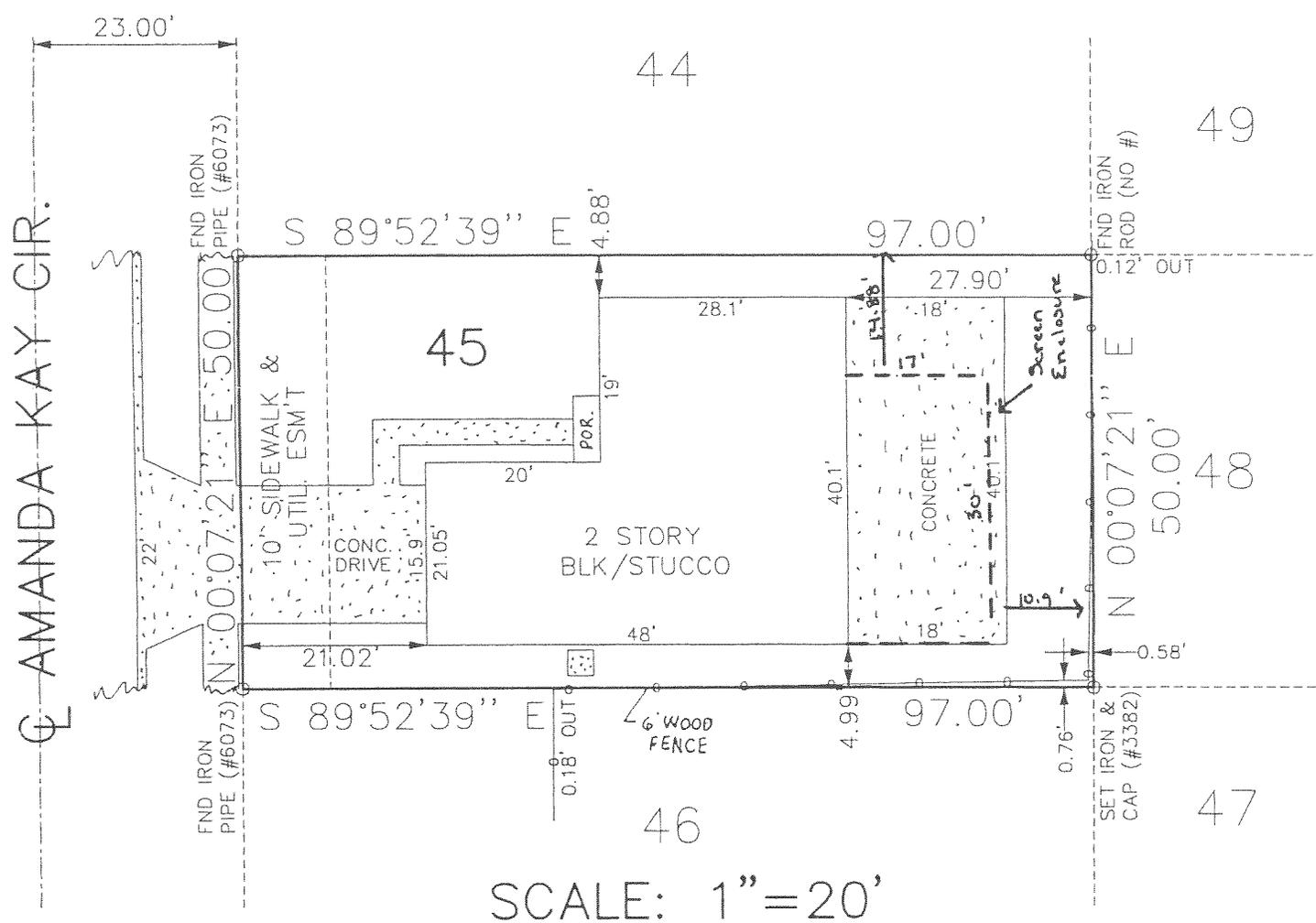
APPELLANT INFORMATION	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING:  
FEE(S): \$ 150 COMMISSION DISTRICT 5 FLU/ZONING MDR / R-RH  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS east side of Amador Hwy Cr 0.2 mi  
south of the intersection of Amador Hwy Cr & Amador Hwy Cr.  
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_  
SUFFICIENCY COMMENTS \_\_\_\_\_  
\_\_\_\_\_

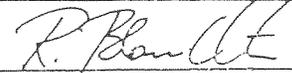


**SURVEY NOTES:**

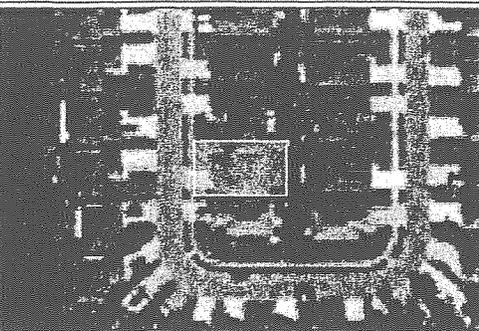
- 1) The street address of the above-described property is 1092 AMANDA KAY CIRCLE.
- 2) The above-described property lies in a Flood Zone X.

**SURVEYOR'S CERTIFICATE**

This is to certify that I have made a Survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 427.027 of the Florida Statutes.

REVISIONS:	 KITNER SURVEYING, INC. R. BLAIR KITNER - P.L.S. NO. 3382 Post Office Box 823, Sanford, Fl. 32772-0823 (407) 322-2000	CERTIFIED CORRECT TO:
SUBJECT NO: 05-585	SURVEY DATE: 31 AUGUST 2005	

<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>  SEMINOLE COUNTY FL  1101 E. FIRST ST SANFORD, FL 32771-1468 407-565-7508	31	AMANDA KAY CIR	42	51
	30		43	50
	29		44	49
	28		45	48
	27		46	47
	26			
	25			



**GENERAL**

Parcel Id: 20-19-30-509-0000-0450  
 Owner: HUNN JOHN & MARION  
 Mailing Address: 1092 AMANDA KAY CIR  
 City,State,ZipCode: SANFORD FL 32771  
 Property Address: 1092 AMANDA KAY CIR SANFORD 32771  
 Subdivision Name: FOREST COVE  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD  
 Dor: 01-SINGLE FAMILY

**2005 WORKING VALUE SUMMARY**

Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$139,684  
 Depreciated EXFT Value: \$0  
 Land Value (Market): \$28,000  
 Land Value Ag: \$0  
 Just/Market Value: \$167,684  
 Assessed Value (SOH): \$167,684  
 Exempt Value: \$25,000  
 Taxable Value: \$142,684  
 Tax Estimator  
 2005 Notice of Proposed Property Tax

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	12/2004	05576	0517	\$203,000	Improved	Yes
SPECIAL WARRANTY DEED	07/2001	04153	0578	\$115,500	Improved	Yes
WARRANTY DEED	08/2000	03920	0199	\$115,000	Vacant	No

Find Comparable Sales within this Subdivision

**2004 VALUE SUMMARY**

Tax Value(without SOH): \$1,588  
 2004 Tax Bill Amount: \$1,454  
 Save Our Homes (SOH) Savings: \$134  
 2004 Taxable Value: \$86,036  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	28,000.00	\$28,000

**LEGAL DESCRIPTION PLAT**

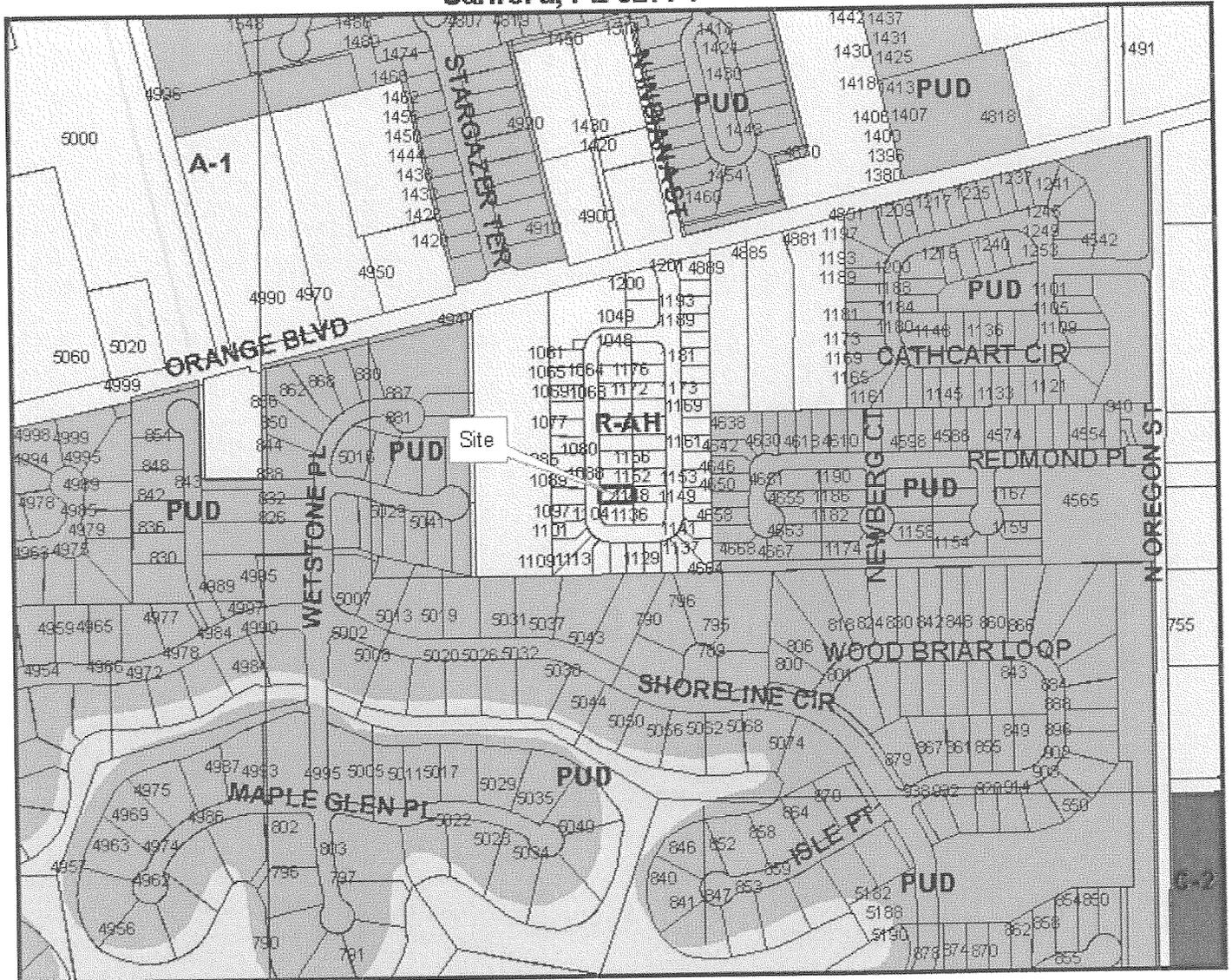
LOT 45 FOREST COVE PB 55 PGS 54 & 55

**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	2001	9	1,120	2,666	2,222	CB/STUCCO FINISH	\$139,684	\$142,535
	Appendage / Sqft		OPEN PORCH FINISHED / 24						
	Appendage / Sqft		GARAGE FINISHED / 420						
	Appendage / Sqft		UPPER STORY FINISHED / 1102						

**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.

Marion & John Hunn  
 1092 Amanda Kay Circle  
 Sanford, FL 32771

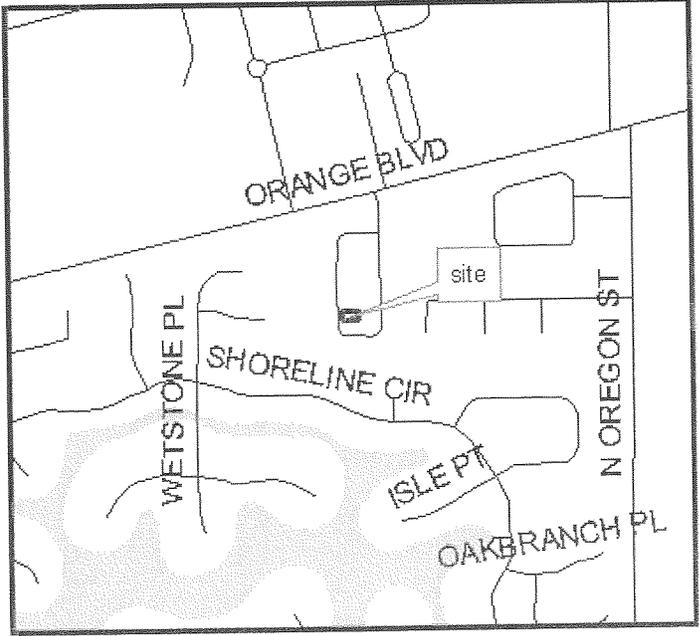


Seminole County Board of Adjustment  
 November 28, 2005  
 Case: BV2005-153  
 Parcel No: 20-19-30-509-0000-0450

**Zoning**

- A-1 Agricultural-1Ac
- R-AH Affordable Housing-3600
- C-2 Retail Commercial
- PUD Planned Unit Dev.
- BV2005-153

087 175 350 525 700 Feet



**Marion & John Hunn  
1092 Amanda Kay Circle  
Sanford, FL 32771**

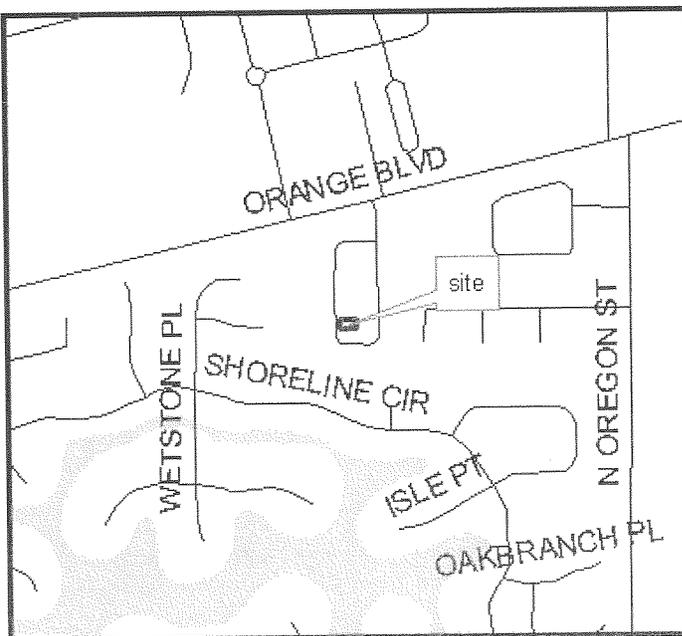
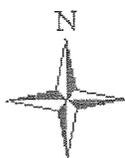


**Seminole County Board of Adjustment  
November 28, 2005  
Case: BV2005-153  
Parcel No: 20-19-30-509-0000-0450**

**Future Land Use**

	CONS, SE		LDR, NONE
	CONS, LDR		MDR, NONE
	CONS, MDR		PD, NONE
	CONS, PD		COM, NONE
	SE, NONE		BV2005-153

087.575 350 525 700 Feet



## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LOT 45 FOREST COVE PB 55 PGS 54 & 55

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

### FINDINGS OF FACT

**Property Owner:** Marion & John Hunn  
1092 Amanda Kay Cir.  
Sanford, FL 32771

**Project Name:** Amanda Kay Circle (1092)

#### **Requested Development Approval:**

Request for a minimum rear yard setback variance from 15 feet to 10 feet for a proposed screen enclosure in the R-AH (Affordable Housing 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: Ian Sikonia, 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 screen room enclosure 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: