

SEMINOLE COUNTY GOVERNMENT
 BOARD OF ADJUSTMENT
 AGENDA MEMORANDUM

SUBJECT: Request for (1) a lot size variance from 11,700 square feet to 7,130 square feet; and (2) a width at the building line variance from 90 feet to 62 feet for a proposed home in the R-1AA (Single-Family Dwelling District); (Linda Mee, applicant).

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

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

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

MOTION/RECOMMENDATION:

1. **APPROVE** Request for (1) a lot size variance from 11,700 square feet to 7,130 square feet; and (2) a width at the building line variance from 90 feet to 62 feet for a proposed home in the R-1AA (Single-Family Dwelling District); (Linda Mee, applicant); or
2. **DENY** Request for (1) a lot size variance from 11,700 square feet to 7,130 square feet; and (2) a width at the building line variance from 90 feet to 62 feet for a proposed home in the R-1AA (Single-Family Dwelling District); (Linda Mee, applicant); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	APPLICANT: Linda Mee LOCATION: Ridgewood Street (Lot 14) ZONING: R-1 (Single-Family Dwelling District)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family residence on a vacant lot located on a paved county-maintained roadway. • Currently, the subject property consists of lot 14 of the Altamonte Heights Subdivision Plat. This lot was platted in 1956 and the dimensions of the lot are 62' x 115'. • The proposed single-family home would be approximately 50'x40' or 2,000 +/- square feet.
STAFF FINDINGS	<ul style="list-style-type: none"> • The lot is a parcel of record as of July 6, 1956. • The lot will obtain water from a 6' water line running along Ridgewood Street and will obtain sewer from a septic system. However there are other homes within the neighborhood that

	<p>have septic systems on similar size lots.</p> <ul style="list-style-type: none">• Policy FLU 3.2, adopted on September 11, 1991, states the county shall resolve environmental and infrastructure issues by requiring the combining of lots. Because of the lack of records for this lot, staff was able to determine that there was not any opportunity to combine this lot.• Out of the 26 parcels along Ridgewood Street from Pressview Avenue to Virginia Avenue there are 9 parcels which have single-family homes on similar size lots.• There is no record of prior variances having been granted for this property.
STAFF RECOMMENDATION	<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">• Any variance granted should apply only to the proposed lot and proposed single-family residence as depicted on the attached site plan; and• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.



COPY

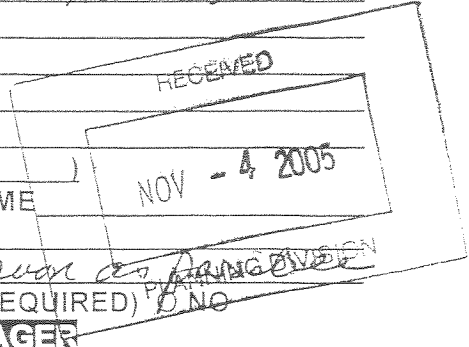
APPL. NO. BV2005-183

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** Request for a
minimum lot size variance from 11,700 to 7130
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
 - EXISTING (YEAR _____) PROPOSED (YEAR _____)
 - REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 - ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 - PLAN TO BUILD YES NO IF SO, WHEN As soon as arranged
 - MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**



PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Linda Mee	
ADDRESS	344 E Ridgewood St. Altamonte Springs	
PHONE 1	407 339 9930 x 205	
PHONE 2	407 834-7068	
E-MAIL	linda@goodfaithmortgage.net	

PROJECT NAME: L. MEE Residence

SITE ADDRESS: Lot 14 on Ridgewood St

CURRENT USE OF PROPERTY: VACANT

LEGAL DESCRIPTION: lot 14, B1K "G" West Altamonte Heights, Section 2, Seminole Cty, FL. according to PB 10, PG 75, PR Seminole Cty FL

SIZE OF PROPERTY: 62' x 115' acres PARCEL I.D. 11-21-29-503-0600-0140

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 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.

Linda Mee
SIGNATURE OF OWNER OR AGENT*

Nov 4 05
DATE

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

ADDITIONAL VARIANCES

VARIANCE 2:

~~Source of variance~~ request for a width @ the building line from 90' to 62'

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:

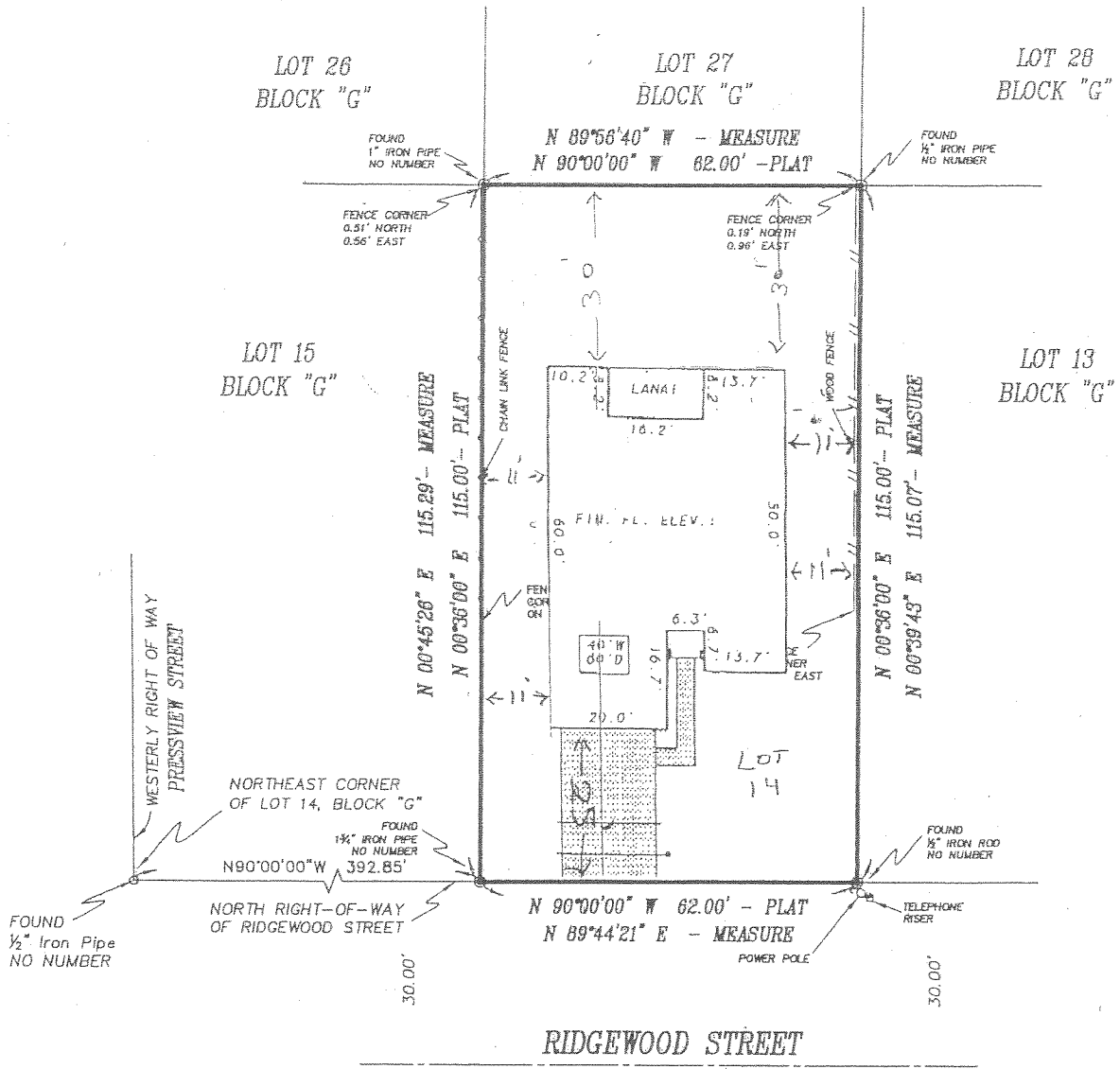
FEE(S): \$ 200.00 COMMISSION DISTRICT 4 FLU/ZONING LDP/R-1AA

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS south side of E. Ridgewood St. @ intersection of Alton 0.1 mi. W. at the intersection of E. Ridgewood St + Pressney Ave.

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS parcel of record



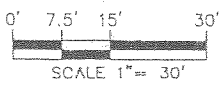
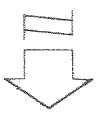
RIDGEWOOD STREET

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD STREET BEING $N90^{\circ}00'00''W$, (ASSUMED)
2. UNDERGROUND IMPROVEMENTS, ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. BUILDING TIES ARE TO FOUNDATION.
5. BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEEB OR PLATTED LINES.
6. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND PER RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD CERTIFICATION

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE STRUCTURE SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. THIS STRUCTURE LIES IN ZONE "X", COMMUNITY PANEL NO. 120290 0120 E EFFECTIVE DATE: APRIL 17, 1995. MAP REVISION DATE: (SUBJECT TO CHANGE)



ABBREVIATIONS / LEGEND

- L.B.—LICENSED BUSINESS
- ARC—ARC LENGTH
- CH.—CHORD
- R—RADIUS

NOTE: THE ONLY ELEVATIONS BY THIS FIRM ARE DESIGNATED WITH AN "E" FOR EXISTING, PROPOSED ELEVATIONS, AND / OR DRAINAGE PATTERNS, IF ANY, WERE DESIGNED BY OUTSIDE ENTITIES. ANY PROBLEMS ARISING FROM THE USE OF SAID PROPOSED ELEVATIONS SHALL BE DIRECTED TO SAID ENTITIES. THIS FIRM ASSUMES NO LIABILITY FROM THE USE OF SAID PROPOSED ELEVATIONS OR LOT DRAINAGE.

THE UNDERSIGNED AND CAVONE, INC. LAND SURVEYORS and MAPPERS MAKE NO RESERVATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER THIS INSTRUMENT IS NOT

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-565-7506

31.0			10.0	F	13.0	15.0		
29.0	28.0	27.0			23.0	20.0	19.0	
E RIDGEWOOD ST								
8.0	10.0	G	12.0		15.0	16.0	18.0	20
33.0	31.0	30.0	28.0		25.0	22.0	22.0	21
ALPINE ST								
8.0		10.0			14.0	15.0		18.0



GENERAL

Parcel Id: 11-21-29-503-0G00-0140
 Owner: MEE LINDA
 Mailing Address: 344 RIDGEWOOD ST
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32701
 Property Address: RIDGEWOOD ST E ALTAMONTE SPRINGS 32701
 Subdivision Name: WEST ALTAMONTE HEIGHTS SEC 2
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 00-VACANT RESIDENTIAL

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$16,554
 Land Value Ag: \$0
 Just/Market Value: \$16,554
 Assessed Value (SOH): \$16,554
 Exempt Value: \$0
 Taxable Value: \$16,554
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	01/2005	05626	1731	\$100	Vacant	No
WARRANTY DEED	03/1990	02164	0590	\$3,500	Vacant	No
WARRANTY DEED	03/1990	02164	0589	\$3,500	Vacant	No

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$271
 2005 Taxable Value: \$16,554
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	62	115	.000	300.00	\$16,554

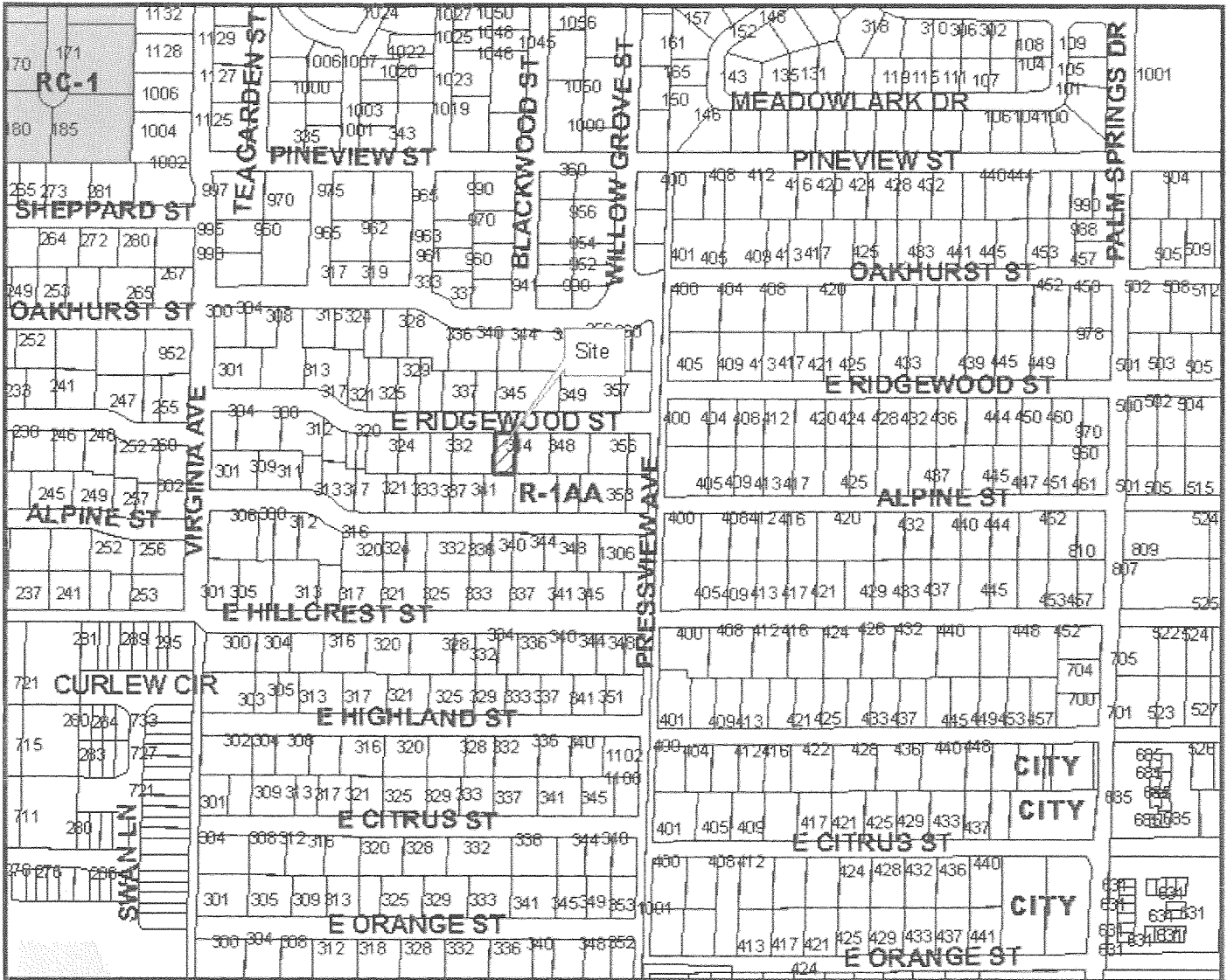
LEGAL DESCRIPTION

PLATS:

LEG LOT 14 BLK G WEST ALTAMONTE HEIGHTS SEC 2
 PB 10 PG 75




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.

Linda Mee
 344 E. Ridgewood Street
 Altamonte Springs, FL 32701

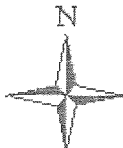


Seminole County Board of Adjustment
 December 19, 2005
 Case: BV2005-183
 Parcel No: 11-21-29-503-0G00-0140

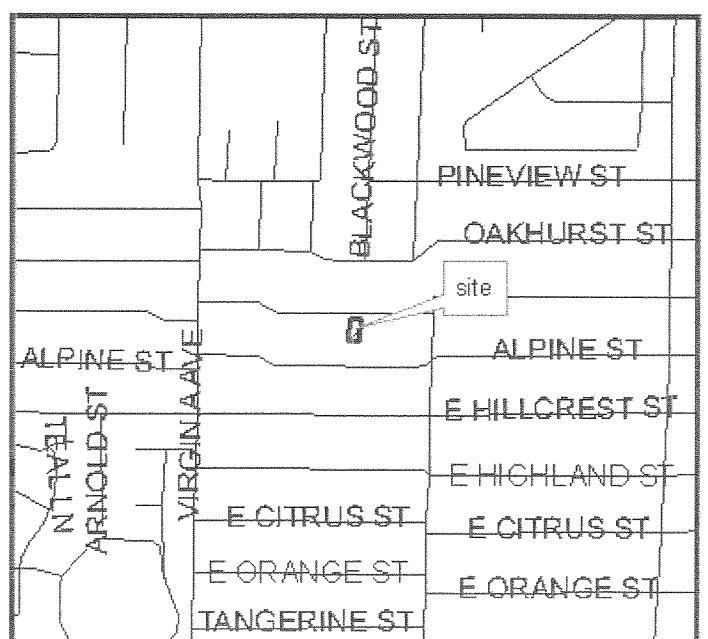
Zoning

-  RC-1
-  R-1AA
-  BV2005-183

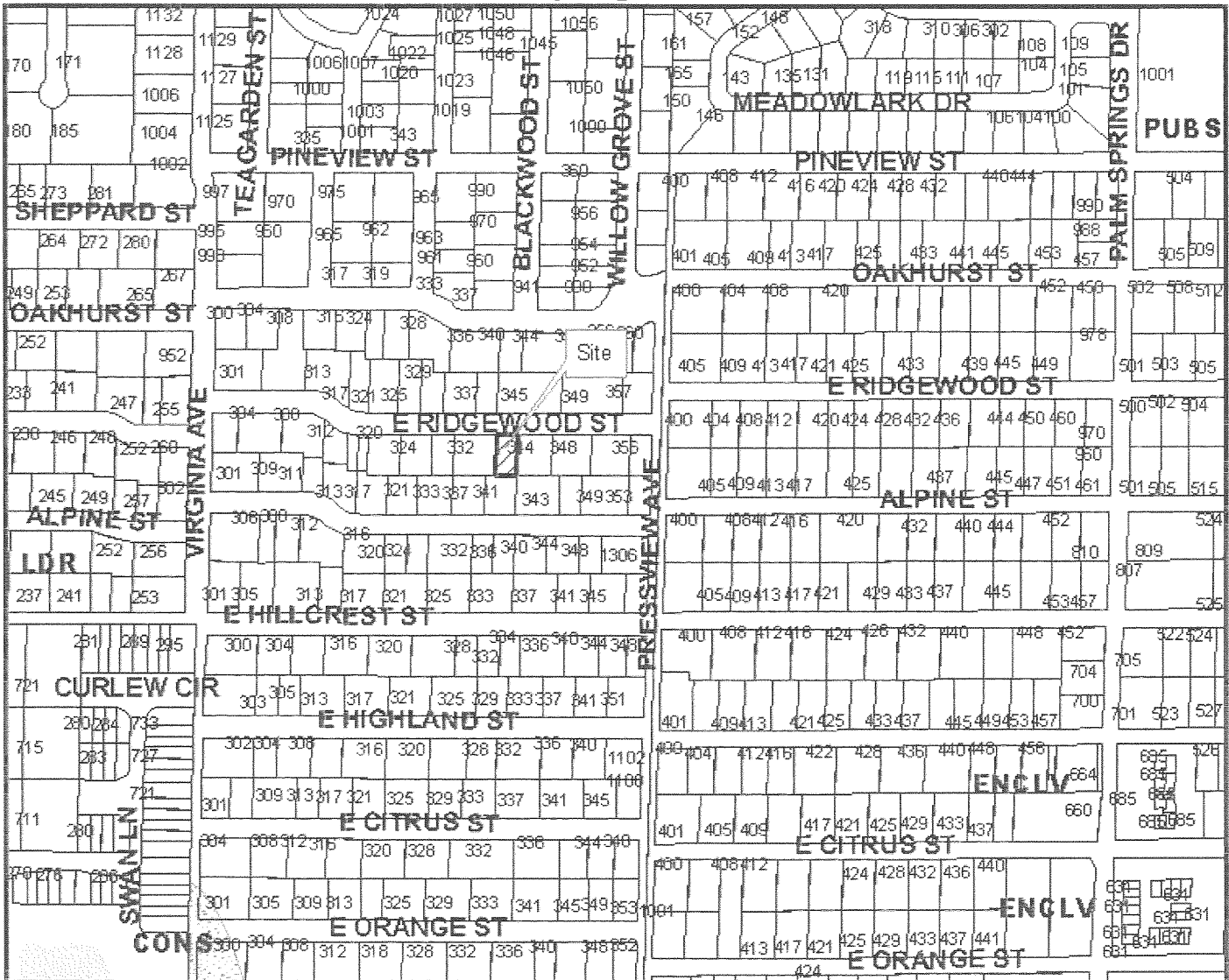
N



0 100 200 400 600 800 Feet







Linda Mee
 344 E. Ridgewood Street
 Altamonte Springs, FL 32701


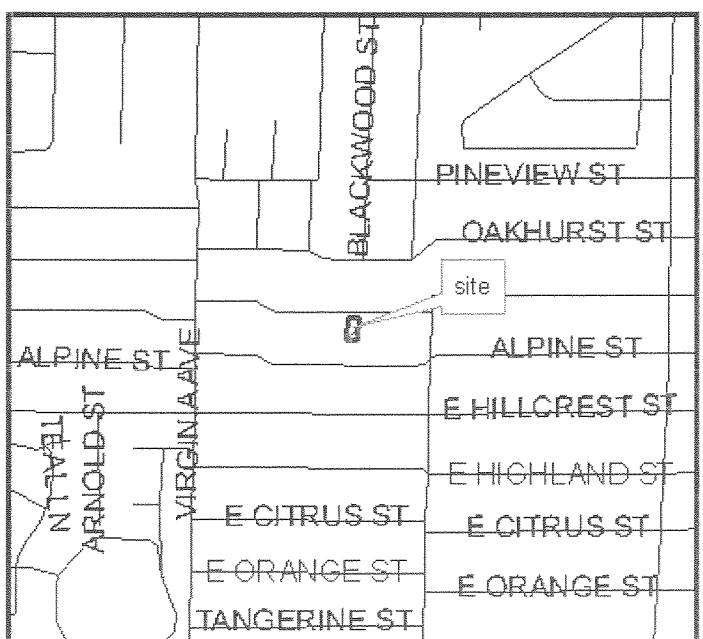


Seminole County Board of Adjustment
 December 19, 2005
 Case: BV2005-183
 Parcel No: 11-21-29-503-0G00-0140

Future Land Use

-  CONS, LDR
-  PUBS
-  LDR
-  BV2005-183

0 100 200 400 600 800 Feet

Personal & Confidential

GOOD FAITH MORTGAGE SERVICES INC.

Mortgage Broker Business

982 Douglas Ave Ste 100

Altamonte Springs, FL 32714

(407) 339-9930 FAX (407) 339-9940

Date Nov 14 05

Transmission includes this cover plus 3 pages to follow.

TO: Name _____

Company Zoning

Fax # 407 665 7385 Phone # _____

From: Ronda W. Lee

RE: App. # BV 2005-183

Message

Following are letters to
help my case for my variances
Thank you

This message is intended only for the use of the individual or entity to which it is addressed. It may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, employer or agent responsible for delivering the message to the intended recipient, you are hereby notified that any discrimination, distribution or copying of this communication is strictly prohibited.

Re. App. #BV2005-183

November 14, 2005

To Whom It May Concern,

I am the owner of the lot requiring the variances. I own the residence east of the lot, 344 E. Ridgewood. I desire to build my residence on the lot for I am now a single woman with no children at home and I would like to downsize and reduce my upkeep. Also it is important to stay in the area for I own a business on Douglas Ave.

Thank you for your consideration.



Linda Mee
344 E. Ridgewood Street
Altamonte Springs, Fl. 32701

(407)834-7068 Hm. #

(407) 339-9930 x 205 Wk. #

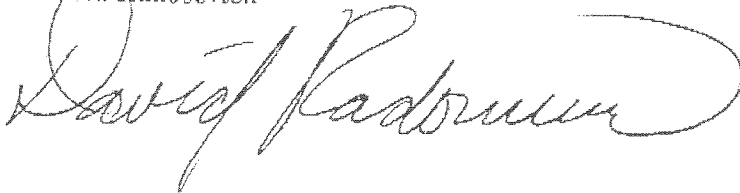
November 7, 2005

*David Radosevich
343 Alpine Street
Altamonte Springs, FL 32701*

My property adjoins to the south of my neighbor, Ms. Linda Mee. I would have no objections for Ms. Mee to build on her lot.

Sincerely,

David Radosevich

A handwritten signature in cursive script that reads "David Radosevich". The signature is written in black ink and is positioned below the printed name.

November 07, 2005

To Whom It May Concern

Re: Lot 14, Block H,
West Altamonte Heights

I live just behind the
land in question and have
no objection to Linda
Mee building her self
a new residence.

Janet D. Schmitt, Owner
341 Alpine Street
Altamonte Springs, FL 32701
407-340-7603

SEMINOLE COUNTY DEVELOPMENT ORDER

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

LEG LOT 14 BLK G WEST ALTAMONTE HEIGHTS SEC 2 PB 10 PG 75

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

FINDINGS OF FACT

Property Owner: Linda Mee
344 Ridgewood St.
Altamonte Springs, Fl 32701

Project Name: Ridgewood Street (Lot 14)

Requested Development Approval:

Request for (1) a lot size variance from 11,700 square feet to 7,130 square feet; and (2) a width at the building line variance from 90 feet to 62 feet for a proposed home 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: 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. Any variance granted shall apply only to the existing lot and proposed single-family residence 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: