

**MINUTES FOR THE SEMINOLE COUNTY  
BOARD OF ADJUSTMENT  
APRIL 24, 2006  
6:00 P.M.**

**Members Present:** Mike Hattaway, Chairman; Dan Bushrui, Alan Rozon, Tom O'Daniel and Wes Pennington

**Staff Present:** Kathy Fall, Principal Planner; Ian Sikonia, Planner; Kathleen Furey -Tran, Assistant County Attorney; Patty Johnson, Senior Staff Assistant

Mr. Hattaway, Chairman; called the meeting to order at 6:00 P.M. Mr. Hattaway then explained the method by which the meeting would be conducted, rules for voting and appealing decisions.

**CALL TO ORDER**

**CONSENT ITEMS**

1. **2280 JITWAY AVENUE** – Maria & Jailal Ramkumar, applicants; Request for a (1) lot size variance from 8400 square feet to 4480 square feet; (2) width at the building line from 70 feet to 40.16 feet; and (3) side yard setback variances from 10 feet to 5 feet for a proposed single family home in the R-1A (Single Family Dwelling District); Located on the west side of Jitway approximately 50 feet north of the intersection of Midway Avenue and Jitway; (BV2006-043).

Kathy Fall, Principal Planner

**Mr. Pennington made a motion to approve Consent Agenda Item 1.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

**PUBLIC HEARING ITEMS**

**Kathy Fall stated that Items 2-13 were Public Hearing Items and staff did not have the authority to recommend approval to the Board of Adjustment.**

2. **2147 ELMCREST PLACE** – Robert & Linda Cooper, applicants; Request for a rear yard setback variance from 30 feet to 16 feet for a proposed addition in the R-1A (Single-Family Dwelling District); Located on the south side of Elmcrest Place approximately ¼ mile northwest of the intersection of Red Bug Lake Road and Hollow Pine Dr; (BV2006-039).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposes to construct a 680 square foot addition to the rear of the existing single-family home. He further stated that no plans have been submitted to the building division and no Homeowners Association approval submitted for this proposed addition. He also stated that two (2) letters of objection was submitted from the neighbors to the rear of the property. He lastly stated that there were no prior variances granted for this property, or any similar variances in the area.

Robert Cooper stated that his application was for a room addition. He further stated that the addition would be identical to the current home. He also stated that he came to the County first, and then he will go to his Homeowners Association. He lastly stated that he spoke to his neighbor in front of him and the neighbor behind him came to him about the proposed addition.

**Mr. Bushrui made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (5-0).**

3. **107 PINE NEEDLE LANE** – William Park, applicant; Request for a side yard (west) setback variance from 10 feet to 1 foot for a proposed carport in the R-1AAA (Single-Family Dwelling District); Located on the north side of Pine Needle Lane approximately 300 feet northwest of the intersection of Pine Needle Lane and Spring Valley Road; (BV2006-041). Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the proposed construction would be a 400 square foot carport on the west side of the existing single-family home. He further stated that the applicant had received approval from the Spring Valley Farms Architectural Review Committee for the proposed carport on February 15, 2006. He then stated that the Board of Adjustment had granted a similar variance from 10 feet to 0 feet for a proposed carport at 121 Pine Needle Lane in 1989. He lastly stated that the applicant had also submitted a letter of approval from the affected neighbor to the west of the property.

William Park stated that the builder that would build the carport if approved built a carport in the neighborhood a few years ago, and even after the hurricanes the carport was not damaged. He also stated that he was impressed by that and was looking forward to having his carport.

**Mr. Pennington approved the request specifying the carport be canvas top only. He also stated that a future owner could not make the carport a hard structure.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

4. **4181 SHADOW CREEK CIRCLE** – Melissa Kulik, applicant; Request for rear yard setback variance from 20 feet to 9 feet for a proposed sunroom addition in the R-1BB (Single-Family Dwelling District); Located on the north side of Shadow Creek Circle approximately ¼ mile northwest of intersection of McCulloch Road and Shadow Creek Circle; (BV2006-042).  
Ian Sikoina, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to construct a 224 square foot addition to the existing 1900 square foot single-family home. He further stated that the applicant had received approval from the Creekwood Architectural Review Committee for the proposed sunroom addition on February 28, 2006. He then stated that the applicant had also submitted letters of approval from both affected neighbors on the east and west of the subject site. He lastly stated that the applicant requested to change the request from 9 feet to 10 feet due to the encroachment into an easement on the property.

Melissa Kulik stated that she was representing Aurelio Maldonado the homeowner. She further stated that they were proposing a sunroom and would like to change the request from 9 feet to 10 feet to remain outside of the easement.

**Mr. Rozon made a motion to approve the amended request from 9 feet to 10 feet for the proposed sunroom addition.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

5. **3421 HUNT LANE** – Dean & Tracy Compher, applicants; Request for rear yard setback variance from 30 feet to 12 feet for a proposed detached garage in the R-1A (Single-Family Dwelling District); Located on the west side of Hunt Lane approximately 700 feet north of the intersection of Hunt Lane and Park Road; (BV2006-045).  
Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to construct a 700 square foot two car garage in the rear of the property. He further stated that the applicant had submitted a signed petition from 17 property owners within the subdivision. He lastly stated that there was no record of prior variances granted for the property.

Dean Compher stated that his neighbors are adding to their properties, he then showed the Board pictures of similar garages in his neighborhood. He further stated that his neighbor behind him has recently put an addition on his property.

Tom Gunzenweiser stated that he was the neighbor across the street from the applicant and he was at the meeting to support the request. He further stated that he added a 1200 square foot garage to his home.

**Mr. Pennington made a motion to approve the request.**

**Mr. Rozon seconded the motion.**

**The motion passed by unanimous consent (5-0).**

6. **212 NORTH MONTEREY ISLE** – Rick & Carmen Dalrymple, applicants; 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); Located on the west side of North Monterey Isle approximately 400 feet northwest of the intersection of North Monterey Isle and Shadowbay Boulevard; (BV2006-046).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to construct a second story addition with a porch to the existing single-family home. He further stated that the applicant had received approval from the Shadowbay Design Review Board on February 27, 2006. He then stated that the applicant had submitted five (5) letters in support of the proposed addition from all affected neighbors.

Rick Dalrymple stated that they were doing a whole house renovation. He further stated that the addition would not obstruct any one view. He then showed the Board a picture of what the property would look like after the renovation and asked the Board for approval.

**Mr. Bushrui made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (5-0).**

7. **110 PALM SPRINGS DRIVE** – Everett Harper, applicant; Request for a rear yard setback variance from 30 feet to 25 feet for a proposed addition in the R-1AAA (Single-Family Dwelling District); Located on the west side of Palm Springs Drive approximately 300 feet north of the intersection of Roxboro Road and Palm Springs Drive; (BV2006-047).  
Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the proposed addition would be a 1200 square feet master suite. He further stated that the applicant submitted two (2) letters of support from the adjacent property owners. He lastly stated that there was currently no code enforcement of building violations on the property.

Everett Harper stated that he was the contractor for the 1200 square feet addition. He further stated that he had another letter of support to submit to the Board. He lastly stated that the applicant didn't have a Homeowners Association.

**Mr. Rozon made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (5-0).**

8. **843 LAKE MARION DRIVE** – Georgia Davis & Mary McDermott, applicants; Request for (1) a front yard setback variance from 25 feet to 5 feet; and (2) a side yard (north) setback variance from 10 feet to 4.8 feet for a proposed garage in the R-1AA (Single-Family Dwelling District); Located on the east side of Lake Marion Drive approximately 600 feet north of the intersection of Alpine Street and Lake Marion Drive; (BV2006-050).  
Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the proposed construction would be a 700 square feet garage. He further stated that in 1999 a previous owner enclosed the carport on the property to add more living space to the existing home. He lastly stated that there was currently no code enforcement or building violation for the property.

Georgia Davis stated that she was the Agent for the applicant, which was her daughter. She further stated that they wanted to put a garage or

carport to protect their cars in case of a storm. She also stated that she didn't believe that the proposed garage would cause a visual problem. She lastly stated that the neighbor to the north did not have any objections to the request and that was the side the addition would be constructed on.

**Mr. Pennington made a motion to deny the request.**

**Mr. Rozon seconded the motion.**

**The motion passed by unanimous consent (5-0).**

9. **1412 OBERLIN TERRACE** – Robert Richardson, applicant; Request for a rear yard setback variance from 15 feet to 10 feet for a proposed room addition in the PUD (Planned Unit Development); Located on the north side of Oberlin Terrace, approximately 300 feet east of the intersection of County Club Road S. and Oberlin Terrace; (BV2006-040).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the proposed screen room addition would be 352 square feet which includes an existing concrete slab. She further stated that the addition would project 6 feet from the existing rear building line. She lastly stated that the applicant property rear yard abuts the adjacent County Downs common area.

Robert Richardson stated that he was the Contractor for the applicants. He further stated that his client wife has alzheimers and she can not use the stairs. He then stated that all the bedrooms and baths are located upstairs, and his clients have been living with their daughter. He then stated that the proposed master bedroom and bath would be downstairs. He further stated that the existing concrete patio will be replaced with the proposed addition.

Richard Blasser stated that he and his wife own the property on the other side of the screen room, and they supported the request.

**Mr. Pennington made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

10. **4352 PREVATT ROAD** – Alfred & Sara Rowe, applicants; Request for a front yard setback variance from 100 feet to 10 feet for a proposed

garage the projects in front of the building line in the A-5 (Rural Zoning Classification); Located on the west side of Prevatt Road, approximately 1/3 mile north of the intersection of State Road 46 and Prevatt Road; (BV2006-033).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the proposed garage would be 1026 square feet. She further stated that the property is on the St. Johns River and currently does not have a garage.

Alfred Rowe stated that his house is on the river and stands on stilts. He further stated that he has no other choice but to put the proposed garage in front of the property out of the water. He then showed the Board pictures of his home and the other homes that were in the river after the storms. He lastly stated that he would store his lawn mower and maybe a small boat in the proposed garage.

Sara Rowe stated that there was one thing her husband did not mention, the road they live on (Prevatt Road) is a private road. She further stated that there are 7 residents that live on and maintain the road.

**Mr. Pennington made motion to approve a front yard setback variance from 100 feet to 15 feet for a proposed garage.**

**Mr. Rozon seconded the motion.**

**The motion passed by unanimous consent (5-0).**

11. **100 SANDY OAKS PLACE** – Michael East & Serge Knazev, applicants; Request for a front yard setback variance from 50 feet to 39 feet for a proposed home addition in the A-1 (Agriculture); Located on the northwest corner of the intersection of Markham Woods Road and Sandy Oaks Place; (BV2006-037).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the proposed home addition would be 2000 square feet and would project 11 feet into the 50 foot front yard setback.

Michael East stated that they were asking for an 11 feet setback in front of the house and that there would be 63 feet from the road and the proposed addition. He further stated that he submitted 3 letters of support from his neighbors. He then stated that there were 6 oak trees on the property that was taken in consideration when they planned the addition.

**Mr. Pennington made a motion to approve the request.**

**Mr. Rozon seconded the motion.**

**The motion passed by unanimous consent (5-0).**

12. **5103 GREAT OAK LANE** – Robert & Elizabeth Reinhold, applicants; Request for (1) a rear yard setback variance from 30 feet to 17 feet and (2) side yard (west) setback variance from 10 feet to 7 feet for a pool cabana in the R-1AAA (Single Family Dwelling District); Located on the south side of Great Oak Lane approximately 150 feet west of the intersection of Lynbrook Land and Great Oak Lane; (BV2006-048).  
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicants proposed to remove an existing shed and construct a pool cabana that would be 616 square feet. She further stated that the applicants had submitted letters of approval from the adjacent neighbors.

Robert Reinhold stated that they talked to all the neighbors who would have visual site of the structure and received their support. He further stated that they bought the property last August and had since installed a pool and patio area. He then stated that they wanted to remove the existing building and replace it with the proposed pool cabana.

**Mr. Rozon made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

13. **1230 CHESSINGTON CIRCLE** – Sunroom Designs, applicant; Request for a rear yard setback variance from 20 feet to 15 feet for a proposed sunroom in the PUD (Planned Unit Development); Located on the east side of Chessington Circle approximately 300 feet east of the intersection of Keenwicke Drive and Chessington Circle; (BV2006-051).  
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that currently there was an existing screen room without a roof which met the setback requirements. She further stated that the applicants were proposing to replace the screen room with a sunroom which requires a variance for



encroaching into the rear yard setback by 5 feet. She lastly stated that the applicant's property is abutting Banana Lake.

Allan Howard with Sunroom Designs stated that his company would construct the proposed sun room if the Board approved it. He further stated that the sunroom would replace the existing screen room. He lastly stated that the applicants received approval from their Homeowners Association.

**Mr. Bushrui made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (5-0).**

## **MOBILE HOMES**

14. **2980 WACCASSA STREET** – Patricia Cantrell, applicant; Request for a special exception for the one year placement of a recreational vehicle while a single family home is under construction in the A-5 (Rural Zoning); Located on the south side of Waccassa Street, approximately 0.20 miles east from the intersection of Bowleg Trail and Waccassa Street; (BM2006-009).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant was requesting a one year placement of a recreational vehicle while a single family home is under construction. She further stated that the site currently has a building permit for construction of a single family home that was issued February of this year. She then stated that the surrounding area, consist of both single family and mobile homes with the majority of the mobile homes having permanent placement.

Gary Winn stated that he was Patricia Cantrell, the applicant brother. He further stated that he is the Builder and he has already pulled the permits from the Building Department. He lastly stated that the property had water, septic and electric.

**Mr. Pennington made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

- 15.2100 MULLET LAKE PARK ROAD** – Ginger Howington, applicant; Request for a special exception for the permanent placement of a replacement mobile home in the A-1 (Agriculture); Located on the north side of Mullet Lake Park Road, approximately 300 feet west from the intersection of Green Cedar Lane and Mullet Lake Park Road; (BM2006-010).  
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicants was requesting permanent placement of a 2006 mobile home. She further stated that the property had a 1957 single wide mobile home, which they are requesting to replace with the proposed 2006 mobile home. She then stated that the area surrounding the mobile home consist of primarily mobile homes with the most recent approval for permanent placement of a new double wide. She further stated that the remainder of the mobile homes received permanent placement in the 1970's. She lastly stated that the permanent placement of the proposed mobile home would be within the trend of development in that area.

Ginger Howington stated that she was representing the applicants, Daniel and Betsy Dubas, who currently lives in Nebraska. She further stated that she lives next door to the applicants and on November 7, 2005 she received permanent placement of a new mobile home. She lastly stated that the Dubas's will move to their property permanently when Mrs. Dubas retires.

**Mr. Pennington made a motion to the approve the permanent placement of the mobile home.**

**Mr. O'Daniel seconded the motion.**

**The motion passed by unanimous consent (5-0).**

## **APPROVAL OF MARCH 2006 MEETING MINUTES**

**Mr. Rozon made a motion to approve the Amended March 27, 2006 minutes.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (5-0).**

## **ADJOURNMENT**

**Time of Adjournment was 7:40 P.M.**

Interested parties are encouraged to appear at this hearing and present written/oral input regarding the proposed items and related matters or submit written comments to [plandesk@seminolecountyfl.gov](mailto:plandesk@seminolecountyfl.gov) at the Seminole County Planning Division, 1101 East First Street, Sanford, FL 32771, Room 2201, telephone 407-665-7444; FAX 407-665-7385. This hearing may be continued from time to time as found necessary. Additional information regarding these matters is available for public review at the address above between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Human Resources Department ADA Coordinator 48 hours in advance of this hearing at 407-665-7944. Persons are advised that if they decide to appeal any decisions made at this hearing, they will need a record of the proceedings, and for such purpose they may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Florida Statutes, Section 286.0105).

**BOARD OF ADJUSTMENT  
BY: MIKE HATTAWAY, CHAIRMAN**