

BV2006-037

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a front yard setback variance from 50 feet to 39 feet for a proposed home addition in the A-1 (Agriculture District); (Michael East & Serge Knazev, applicants).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT** 7444

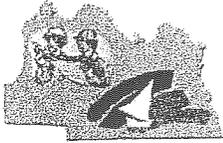
Agenda Date 04-24-06 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a front yard setback variance from 50 feet to 39 feet for a proposed home addition in the A-1 (Agriculture District); (Michael East & Serge Knazev, applicants).
2. **DENY** the request for a front yard setback variance from 50 feet to 39 feet for a proposed home addition in the A-1 (Agriculture District); (Michael East & Serge Knazev, applicants).
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning:	Michael East & Serge Knazev 100 Sandy Oaks Place A-1 (Sandy Oaks)
BACKGROUND REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 2000± square foot addition onto an existing 3900± square foot home. • The proposed addition will encroach 11 feet into the front yard setback. • 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 applicant's property is 164 feet x 254 feet which 	

	<p>allows them the opportunity of construct an addition without encroaching into the dimensional setbacks.</p> <ul style="list-style-type: none">• The granting of the variance would allow the applicant's rights that are denied to others in the zoning classification.• The applicant would retain reasonable use of the property without the requested variance.
STAFF RECOMMENDATION	<p>Based on the stated findings and the representations of the applicant, staff recommends denial of the request, subject to the following conditions:</p> <ol style="list-style-type: none">1. Any variance granted should apply only to the proposed home addition, as depicted on the attached site plan.2. Any additional conditions deemed appropriate, based on information presented at the public hearing.



COPY

05-14-06A0

APPL. NO. BV 2006-037

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** Setback request from 50ft. to 39ft. For Addition
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR _____) PROPOSED (YEAR _____)
- REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Michael East & Sergey Knazev	
ADDRESS	100 Sandy Oaks Place Longwood, FL 32779	
PHONE 1	305 336-2300	
PHONE 2		
E-MAIL		

PROJECT NAME: Sandy Oaks

SITE ADDRESS: 100 Sandy Oaks Pl. Longwood, FL 32779

CURRENT USE OF PROPERTY: Residential

LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 1 acre(s) PARCEL I.D. 26-20-29-300-008H-0000

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 4, 24, 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] 01/25/06
 SIGNATURE OF OWNER OR AGENT* DATE

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

Michael East 01/25/06

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 5 FLU / ZONING SE/A-1

BCC HEARING DATE (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR MR DATE

SUFFICIENCY COMMENTS Request site plan on survey (verify side setbacks)

A: Statement of the request:

Front yard variance from 50FT. to 39 FT. for proposed addition to existing residential home.

Building the addition towards the front of the house would allow us to keep the beautiful oak trees that are located just east of the main structure which we would like to keep.

B: Applicants Contact Information

Name: Michael East

Email: Meast@concent.net

Address: 100 Sandy Oaks Lane

Phone: ~~646-236-1113~~ 305-336-2300

C: Project Name

Sandy Oaks

D: Site Address:

100 Sandy Oaks Lane, Longwood, FL 32779

E: Current Use of Property:

Residential Home

F: Legal Description of Property:

LEG SEC 26 TWP 20S RGE 29E W 265 FT OF E 290 FT OF S 164.675 FT OF N 914.35 FT OF NE 1/4 OF NW 1/4

G: Size of Property:

Approximately 1 acre

H: Dimension of parcel or lot:

Front: 265FT. Rear: 254FT. Left: 164FT. Right: 164FT.

O: Parcel Identification Number:

Parcel Id: 26-20-29-300-008H-0000

Q: Description of known code enforcement issue:

No known code enforcement violations

R: Property available for inspection?

Yes, property is available for inspection by planning division staff at any time.
No fences.

V: Written statement that responds to criteria stated in the land Development Code for the grant of variance.

Sec. 30.128. Yard regulations (front, rear, and side).

(a) ~~The following minimum front, rear, and side yards shall be observed:~~

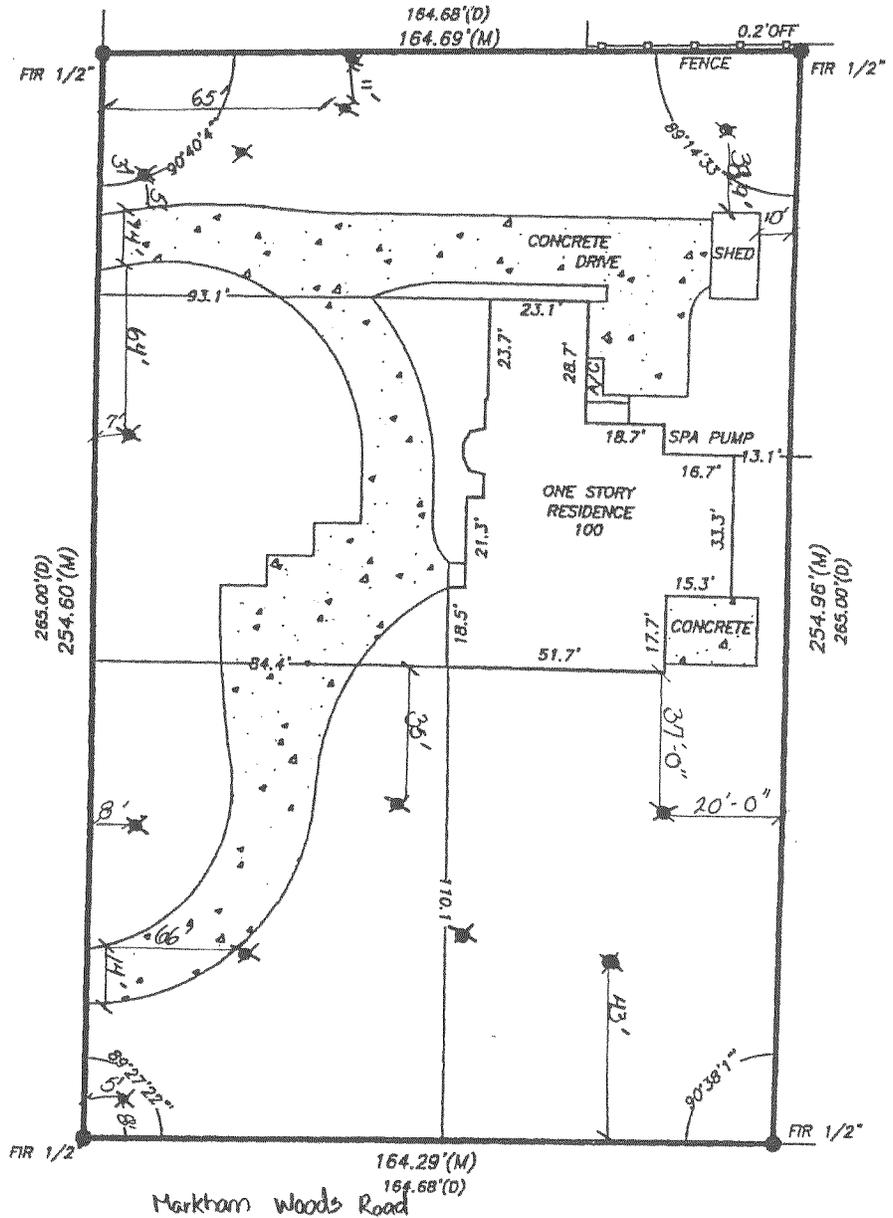
- ~~(1) Front. Fifty (50) feet measured from the front property line or lot line.~~
- ~~(2) Rear. Thirty (30) feet as measured from the rear property line or lot line.~~
- ~~(3) Side. Ten (10) feet as measured from the side property line or lot line, except where a side yard abuts a street or road, in which case, the side yard shall be fifty (50) feet.~~

(b) Accessory buildings or structures which are not intended to be used for the housing or shelter of livestock or poultry and which are accessory to the residential use, shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.

(c) Buildings or structures which are intended for use or used for the housing or shelter of livestock or poultry and silos, granaries, windmills, barns, and similar structures which are concurrent to the operation of an agriculture enterprise shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.

(§ 5.108, LDC, through Supp 16; Ord. No. 00-13, § 9, 2-22-00).

SANDY OAKS PLACE

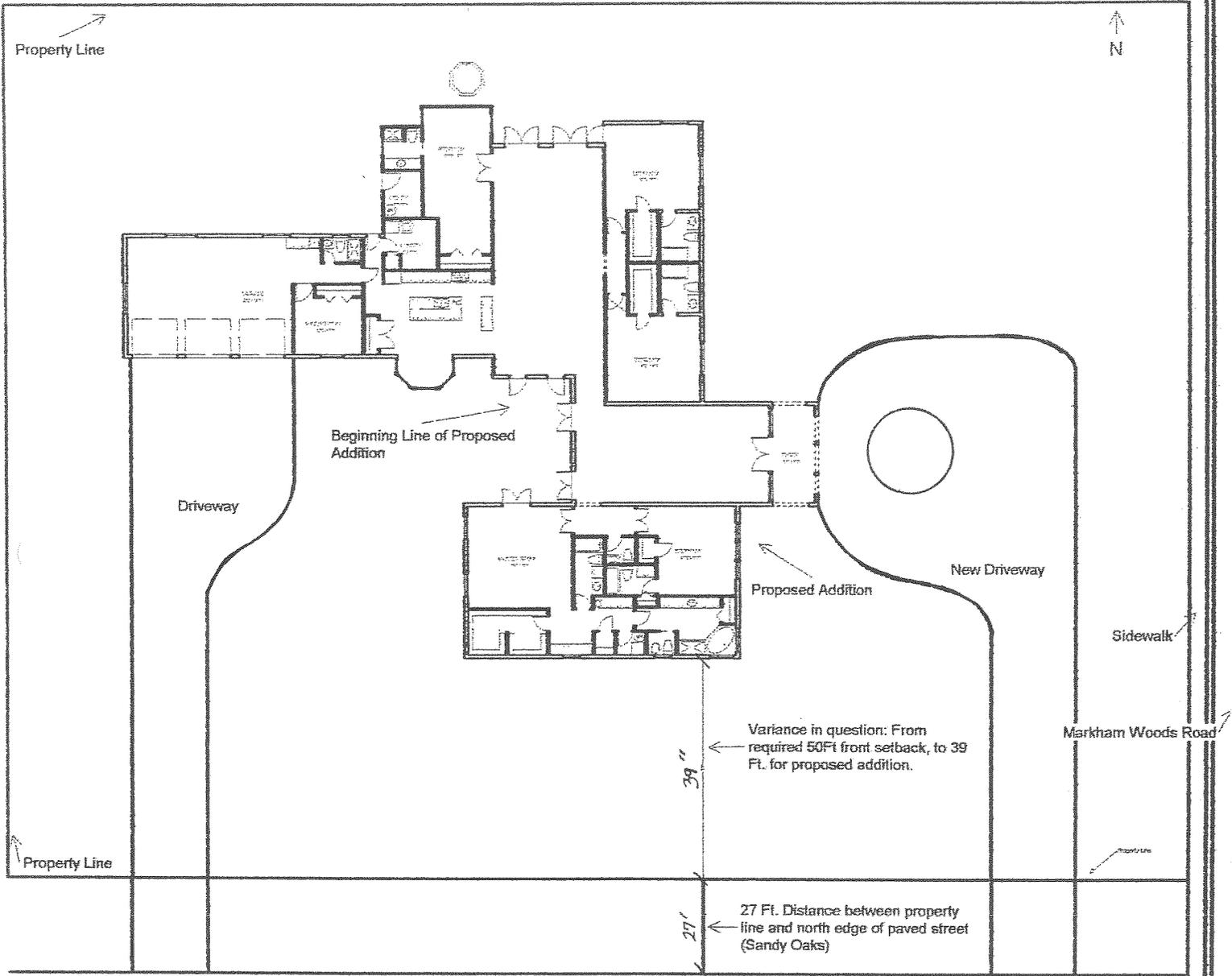


SCALE: 1" = 50'

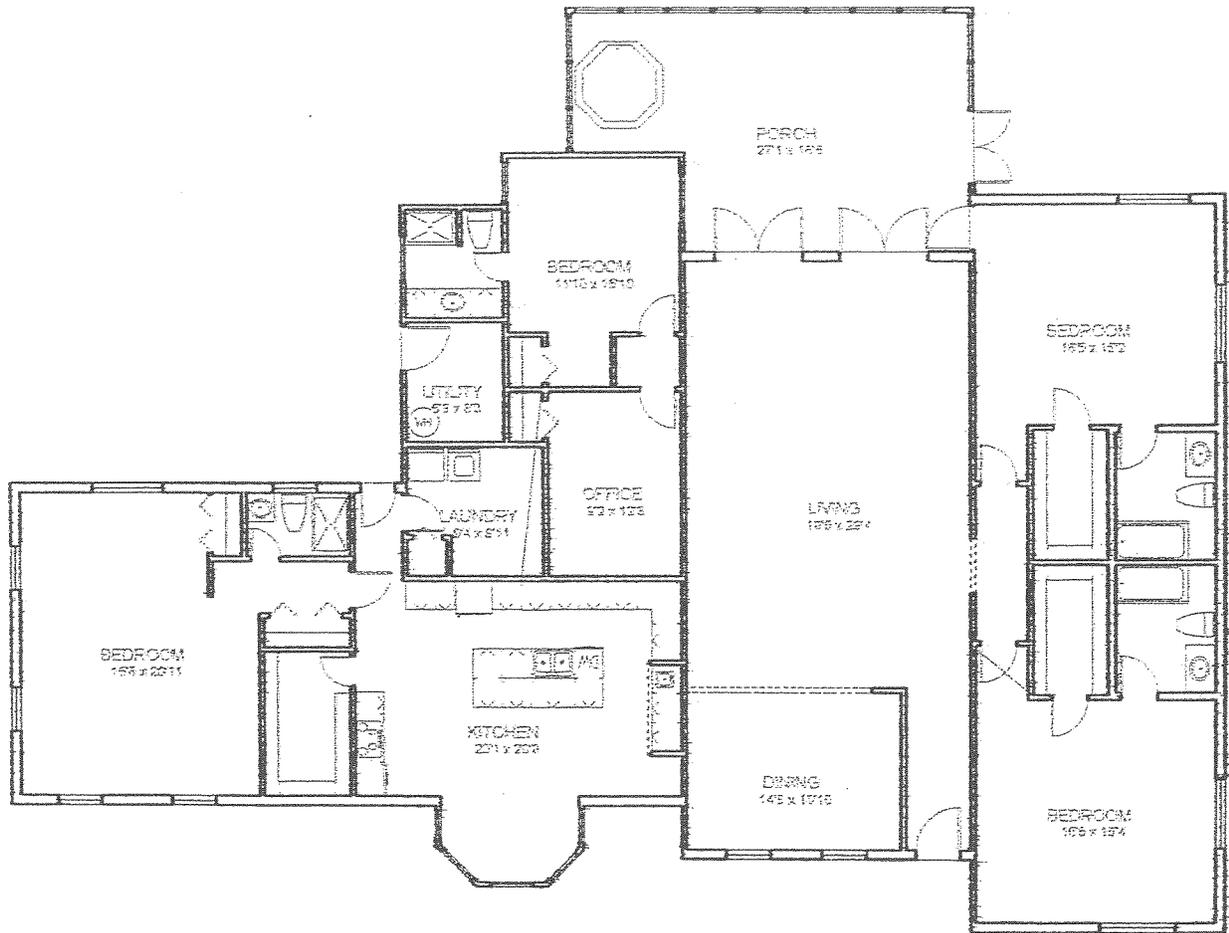


Property Address:
100 Sandy Oaks Place
Longwood, FL 32779

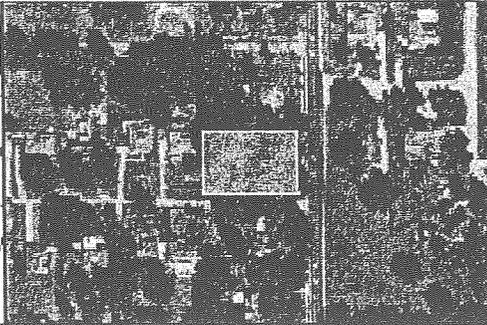
Tree Locations - All trees marked are 50'+ Oak Trees



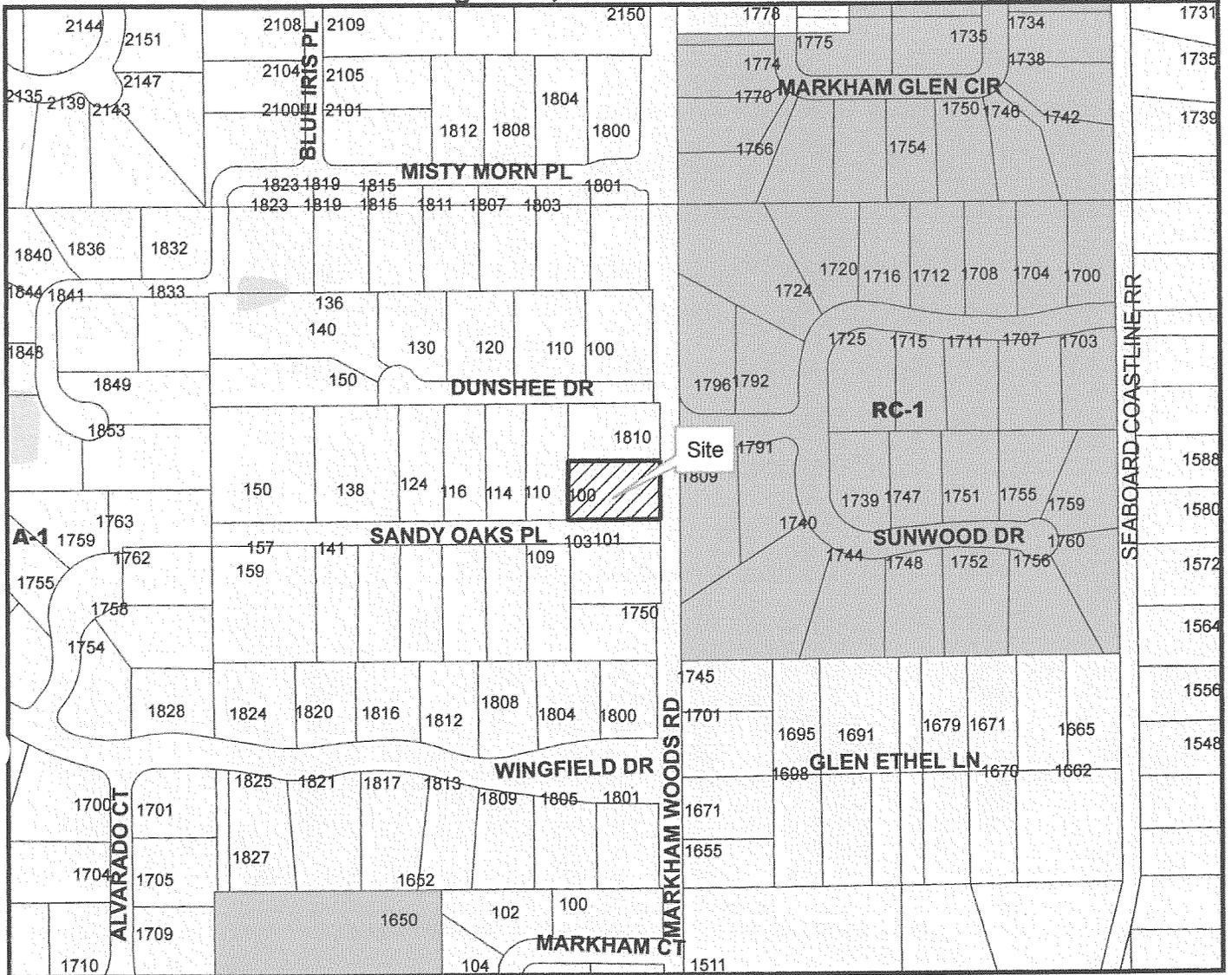
Sandy Oaks Place (Private Street)



Current Floorplan

<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>0500-0000</p> <p>8F 8M 8S 8D 8Q 8H 8K 8R</p> <p>SANDY OAKS PL</p> <p>MARKHAM WOODS RD</p> <p>SUNWOOD DR</p> <p>74 75 76</p>																																																									
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 26-20-29-300-008H-0000</p> <p>Owner: EAST MICHAEL &</p> <p>Own/Addr: KNAZEV SERGE</p> <p>Mailing Address: 100 SANDY OAKS PL</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 100 SANDY OAKS PL LONGWOOD 32779</p> <p>Subdivision Name:</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: \$236,557</p> <p>Depreciated EXFT Value: \$3,290</p> <p>Land Value (Market): \$80,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$319,847</p> <p>Assessed Value (SOH): \$319,847</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$294,847</p> <p style="text-align: right;">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>QUIT CLAIM DEED</td> <td>10/2005</td> <td>05991</td> <td>0830</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/2005</td> <td>05991</td> <td>0824</td> <td>\$455,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1995</td> <td>02977</td> <td>1297</td> <td>\$200,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1989</td> <td>02048</td> <td>1432</td> <td>\$25,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1989</td> <td>02048</td> <td>1431</td> <td>\$225,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1984</td> <td>01526</td> <td>0653</td> <td>\$122,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1974</td> <td>01032</td> <td>1618</td> <td>\$57,000</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	QUIT CLAIM DEED	10/2005	05991	0830	\$100	Improved	No	WARRANTY DEED	10/2005	05991	0824	\$455,000	Improved	Yes	WARRANTY DEED	09/1995	02977	1297	\$200,000	Improved	No	WARRANTY DEED	03/1989	02048	1432	\$25,000	Improved	No	WARRANTY DEED	03/1989	02048	1431	\$225,000	Improved	No	WARRANTY DEED	02/1984	01526	0653	\$122,000	Improved	Yes	WARRANTY DEED	01/1974	01032	1618	\$57,000	Improved	Yes	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$4,805</p> <p>2005 Tax Bill Amount: \$4,805</p> <p>Save Our Homes (SOH) Savings: \$0</p> <p>2005 Taxable Value: \$293,220</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																	
1	SINGLE FAMILY	1970	11	2,613	3,922	3,894	CONC BLOCK	\$236,557	\$285,008																																																	
			<p>Appendage / Sqft BASE SEMI FINISHED / 1281</p> <p>Appendage / Sqft OPEN PORCH FINISHED / 28</p>																																																							
<p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p>																																																										
EXTRA FEATURE																																																										
		Description	Year Blt	Units	EXFT Value	Est. Cost New																																																				
		FIREPLACE	1970	1	\$800	\$2,000																																																				
		SPA	1984	1	\$1,000	\$2,500																																																				
		ELECTRIC HEATER	1984	1	\$440	\$1,100																																																				
		WOOD UTILITY BLDG	1990	144	\$346	\$864																																																				

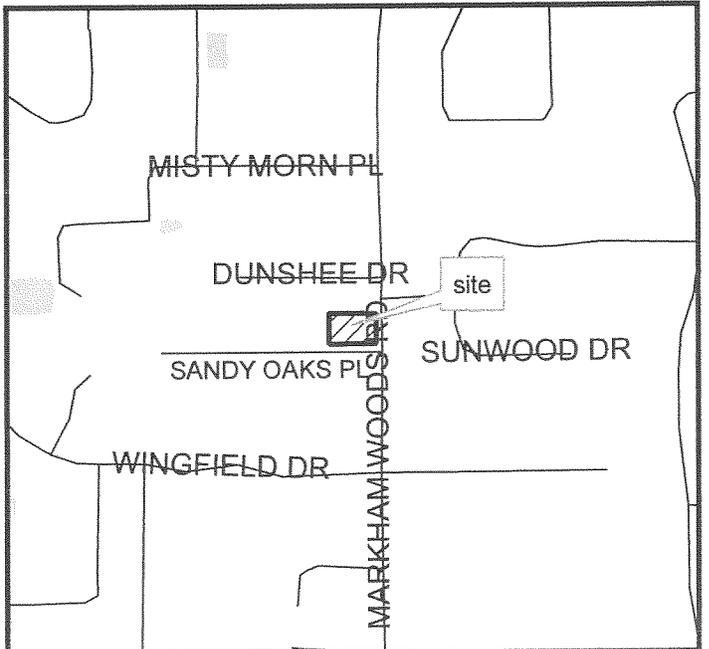
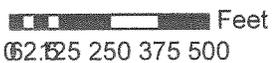
Michael East & Serge Knazev
 100 Sandy Oaks Place
 Longwood, Florida 32779



Seminole County Board of Adjustment
 April 24, 2006
 Case: BV2006-037
 Parcel No: 26-20-29-300-008H-0000

Zoning

-  BV2006-037
-  A-1
-  RC-1





STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # _____

Michael East - 100 Sandy Oaks Pl.

APPLICANT:
CONTRACTOR / AGENT: *Brownie's Septic Services*

LOT: _____ BLOCK: _____ SUBDIV: _____
ID# *26-20-29-300-008H-0000*

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR ATTACH LETTER FROM A PERMITTED SEPTAGE DISPOSAL SERVICE.

EXISTING TANK INFORMATION

<i>4050</i>] GALLONS SEPTIC TANK/GPD ATD	LEGEND: <i>8' x 4' x 5'</i>	MATERIAL: <i>Concrete</i>	BAFFLED: [Y / N]
[] GALLONS SEPTIC TANK/GPD ATD	LEGEND: _____	MATERIAL: _____	BAFFLED: [Y / N]
[] GALLONS GREASE INTERCEPTOR	LEGEND: _____	MATERIAL: _____	
[] GALLONS DOSING TANK	LEGEND: _____	MATERIAL: _____	# PUMPS: []

CERTIFY THAT THE ABOVE NOTED TANKS WERE PUMPED ON *11-19-05* HAVE THE VOLUMES SPECIFIED, ARE STRUCTURALLY SOUND, AND HAVE A [SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE] INSTALLED.

SIGNATURE OF LICENSED CONTRACTOR: *[Signature]* Brownie's Septic Services
BUSINESS NAME: _____ DATE: *11/19/05*

EXISTING DRAINFIELD INFORMATION

380] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [] DIMENSIONS: _____
 [] SQUARE FEET _____ SYSTEM NO. OF TRENCHES [] DIMENSIONS: _____
 TYPE OF SYSTEM: [] STANDARD [] FILLED [] MOUND _____
 CONFIGURATION: [] TRENCH [] BED [] _____
 DESIGN: [] HEADER [] D-BOX [] GRAVITY SYSTEM [] DOSED SYSTEM _____
 ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE *22* INCHES [ABOVE] [BELOW]

SYSTEM FAILURE AND REPAIR INFORMATION

1970] SYSTEM INSTALLATION DATE TYPE OF WASTE [] DOMESTIC [] COMMERCIAL
 [] GPD ESTIMATED SEWAGE FLOW BASED ON [] METERED WATER [] TABLE 1, 645-6, FAC

SITE [] DRAINAGE STRUCTURES [] POOL [] PATIO / DECK [] PARKING
 CONDITIONS: [] SLOPING PROPERTY [] _____

REASON FOR FAILURE: [] HYDRAULIC OVERLOAD [] SOILS [] MAINTENANCE [] SYSTEM DAMAGE
 [] DRAINAGE / RUN OFF [] ROOTS [] WATER TABLE [] _____

REASON FOR FAILURE: [] SEWAGE ON GROUND [] TANK [] D BOX/HEADER [] DRAINFIELD
 [] PLUMBING BACKUP [] _____

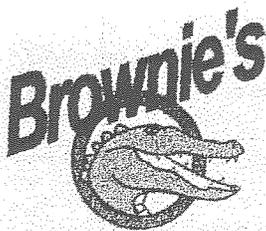
MARKS/ADDITIONAL CRITERIA: *Drain Field Appears To Be Working RT*

[Signature]

EMITTED BY: James Seagraves TITLE/LICENSE: SE0001388 DATE: *11-21*

"We Do The Right Thing!"

SEPTIC & GREASE PUMPING
 PLUMBING SERVICES
 DRAINFIELD REPAIRS
 VACTOR & INDUSTRIAL SERVICES
 MICROBIAL TREATMENTS
 SEWER & DRAIN SERVICE
 POOL MAINTENANCE
 BACKFLOW & WELL REPAIRS
 LICENSE #SA0051229



water solutions
 since 1948

407-841-4321 24 Hr. Service

83933
 WORK ORDER #

MAIL TO:
 10445 General Dr., Lot #102
 Orlando, FL 32824

Fax: (407) 872-0848
 Toll Free: 1-866-841-4321
 www.brownieseptic.com

SERVICE DATE <i>11/20/05</i>	SERVICE TECHNICIAN <i>M. Smith</i>	TIME DISPATCHED	ARRIVAL TIME <i>5:30</i>	TIME COMPLETED <i>9:30</i>	TYPE OF SERVICE SEWER & DRAIN <input type="checkbox"/> PLUMBING <input type="checkbox"/> PUMPING <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> CAMERA <input type="checkbox"/> POOL <input type="checkbox"/>
CUSTOMER NAME <i>East Michael</i>		CUSTOMER NO.		FEDERAL I.D. # <i>33-1081045</i>	
JOB ADDRESS <i>100 S.W. 10th St</i>			AFT. NUMBER		P.O. NUMBER / AUTHORIZATION
CITY <i>Orlando</i>	STATE <i>FL</i>	ZIP	CUSTOMER TELEPHONE NUMBER		

ESTIMATE Estimated cost for performing this work: \$ <i>395</i>	WORK ORDER AUTHORIZATION I authorize Brownie's Water Solutions to perform the services listed and I agree to pay the amount indicated. Prices do not include any electrical wiring or connections. I understand that Brownie's does not assume any responsibility for broken, settled, rusted, deteriorated, or lead pipes, fixtures, or clean outs and any damages to driveways, landscaping, sprinklers systems, sidewalks, concrete areas, or underground damages resulting from cleaning or repairing such lines.	
	(PRINT NAME) <i>Michael East</i>	(SIGNATURE) <i>M. Smith</i>

PLUMBING	<input type="checkbox"/> MAINLINE	<input type="checkbox"/> KITCHEN SINK	<input type="checkbox"/> BATHROOM SINK / TUB / SHOWER
	<input type="checkbox"/> FLOOR DRAIN	<input type="checkbox"/> TOILET BOWL	<input type="checkbox"/> LAUNDRY LINE
	<input type="checkbox"/> OTHER		
	<i>19x10x30" underground rock pipe gravity</i>		
	<i>10x8x20" underground pipe</i>		

GREASE / SEPTIC	<i>No DSO on low tank water level raised 1/2 way</i>		
	<i>low sewer study with flow</i>		

# OF TANKS <i>1</i>	GALLONS <i>1050</i>	<input type="checkbox"/> GREASE	<input type="checkbox"/> SLUDGE	<input type="checkbox"/> SEPTIC
WALLS & BOTTOM IN GOOD CONDITION <input type="checkbox"/> YES <input type="checkbox"/> NEEDS REPAIR	BAFFLE INTACT & UNOBSTRUCTED <input type="checkbox"/> N/A <input type="checkbox"/> NEEDS REPAIR			
INLET / OUTLET PIPES INTACT <input type="checkbox"/> YES <input type="checkbox"/> NEEDS REPAIR	COVER SECURE & IN GOOD CONDITION <input type="checkbox"/> YES <input type="checkbox"/> NEEDS REPAIR			
CONTROL # <i>124151</i>	FREQUENCY <input type="checkbox"/> MONTHLY <input type="checkbox"/> BI-MONTHLY <input type="checkbox"/> QUARTERLY <input type="checkbox"/> OTHER			

COMPLETION: I acknowledge that the above described work has been completed to my satisfaction. I accept the conditions on the reverse side.
 (SIGNATURE) *M. Smith*

RESIDENTIAL GUARANTEE DRAIN CLEANING <input type="checkbox"/> Main Line <input type="checkbox"/> 6 mos. <input type="checkbox"/> Other Lines <input checked="" type="checkbox"/> 3 mos. <input type="checkbox"/> Toilet Bowl <input type="checkbox"/> 24 hrs. <input type="checkbox"/> Other <input type="checkbox"/> PLUMBING <input type="checkbox"/> Repair <input type="checkbox"/> 90 days <input type="checkbox"/> Replace <input type="checkbox"/> 1 year <input type="checkbox"/> Other <input type="checkbox"/>	COMMERCIAL GUARANTEE DRAIN CLEANING <input type="checkbox"/> All Lines <input type="checkbox"/> 30 days <input type="checkbox"/> Toilet Bowl <input type="checkbox"/> 24 hrs. <input type="checkbox"/> Jetting <input type="checkbox"/> 30 days <input type="checkbox"/> Other <input type="checkbox"/> PLUMBING <input type="checkbox"/> Repair <input type="checkbox"/> 90 days <input type="checkbox"/> Replace <input type="checkbox"/> 1 year <input type="checkbox"/> Other <input type="checkbox"/>	PAYMENT <input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK # <i>3018</i> <input type="checkbox"/> CR CARD # _____ Expiration _____ <input type="checkbox"/> NET 15 DAYS LATE CHARGE OF 1.5% PER MONTH AFTER 15 DAYS *\$35.00 processing fee charged for all returned checks.	INVOICE TOTAL LABOR \$ _____ PARTS \$ _____ OTHER \$ _____ TAX \$ _____ TOTAL \$ <i>395</i>
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Explain:

We, Serge Knazev and Michael East, owners of the property at 100 Sandy Oaks Lane, Longwood, FL 32779 are planning an addition of 2000 sqft. to our home, along with an extensive property façade and landscaping renovation. Our investment will bring the property up to the level of the surrounding homes and enhance the value of our neighborhood.

Preserving the beautiful 100-200+ year old Oak trees on our property which reside on the eastern end of our lot towards Markham Woods Road, leaves us with very few options. The most favorable option is to build our addition towards Sandy Oaks Lane.

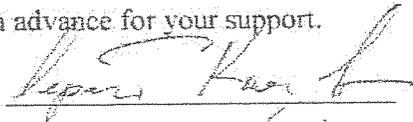
The current zoning of our neighborhood is A-1, which requires a setback from the front property line, to the house of at least 50ft. As it stands, Sandy Oaks Lane is a private road, which was built on the southern most edge of the street easement, leaving an approximate 27ft. easement between the northern edge of the road surface and our property lines on the north side of Sandy Oaks Lane.

Our current plans would require a variance request to allow us to obtain a setback of 39ft. rather than the required 50ft. In essence, there would be a total of 66ft. between the northern edge of Sandy Oaks Lane, and the foundation of the new addition.

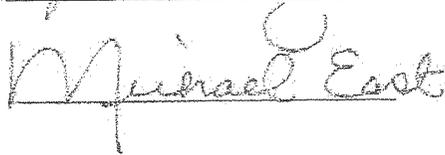
It is our strong preference to keep all the oaks trees on our property and we are planning to present this plan to the Board of Adjustments of Seminole County. We believe that our property development and investment plan will benefit and enhance the value of our neighborhood and we seek your support and endorsement for our plan at the variance committee hearing.

We thank you in advance for your support.

Serge Knazev



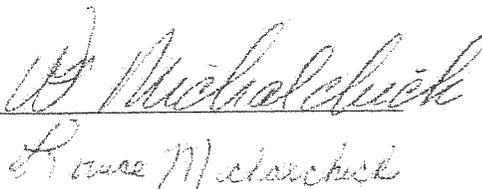
Michael East



SUPPORT SIGNATURE

I, 1st Louise Michalchuk, Resident of 110 Sandy Oaks Lane,
Support the above mentioned variance for the applicants at 100 Sandy Oaks Lane.

SIGNATURE:



We, **Serge Knazev** and **Michael East**, owners of the property at **100 Sandy Oaks Lane, Longwood, FL 32779** are planning an addition of 2000 sqft. to our home, along with an extensive property façade and landscaping renovation. Our investment will bring the property up to the level of the surrounding homes and enhance the value of our neighborhood.

Preserving the beautiful 100-200+ year old Oak trees on our property which reside on the eastern end of our lot towards **Markham Woods Road**, leaves us with very few options. The most favorable option is to build our addition towards **Sandy Oaks Lane**.

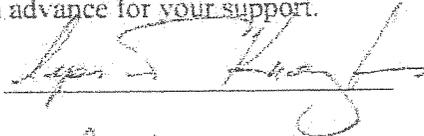
The current zoning of our neighborhood is A-1, which requires a setback from the front property line, to the house of at least 50ft. As it stands, **Sandy Oaks Lane** is a private road, which was built on the southern most edge of the street easement, leaving an approximate 27ft. easement between the northern edge of the road surface and our property lines on the north side of **Sandy Oaks Lane**.

Our current plans would require a variance request to allow us to obtain a setback of 39ft. rather than the required 50ft. In essence, there would be a total of 66ft. between the northern edge of **Sandy Oaks Lane**, and the foundation of the new addition.

It is our strong preference to keep all the oaks trees on our property and we are planning to present this plan to the Board of Adjustments of Seminole County. We believe that our property development and investment plan will benefit and enhance the value of our neighborhood and we seek your support and endorsement for our plan at the variance committee hearing.

We thank you in advance for your support.

Serge Knazev



Michael East



SUPPORT SIGNATURE

I Stephanie, Resident of 101 **Sandy Oaks Lane**,
Support the above mentioned variance for the applicants at **100 Sandy Oaks Lane**.

SIGNATURE: _____

We, Serge Knazev and Michael East, owners of the property at 100 Sandy Oaks Lane, Longwood, FL 32779 are planning an addition of 2000 sqft. to our home, along with an extensive property façade and landscaping renovation. Our investment will bring the property up to the level of the surrounding homes and enhance the value of our neighborhood.

Preserving the beautiful 100-200+ year old Oak trees on our property which reside on the eastern end of our lot towards Markham Woods Road, leaves us with very few options. The most favorable option is to build our addition towards Sandy Oaks Lane.

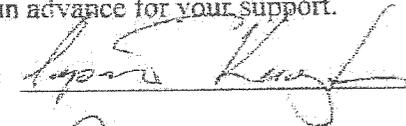
The current zoning of our neighborhood is A-1, which requires a setback from the front property line, to the house of at least 50ft. As it stands, Sandy Oaks Lane is a private road, which was built on the southern most edge of the street easement, leaving an approximate 27ft. easement between the northern edge of the road surface and our property lines on the north side of Sandy Oaks Lane.

Our current plans would require a variance request to allow us to obtain a setback of 39ft. rather than the required 50ft. In essence, there would be a total of 66ft. between the northern edge of Sandy Oaks Lane, and the foundation of the new addition.

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We thank you in advance for your support.

Serge Knazev



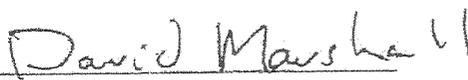
Michael East



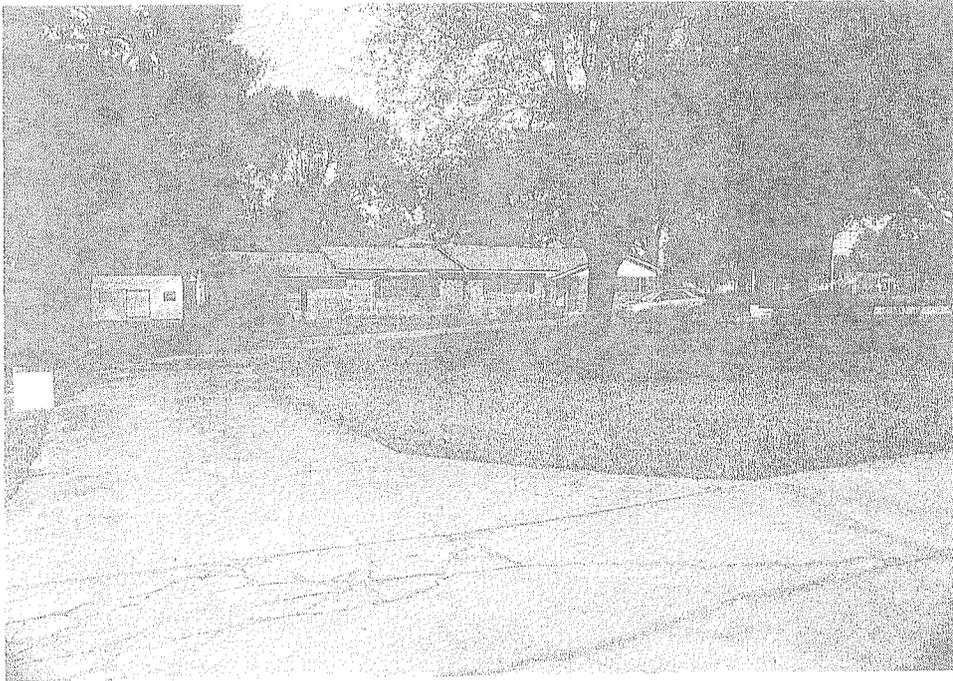
SUPPORT SIGNATURE

I David Marshall, Resident of 1810 Markham Woods Road, Support the above mentioned variance for the applicants at 100 Sandy Oaks Lane.

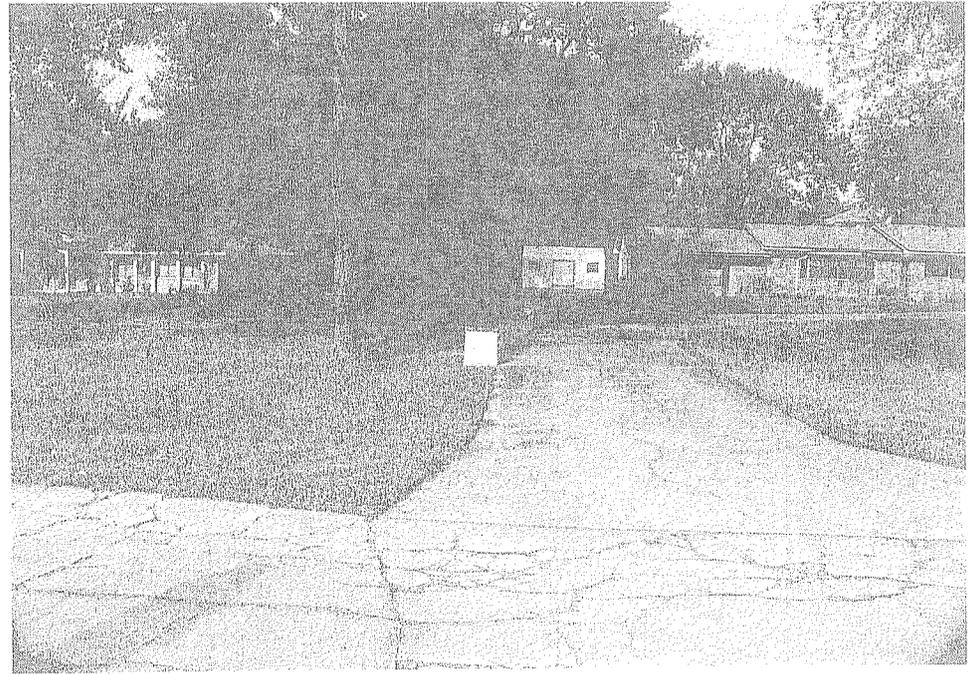
SIGNATURE:



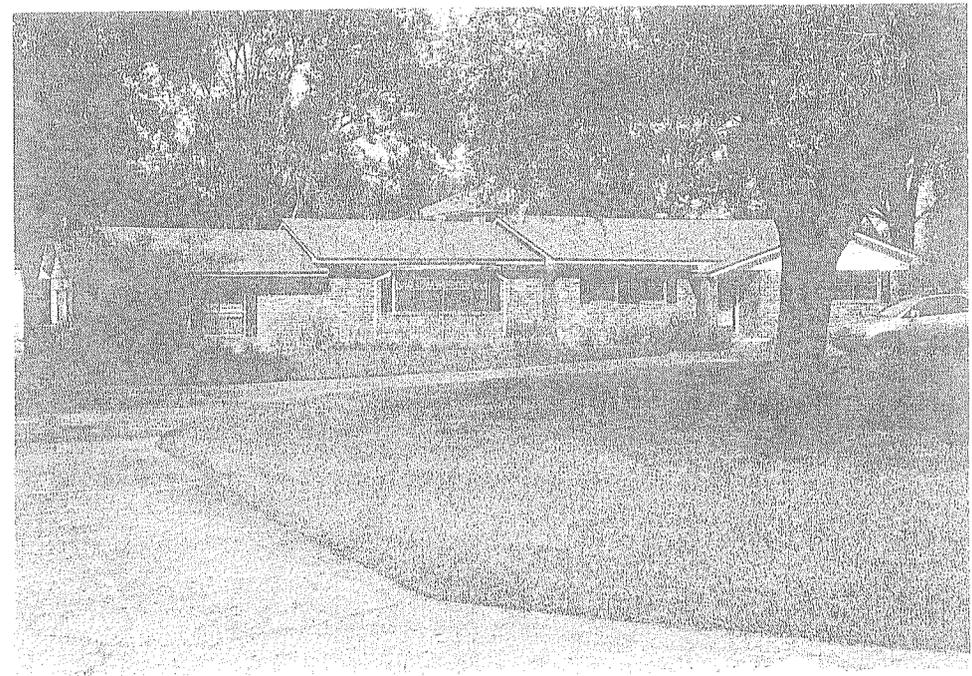
Front of Property



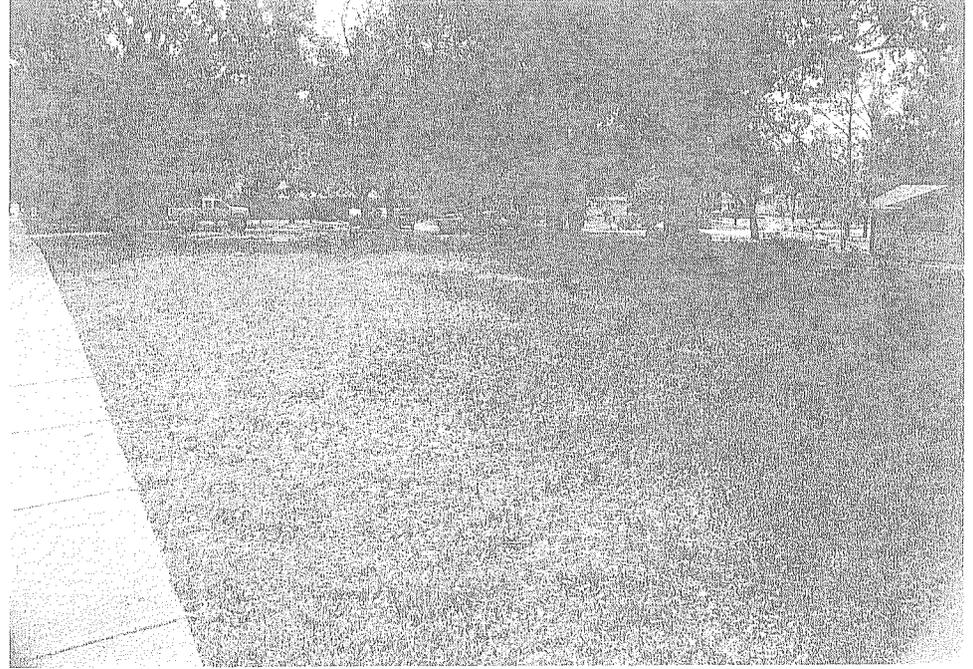
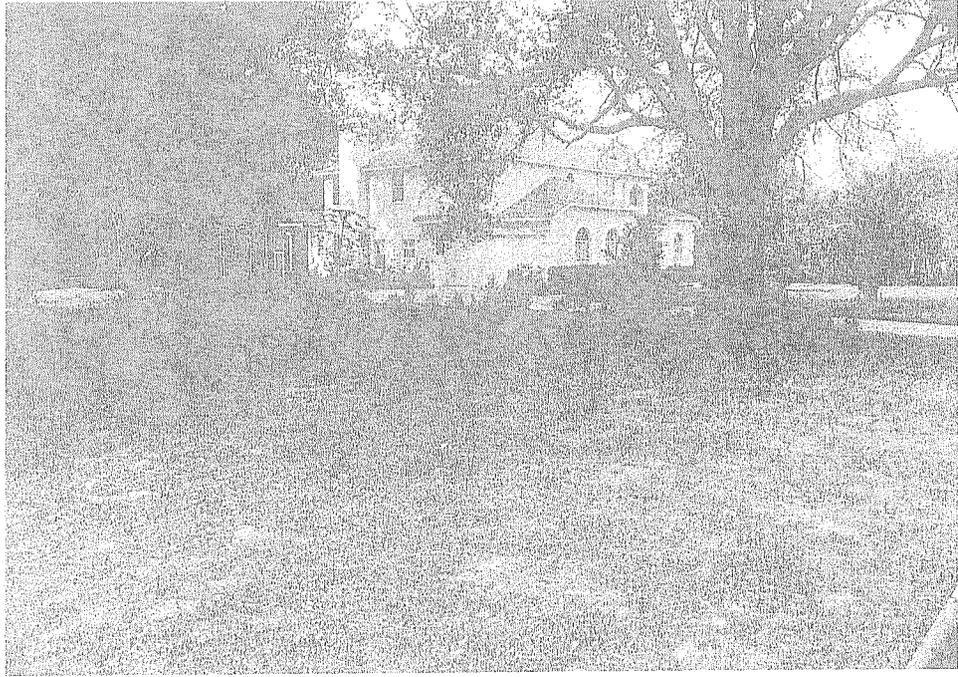
Front of Property



Front of Properties

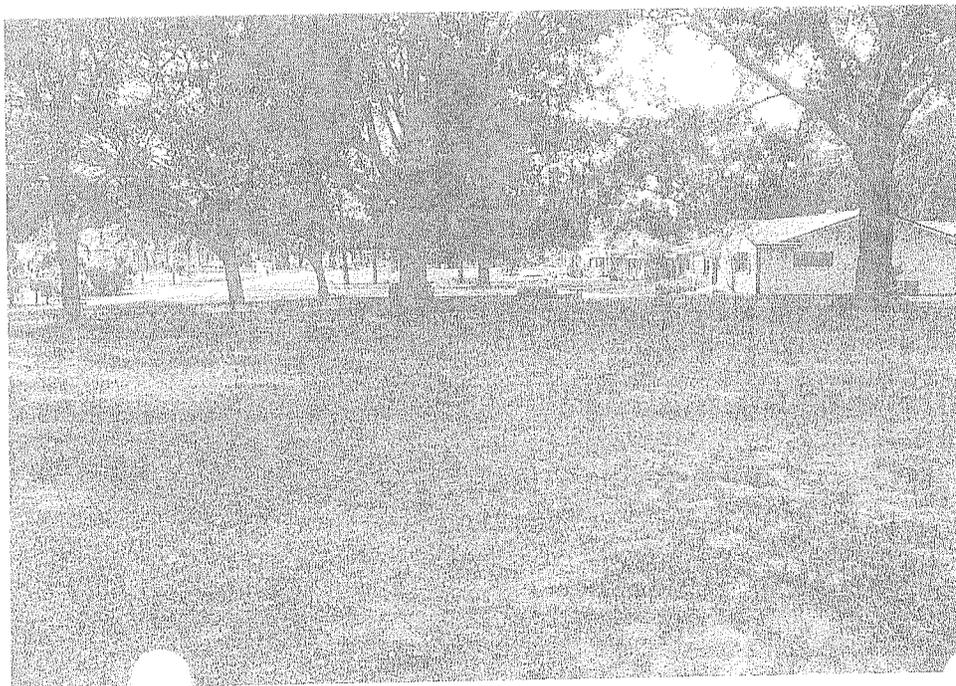
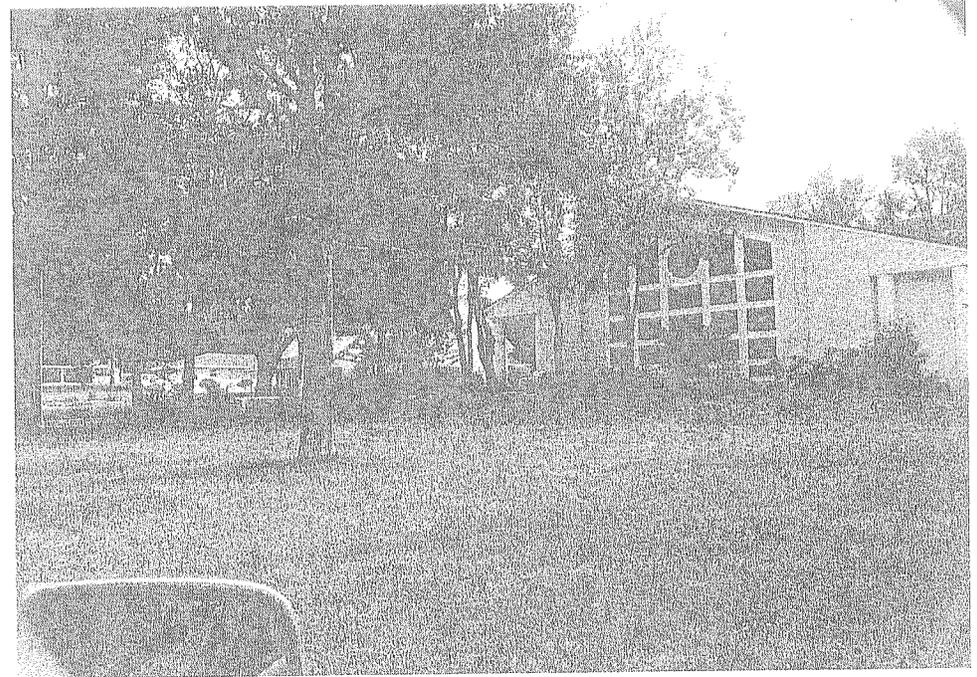


Front of Property



View From Markham Woods

West From Markham Woods



West View From Hartrom Woods

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 24, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 62 ALOMA WOODS PH 5 PGS 11 THRU 13

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

FINDINGS OF FACT

Property Owner: Michael East & Serge Knazev
100 Sandy Oaks Place
Longwood, FL 32779

Site Address: 100 Sandy Oaks Place

Requested Development Approval:

Request for a front yard setback variance from 50 feet to 39 feet for a proposed home addition in the A-1 (Agriculture 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: Kathy Fall
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:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED HOME 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, who is personally known to me 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: