

**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 in the R-1 (Single-Family Dwelling District); (Doris Justice & Connie Reid, applicants).

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

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

<b>Agenda Date</b> <u>3/27/06</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Public Hearing – 6:00</b> <input type="checkbox"/>
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**MOTION/RECOMMENDATION:**

1. **APPROVE** the 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 in the R-1 (Single-Family Dwelling District); or
2. **DENY** the 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 in the R-1 (Single-Family Dwelling District); or
3. **CONTINUE** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> Doris Justice & Arthur Lark <b>LOCATION:</b> Dunbar Street (Lot 2) <b>ZONING:</b> R-1 (Single-Family Dwelling District)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a single-family residence on a vacant lot.</li> <li>• Currently, the subject property consists of Lot 2 Block C of the Merrit Park Subdivision Plat. This lot was platted in 1950 and the dimensions of the lot are 50' x 137'.</li> <li>• The proposed single-family home would be approximately 2,100 +/- square feet having one story and a 2 car garage.</li> </ul>
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• The lot is a parcel of record as of July 6, 1950.</li> <li>• The lot would obtain water and sewer from a 2" water main and 8" gravity sewer main running along Dunbar</li> </ul>

	<p>Street.</p> <ul style="list-style-type: none"><li>• 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 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.</li><li>• There are lots in the immediate area that were granted similar variances. (BV2005-184, BV2005-185)</li><li>• This lot will have direct access to Dunbar Street which is a paved county-maintained roadway.</li><li>• 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.</li><li>• There is no record of prior variances having been granted for this property.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<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"><li>• Any variance granted should apply only to the proposed lot and proposed single-family residence as depicted on the attached site plan; and</li><li>• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.</li></ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

APPL. NO. BV 2008-029

**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 size Variance from 8,400 SF. To 6,850 and
- SPECIAL EXCEPTION**
- LIMITED USE**
- SE DWELLING UNDER CONSTRUCTION**
- MEDICAL HARDSHIP**
- NIGHT WATCHMAN**
- FAMILY HARDSHIP**
- YEAR OF MOBILE HOME/RY (EXISTING)** \_\_\_\_\_ **(PROPOSED)** \_\_\_\_\_
- SIZE OF MOBILE HOME/RY** \_\_\_\_\_ **TIME NEEDED** \_\_\_\_\_
- PLAN TO BUILD**  **YES**  **NO** **IF SO WHEN** \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Doris Justice / Connie Reid</u>	
ADDRESS	<u>617 Majorca Ave</u>	
	<u>Altamonte Springs, FL 32714</u>	
PHONE 1	<u>(407) 862-5356</u>	
PHONE 2	<u>(407) 788-8280</u>	
E-MAIL		

PROJECT NAME: Justice / Reid / Lark  
 SITE ADDRESS: Dunbar Street Altamonte Springs FL 32701  
 CURRENT USE OF PROPERTY: R-1 Vacant Land  
 LEGAL DESCRIPTION: Lot 2, Blk C Merritt Park, PB 8, PG 22

SIZE OF PROPERTY: 50 X 135 acre(s) PARCEL I.D. 18-21-30-502-0000-0020

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 3/27/08  
 (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\* 2-2-06  
 DATE

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

**ADDITIONAL VARIANCES**

VARIANCE 2:

lot width variance from 70 FT To 50 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):

COMMISSION DISTRICT:

FLU / ZONING

*R-1/MWC*

BCC HEARING DATE

(FOR APPEAL)

LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR

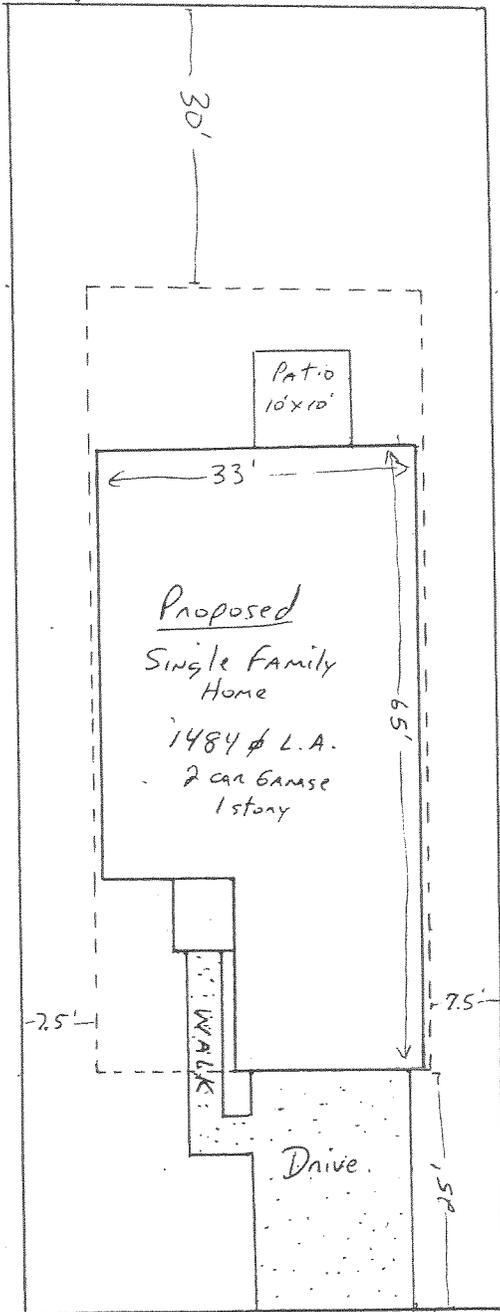
*MR*

DATE

*2/2/06*

SUFFICIENCY COMMENTS

Lot 2



P.T.D. = 18-21-30-502-0000-0020

Legal = Lot 2, Blk C, Merritt Park,  
P.B. 8, P. 22

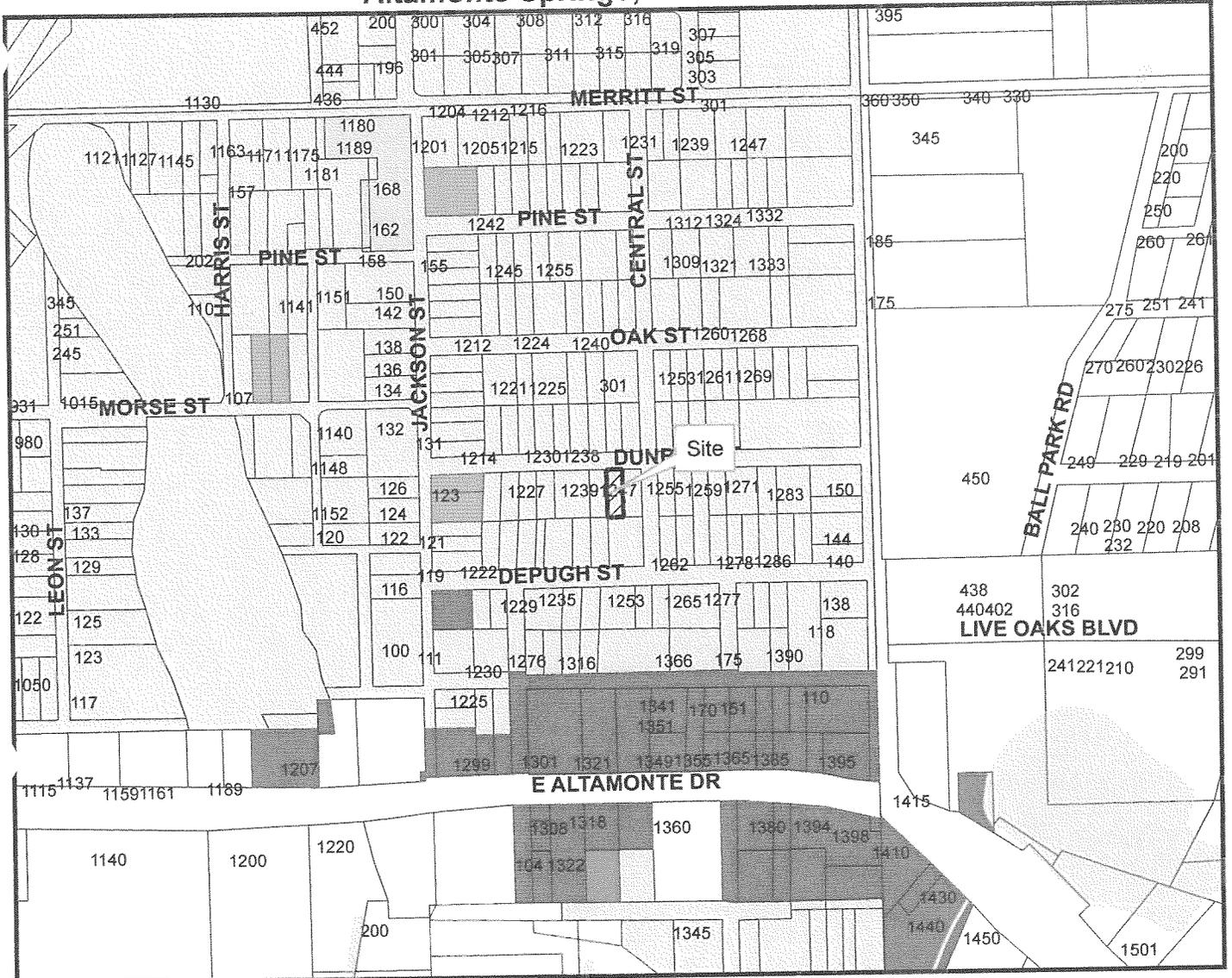
Requested Variance:

1. Minimum Lot Size from 8400 sq to 6850 sq
2. Lot Width from 70' to 50'

Dunbar St.

Scale = 1" = 20'

**Doris Justice & Arthur Lark  
& Constance Reid  
Dunbar Street (Lot 2, Block C)  
Altamonte Springs, Florida 32701**



**Seminole County Board of Adjustment  
March 27, 2006  
Case: BV2006-029  
Parcel No: 18-21-30-502-0C00-0020**

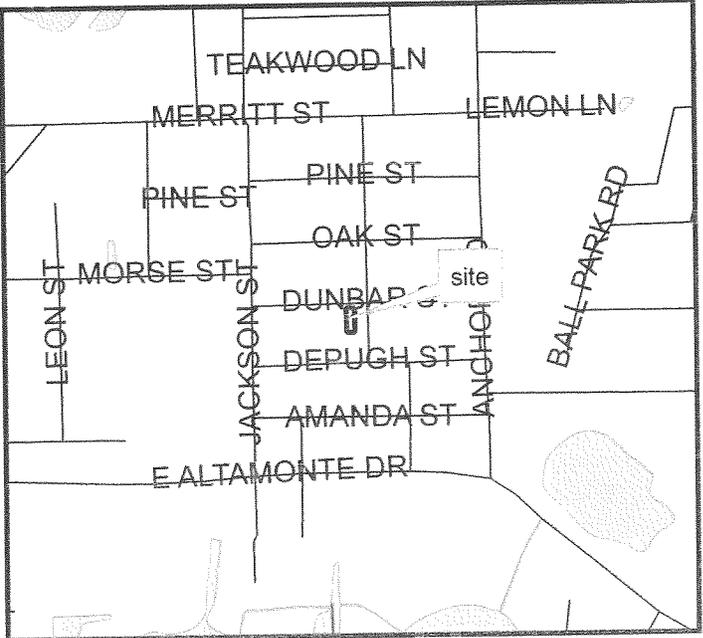
**Zoning**

	BV2006-029		C-1
	R-1A		C-2
	R-1		M-1A
	R-2		M-1
	CN		

N



0 95 190 380 570 760 Feet



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>															
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 18-21-30-502-0C00-0020</p> <p>Owner: JUSTICE DORIS J &amp; LARK ARTHUR</p> <p>Own/Addr: L &amp; REID CONSTANCE W L ET AL</p> <p>Mailing Address: 1226 DUNBAR ST</p> <p>City,State,ZipCode: ALTAMONTE SPRINGS FL 32701</p> <p>Property Address: DUNBAR ST ALTAMONTE SPRINGS 32701</p> <p>Subdivision Name: MERRITT PARK</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 00-VACANT RESIDENTIAL</p>	<p align="center"><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$2,940</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$2,940</p> <p>Assessed Value (SOH): \$2,940</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$2,940</p> <p align="right">Tax Estimator</p>														
<p align="center"><b>SALES</b></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>QUIT CLAIM DEED</td> <td>09/2003</td> <td>05028</td> <td>1514</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	09/2003	05028	1514	\$100	Vacant	No	<p align="center"><b>2005 VALUE SUMMARY</b></p> <p>2005 Tax Bill Amount: \$48</p> <p>2005 Taxable Value: \$2,940</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified									
QUIT CLAIM DEED	09/2003	05028	1514	\$100	Vacant	No									
<p align="center"><b>LAND</b></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 &amp; 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"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 2 BLK C 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><b>NOTE:</b> 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>															

BV2006-029

February 7, 2006

We, the undersigned, are in complete agreement with the variances requested from the Seminole County Board of Adjustment (BOA) on Lots 1 & 2, Blk C Merritt Park, PB 8, PG 22.

Thank you very much for your consideration.

Arthur L. Lark 2/8/06  
 Arthur L. Lark Date

Constance L. Reid 2/8/06  
 Constance Lark Reid Date

Michael L. Lark 2/8/06  
 Michael L. Lark Date

Doris J. Justice 2/8/06  
 Doris J. Justice Date

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LEG LOT 2 BLK C MERRIT PARK PB 8 PG 22

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

### FINDINGS OF FACT

**Property Owner:** Doris Justice & Connie Reid  
1226 Dunbar St.  
Altamonte Springs, FL 32701

**Project Name:** Dunbar Street (Lot 2)

**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 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 variance granted will apply only to the lot and proposed single-family 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 \_\_\_\_\_, 2006.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: