

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

**SUBJECT:** Request for rear yard setback variance from 30 feet to 20 feet for a proposed sun room addition in the R-1A (Single-Family Dwelling District); (WM Doyle, applicant).

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

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

**Agenda Date** 12-19-05 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for rear yard setback variance from 30 feet to 20 feet for a proposed sun room addition in the R-1A (Single-Family Dwelling District); (WM Doyle, applicant); or
2. **DENY** the request for rear yard setback variance from 30 feet to 20 feet for a proposed sun room addition in the R-1A (Single-Family Dwelling District); (WM Doyle, applicant); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> WM Doyle <b>LOCATION:</b> 5141 Goldenrod Place <b>ZONING:</b> R-1A (Single-Family Dwelling District)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a (12' x 26') sun room addition that would encroach 10 feet into the 30 foot minimum rear yard setback.</li> <li>• The property appraiser's data indicates an aluminum screen porch was built in 1979. The survey provided shows the aluminum porch with a setback of 22 feet.</li> <li>• There is no record of prior variances having been granted for this property.</li> </ul>
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• The granting of the requested variance would confer special privileges denied to other properties in the R-1A zoning district by allowing encroachment into the rear</li> </ul>

	<p>yard setback without the demonstration of special circumstances or hardship by the applicants.</p> <ul style="list-style-type: none"><li>• The applicants would retain reasonable use of the property without the requested variance.</li><li>• 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.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends denial of the request, unless the applicants 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"><li>• Any variance granted shall apply only to the proposed sun room addition as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>



**COPY**

APPL. NO. BV 2005-180

**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** REAR YARD SETBACK VARIANCE FROM 30'  
TO 20' for a proposed sun room Addition
- 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**

MEDICAL HARDSHIP

FAMILY HARDSHIP

TIME NEEDED \_\_\_\_\_

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Wm &amp; ANITA J DOYLE</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;">           NOV - 3 2005             PLANNING DIVISION         </div>
ADDRESS	<u>5141 GOLDENROD PLACE WINTER PARK, FL 32782</u>	
PHONE 1	<u>407-671-5226 H</u>	
PHONE 2	<u>407-359-4883 W</u>	
E-MAIL	<u>ajdoyle72@yahoo.com</u>	

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

SITE ADDRESS: 5141 Goldenrod Place Rd Winter Park FL 32782

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: Lot 13 GOLDENROD PLACE  
Plot Book 16 Page 81

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 35-2130-511-0000-0130

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS KNCE

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 12, 19, 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.

Anita J Doyle  
 SIGNATURE OF OWNER OR AGENT\* DATE 11-03-05

**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<sup>00</sup>

COMMISSION DISTRICT 1 FLU/ZONING

R-1A

BCC HEARING DATE

(FOR APPEAL)

LOCATION FURTHER DESCRIBED AS E. side of Goldenrod Place Rd 0.1 mi. North of the intersection of Blue Jacket Pl. & Goldenrod Place Rd

PLANNING ADVISOR

MR

DATE

11-3-05

SUFFICIENCY COMMENTS Already applied for city permit

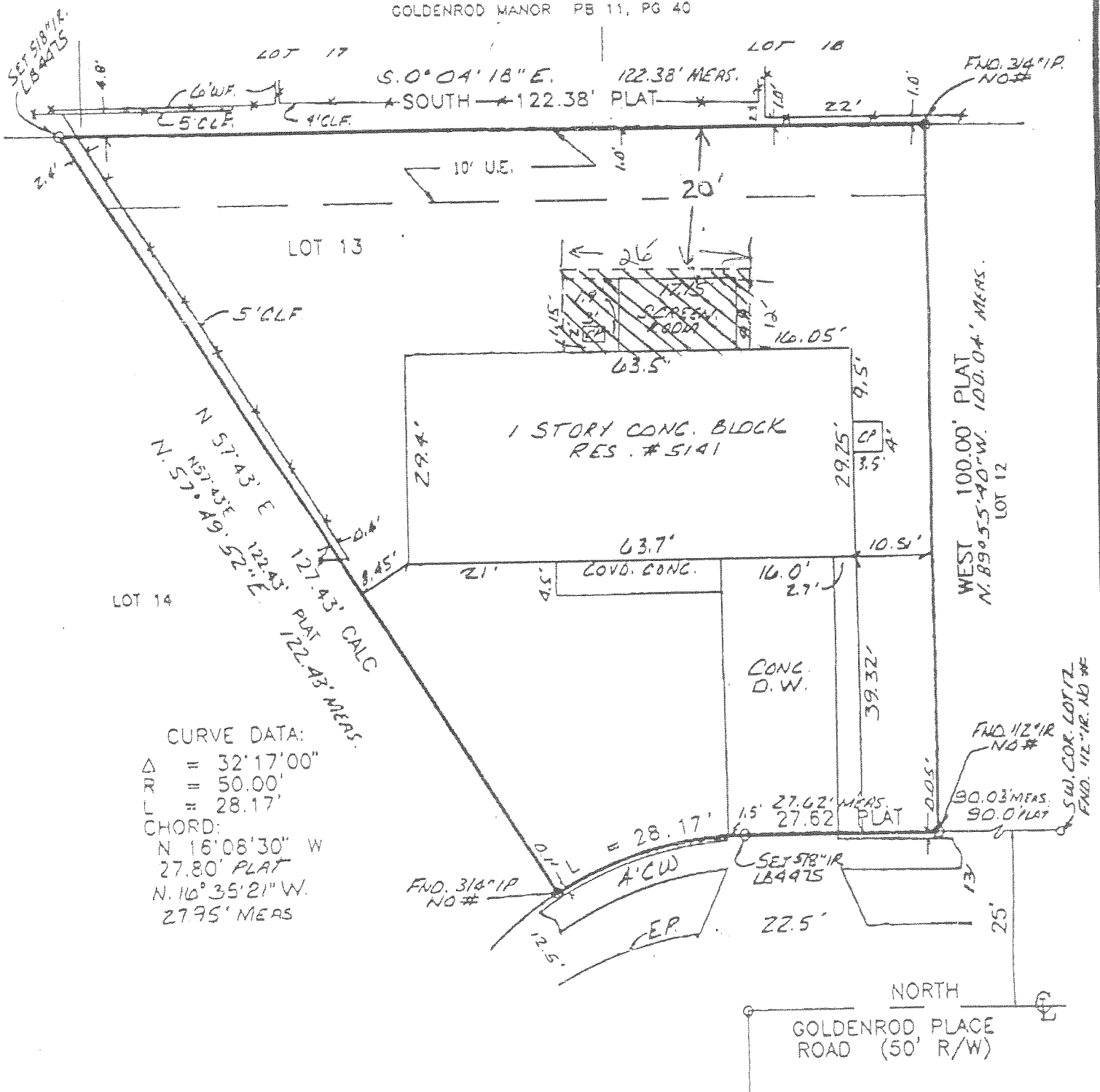
# PLAT OF SURVEY

## DESCRIPTION

LOT 13, GOLDENROD PLACE,  
 AS RECORDED IN PLAT BOOK 16, PAGE(S) 81, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



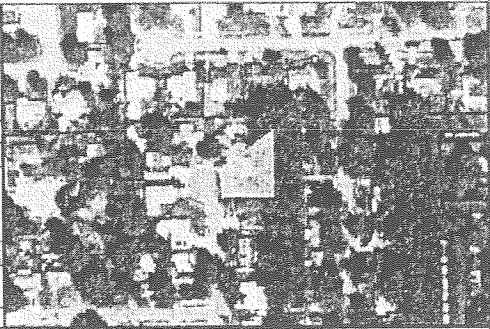
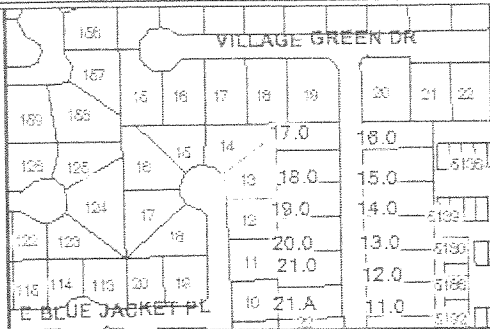
GOLDENROD MANOR PB 11, PG 40



CURVE DATA:  
 $\Delta$  = 32°17'00"  
 $R$  = 50.00'  
 $L$  = 28.17'  
 CHORD:  
 N 16°08'30" W  
 27.80' PLAT  
 N 110°35'21" W  
 27.95' MEAS

NORTH  
 GOLDENROD PLACE  
 ROAD (50' R/W)

DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY FL  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407-665-7506



**GENERAL**  
 Parcel Id: 35-21-30-511-0000-0130  
 Owner: DOYLE WILLIAM & ANITA J  
 Mailing Address: 5141 GOLDENROD PLACE RD  
 City,State,ZipCode: WINTER PARK FL 32792  
 Property Address: 5141 GOLDENROD PLACE RD N WINTER PARK 32792  
 Subdivision Name: GOLDENROD PLACE  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD  
 Dor: 01-SINGLE FAMILY

**2006 WORKING VALUE SUMMARY**  
 Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$96,743  
 Depreciated EXFT Value: \$578  
 Land Value (Market): \$24,000  
 Land Value Ag: \$0  
 Just/Market Value: \$121,321  
 Assessed Value (SOH): \$75,377  
 Exempt Value: \$25,000  
 Taxable Value: \$50,377  
 Tax Estimator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	03/1989	02052	0845	\$75,000	Improved	Yes
WARRANTY DEED	01/1973	00974	1352	\$26,700	Improved	No

Find Comparable Sales within this Subdivision

**2005 VALUE SUMMARY**  
 Tax Value(without SOH): \$1,592  
 2005 Tax Bill Amount: \$790  
 Save Our Homes (SOH) Savings: \$802  
 2005 Taxable Value: \$48,182  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	24,000.00	\$24,000

**LEGAL DESCRIPTION**  
 PLATS:   
 LEG LOT 13 GOLDENROD PLACE PB 16 PG 81

**BUILDING INFORMATION**

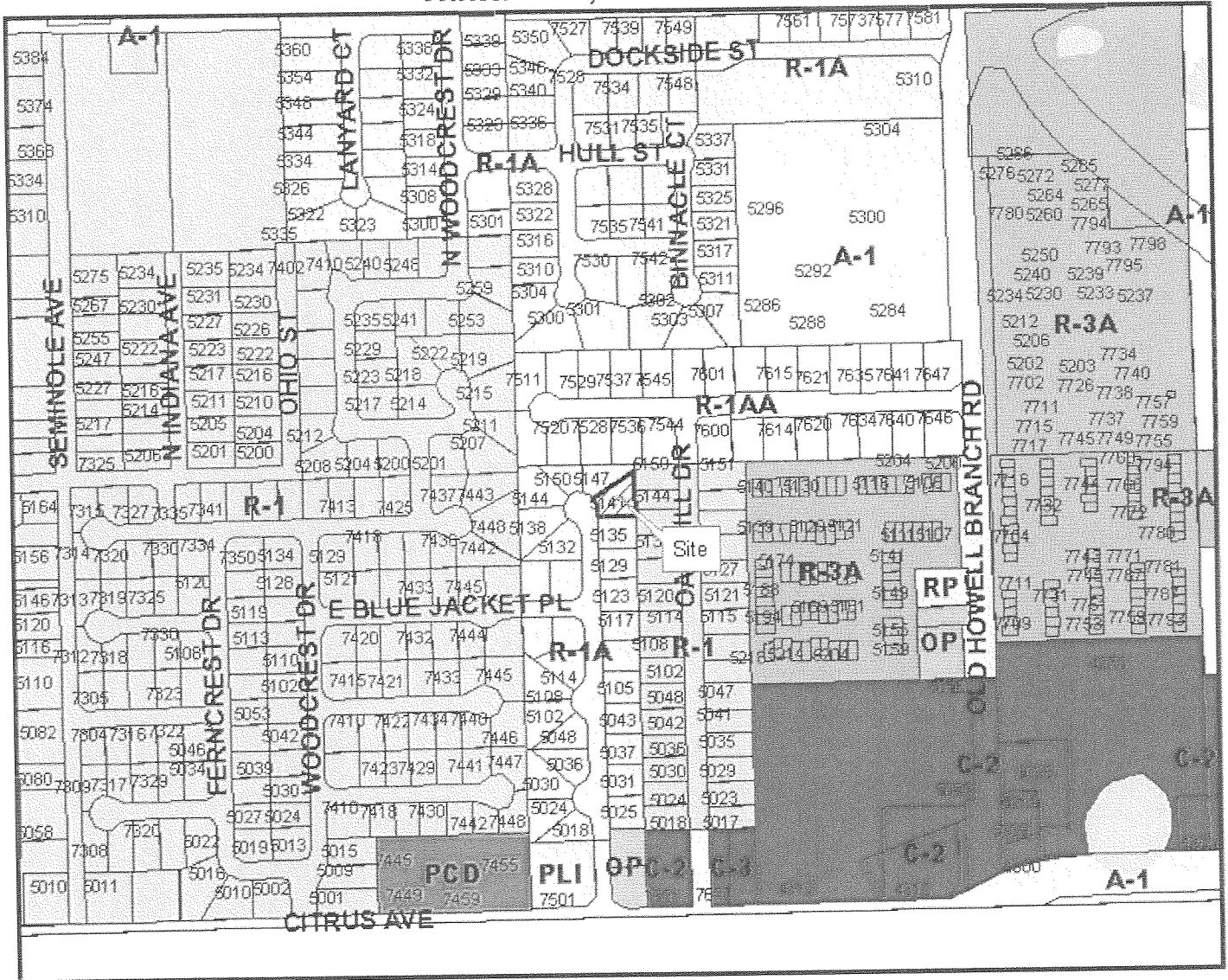
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1973	6	1,224	1,903	1,224	CONC BLOCK	\$96,743	\$113,482
			Appendage / Sqft	OPEN PORCH FINISHED / 76					
			Appendage / Sqft	GARAGE FINISHED / 603					

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	170	\$578	\$1,445

**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.

WM & Anita J Doyle  
 5141 Goldenrod Place Road  
 Winter Park, FL 32792

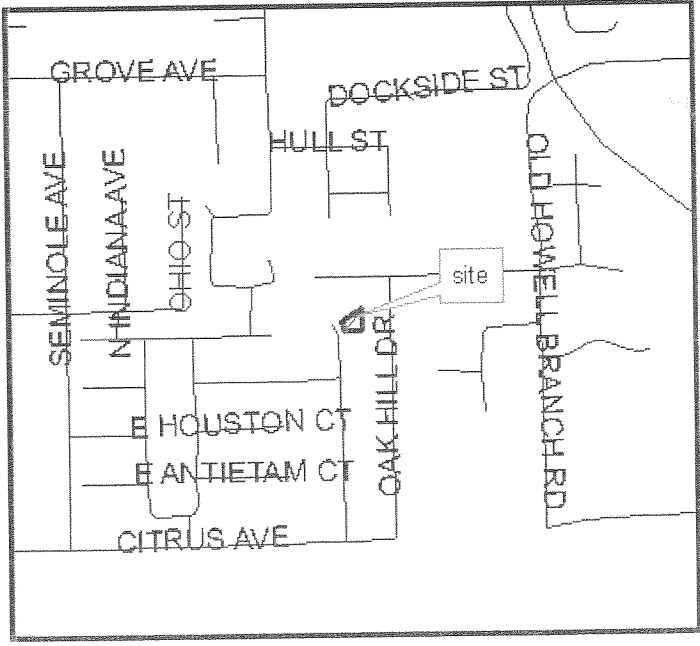


Seminole County Board of Adjustment  
 December 19, 2005  
 Case: BV2005-180  
 Parcel No: 35-21-30-511-0000-0130

**Zoning**

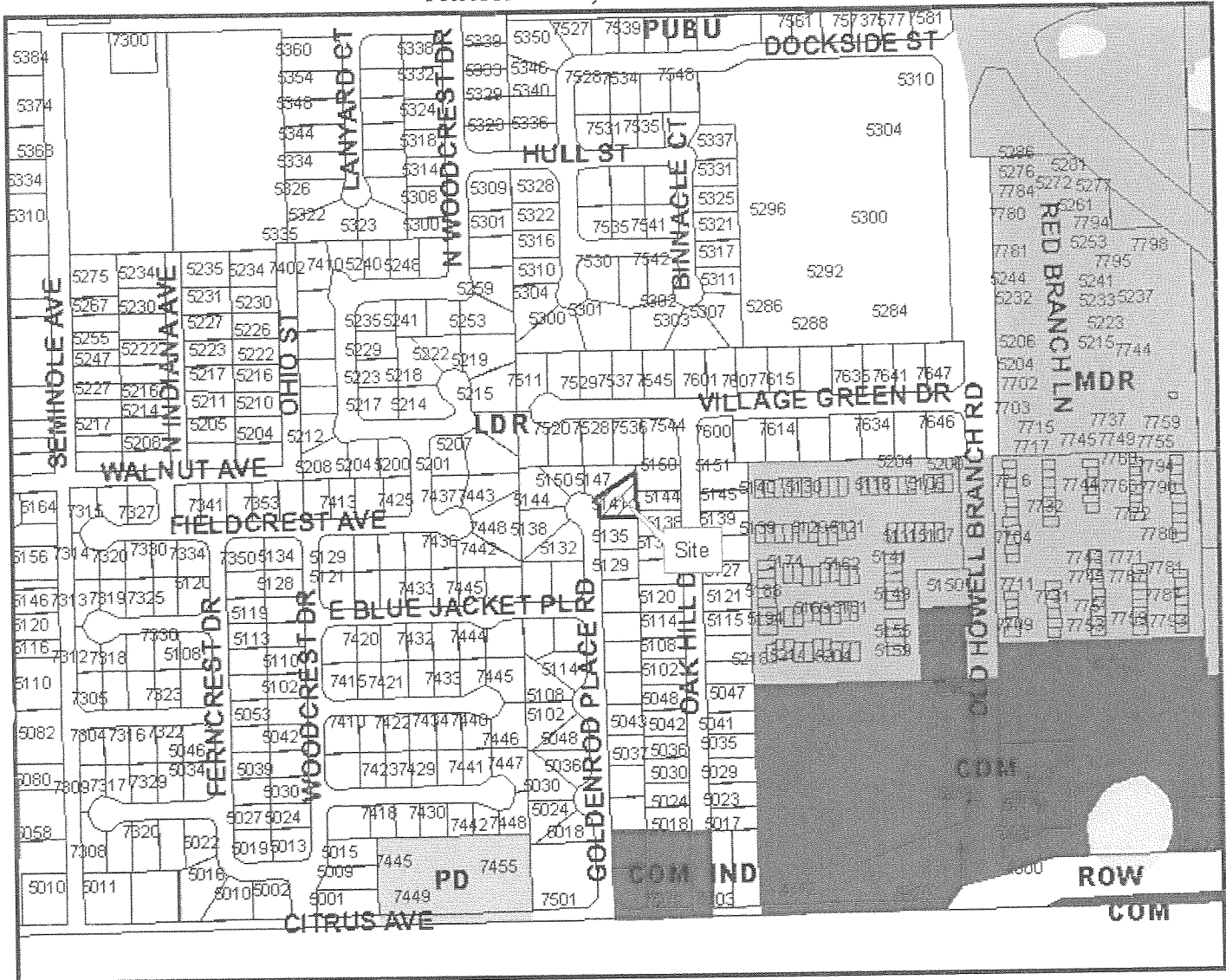
A-1	C-2
R-1AA	C-3
R-1A	PCD
R-1	PLI
R-3A	BV2005-180
RP I	
OP	

0 95 190 380 570 760 Feet





WM & Anita J Doyle  
 5141 Goldenrod Place Road  
 Winter Park, FL 32792

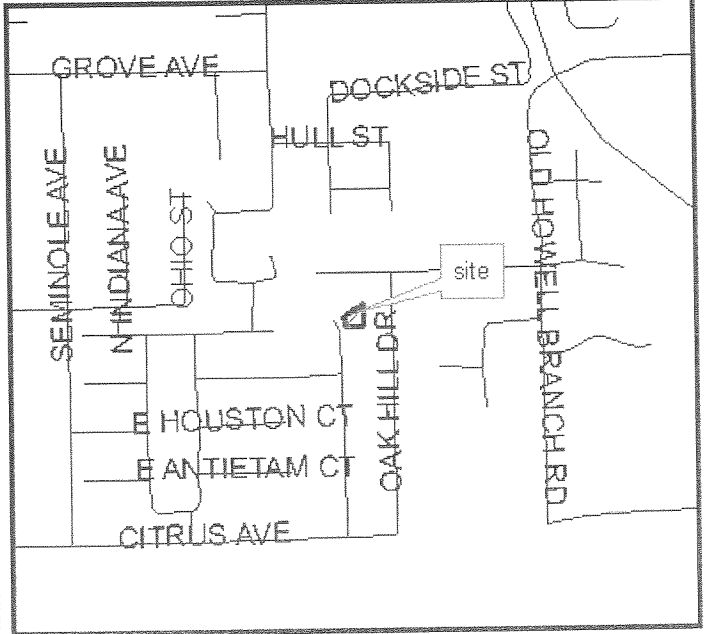


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**Future Land use**

- LDR
- MDR
- PD
- COM
- IND
- BV2005-180

0 95 190 380 570 760 Feet





**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On December 19, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 13 GOLDENROD PLACE PB 16 PG 81

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

**FINDINGS OF FACT**

**Property Owner:** WM & ANITA DOYLE  
5141 GOLDENROD PLACE ROAD  
WINTER PARK, FL 32792

**Site Address:** 5141 GOLDENROD PLACE ROAD

**Requested Development Approval:**

REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20 FEET FOR A PROPOSED SUN ROOM 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  
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 PROPOSED SUN ROOM 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 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: