

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

SUBJECT: Request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in the R-1AA (Single-Family Dwelling District); (Christopher Kulik, applicant).

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

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

Agenda Date 3/27/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in the R-1AA (Single-Family Dwelling District); or
2. **DENY** the request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in the R-1AA (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.



| | | |
|-----------------------------|--|---|
| GENERAL INFORMATION | APPLICANT: | Christopher Kulik |
| | LOCATION: | 340 Feather Place |
| | ZONING: | R-1AA (Single-Family Dwelling District) |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant proposes to construct a sunroom addition that would encroach 9 feet into the minimum 30 foot rear yard setback; the aforementioned rear yard setback variance is thereby requested. • There are currently no code enforcement or building violations for this property. • 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"> • 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. | |

| | |
|---------------------------------|--|
| | <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• 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 proposed 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

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 9 feet encroachment of northern 30 foot setback from Susie Channel
- SPECIAL EXCEPTION** Rear yard Set Back Variance From 30' Feet to 20 Feet.
- 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 | GLENN & JACQUELINE LARKINS | CHRISTOPHER KULIK |
| ADDRESS | 340 FEATHER PLACE LONGWOOD, FL 32799 | 13201 HEATHER MOSS DRIVE ORLANDO, FL 32837 |
| PHONE 1 | 407-339-1922 | (407)-947-7807 |
| PHONE 2 | 407-702-7489 | |
| E-MAIL | BLACKWATCH67@YAHOO.COM | |

PROJECT NAME: 4 SEASONS SUN ROOM ADDITION

SITE ADDRESS: 340 FEATHER PLACE

CURRENT USE OF PROPERTY: SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION: LOT 13, BRANTLEY HARBOR EAST SECTION OF MERIDITH MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

SIZE OF PROPERTY: 1/4 AC (0.25 ACRES) PARCEL I.D. 04-21-29-518-00003 (PLAT BOOK 22,

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER 0130 PAGE(S) 42,
 KNOWN CODE ENFORCEMENT VIOLATIONS NO KNOWN CODE OF THE PUBLIC
ENFORCEMENT VIOLATIONS. RECORDS OF
SEMINOLE
COUNTY, FLORIDA

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 3/27/06
 (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*

2/11/06
 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: IS

FEE(S): _____ COMMISSION DISTRICT _____ FLU / ZONING LDR / R-7AA

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS close in screen room + add addition

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

NOTES:

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING SITE LOCATED IN ZONE "X" PER F.I.R.M. COMMUNITY PANEL NO. 120289 0120 E DATED 04-17-95.



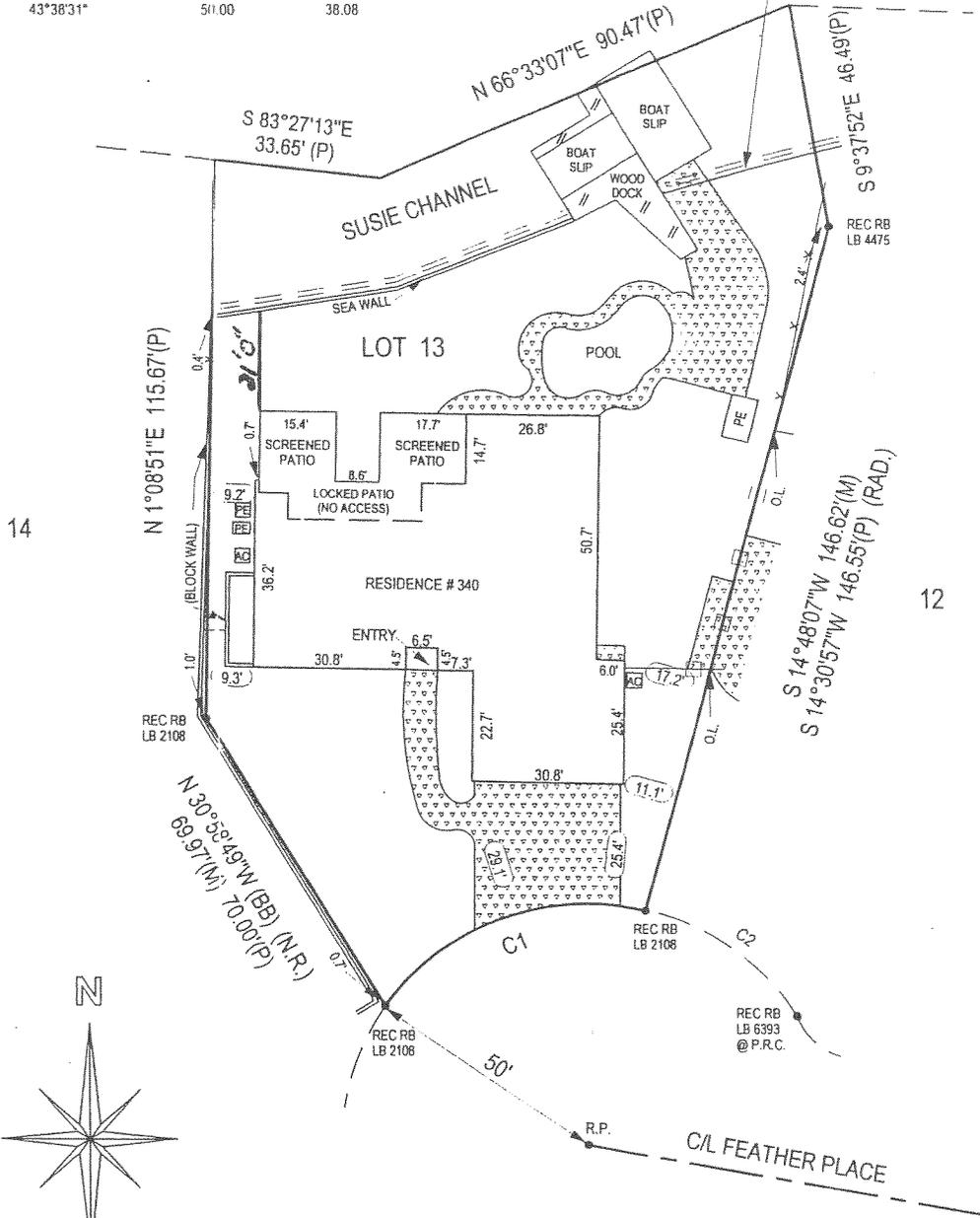
Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

109 WEST ORANGE STREET
ALTIMONTE SPRINGS, FL.
32714
PH. (407) 696-1155

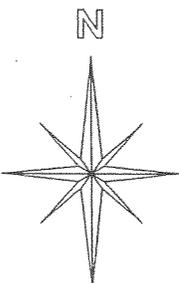
| Curve | Delta Angle | Radius | Arc |
|-------|-------------|--------|-------|
| 1(M) | 69°02'50" | 50.00 | 60.26 |
| 1(P) | 70°03'47" | 50.00 | 61.14 |
| 2(P) | 43°38'31" | 50.00 | 38.08 |

APPROXIMATE EDGE OF WATER
(8-16-05)



14

12



SCALE 1" = 30'

CERTIFIED TO:
GLENN T. LARKINS & JAQUELINE LARKINS
WATSON TITLE SERVICES, INC.
BANK OF AMERICA, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

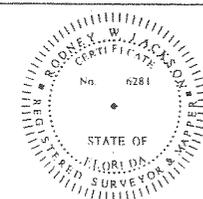
DESCRIPTION: LOT 13, BRANTLEY HARBOR EAST SECTION OF MERIDITH MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 42, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

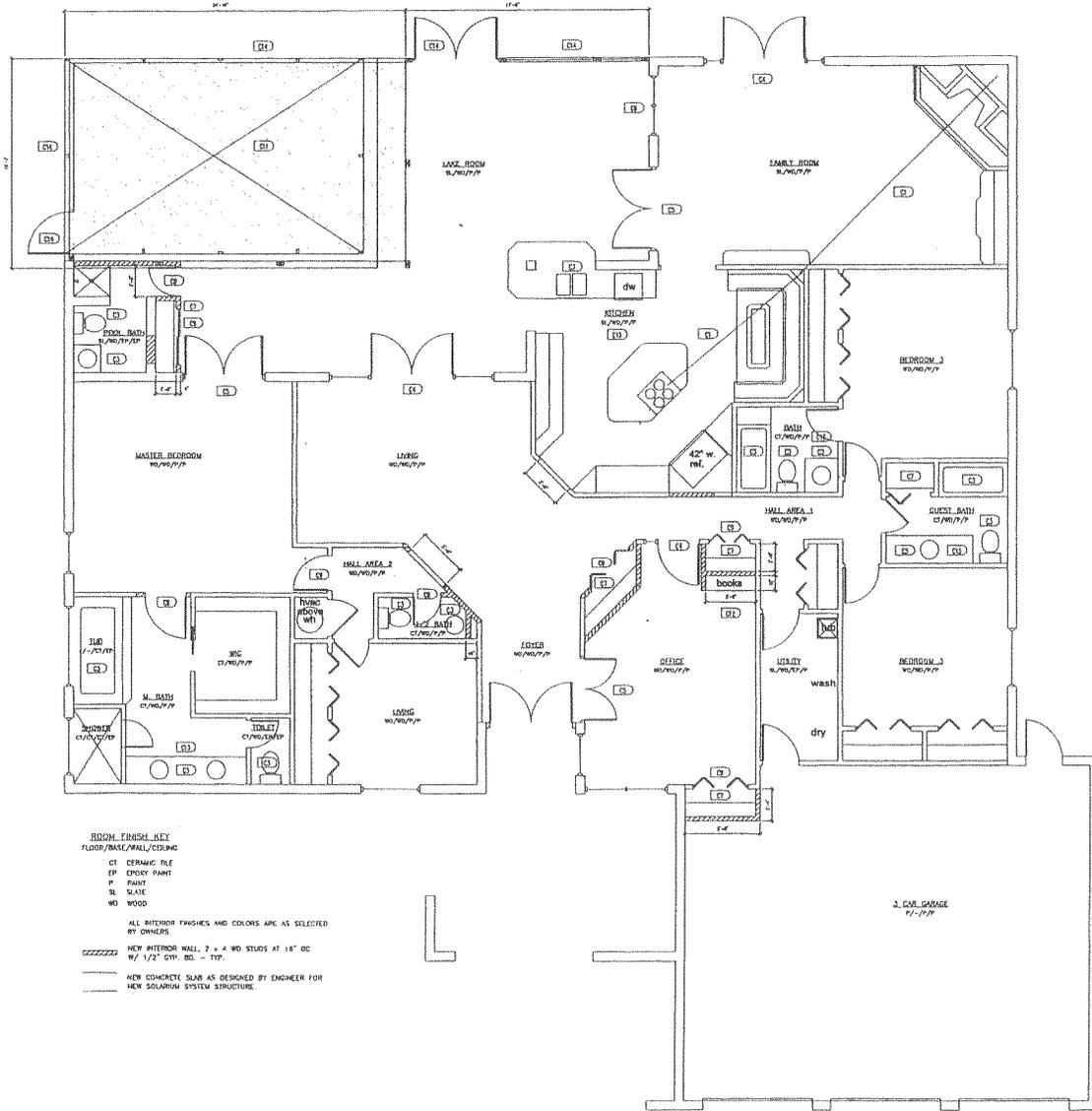
JOB NO.: 05-2847
DATE:
FIELD: 08-16-05
SIGNED: 08-18-05
DRAWN BY: RWJ
P.C.: P.N.

| LEGEND | |
|---------------------------|------------------------------|
| REC. - RECOVERED | CONCRETE |
| I.P. - IRON PIPE | PRC - POINT OF REVERSE CURVE |
| I.C. - ILLUMINABLE CAP # | R.P. - RADIUS POINT |
| C.M. - CONCRETE MONUMENT | R - RADIUS |
| RB - REBAR | L - LENGTH OF ARC |
| RAD. - RADIAL | CA - CENTRAL ANGLE |
| N.R. - NOT RADIAL | U.E. - UTILITY EASEMENT |
| N&D - NAIL & DISC | D.E. - DRAINAGE EASEMENT |
| (P) - PEI PLAT | L.E. - LANDSCAPE EASEMENT |
| (M) - AS MEASURED | P.E. - POOL EQUIPMENT |
| (D) - PER DESCRIPTION | P.P. - POWER POLE |
| P.O.L. - POINT ON LINE | -X- - CHAIN LINK FENCE |
| P.C. - POINT OF CURVATURE | -□- - WOODEN FENCE |
| P.T. - POINT OF TANGENCY | |

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions and deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Rodney W. Jackson
RODNEY W. JACKSON, PSM 6281





ROOM FINISH KEY
FLOOR/WALL/CEILING

- CT CERAMIC TILE
- EP EPOXY PAINT
- F FINISH
- SL SLATE
- WO WOOD

ALL INTERIOR FINISHES AND COLORS ARE AS SELECTED BY OWNERS.

NEW INTERIOR WALL, 2" x 4" WOOD STUDS AT 16" OC
BY 1/2" GYPSUM - 1/2" TYP.

NEW CONCRETE SLAB AS DESIGNED BY ENGINEER FOR
NEW SOLARIUM SYSTEM STRUCTURE.

1 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES

- C1 PROVIDE GAS SUPPLY TO KITCHEN ISLAND AND OVERHEAD AND AIR LEAK TEST TO ISLAND AS INDICATED.
- C2 GENERAL CONTRACTOR TO PAINT ALL INTERIOR WALLS & CEILING (EXCEPT WALL COLORS AS SELECTED BY OWNER).
- C3 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW PLUMBING FITTINGS AS SELECTED BY OWNER.
- C4 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW FRENCH DOORS W/ SHIELDS AS SELECTED BY OWNER.
- C5 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW FRENCH DOORS, AS SELECTED BY OWNER.
- C6 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW WOODEN, AS SELECTED BY OWNER.
- C7 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW WOODEN AS ALL NEW COUNTER, SINKS AS SELECTED BY OWNER.
- C8 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW CERAMIC FLOOR, BATH & WALL TILE, AT ALL BATH ROOMS, TILE AS BY OWNER.
- C9 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW DOOR AND FRAME, DOOR TYPE AS SELECTED BY OWNER.
- C10 GENERAL CONTRACTOR TO PROVIDE AND INSTALL AN ADDITIONAL 1" OF OTHER BLOWN IN OR BURNED TYPE INSULATION THRU OUT ATIC.
- C11 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW CONCRETE SLAB PER ENGINEER'S DESIGN OF NEW SOLARIUM SYSTEM STRUCTURE.
- C12 GENERAL CONTRACTOR TO PROVIDE AND INSTALL NEW BOOK SHELVES, SHELVES AS SELECTED BY OWNER.
- C13 PROVIDE & BATH W/ SHIELDS PROVIDED AND INSTALLED UNDER SEPARATE CONTRACT BY OWNER.
- C14 OWNER TO PROVIDE AND INSTALL NEW SOLARIUM SYSTEM, E.G. DOUBLE TILED PANELS, OVERHEAD PANELS, STRUCTURE, ETC. UNDER A SEPARATE CONTRACT.

A Residential Renovation for
Glenn & Jacqueline Larkins

340 Feather Place
Longwood, FL 32799
phone: 407-702-4020

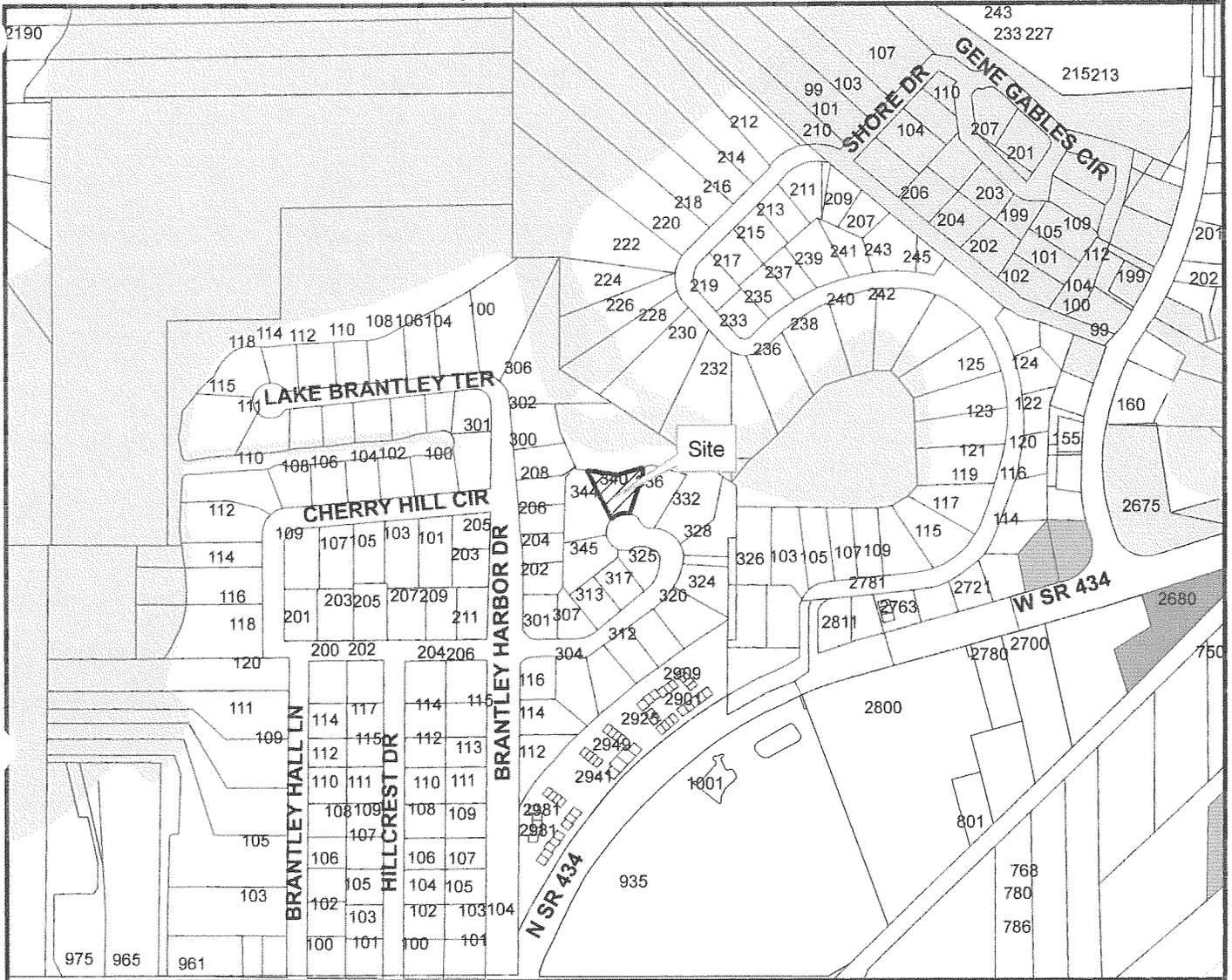
ARCHITECT
Michael Frank, A.I.A.

SOLARIUM SYSTEM ENGINEER
Four Seasons Sunroom

NEW FLOOR PLAN

| | | | |
|-------------|-----------|-------------------|--------------|
| PROJECT NO. | DATE | SCALE | SHEET NO. |
| 3203.01 | 2003.01 | 1/4" = 1'-0" | 1 |
| DESIGNER | DATE | PROJECT | SCALE |
| MF | 01.01.01 | 340 Feather Place | 1/4" = 1'-0" |
| DATE | DATE | PROJECT | SCALE |
| 23 OCT 03 | 23 OCT 03 | 340 Feather Place | 1/4" = 1'-0" |

Christopher Kulik
 340 Feather Place
 Longwood, Florida 32779

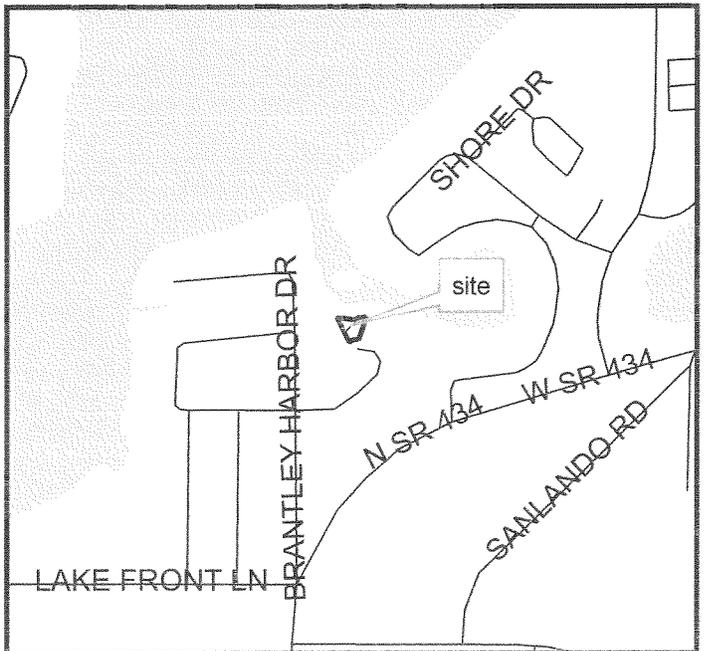


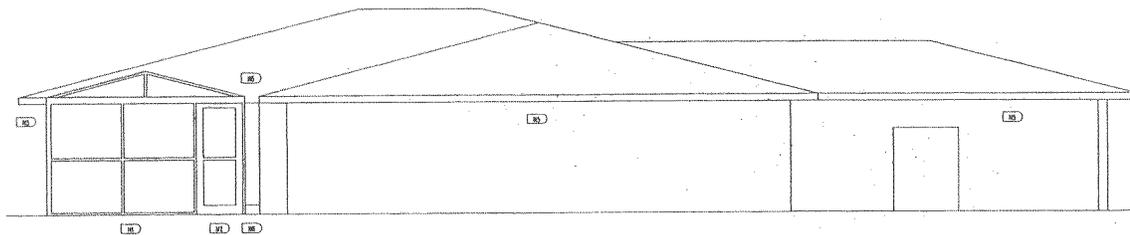
Seminole County Board of Adjustment
 March 27, 2006
 Case: BV2006-035
 Parcel No: 04-21-29-518-0000-0130

Zoning

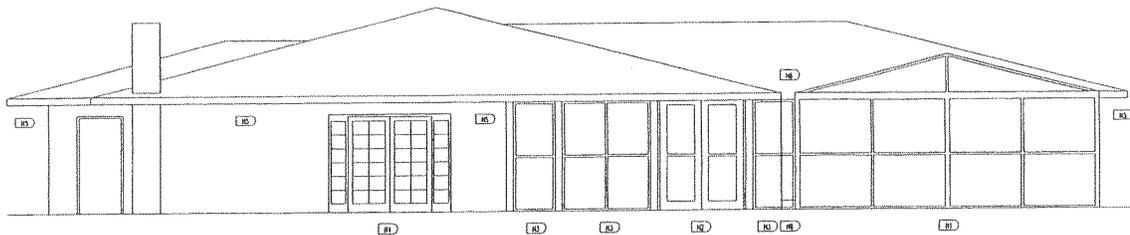
| | | | |
|---|------------|---|------|
|  | BV2006-035 |  | RP I |
|  | A-1 |  | OP |
|  | R-1AA |  | C-1 |
|  | R-1A |  | PCD |
|  | R-2 | | |

0 80 160 320 480 640 Feet



2 LEFT SIDE ELEVATION
scale: 1/4" = 1'-0"



1 REAR ELEVATION
scale: 1/4" = 1'-0"

NEW CONSTRUCTION NOTES

- #1 NEW SOLARIUM STRUCTURE AND FLECKGLAS PANELS BY FOUR SEASONS SOLARIUM DESIGN ENGINEER.
- #2 NEW SOLARIUM DOOR AND HARDWARE BY FOUR SEASONS SOLARIUM DESIGN ENGINEER.
- #3 NEW SOLARIUM FLECKGLAS PANELS BY FOUR SEASONS SOLARIUM DESIGN ENGINEER.
- #4 NEW FRENCH DOORS BY GENERAL CONTRACTOR.
- #5 NEW EXHIBIT/FANCLIP PICTURE FRAME PERIMETER BY GENERAL CONTRACTOR.
- #6 NEW 8 FT. X 8 FT. 0.5. METAL OUTLET AND DOWNSPOUT SYSTEM BY GENERAL CONTRACTOR.

A Residential Renovation for
Glenn & Jacqueline Larkins

340 Feather Place
Longwood, FL 32799
phone: 407-702-4020

ARCHITECT
Michael Frank, A.I.A.

SOLARIUM SYSTEM ENGINEER
Four Seasons Sunroom

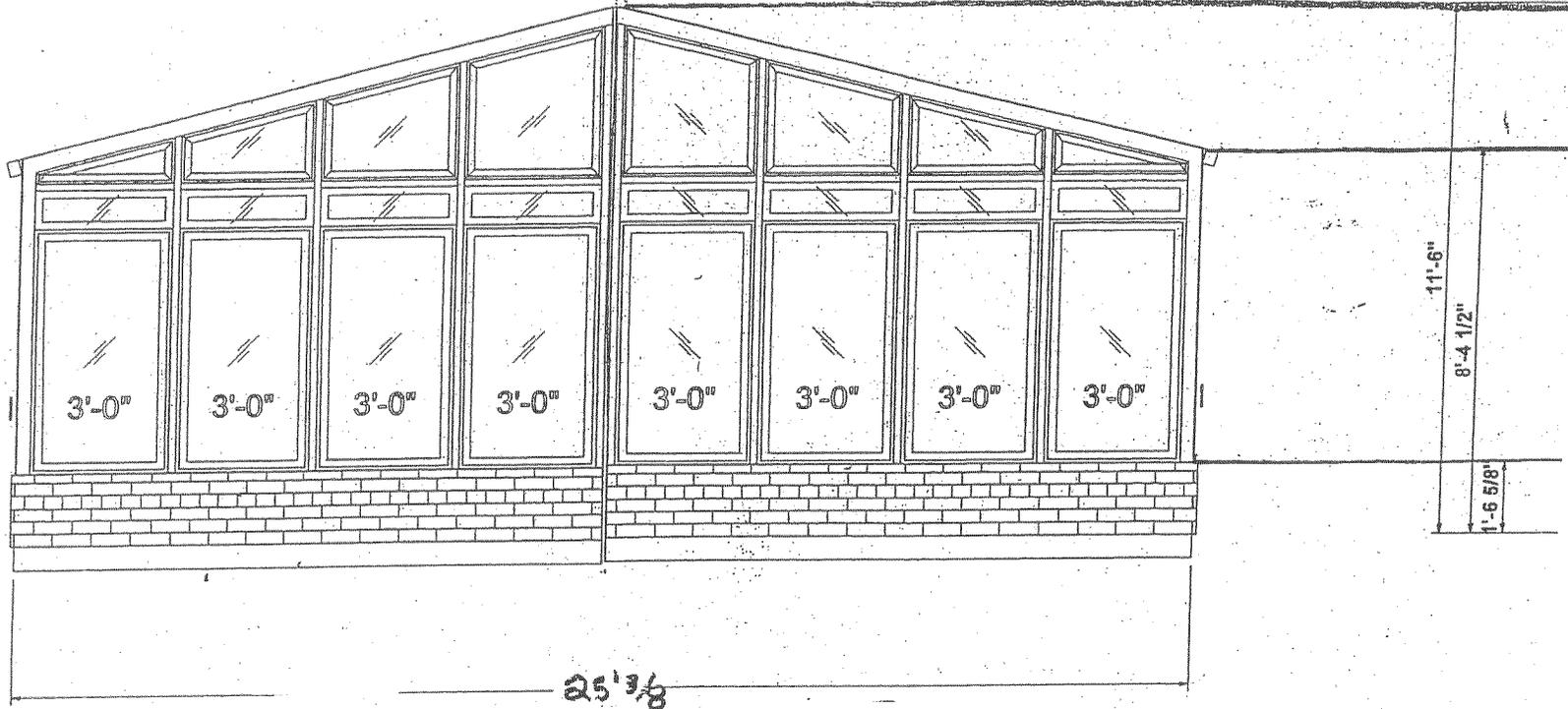
EXTERIOR ELEVATIONS

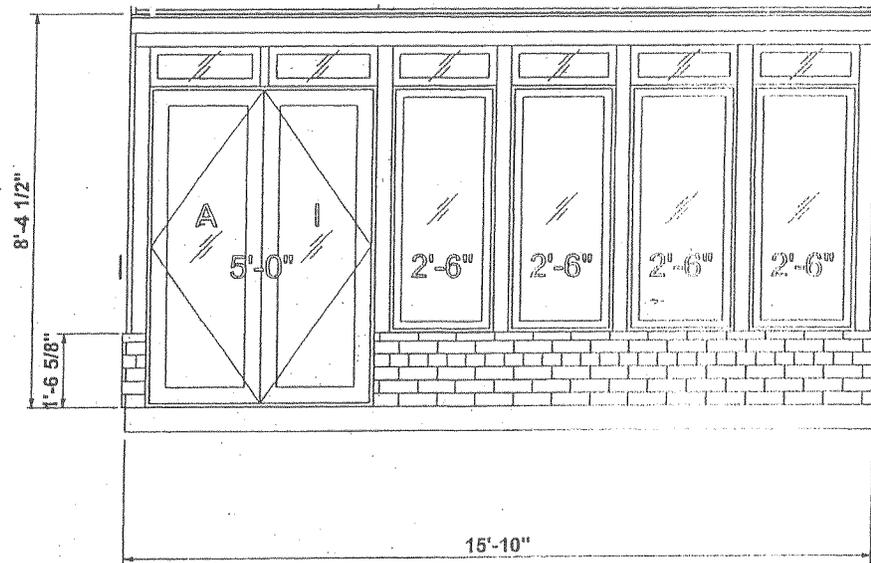
| DATE | BY | REVISION |
|----------|---------|--------------------|
| 2003.01 | MB | ISSUED FOR PERMITS |
| 08/02/03 | MB | REVISED PERMITS |
| 08/02/03 | MB & TS | REVISED PERMITS |
| 08/02/03 | MB | REVISED PERMITS |

| DATE | BY | REVISION |
|----------|---------|--------------------|
| 2003.01 | MB | ISSUED FOR PERMITS |
| 08/02/03 | MB | REVISED PERMITS |
| 08/02/03 | MB & TS | REVISED PERMITS |
| 08/02/03 | MB | REVISED PERMITS |

A 2

13 OCT 03





Front Elevation

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508

GENERAL

Parcel Id: 04-21-29-518-0000-0130
 Owner: LARKINS GLENN &
 Own/Addr: IZA-LARKINS JACQUELINE N
 Mailing Address: 340 FEATHER PL
 City,State,ZipCode: LONGWOOD FL 32779
 Property Address: 340 FEATHER PL LONGWOOD 32779
 Subdivision Name: BRANTLEY HARBOR EAST SEC OF MEREDITH MANOR
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$367,365
 Depreciated EXFT Value: \$8,900
 Land Value (Market): \$165,000
 Land Value Ag: \$0
 Just/Market Value: \$541,265
 Assessed Value (SOH): \$541,265
 Exempt Value: \$0
 Taxable Value: \$541,265
 Tax Estimator

SALES

| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|---------------|---------|-------|------|-----------|----------|-----------|
| WARRANTY DEED | 08/2005 | 05899 | 1132 | \$899,900 | Improved | Yes |
| WARRANTY DEED | 06/1994 | 02792 | 1851 | \$354,000 | Improved | Yes |
| WARRANTY DEED | 12/1985 | 01697 | 1955 | \$290,000 | Improved | Yes |
| WARRANTY DEED | 06/1983 | 01464 | 1428 | \$235,000 | Improved | Yes |
| WARRANTY DEED | 07/1981 | 01346 | 0414 | \$100 | Improved | No |
| WARRANTY DEED | 07/1979 | 01232 | 1456 | \$52,500 | Vacant | Yes |

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$4,664
 2005 Taxable Value: \$284,633
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| LOT | 0 | 0 | 1.000 | 220,000.00 | \$165,000 |

LEGAL DESCRIPTION

PLATS:

LEG LOT 13 BRANTLEY HARBOR EAST SEC OF MEREDITH MANOR
 PB 22 PG 42

BUILDING INFORMATION

| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New |
|---------|---------------|----------|------------------|-----------------------------|----------|-----------|------------------|-----------|---------------|
| 1 | SINGLE FAMILY | 1980 | 14 | 2,765 | 4,049 | 2,765 | CB/STUCCO FINISH | \$367,365 | \$410,464 |
| | | | Appendage / Sqft | SCREEN PORCH FINISHED / 534 | | | | | |
| | | | Appendage / Sqft | OPEN PORCH FINISHED / 30 | | | | | |
| | | | Appendage / Sqft | GARAGE FINISHED / 720 | | | | | |

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

EXTRA FEATURE

| Description | Year Blt | Units | EXFT Value | Est. Cost New |
|-----------------|----------|-------|------------|---------------|
| FIREPLACE | 1980 | 1 | \$800 | \$2,000 |
| POOL GUNITE | 1980 | 512 | \$4,096 | \$10,240 |
| COOL DECK PATIO | 1980 | 350 | \$490 | \$1,225 |
| BOAT HOUSE | 1989 | 288 | \$922 | \$2,304 |

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 13 BRANTLEY HARBOR EAST SEC OF MEREDITH MANOR PB 22 PG 42

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

FINDINGS OF FACT

Property Owner: Glenn Lakins
340 Feather Place
Longwood, FL 32779

Project Name: Feather Place (340)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition 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. The variance granted will apply only to the proposed 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 _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: