

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for a front yard setback variance from 25 feet to 19 feet for a proposed addition in the R-1A (Single-Family Dwelling District); (Rick & Carmen Dalrymple, applicants).

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

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

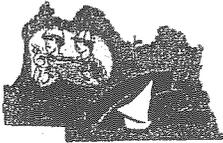
**Agenda Date** 4/24/06 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a front yard setback variance from 25 feet to 19 feet for a proposed addition in the R-1A (Single-Family Dwelling District); or
2. **DENY** the request for a front yard setback variance from 25 feet to 19 feet for a proposed addition in the R-1A (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> Rick & Carmen Dalrymple <b>LOCATION:</b> 212 N. Monterey Isle <b>ZONING:</b> R-1A (Single-Family Dwelling District)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct an addition that would encroach 6 feet into the minimum 25 foot front yard setback; the aforementioned front yard setback variance is thereby requested.</li> <li>• The proposed construction would be a second story addition with a porch to the existing single-family home.</li> <li>• The applicant has received approval from the Shadowbay Design Review Board for the proposed addition on February 27, 2006.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances having been granted for this property.</li> </ul>

<b>STAFF FINDINGS</b>	<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"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• 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"><li>• Any variance granted shall apply only to the proposed addition as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET (ROOM 1028)  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

03-02-06P03:

APPL. NO. BV 2 006 - 046

**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** FRONT YARD SETBACK FROM 25' to 19'
- 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	DALRYMPLE, RICK & CARMEN	
ADDRESS	212 N MONTEREY ISLE LONGWOOD FL 32779	
PHONE 1	407 998 4108	
PHONE 2		
E-MAIL		

PROJECT NAME: DALRYMPLE RESIDENCE

SITE ADDRESS: 212 N MONTEREY ISLE

CURRENT USE OF PROPERTY: RESIDENCE

LEGAL DESCRIPTION: LOT 48, SHADOW BAY UNIT ONE  
PB 24, PGS 99 & 100, SEMINOLE COUNTY, FL.

SIZE OF PROPERTY: .24 acre(s) PARCEL I.D. 04-21-29-520-0000-0480

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.

Carmen Dalrymple 3/2/06  
 SIGNATURE OF OWNER OR AGENT\* DATE

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

**ADDITIONAL VARIANCES**

VARIANCE 2:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 3:  
 \_\_\_\_\_ 03-02-06P03  
 \_\_\_\_\_ 05-  
 \_\_\_\_\_

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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

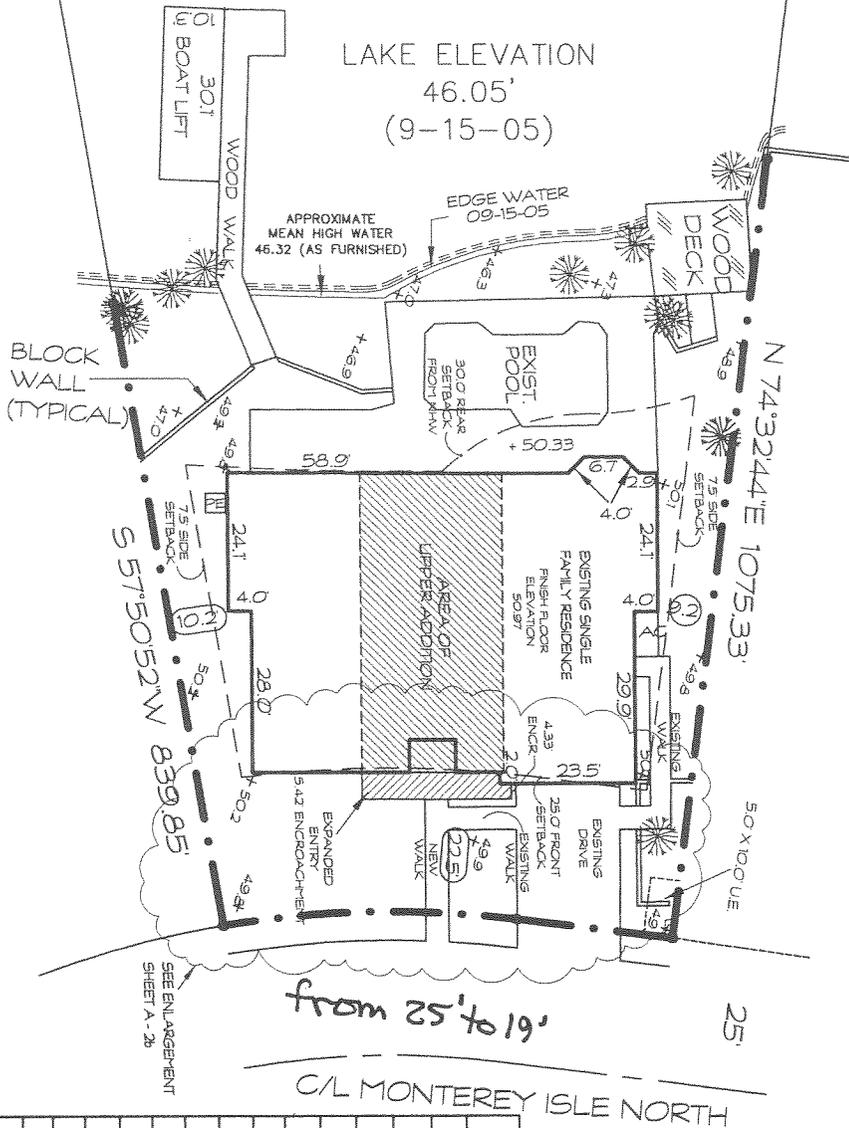
\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

**PROCESSING:**  
 FEE(S): 150.00 COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING RIA / LOR  
 BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
 LOCATION FURTHER DESCRIBED AS \_\_\_\_\_  
 \_\_\_\_\_  
 PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_  
 SUFFICIENCY COMMENTS \_\_\_\_\_  
 \_\_\_\_\_

LOT 48 LAKE BRANTLEY

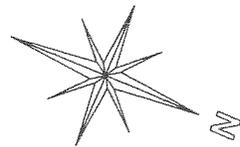
LAKE ELEVATION  
46.05'  
(9-15-05)



DESCRIPTION: LOT 48, SHADOWBAY UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 99 & 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

**PROPOSED SITE PLAN**

THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY.



**ZONING / SETBACK CHECKLIST**

OWNER	RICHARD & CARMEN DALRYMPLE		
JURISDICTION	SEMINOLE COUNTY		
ADDRESS	212 MONTEREY ISLE N. LONGWOOD, 32779		
PARCEL ID #	04-21-29-520-0000-0480		
VERIFY PARCEL ID # WITH CONTACT	SCPA WEBSITE		
ZONING	R1A		
LOT COVERAGE AREA	10,790 SQ. FT. APPROX. ABOVE N.H.W.L.		
FRONT SETBACK	25.0'		
SIDE SETBACK	7.5'		
STREET SIDE SETBACK	N/A		
REAR SETBACK	30.0' FROM NORMAL HIGH H2O		
POOL SETBACK	N/A		
POOL ENCLOSURE SETBACK	N/A		
LAKEFRONT REAR SETBACK	30.0' FROM NORMAL HIGH H2O		
LAKE NAME	LAKE BRANTLEY		
VERIFY LAKE NAME WITH CONTACT	SURVEY / WEBSITE		
MAXIMUM IMPERVIOUS AREA FOR BUILDING	70% = 7553		
PROPOSED IMPERVIOUS AREA FOR BUILDING	3895 sq. ft. pool and pool deck, 1600 sq. ft. driveway, 1000 sq. ft. other paved area, 2172 sq. ft. impervious area		
MAXIMUM BUILDING HEIGHT	35.0'		
CONTACT PERSON	KAREN KASSIK / ERIC LUCCA		
VERIFIED BY	KAREN KASSIK / ERIC LUCCA		
DATE	2005		

ADDITIONS & ALTERATIONS TO:  
**THE DALRYMPLE HOME**  
212 MONTEREY ISLE N.  
LONGWOOD, FLORIDA

*Jessie*  
**KASSIK & MONDAY**

1880 Lee Road  
Winter Park, Florida  
32789  
Telephone: 407-939-7081  
Fax: (407) 939-7070  
www.theoldinsight.com



DATE	2005
SCALE	AS SHOWN
BY	ERIC LUCCA
CHECKED BY	KAREN KASSIK
DATE	2005

SHEET  
**A-20**  
OF 5 SHEETS



AREA OF UPPER ADDITION

EXISTING SINGLE FAMILY RESIDENCE

FINISH FLOOR ELEVATION 50.97

4.33' ENTRY ENCR.

EXPANDED ENTRY 5.42' ENCROACHMENT

25.0' FRONT SETBACK

EXISTING WALK

NEW WALK

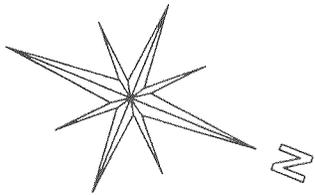
EXISTING DRIVE

AG

8'6" ±

EXISTING WALK

50' ±



C/L MONTEREY ISLE NORTH

PROPOSED PARTIAL SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY



1030 LEE ROAD  
VENICE, FLORIDA 33596  
TEL (813) 621-0881  
FAX (813) 621-2519  
WWW.LAKELANDARCH.COM

*Laura*  
**KASSIK & MONDAY**

ADDITIONS & ALTERATIONS TO:  
**THE DAIRYMPLE HOME**  
270 MONTEREY ISLE N.  
LONGWOOD, FLORIDA

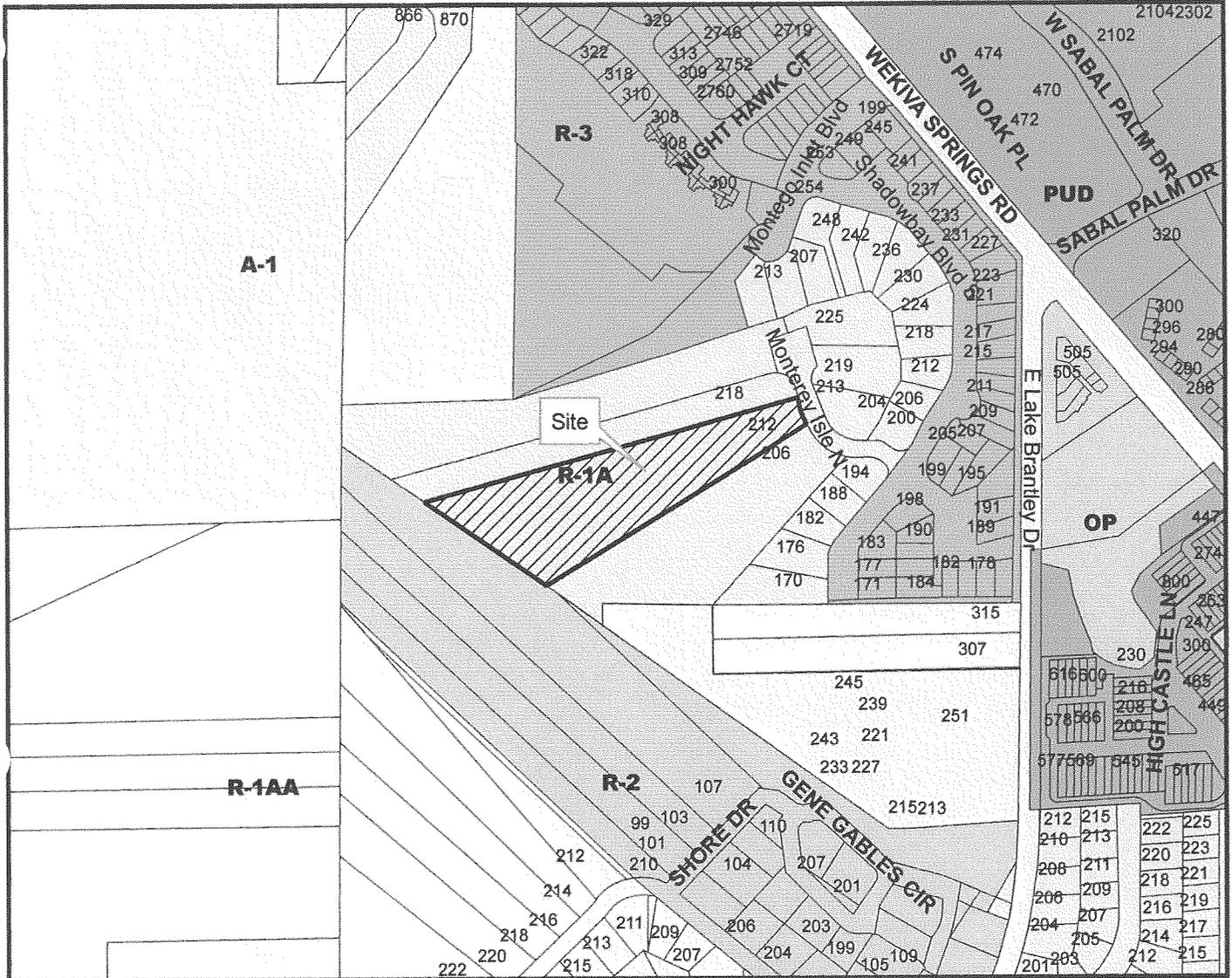
DATE:  
SCALE: 1/4" = 1'-0"  
DRAWN: EPL  
JOB: 05-046

SHEET  
**A-2b**  
2 OF 5 SHEETS





**Carmen & Richard Dalrymple  
212 Monterey Isle N  
Longwood, Florida 32779**



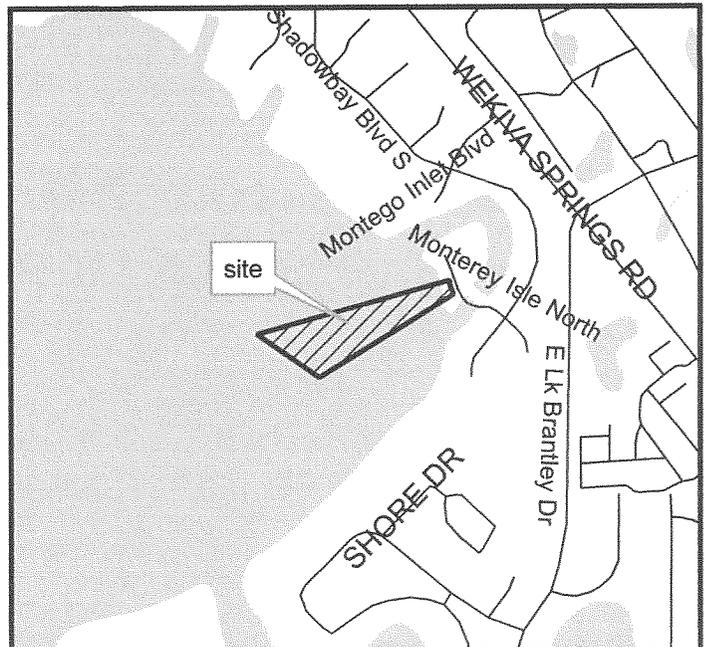
**Seminole County Board of Adjustment  
April 24, 2006  
Case: BV2006-046  
Parcel No: 04-21-29-520-0000-0480**

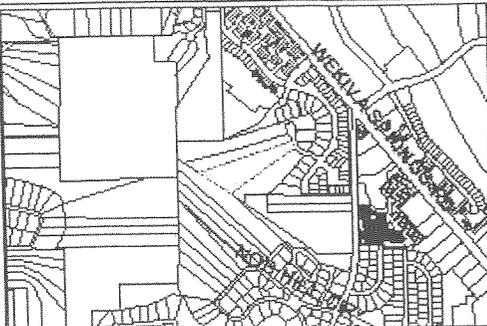
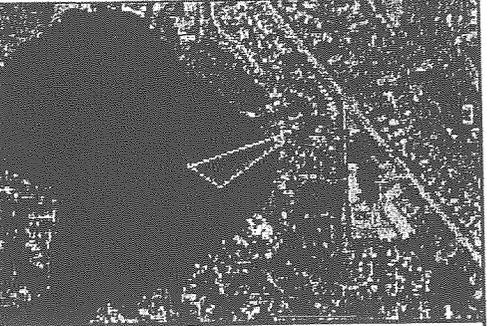
**Zoning**

 BV2006-046	 R-1A	 R-3
 A-1	 R-1BB	 OP
 R-1AA	 R-2	 PUD



0 75 150 300 450 600 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 407-665-7508</p>																																																																																		
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 04-21-29-520-0000-0480</p> <p>Owner: DALRYMPLE RICHARD J &amp; CARMEN A</p> <p>Mailing Address: 212 MONTEREY ISLE</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 212 MONTEREY ISLE N LONGWOOD 32779</p> <p>Subdivision Name: SHADOWBAY UNIT 1</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;"><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$348,492</p> <p>Depreciated EXFT Value: \$9,986</p> <p>Land Value (Market): \$305,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$663,478</p> <p>Assessed Value (SOH): \$642,529</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$617,529</p> <p style="text-align: center;">Tax Estimator</p>																																																																																
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# SHADOWBAY

## DESIGN REVIEW BOARD (DRB)

### SUBMISSION FORM

THE FOLLOWING IS SUBMITTED FOR REVIEW, AT THE NEXT REGULARLY SCHEDULED ARB MEETING.

DATE: February 27, 2006

TO: MEMBERS/ARB

FROM: NAME: RICHARD J. DALRYMPLE  
STREET: 212 MONTEREY ISLE NORTH  
CITY: LONGWOOD  
STATE: FLA ZIP: 32779  
PHONE: 407 256-9861

This request should be completed by the homeowner and submitted to the DRB for approval BEFORE any work commences. Please refer to your Declaration of Covenants and Restrictions for a complete description of the DRB and its purpose.

DESCRIBE THE CHANGE/ADDITION/INSTALLATION: (i.e. Fence installation, repaint exterior, screen enclosure, pool, etc.)

HOME RENOVATION PLANS. OWNER REQUESTS APPROVAL FOR VARIANCE OF FRONT ELEVATION. COLORS + MATERIALS TO BE SELECTED AND SUBMITTED AT A LATER DATE

LOCATION: (attach a copy of a plot plan or suitable diagram showing where the addition is located—including dimensions to adjoining plots.)

SPECIFICATIONS: (Attach copies of plans, estimates or pictures as well as required permits)

Dimensions: \_\_\_\_\_

Material(s): N/A

Color(s): N/A

Note: All requests must conform to all local zoning and building regulations and you must obtain all necessary permits if your request is approved by the Design Review Board.

FOR DRB PURPOSES ONLY:

REVIEW DATE: 2/27/06  
APPROVED: [Signature]  
DENIED: \_\_\_\_\_

AUTHORIZED SIGNATURE: [Signature]  
2/27/06

FOR THE FOLLOWING REASONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Rick and Carmen Dalrymple**  
**212 Monterey Isle**  
**Longwood, FL 32779**

February 28, 2006

Seminole County Board of Adjustment  
1101 East 1<sup>st</sup> Street  
Sanford, FL 32771

Re: Response to Land Development Code criteria for the Dalrymple Residence, #212  
Monterey Isle, Longwood

To whom it may concern:

As owners of the above residence, we request a variance to add a two-story front porch to our home. The front of our home as it exists encroaches into the front yard setback 2.83 feet. Several homes on our street and many in the community have front porches. We would like to enjoy the same right. The proposed front porch encroaches an additional 2.59 feet into the front setback. The combined existing and proposed encroachments total 5.42 feet.

We have polled our neighbors on our street and have acquired notarized approval letters from each one. We feel the improvement to our home and the addition of a front porch will be a positive enhancement for the community.

We also have approval from the Homeowners Association for the front yard setback encroachment.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Carmen Dalrymple".

Rick and Carmen Dalrymple

February 20, 2006

Sean & Denise Bloodsworth  
213 Monterey Isle North  
Longwood, Fl 32779

Seminole County Board of Adjustment  
110 E. First Street  
Sanford, FL 32771

Re: #212 Monterey Isle North, Longwood, FL 32779

To whom it may concern:

We have reviewed the proposed additions to Rick and Caren Dalrymple's home and feel that the two-story addition with a new front porch would be a welcomed addition to the neighborhood.

We understand that the front porch encroaches into the front yard setback and do not feel it would be a detriment in any way.

Sincerely,



The Bloodsworth's



SHARI LIVINGSTON  
Notary Public, State of Florida  
My comm. exp. May 12, 2006  
Comm. No. DD 130973

February 17, 2006

Jane Abide  
225 Monterey Isle North  
Longwood, Fl 32779

Seminole County Board of Adjustment  
110 E. First Street  
Sanford, FL 32771

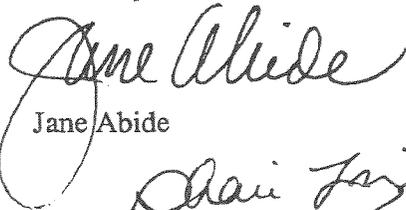
Re: #212 Monterey Isle North, Longwood, FL 32779

To whom it may concern:

We have reviewed the proposed additions to Rick and Caren Dalrymple's home and feel that the two-story addition with a new front porch would be a welcomed addition to the neighborhood.

We understand that the front porch encroaches into the front yard setback and do not feel it would be a detriment in any way.

Sincerely,

  
Jane Abide

 2/17/06

SHARI LIVINGSTON  
Notary Public, State of Florida  
My comm. exp. May 12, 2006  
Comm. No. DD 130973

February 17, 2006

John & Joanne Melillo  
218 Monterey Isle North  
Longwood, FL 32779

Seminole County Board of Adjustment  
110 E. First Street  
Sanford, FL 32771

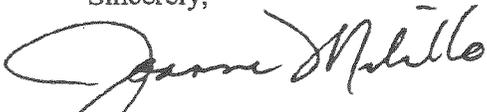
Re: #212 Monterey Isle North, Longwood, FL 32779

To whom it may concern:

We have reviewed the proposed additions to Rick and Caren Dalrymple's home and feel that the two-story addition with a new front porch would be a welcomed addition to the neighborhood.

We understand that the front porch encroaches into the front yard setback and do not feel it would be a detriment in any way.

Sincerely,

  
The Melillo's

 2/17/06

SHARI LIVINGSTON  
Notary Public, State of Florida  
My comm. expires May 12, 2006  
NO. DD 130973

February 17, 2006

Janice & Trevor Olson  
206 Monterey Isle North  
Longwood, FL 32779

Seminole County Board of Adjustment  
110 E. First Street  
Sanford, FL 32771

Re: #212 Monterey Isle North, Longwood, FL 32779

To whom it may concern:

We have reviewed the proposed additions to Rick and Caren Dalrymple's home and feel that the two-story addition with a new front porch would be a welcomed addition to the neighborhood.

We understand that the front porch encroaches into the front yard setback and do not feel it would be a detriment in any way.

Sincerely,



The Olson's

*Shari Livingston* 2/17/06

SHARI LIVINGSTON  
Notary Public, State of Florida  
My comm. exp. May 12, 2006  
Comm. No. DD 130973

February 20, 2006

Jeff & Charlene Evensen  
219 Monterey Isle North  
Longwood, Fl 32779

Seminole County Board of Adjustment  
110 E. First Street  
Sanford, FL 32771

Re: #212 Monterey Isle North, Longwood, FL 32779

To whom it may concern:

We have reviewed the proposed additions to Rick and Caren Dalrymple's home and feel that the two-story addition with a new front porch would be a welcomed addition to the neighborhood.

We understand that the front porch encroaches into the front yard setback and do not feel it would be a detriment in any way.

Sincerely,

  
The Evensen's

  
2/20/06

SHARI LIVINGSTON  
Notary Public, State of Florida  
My comm. exp. May 12, 2006  
Com. No. DD 130973

## 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 48 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

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

### FINDINGS OF FACT

**Property Owner:** Richard & Carmen Dalrymple  
212 Monterey Isle  
Longwood, FL 32779

**Project Name:** Monterey Isle (212)

**Requested Development Approval:**

Request for a front yard setback variance from 25 feet to 19 feet for a proposed 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 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: