

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

SUBJECT: Request for a front yard setback variance from 25 feet to 19 feet for a proposed porch in the R-1AA (Single-Family Dwelling District); (Henry Shadron, Applicant).

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

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

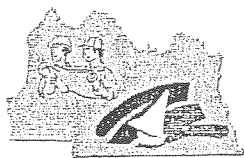
Agenda Date 02/27/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** Request for a front yard setback variance from 25 feet to 19 feet for a proposed porch in the R-1AA (Single-Family Dwelling District); (Henry Shadron, Applicant); or
2. **DENY** Request for a front yard setback variance from 25 feet to 19 feet for a proposed porch in the R-1AA (Single-Family Dwelling District); (Henry Shadron, Applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	APPLICANT: Henry Shadron LOCATION: 1010 Hobson Street ZONING: R-1AA (Single-Family Dwelling District)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct an attached covered porch addition 240 s.f. (8'x30') to the front of an existing home. • There is no record of prior variances having been granted for this property.
STAFF FINDINGS	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • The request would confer upon the applicant special privileges that would be denied to others in the R-1AA zoning district.

	<ul style="list-style-type: none">• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• Hobson Street is a typical 50 foot wide residential street with 24 foot of pavement.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• 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">• Any variance granted shall apply only to the proposed attached front porch as depicted on the attached site plan; and• Any additional condition(s) 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

COPY

ML

12-21-05A

APPL. NO. BV2005-204

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** FRONT YARD SETBACK VARIANCE FROM 25 FT. TO 19 FT FOR A PROPOSED PORCH.
- SPECIAL EXCEPTION**
- LIMITED USE**
- SE 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	<u>HENRY R SHADRON</u>	
ADDRESS	<u>1010 HOBSON ST LONGWOOD</u>	
	<u>LONGWOOD FL 32750</u>	
PHONE 1	<u>407 530-8079</u>	
PHONE 2	<u>321 363 1307</u>	
E-MAIL		

PROJECT NAME: 1010 HOBSON ST LONGWOOD FLA

SITE ADDRESS: _____

CURRENT USE OF PROPERTY: _____ 12-21-05A

LEGAL DESCRIPTION: _____

LEE 1/2 OF LOT 18 & ALL LOT 19 + 20 BIK D tracts 16 San Lando Spring

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 01-21-29-500-1600-018A

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 2, 27, 06 (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.

Henry R Shadron 12-21-05
 SIGNATURE OF OWNER OR AGENT* DATE

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

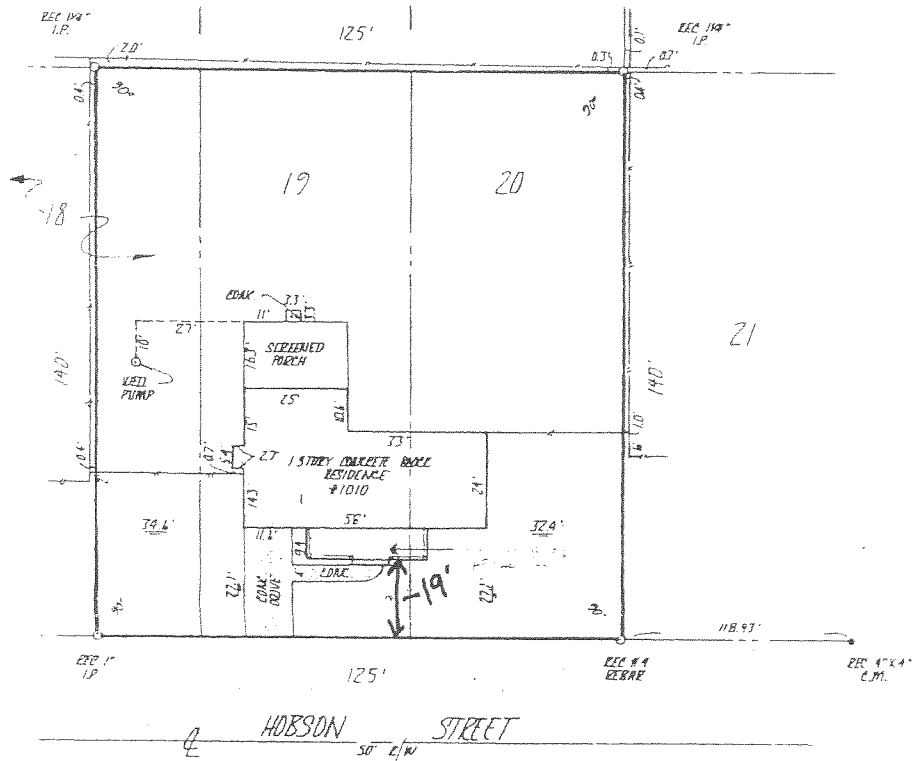
NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 150.00 COMMISSION DISTRICT _____ FLU / ZONING R-1AA/LDR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS Covered front porch
PLANNING ADVISOR JS DATE 12-21-05
SUFFICIENCY COMMENTS _____



SITE PLAN

1" = 30'-0"

Unless Otherwise Noted,
All Wood/Wood Connectors Are To
Be Simpson Strong-Tie MTS 12
With 14-10d x 1 1/2" Fasteners.

Design Statement

This structure has been designed in accordance with the Florida Building Code, 2001 Edition.

The design criteria are as follows:

- Basic Wind Speed **120mph**
- Wind Importance Factor **1**
- Building Category **B**
- Wind Exposure **B**
- Internal Pressure Coefficient **0.18**
- Components & Cladding Design Pressure **1**

MINIMUM
ASTM 615, GRADE 40.

AGAINST EARTH, 3 INCHES
SHALL CONFORM WITH
BEARING CONCRETE MASONRY
DRYAL WEIGHT, 8"X8"X16",
WITH ASTM C-91 FOR
M.C-150 FOR PORTLAND
TYPE 1H
ADEQUATE SOIL CONDITIONS
K7500 (PF MINIMUM BEAR.

SECTION USE #2 SPRUCE FOR
BEARING WALLS.

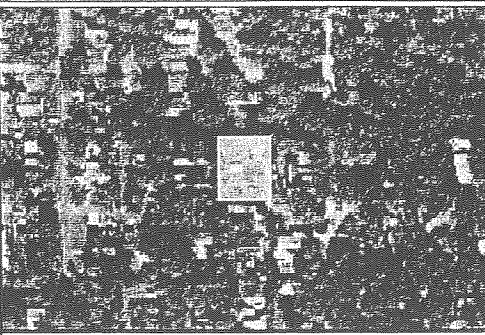
ERS, USE #2 SOUTHERN YELLOW

MOLVET ENGINEERING LLC
1000 EAST INDUSTRIAL DRIVE, STE. W
ORANGE CITY, FL 32763
FLORIDA
CENT. OF ARCH. RECORDS

MOLVET ENGINEERING LLC
1000 EAST INDUSTRIAL DRIVE, STE. W
ORANGE CITY, FL 32763
FLORIDA
CENT. OF ARCH. RECORDS

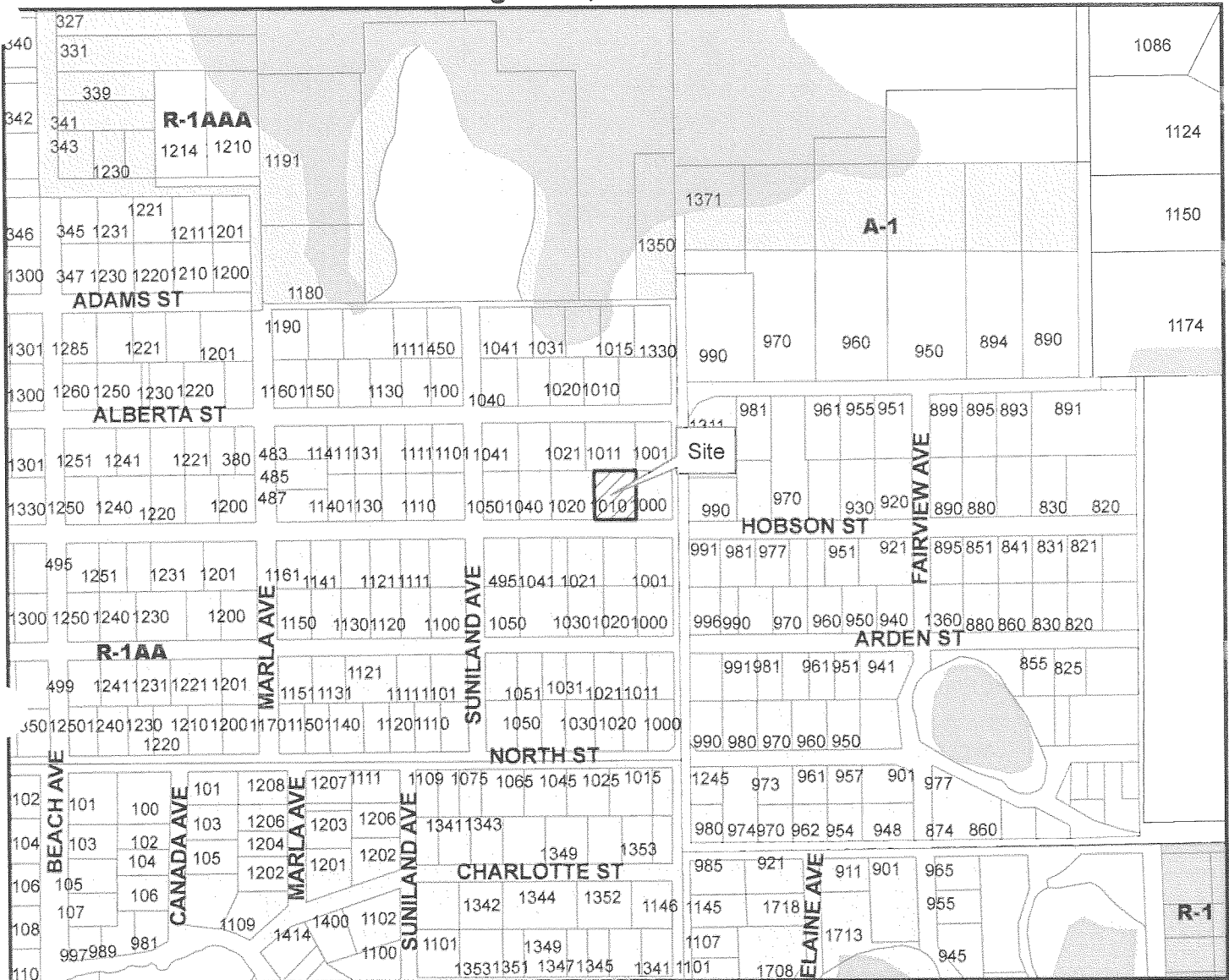
STRUCTURAL REVIEW ONLY

PROPOSED ADDITION FOR: RON SHADRON			
Drawn By <i>Bill Mageloff</i> Bill Mageloff - Designer	Scale NOTED	Date 11-30-05	Revised
MAGELOFF DESIGN 407-321-1100 FAX 321-206-3524			Drawing 1
Bill Mageloff doing business as Mageloff Design is not a licensed architect. These plans do not include engineering calculations and are intended for aesthetic design only.			

<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 407-665-7508</p>	<table border="1" style="font-size: small;"> <tr><td>21.0</td><td>12.0</td><td>14.0</td><td>16.0</td><td>18.0</td><td>20.0</td></tr> <tr><td>21.22</td><td>12.13</td><td>14.14</td><td>16.15</td><td>18.16</td><td>20.17</td></tr> <tr><td>21.22</td><td>12.13</td><td>14.14</td><td>16.15</td><td>18.16</td><td>20.17</td></tr> </table>	21.0	12.0	14.0	16.0	18.0	20.0	21.22	12.13	14.14	16.15	18.16	20.17	21.22	12.13	14.14	16.15	18.16	20.17	<table border="1" style="font-size: small;"> <tr><td>11.0</td><td>10.9</td><td>8.7</td></tr> <tr><td>11.A</td><td>9.0</td><td>7.0</td></tr> <tr><td>13.14</td><td>15.16</td><td>17.18</td><td>19</td></tr> <tr><td>13.0</td><td>18.0</td></tr> </table>	11.0	10.9	8.7	11.A	9.0	7.0	13.14	15.16	17.18	19	13.0	18.0	
21.0	12.0	14.0	16.0	18.0	20.0																												
21.22	12.13	14.14	16.15	18.16	20.17																												
21.22	12.13	14.14	16.15	18.16	20.17																												
11.0	10.9	8.7																															
11.A	9.0	7.0																															
13.14	15.16	17.18	19																														
13.0	18.0																																
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 01-21-29-5CK-160D-018A</p> <p>Owner: SHADRON HENRY R & JOYCE J</p> <p>Mailing Address: 1010 HOBSON ST</p> <p>City,State,ZipCode: LONGWOOD FL 32750</p> <p>Property Address: 1010 HOBSON ST LONGWOOD 32750</p> <p>Subdivision Name: SANLANDO SPRINGS</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD</p> <p>Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$92,000</p> <p>Depreciated EXFT Value: \$1,960</p> <p>Land Value (Market): \$37,125</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$131,085</p> <p>Assessed Value (SOH): \$88,067</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$63,067</p> <p>Tax Estimator</p>																															
<p style="text-align: center;">SALES</p> <p>Deed Date Book Page Amount Vac/Imp Qualified</p> <p>Find Comparable Sales within this Subdivision</p>		<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,752</p> <p>2005 Tax Bill Amount: \$991</p> <p>Save Our Homes (SOH) Savings: \$761</p> <p>2005 Taxable Value: \$60,502</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																															
<p style="text-align: center;">LAND</p> <table border="1" style="font-size: x-small; width:100%;"> <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>125</td><td>140</td><td>.000</td><td>300.00</td><td>\$37,125</td></tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	125	140	.000	300.00	\$37,125	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG E 1/2 OF LOT 18 & ALL LOTS 19 & 20 BLK D TRACT 16 SANLANDO SPRINGS</p> <p>PB 9 PG 8</p>																			
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																												
FRONT FOOT & DEPTH	125	140	.000	300.00	\$37,125																												
BUILDING INFORMATION																																	
Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bid Value	Est. Cost New																								
1	SINGLE FAMILY	1967	6	1,302	1,685	1,302	CONC BLOCK	\$92,000	\$113,932																								
	Appendage / Sqft		UTILITY FINISHED / 77																														
	Appendage / Sqft		ENCLOSED PORCH FINISHED / 288																														
	Appendage / Sqft		OPEN PORCH FINISHED / 18																														
EXTRA FEATURE																																	
	Description	Year Blt	Units	EXFT Value	Est. Cost New																												
	FIREPLACE	1967	1	\$600	\$1,500																												
	ALUM SCREEN PORCH W/CONC FL	1980	400	\$1,360	\$3,400																												
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																	






Lot 18, 19, 20 - Rear 30 To 3 for Building

Henry R. Shadron
 1010 Hobson St.
 Longwood, FL 32750

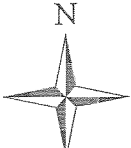
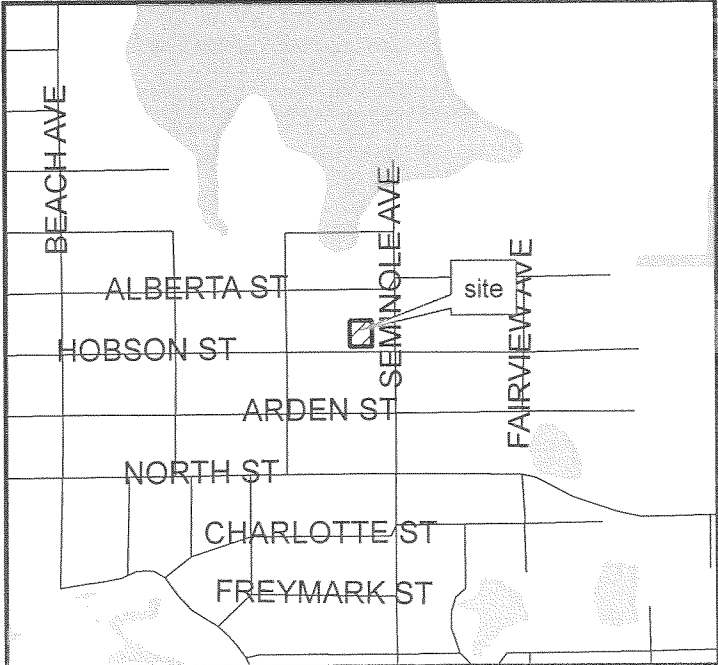


Seminole County Board of Adjustment
 February 27, 2006
 Case: BV2005-204
 Parcel No: 01-21-29-5CK-160D-018A

Zoning

-  BV2005-204
-  A-1
-  R-1AAA
-  R-1AA
-  R-1

0 85 170 340 510 680 Feet

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 27, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG E ½ OF LOT 18 & ALL LOTS 19 & 20 BLK D TRACT 16 SANLANDO SPRINGS
PB 9 PG 8

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

FINDINGS OF FACT

Property Owner: Henry & Joyce Shadron
1010 Hobson Street
Longwood, FL 32750

Project Name: Hobson Street (1010)

Requested Development Approval:

REQUEST FOR A FRONT YARD SETBACK VARIANCE FROM 25 FEET TO 19 FEET FOR A PROPOSED PORCH 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: Michael Rumer, Senior 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 (Structure) 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 _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: