

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

SUBJECT: Request for (1) a lot size variance from 8,400 square feet to 4,480 square feet; (2) a width at the building line variance from 70 feet to 40.16 feet; and (3) side yard setbacks from 7 ½ feet to 5 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Jailal & Maria Ramkumar, applicants).

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

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

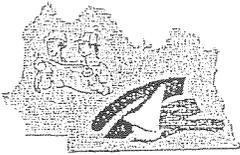
Agenda Date 4/24/06 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for (1) a lot size variance from 8,400 square feet to 4,480 square feet; (2) a width at the building line variance from 70 feet to 40.16 feet; and (3) side yard setbacks from 7 ½ feet to 5 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Jailal & Maria Ramkumar, applicants); or
2. **DENY** the request for (1) a lot size variance from 8,400 square feet to 4,480 square feet; (2) a width at the building line variance from 70 feet to 40.16 feet; and (3) side yard setbacks from 7 ½ feet to 5 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Jailal & Maria Ramkumar, applicants); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	APPLICANT: Jailal & Maria Ramkumar LOCATION: 2280 Jitway ZONING: R-1 (Single-Family Dwelling District)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family residence on a vacant lot. • This lot was platted in 1917 as the J O Packard 1st Addition to Midway and the dimensions of the lot are 40' x 120'. • The proposed single-family home would be approximately 1640 +/- square feet having one story and

STAFF FINDINGS	a 1 car garage. The applicant has satisfied the criteria for the granting of the variances. Staff has determined that: <ul style="list-style-type: none">• The lot is a parcel of record as of 1917 known as the J O Packard 1st Addition to Midway.• Policy FLU 3.2, adopted on September 11, 1991, states the county shall reduce uses that are inconsistent with community character by requiring the combining of lots. J O Packard 1st Addition to Midway platted lots have been developed into single family lots without the requirement of combination therefore the request would not be inconsistent with the community character.• The subject property is located in the Midway community which has been designated as a Community Development Target area by Seminole County in order to promote new housing opportunities.• There is no record of prior variances having been granted for this property.
STAFF RECOMMENDATION	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: <ul style="list-style-type: none">• Any variance granted should apply only to the proposed lot and proposed single-family residence as depicted on the attached site plan; and• Any additional conditions 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

COBY

APPL. NO. BV 2006-043

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 8,400 SQ FEET TO 4,480
- SPECIAL EXCEPTION**
- LIMITED USE** 03-02-06A
- SF 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	MARIA RAMKUMAR / Jaiyah	
ADDRESS	554 WOODFORD DR	
	DEBARY FL 32713	
PHONE 1	386-960-6559	
PHONE 2	347-495-6798	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 2280 JITWAY SANFORD FL 32771

CURRENT USE OF PROPERTY: VACANT

LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 33-19-31-507-0000-2330

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 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.

Maria Ramkumar Jaiyah Ramkumar 3-1-06
 SIGNATURE OF OWNER OR AGENT* DATE

ADDITIONAL VARIANCES

VARIANCE 2:

WIDTH AT BUILDING LINE FROM 70 FT TO 40.16

VARIANCE 3:

SIDE YARD SET BACK VARIANCES FROM 7.5' TO 5.0 FEET

VARIANCE 4:

side yard set back VARIANCE from 7.5 to 5 ft.

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): 300.00 COMMISSION DISTRICT _____ FLU / ZONING Rat / LOR

BCC HEARING DATE _____ (FOR APPEAL)

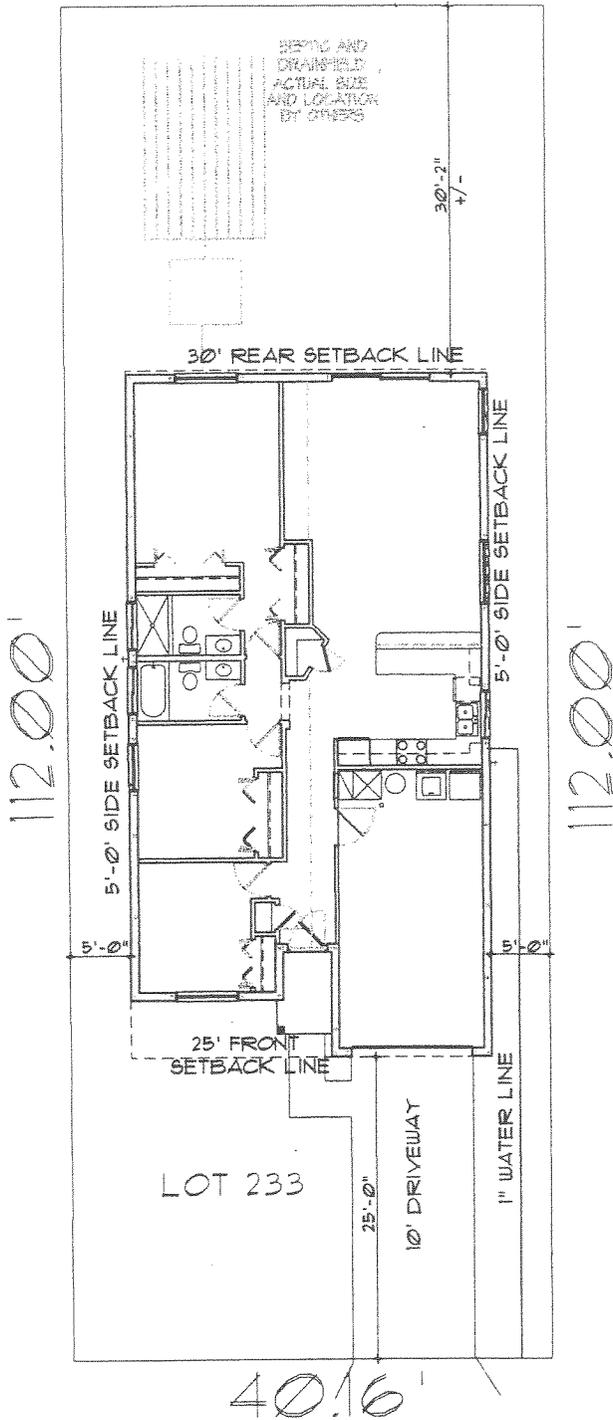
LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR DS DATE _____

SUFFICIENCY COMMENTS _____



40.16'

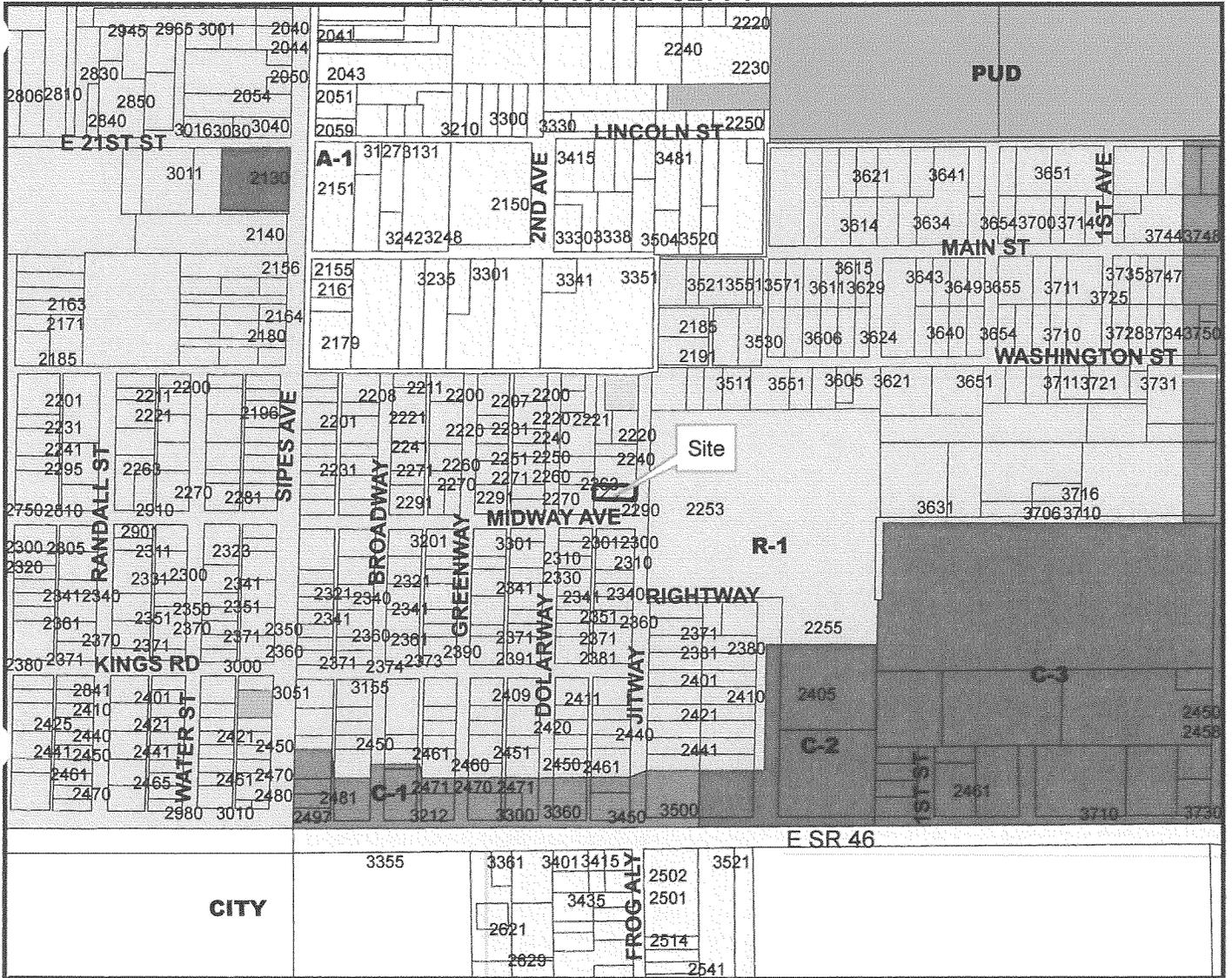


JITWAY AVENUE

SITE PLAN

1/8" = 1'-0"

**Maria & Jailal Ramkumar
2280 Jitway
Sanford, Florida 32771**



**Seminole County Board of Adjustment
April 24, 2006
Case: BV2006-043
Parcel No: 33-19-31-507-0000-2330**

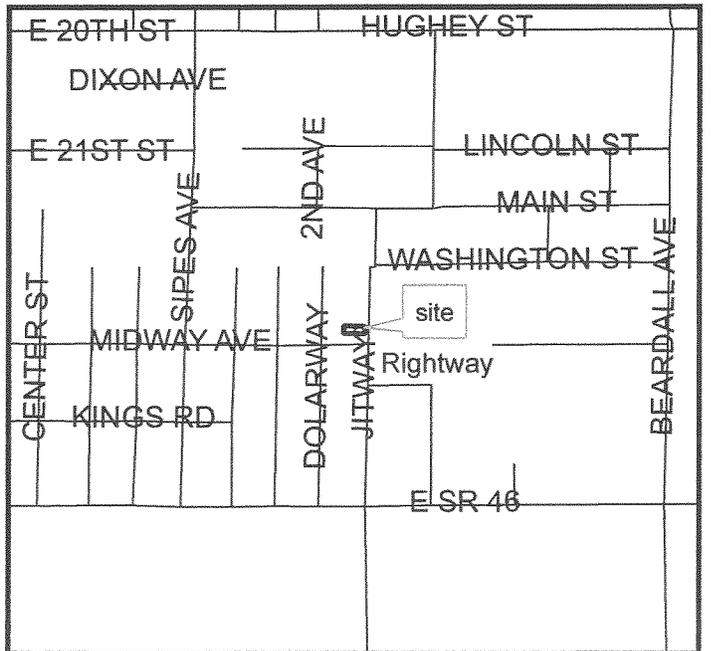
Zoning

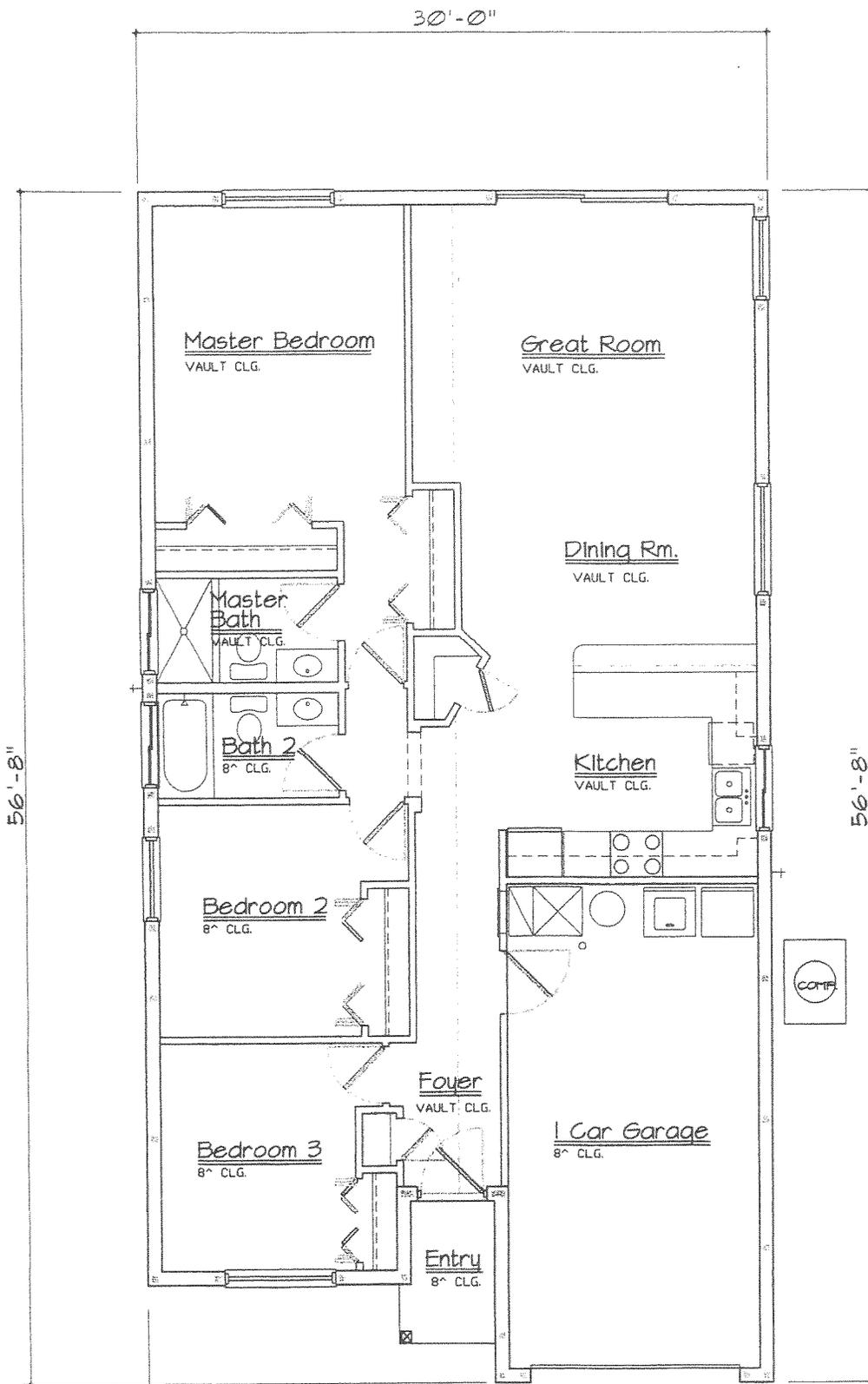
	BV2006-043		R-2		C-2
	A-1		R-3		C-3
	R-1		C-1		PUD

N



0 70 140 280 420 560 Feet

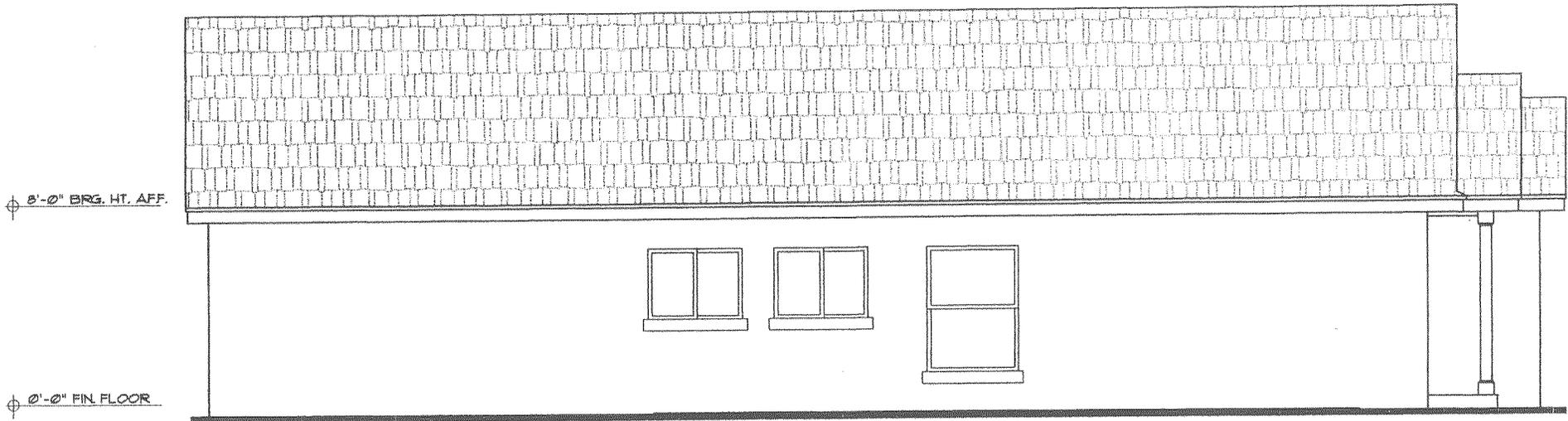




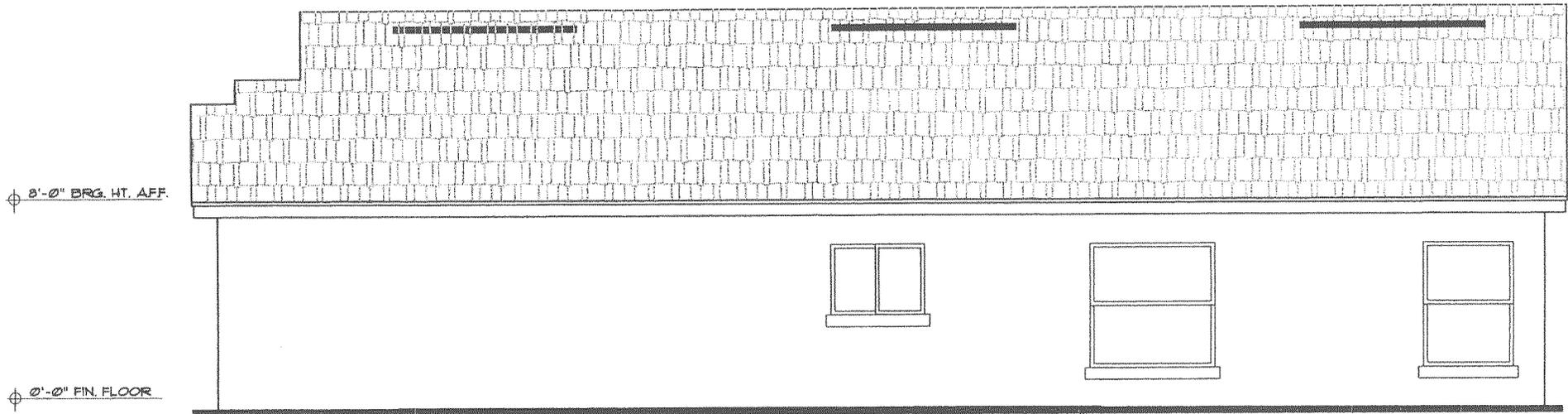
Area Tabulations

Living:	
1st floor:	1,306 sf
2nd floor:	xxxxxx sf
Total Living:	1,306 sf
entry:	29 sf
patio:	xxx sf
garage:	305 sf
Total Area:	1,640 sf

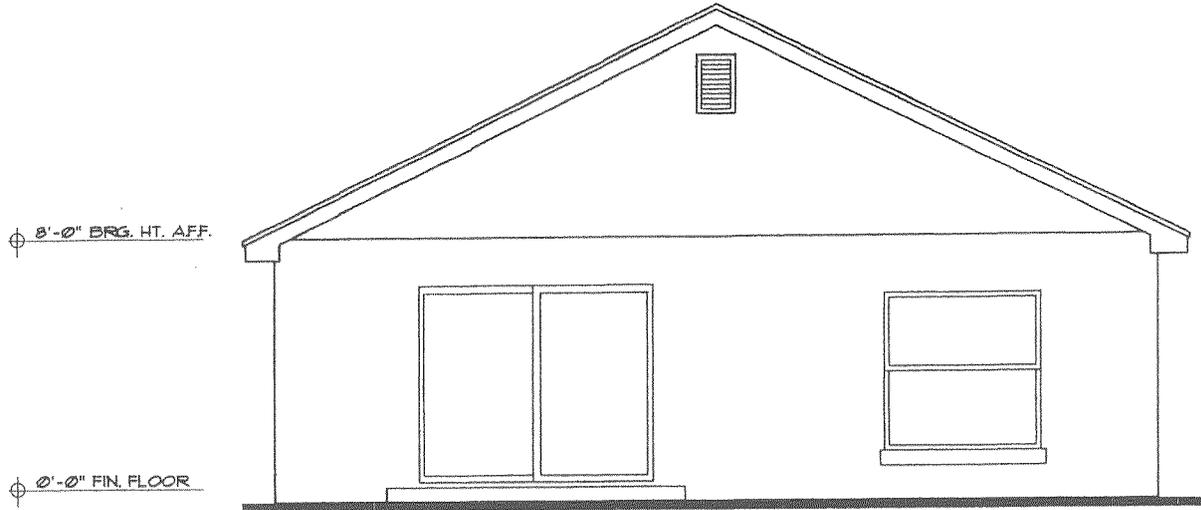
FLOOR PLAN 1/4" = 1'-0"



LEFT ELEVATION $\frac{1}{4}'' = 1'-0''$



RIGHT ELEVATION $\frac{1}{4}'' = 1'-0''$



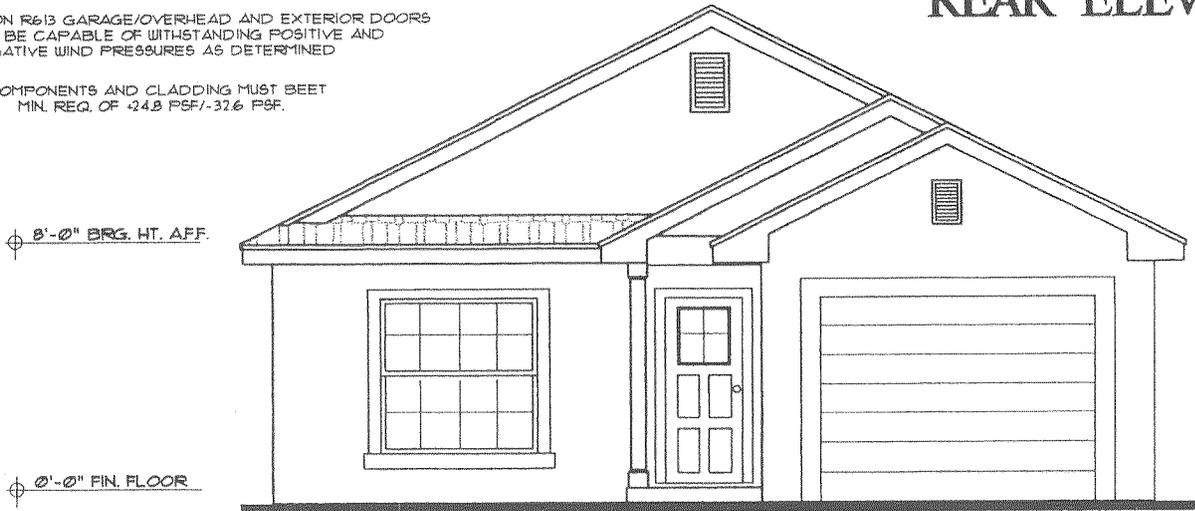
REAR ELEVATION

1/4" = 1'-0"

REAR ELEVATION

SECTION R613 GARAGE/OVERHEAD AND EXTERIOR DOORS SHALL BE CAPABLE OF WITHSTANDING POSITIVE AND NEGATIVE WIND PRESSURES AS DETERMINED

COMPONENTS AND CLADDING MUST MEET MIN. REQ. OF +24.9 PSF/-32.6 PSF.



FRONT ELEVATION

1/4" = 1'-0"

SWERDLOW & PERRY SURVEYING, INC.

15000 Court - Lake Mary, FL 32746 - Voice 407.688.7631 - Fax 407.688.7691

Lot 233, J.O. PACKARD'S 1ST ADD. TO MIDWAY, according to the plat thereof, as recorded in Plat Book 2, Page(s) 104, of the Public Records of Seminole County, FL.

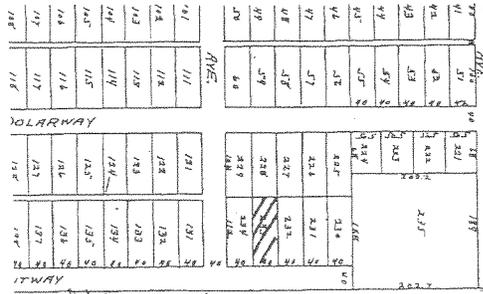
Community number: 120289 Panel: 0065

Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X

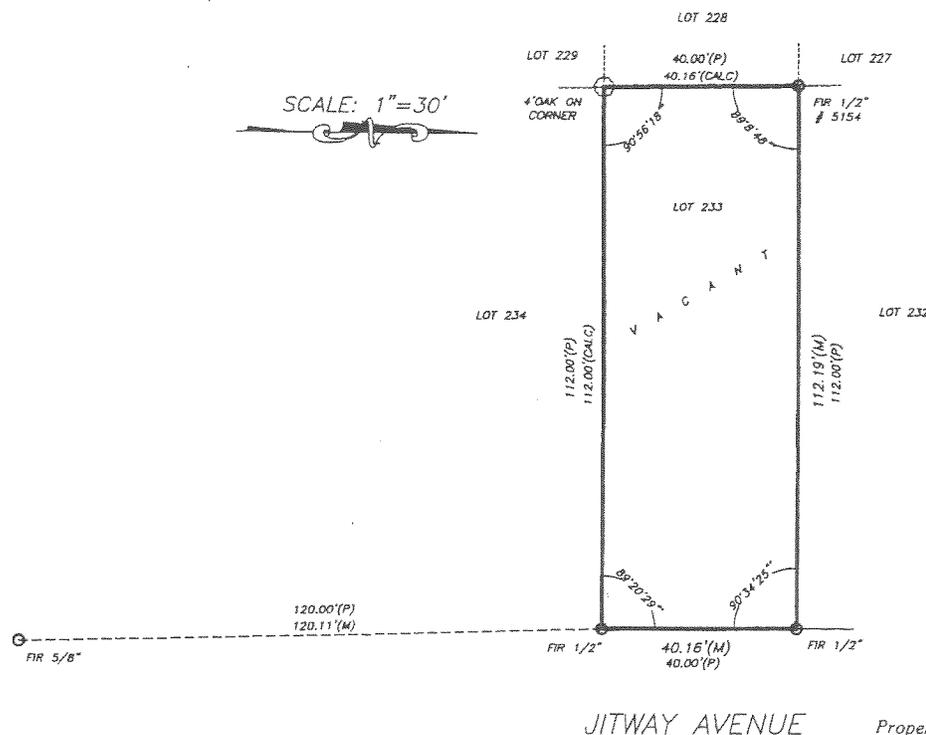
Date of field work: 2/24/2006 Completion Date: 2/27/2006

Certified to:

Maria Ramkumar; Jaijal Ramkumar; Brokers Title of Longwood, LLC; Commonwealth Land Title Insurance Company.



SCALE: 1"=30'



JITWAY AVENUE

Property Address:
2280 Jitway Avenue
Sanford, FL 32771

Survey number: SL 68478

LEGEND

- Wood Fence
- Wire Fence
- Found Nail
- Property Corner
- R Record
- M Field Measured
- CL Clear
- ENCR Encroachment
- Centerline
- Concrete
- Property Line
- C.M Concrete Monument
- F.I.R Iron Rod
- F.I.P Iron Pipe
- RAW . . . of Way
- N&D Nail & Disk
- D.E Drainage Easement
- U.E Utility Easement
- FD Found
- P Plat
- O.H.U Overhead Utilities
- P.P Power Pole
- TX Transformer
- CATV Cable Riser
- W.M Water Meter
- TEL Telephone Facilities
- Covered Area
- B.R Bearing Reference
- CH Chord
- RAD Radial -
- N.R Non Radial
- A/C Air Conditioner
- B.M Bench Mark
- C Calculated
- 22.222 Block Wall
- Δ Central Angle/Delta
- D.B Deed Book
- D Description or Deed
- D.H Drill Hole
- DAW Drive Way
- ESMT Easement
- EL Elevation
- FF Finished Floor
- F.C.M Found Concrete Monument
- F.P.K Found Parker-Kalton Nail
- L Length
- L.A.E Limited Access Easement
- M.H Manhole

- N.T.S Not to Scale
- O.R Official Records
- O.R.B Official Records Book
- P.C.P Permanent Control Point
- P.R.M Permanent Reference Monument
- PG Page
- PVMT Pavement
- P.B Plat Book
- P.O.B Point of Beginning
- P.O.C Point of Commencement
- P.O.L Point on Line
- P.C Point of Curvature
- P.R.C Point of Reverse Curvature
- P.T Point of Tangency
- R Radius (Radial)
- R.O.E Roof Overhang Easement
- S.I.R Set Iron Rod & Cap
- SW Sidewalk
- T.O.B Top of Bank
- TYP Typical
- W.C Witness Corner
- 10.05 Existing Elevation
- E.O.W Edge of Water

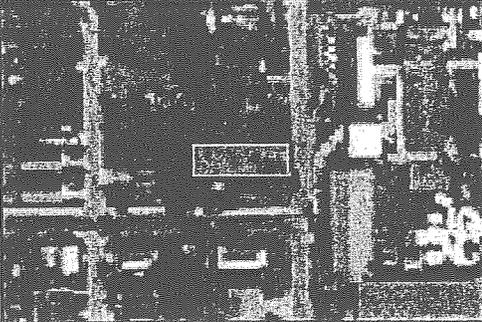
GENERAL NOTES

1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall.
5. Only visible encroachments located.
6. No identification found on property corners unless noted.
7. Dimensions shown are plat and measured unless otherwise noted.
8. Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
9. Adjoining lots are within the same block, unless otherwise noted.
10. This is a BOUNDARY SURVEY unless otherwise noted.
11. Not valid unless sealed with the signing surveyors embossed seal.
12. Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by other's.
13. L.B. 7132
14. Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction

Ralph Swerdlow
Andrea M. Sprouse
Registered Land Surveyor No. 3411
Registered Land Surveyor No. 5745

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508	54	223	2	235.A	JITWAY MIDWAY AVE
	55	224	0		
	56	225		230	
	57	226		231	
	58	227		232	
	59	228		233	
	60	229		234	
	111	121		131	
	112	122		132	
	113				



GENERAL

Parcel Id: 33-19-31-507-0000-2330
 Owner: RAMKUMAR MARIA &
 Own/Addr: RAMKUMAR JAILAL
 Mailing Address: 554 WOODFORD DR
 City,State,ZipCode: DEBARY FL 32713
 Property Address: 2280 JITWAY SANFORD 32771
 Subdivision Name: PACKARDS 1ST ADD TO MIDWAY
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 00-VACANT RESIDENTIAL

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$2,464
 Land Value Ag: \$0
 Just/Market Value: \$2,464
 Assessed Value (SOH): \$2,464
 Exempt Value: \$0
 Taxable Value: \$2,464
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	02/2006	06123	1621	\$10,000	Vacant	Yes
WARRANTY DEED	06/1988	01967	1193	\$1,000	Improved	No
WARRANTY DEED	08/1983	01480	1770	\$100	Improved	No

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$40
 2005 Taxable Value: \$2,464
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	40	112	.000	70.00	\$2,464

LEGAL DESCRIPTION

PLATS:

LEG LOT 233 J O PACKARDS 1ST ADD TO MIDWAY
 PB 2 PG 104

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.

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:

LEG LOT 233 J O PACKARDS 1ST ADD TO MIDWAY PB 2 PG 104

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

FINDINGS OF FACT

Property Owner: Jailal & Maria Ramkumar
2280 Jitway
Sanford, FL 32771

Site Address: 2280 Jitway

Requested Development Approval:

Request for (1) a lot size variance from 8,400 square feet to 4,480 square feet; (2) a width at the building line variance from 70 feet to 40.16 feet; and (3) side yard setbacks from 7 ½ feet to 5 feet for a proposed home 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: 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, 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: