

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

SUBJECT: Request for (1) a lot size variance from 8,400 square feet to 6,850 square feet; and (2) a width at the building line variance from 70 feet to 50 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Craig Jones, 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 8,400 square feet to 6,850 square feet; and (2) a width at the building line variance from 70 feet to 50 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Craig Jones, agent); or
2. **DENY** Request for (1) a lot size variance from 8,400 square feet to 6,850 square feet; and (2) a width at the building line variance from 70 feet to 50 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Craig Jones, agent); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	APPLICANT: LOCATION: ZONING:	Craig Jones Dunbar Street (Lot 14) 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. • Currently, the subject property consists of Lot 14 Block A of the Merrit Park Subdivision Plat. This lot was platted in 1950 and the dimensions of the lot are 50' x 137'. • The proposed single-family home would be three bedrooms and approximately 1,300 +/- square feet. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • The lot is a parcel of record as of July 6, 1950. • The lot would obtain water and sewer from a 2" water main and 8" gravity sewer main running along Dunbar Street. • Policy FLU 3.2, adopted on September 11, 1991, states the county shall resolve environmental and infrastructure issues by requiring the combining of lots. Although it is possible for the applicant to combine this lot with its neighbors, staff feels 	

	<p>because of the trend of development and the connection of sewer and water to the site it won't be a detriment to the neighborhood and will meet the goals of Policy 3.2.</p> <ul style="list-style-type: none">• Of the 13 parcels on Dunbar Street from Anchor Road to Central Street there are 3 single-family homes on similar size lots. There are several lots in the area that were granted similar variances.• This lot will have direct access to Dunbar Street which is a paved county-maintained roadway.• The subject property is located in the East Altamonte community which has been designated as a Community Development Target area by Seminole County in order to promote new housing opportunities.• 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BVA005-184

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** Lot ⁵¹³⁴ ~~width~~ variance from 5,400 sq ft to 6,850 sq ft
- 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**

RECEIVED
 NOV - 4 2005
 PLANNING DIVISION

PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	Betty Berry	Craig Jones	
ADDRESS	1205 CR 468 Leesburg FL 34748	660 Lake Harbor Circle Orlando FL 32809	
PHONE 1		407-493-5409	
PHONE 2			
E-MAIL		cdharrelljones@aol.com	

PROJECT NAME: _____
 SITE ADDRESS: LEG LOT 14 BLKA HERRITT PARK PB 8 PG 22
 CURRENT USE OF PROPERTY: _____
 LEGAL DESCRIPTION: _____
 SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 18-21-30-562-0A00-0140
 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.

Craig Jones 11/4/05
 SIGNATURE OF OWNER OR AGENT* DATE

ADDITIONAL VARIANCES

VARIANCE 2:

Lot width variance from 70' to 56' ft

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 COMMISSION DISTRICT 41 FLU/ZONING MDR/R-1

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS N. side of Dunbar St 6.1 mi. east of the intersection of Dunbar St & Central St

PLANNING ADVISOR _____ DATE _____

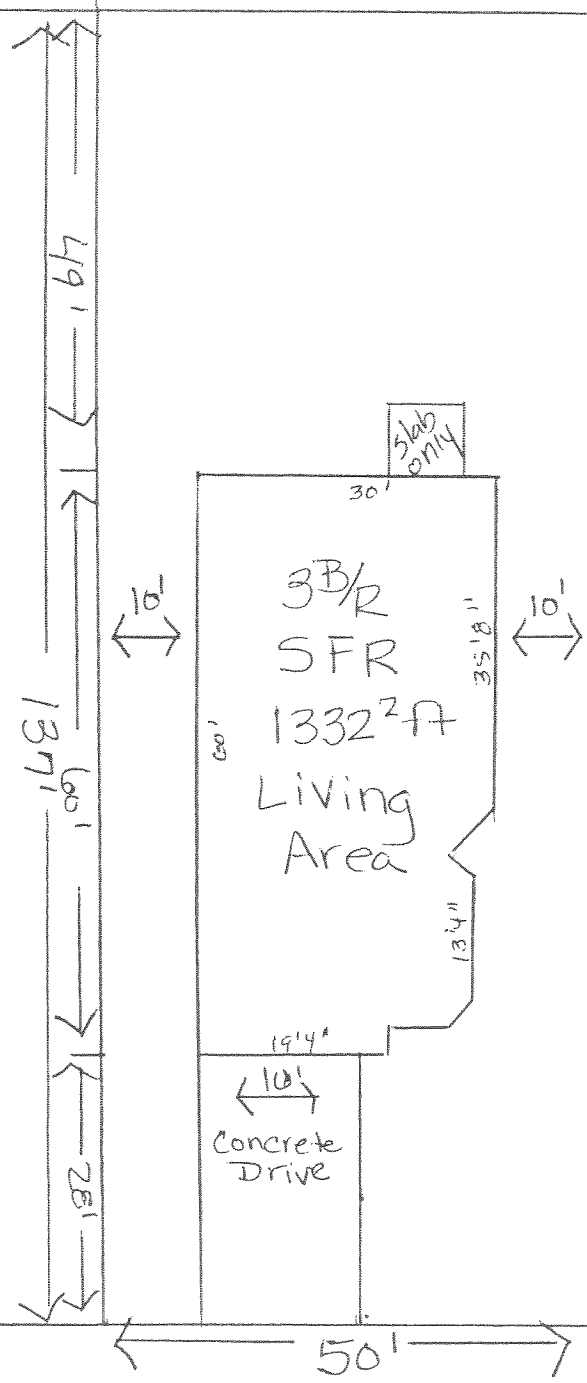
SUFFICIENCY COMMENTS _____

Plot Plan

Lot 14 BKA Merritt Park
Plat BK 8 pg 22
Donbar Street

Scale 1" = 20'

This does not
constitute a
survey



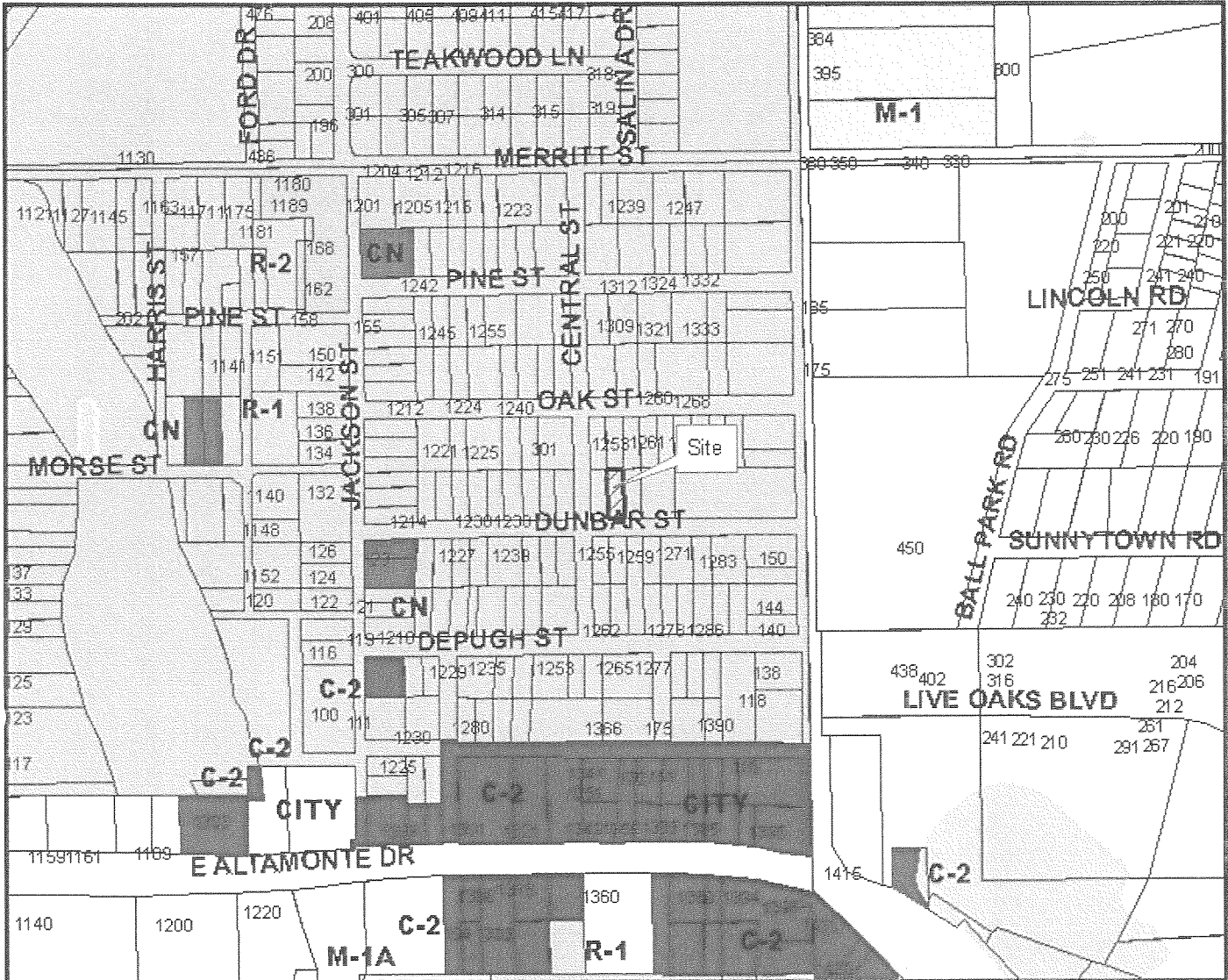
Magnolia

Ydela (Hele) [Signature]
CRC057142

Donbar Street

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>													
<p align="center">GENERAL</p> <p>Parcel Id: 18-21-30-502-0A00-0140 Owner: BERRY BETTY & Own/Addr: PELHAM JOSEPH Mailing Address: 1205 CR 468 City,State,ZipCode: LEESBURG FL 34748 Property Address: DUNBAR ST Subdivision Name: MERRITT PARK Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>	<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$2,940 Land Value Ag: \$0 Just/Market Value: \$2,940 Assessed Value (SOH): \$2,940 Exempt Value: \$0 Taxable Value: \$2,940 Tax Estimator</p>														
<p align="center">SALES</p> <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>WARRANTY DEED</td> <td>04/1987</td> <td>01856</td> <td>0774</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	04/1987	01856	0774	\$100	Vacant	No	<p align="center">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$48 2005 Taxable Value: \$2,940 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified									
WARRANTY DEED	04/1987	01856	0774	\$100	Vacant	No									
<p align="center">LAND</p> <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 & DEPTH</td> <td>50</td> <td>137</td> <td>.000</td> <td>60.00</td> <td>\$2,940</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	50	137	.000	60.00	\$2,940	<p align="center">LEGAL DESCRIPTION</p> <p>PLATS: Pick... </p> <p>LEG LOT 14 BLK A MERRITT PARK PB 8 PG 22</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value										
FRONT FOOT & DEPTH	50	137	.000	60.00	\$2,940										
<p>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.</p>															

**Craig Jones
Lot 14 Dunbar Street**

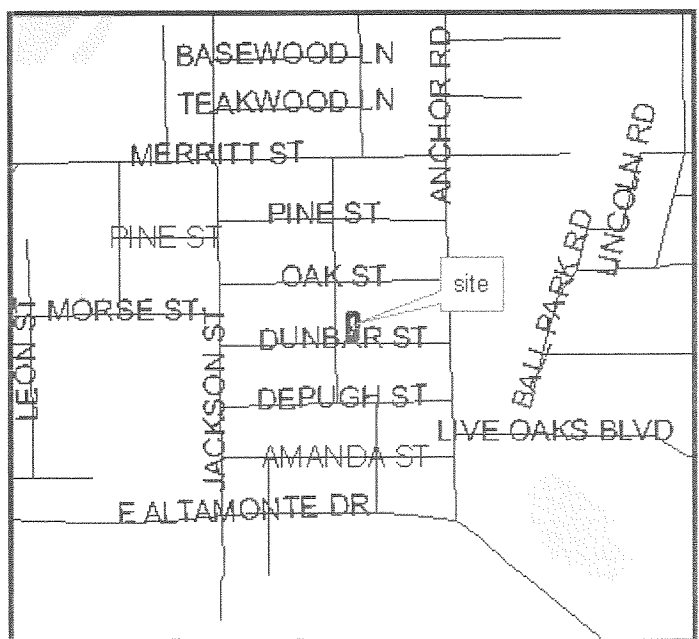


**Seminole County Board of Adjustment
December 19, 2005
Case: BV2005-184
Parcel No: 18-21-30-502-0A00-0140**

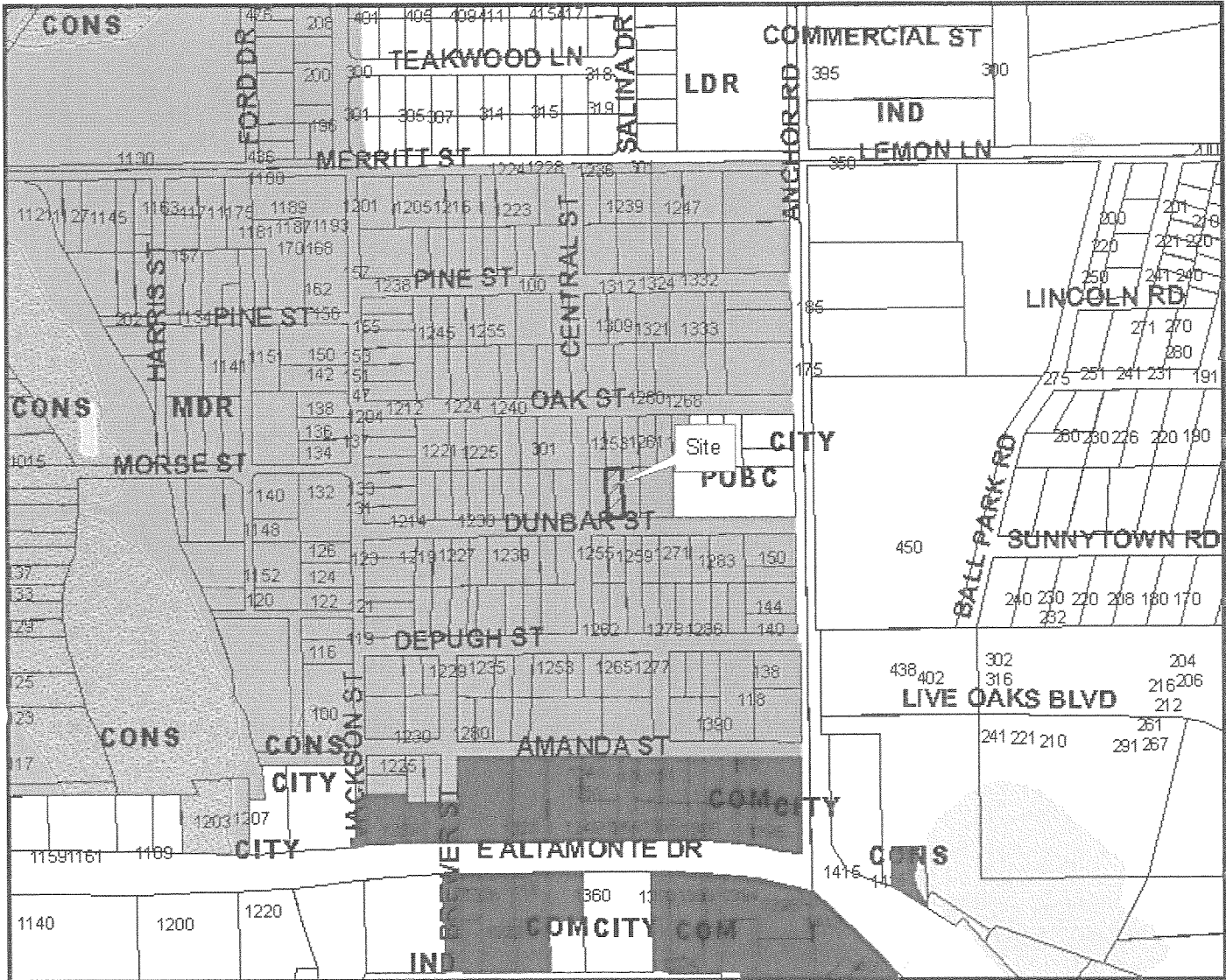
Zoning

- R-1
- R-2
- CN
- C-1
- C-2
- M-1A
- M-1
- BV2005-184

Feet
 0 90 180 360 540 720











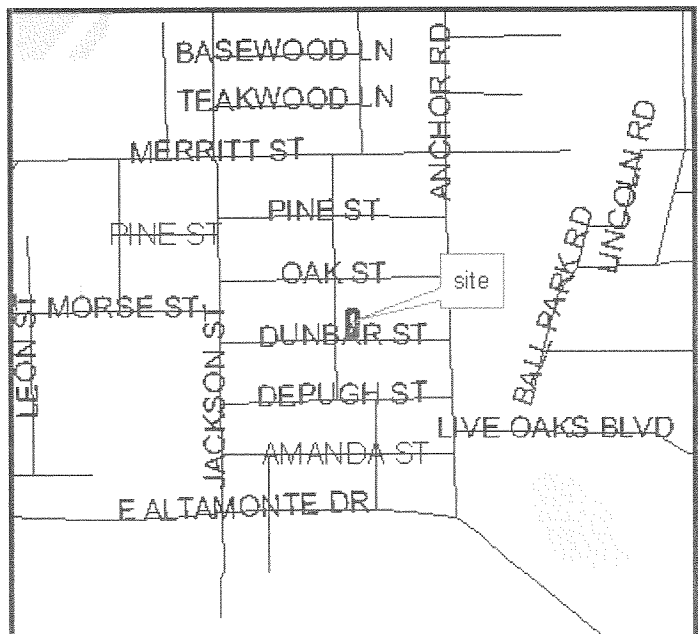
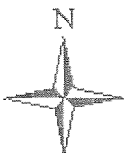
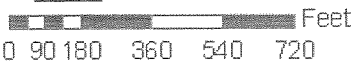
**Craig Jones
Lot 14 Dunbar Street**



Seminole County Board of Adjustment
December 19, 2005
Case: BV2005-184
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Future Land Use

-  CONS, MDR
-  CONS, COM
-  PUBC
-  LDR
-  MDR
-  COM
-  IND
-  BV2005-184



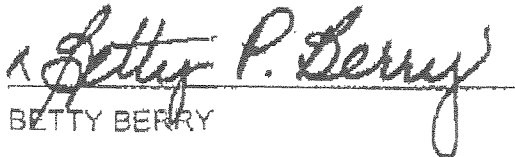
NOVEMBER 4, 2005

SEMINOLE COUNTY PLANNING DEPARTMENT
1101 EAST FIRST STREET
SANFORD, FLORIDA 32770

RE: VARIANCE APPLICATION

TO WHOM IT MAY CONCERN:

I, BETTY BERRY, OWNER OF THE FOLLOWING TO PROPERTIES DEFINED BY THERE LEGAL DESCRIPTION LEG LOT 14 BLK A MERRITT PARK PB 8 PG 22, AND LEG LOT 15 BLK A MERRITT PARK PB 8 PG 22 GRANT PERMISSION TO CRAIG JONES OF PROSPECTUS, INC. TO APPLY FOR ANY NECESSARY VARIANCES TO BUILD SINGLE FAMILY RESIDENCES ON THE ABOVE NOTED PROPERTIES.


BETTY BERRY

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 A MERRITT PARK PB 8 PG22

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

FINDINGS OF FACT

Property Owner: Craig Jones
660 Lake Harbor Circle
Orlando, FL 32809

Project Name: Dunbar Street (Lot 14)

Requested Development Approval:

Request for (1) a lot size variance from 8,400 square feet to 6,850 square feet; and (2) a width at the building line variance from 70 feet to 50 feet for a proposed home in the R-1 (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. The variances granted will apply only to the proposed home 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: