

Item #BV2006-001

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a rear yard setback variance from 30 feet to 22 feet for a proposed covered screen room addition in the R-1A (Single-Family Dwelling District); (Christine S. Townsend, Applicant).

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

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

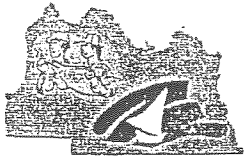
Agenda Date 2/27/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a rear yard setback variance from 30 feet to 22 feet for a proposed covered screen room addition in the R-1A (Single-Family Dwelling District); or
2. **DENY** the request for a rear yard setback variance from 30 feet to 22 feet for a proposed covered screen room addition in the R-1A (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	APPLICANT: Christine S. Townsend LOCATION: 7062 Citrus Pointe Circle ZONING: R-1A (Single-Family Dwelling District)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a screen room addition that would encroach 8 feet into the minimum 30 foot rear yard setback; the aforementioned rear yard setback variance is thereby requested. • The applicant proposes to construct a screen room addition (approximately 14' x 50') on top of an existing concrete slab. • The Board of Adjustment has granted similar variances on nearby and adjacent properties in the Citrus Point Subdivision. (BA94-4-36V, BA90-12-171V, BA92-8-89V) • There is no record of prior variances having been granted for this property. • There are currently no code enforcement or building

	violations 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">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.
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 screen room addition 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.



COPY

APPL. NO. BV 2006-001

14

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 FOR SCREEN ROOM FROM 30' TO 22', REQUEST 1' VARIANCE.

SPECIAL EXCEPTION

LIMITED USE

- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING)
- SIZE OF MOBILE HOME / RV
- PLAN TO BUILD
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- (PROPOSED)
- TIME NEEDED
- YES
- NO IF SO, WHEN

APPEAL FROM DECISION OF THE PLANNING MANAGER

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>CHRISTINE S. TOWNSEND</u>	
ADDRESS	<u>7062 CITRUS POINT CT</u>	
	<u>WINTER PARK FL 32792</u>	
PHONE 1	<u>(407) 678-8909</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: CHRISTINE S. TOWNSEND

SITE ADDRESS: 7062 CITRUS POINT CT.

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: LEG LOT 27 CITRUS POINT PB 30 PG 21

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 34-21-30-533-0000-0270

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 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.

[Signature]
 SIGNATURE OF OWNER OR AGENT*

1-5-06
 DATE

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

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

03-05-00 AD 100

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): 150.00

COMMISSION DISTRICT

FLU / ZONING

R-1A / LOR

BCC HEARING DATE (FOR APPEAL)

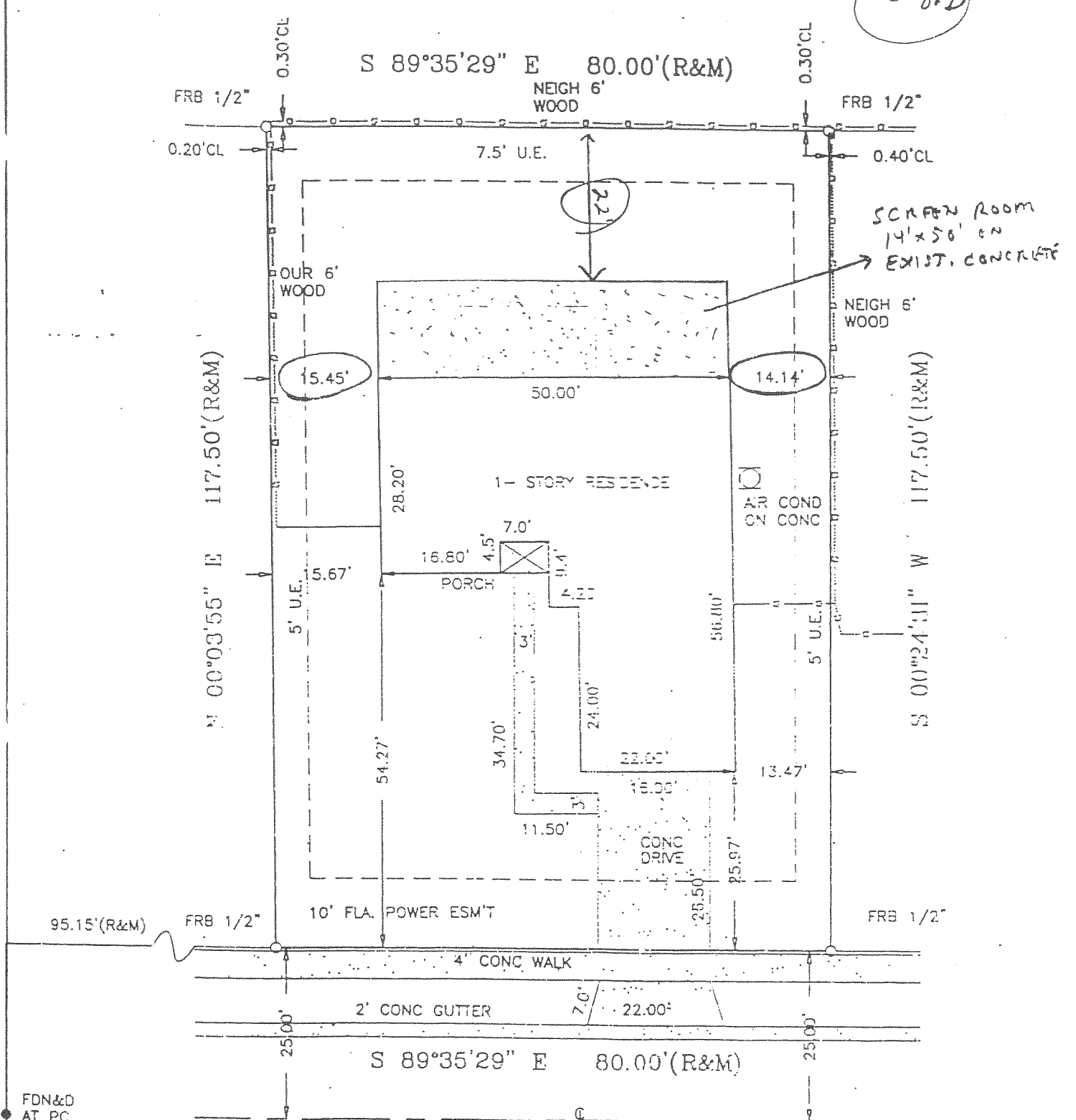
LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR

DATE

SUFFICIENCY COMMENTS

0-012

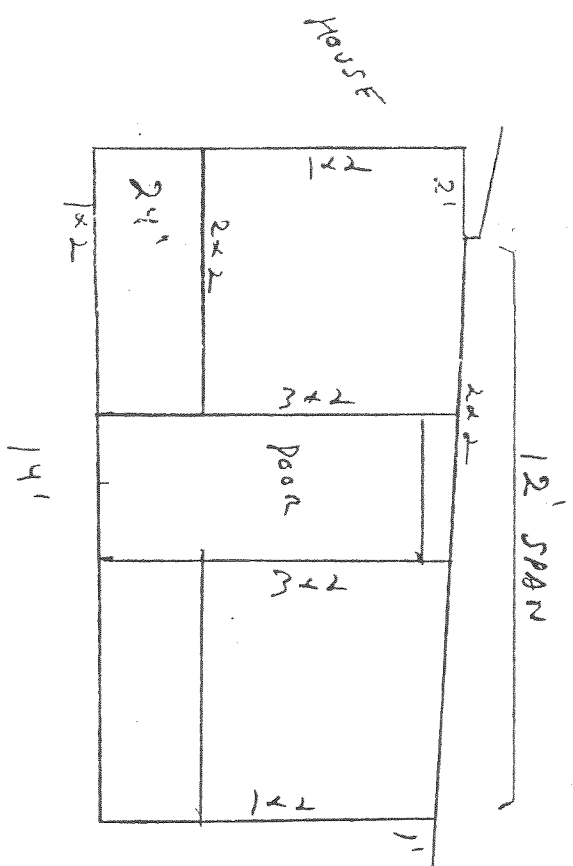
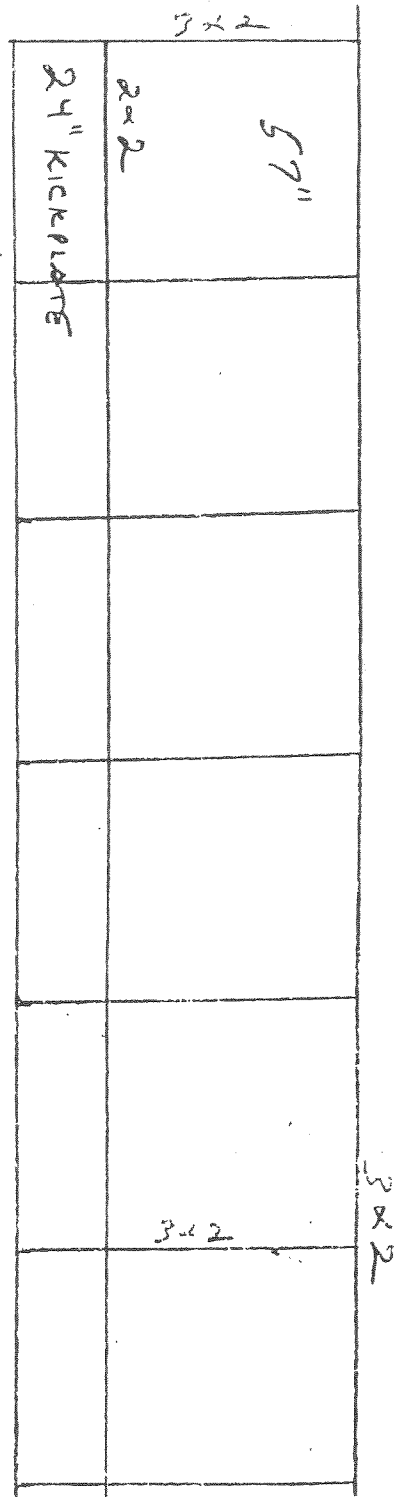


SCRAP ROOM
14' x 50' ON
EXIST. CONCRETE

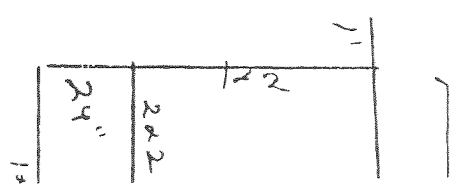
CITRUS POINT COURT
50.00' R/W 24.00' ASPH

01-05-06 A00

<p>CONCRETE</p> <p>WIRE FENCE</p> <p>WOOD FENCE</p> <p>PROPERTY CORNER</p> <p>PROPERTY LINE</p> <p>CONTIGUOUS RECORD</p> <p>FIELD MEASURED</p> <p>FOUND 4\"/> </p>	<p>CH CHORD</p> <p>TAN TANGENT</p> <p>DELTA DELTA</p> <p>L ARC LENGTH</p> <p>R RADIUS</p> <p>MAL AND DELC MAL AND DELC</p> <p>CL CLEAR</p> <p>ENCR ENCROACHMENT</p> <p>FR FOUND IRON PIPE</p> <p>FRS FOUND REBAR</p> <p>NEIGH NEIGHBORING PROPERTY</p> <p>OUR OUR</p> <p>SUBJ SUBJECT PROPERTY</p>	<p>PRM PERMANENT REFERENCE MONUMENT</p> <p>PCP PERMANENT CONTROL POINT</p> <p>POB POINT OF BEGINNING</p> <p>POC POINT OF COMMENCEMENT</p> <p>POCV POINT ON CURVE</p> <p>PC POINT OF CURVATURE</p> <p>PI POINT OF INTERSECTION</p> <p>PT POINT OF TANGENCY</p> <p>PVC POINT OF VERTICAL CURVE</p> <p>PCC POINT OF COMPOUND CURVE</p> <p>D.U.E. DAMAGE A UTILITY CASHEMENT</p> <p>U.E. UTILITY CASHEMENT</p>	<p>CM CONCRETE WORKMANSHIP FOUND</p> <p>FO FOUND</p> <p>R/W RIGHT-OF-WAY</p> <p>OPE OFFICIAL RECORD BOOK</p> <p>PT FINISHED FLOOR</p> <p>E ELEVATION</p> <p>NTS NOT TO SCALE</p> <p>W/W WORKMANSHIP</p> <p>W/W WORKMANSHIP</p> <p>W/W WORKMANSHIP</p> <p>W/W WORKMANSHIP</p>	<p>NOTES:</p> <p>1) NOT VALID UNLESS SIGNATURE IS CROSSBOSSED WITH THE REGISTERED LAND SURVEYORS SEAL.</p> <p>2) LEGAL DESCRIPTION PROVIDED BY OTHERS.</p> <p>3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OF OTHER RECORDS UNLESS INDICATED OTHERWISE ON THIS PLAN OR RECORD. BEARINGS SHOWN ARE PER PLAN UNLESS OTHERWISE NOTED.</p> <p>4) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.</p> <p>5) ELEVATIONS IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.</p>
---	--	--	--	---

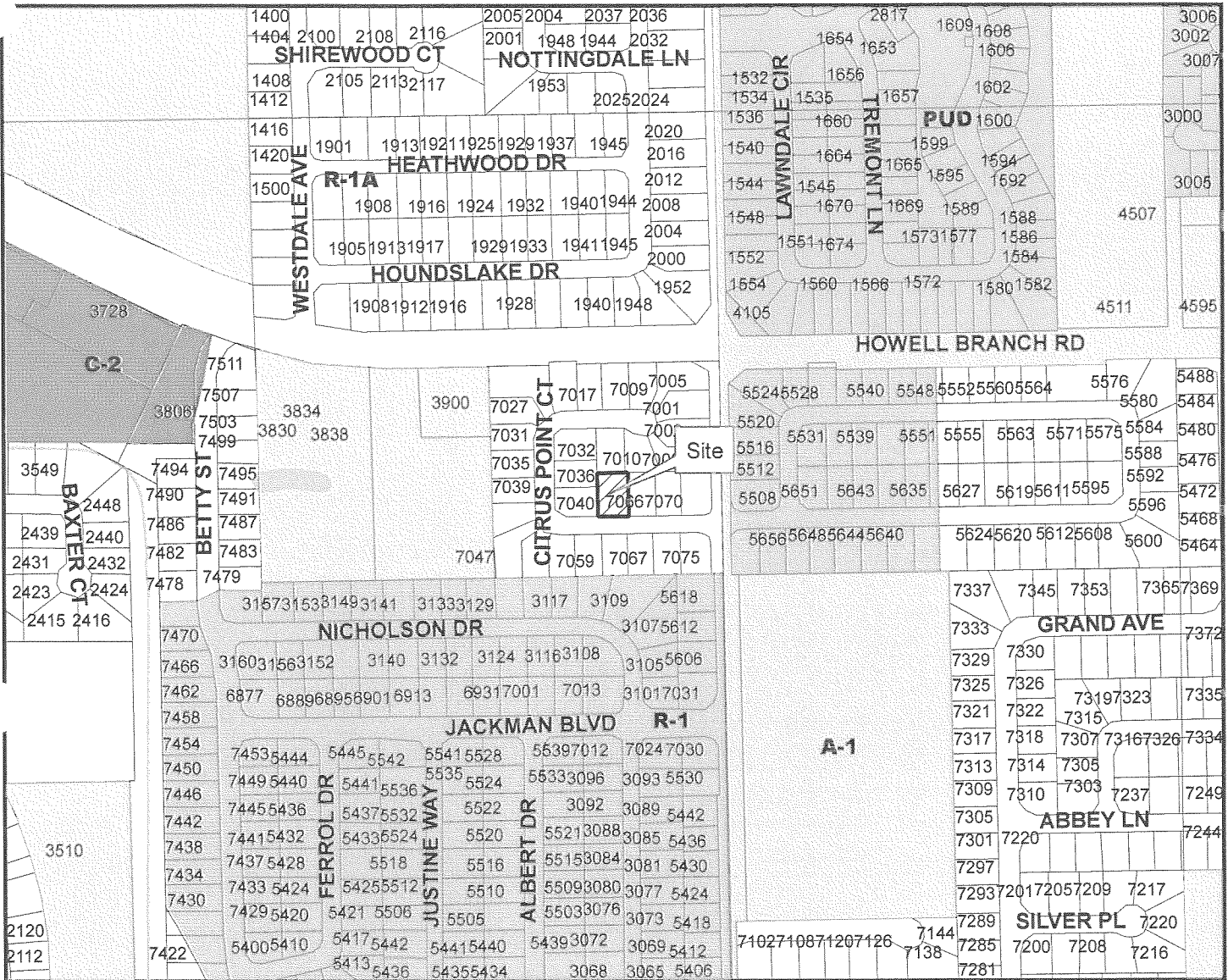


SIDE WALLS









<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>	<p>3B</p>																																									
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 34-21-30-533-0000-0270 Owner: TOWNSEND CHRISTINE S Mailing Address: 7062 CITRUS POINT CT City,State,ZipCode: WINTER PARK FL 32792 Property Address: 7062 CITRUS POINT CT WINTER PARK 32792 Subdivision Name: CITRUS POINT Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$109,727 Depreciated EXFT Value: \$0 Land Value (Market): \$25,000 Land Value Ag: \$0 Just/Market Value: \$134,727 Assessed Value (SOH): \$90,114 Exempt Value: \$25,000 Taxable Value: \$65,114 Tax Estimator</p>																																								
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>06/1999</td> <td>03682</td> <td>1392</td> <td>\$96,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>07/1993</td> <td>02623</td> <td>1803</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1989</td> <td>02124</td> <td>0211</td> <td>\$82,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1985</td> <td>01664</td> <td>0329</td> <td>\$77,900</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/1999	03682	1392	\$96,000	Improved	Yes	QUIT CLAIM DEED	07/1993	02623	1803	\$100	Improved	No	WARRANTY DEED	10/1989	02124	0211	\$82,000	Improved	Yes	WARRANTY DEED	08/1985	01664	0329	\$77,900	Improved	Yes	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,808 2005 Tax Bill Amount: \$1,024 Save Our Homes (SOH) Savings: \$784 2005 Taxable Value: \$62,489 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>					
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																				
WARRANTY DEED	06/1999	03682	1392	\$96,000	Improved	Yes																																				
QUIT CLAIM DEED	07/1993	02623	1803	\$100	Improved	No																																				
WARRANTY DEED	10/1989	02124	0211	\$82,000	Improved	Yes																																				
WARRANTY DEED	08/1985	01664	0329	\$77,900	Improved	Yes																																				
<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>25,000.00</td> <td>\$25,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	25,000.00	\$25,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 27 CITRUS POINT PB 30 PG 21</p>																												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																					
LOT	0	0	1.000	25,000.00	\$25,000																																					
<p style="text-align: center;">BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1985</td> <td>6</td> <td>1,502</td> <td>2,058</td> <td>1,502</td> <td>CONC BLOCK</td> <td>\$109,727</td> <td>\$119,268</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 28</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">GARAGE FINISHED / 528</td> </tr> </tbody> </table>			Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1985	6	1,502	2,058	1,502	CONC BLOCK	\$109,727	\$119,268				Appendage / Sqft	OPEN PORCH FINISHED / 28									Appendage / Sqft	GARAGE FINISHED / 528					
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																	
1	SINGLE FAMILY	1985	6	1,502	2,058	1,502	CONC BLOCK	\$109,727	\$119,268																																	
			Appendage / Sqft	OPEN PORCH FINISHED / 28																																						
			Appendage / Sqft	GARAGE FINISHED / 528																																						
<p><small>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.</small></p>																																										

Christine S. Townsend
 7062 Citrus Point Ct.
 Winter Park, FL 32792

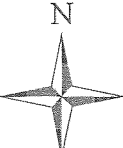


Seminole County Board of Adjustment
 February 27, 2006
 Case: BV2006-001
 Parcel No: 34-21-30-533-0000-0270

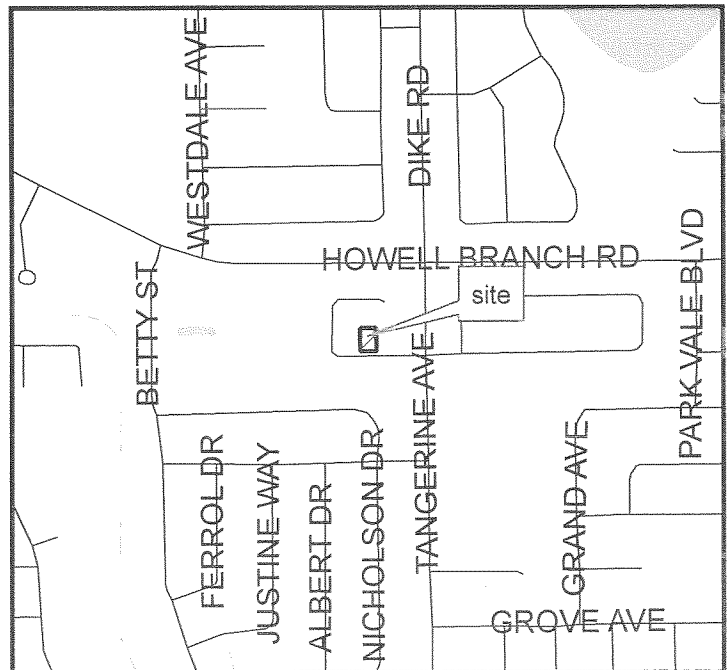
Zoning

-  BV2006-001_Zon
-  A-1
-  R-1A
-  C-2
-  PUD
-  R-1

N



0 85170 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 LOT 27 CITRUS POINT PB 30 PG 21

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

FINDINGS OF FACT

Property Owner: Christine S. Townsend
7062 Citrus Point Cir.
Winter Park, FL 32792

Project Name: Citrus Point Circle (7062)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 22 feet for a proposed covered screen 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: 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 screen 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 _____ 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: