

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

SUBJECT: Request for a (1) rear yard setback variance from 10 feet to 3 feet 3 inches; and a (2) side yard (east) setback variance from 7 feet 6 inches to 3 feet 3 inches for an existing dog pen in the R-1A (Single Family Dwelling District); (Melissa Williams, applicant).

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

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

Agenda Date 5/22/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

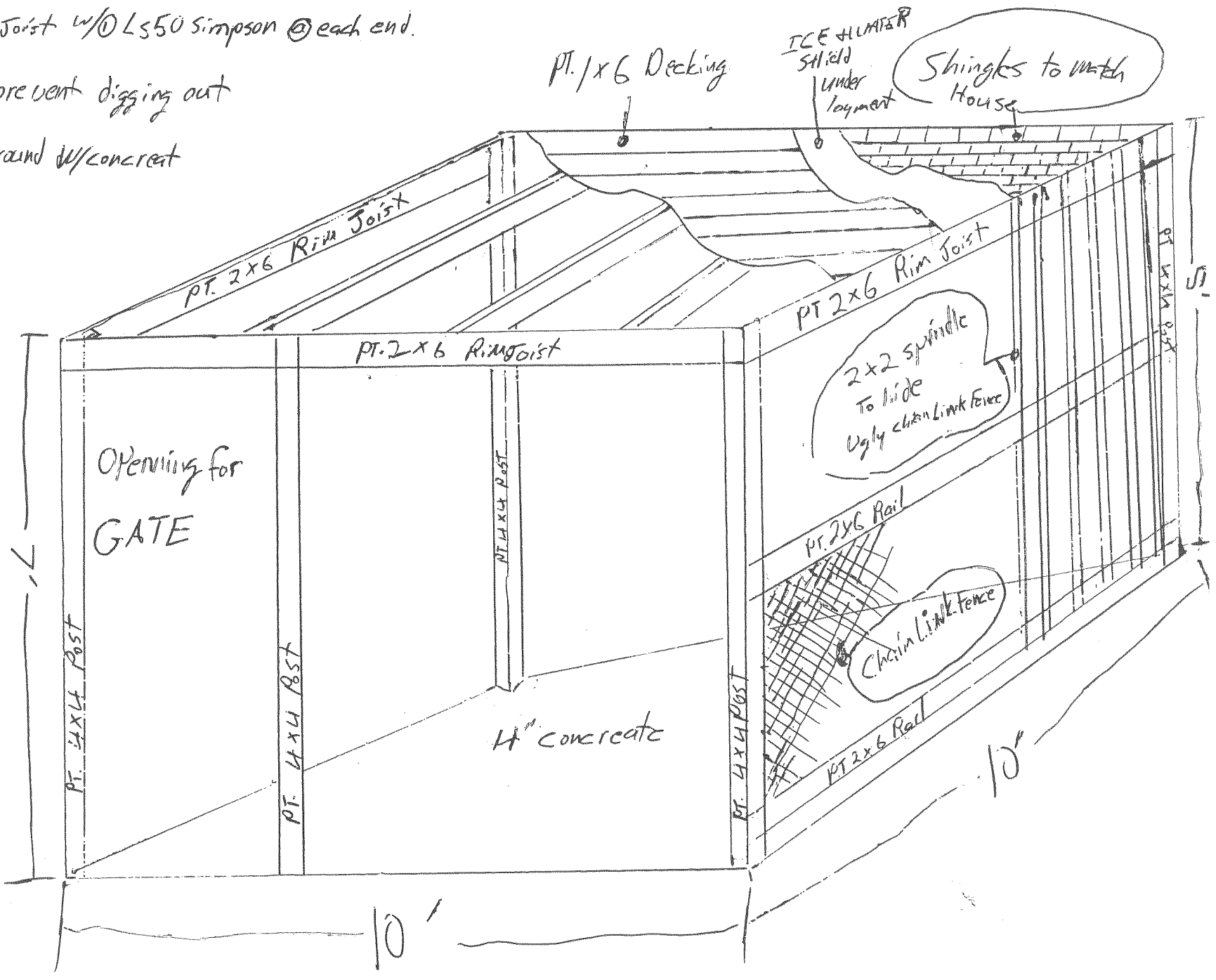
1. **APPROVE** the request for a (1) rear yard setback variance from 10 feet to 3 feet 3 inches; and a (2) side yard (east) setback variance from 7 feet 6 inches to 3 feet 3 inches for an existing dog pen in the R-1A (Single Family Dwelling District); or
2. **DENY** the request for a (1) rear yard setback variance from 10 feet to 3 feet 3 inches; and a (2) side yard (east) setback variance from 7 feet 6 inches to 3 feet 3 inches for an existing dog pen in the R-1A (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant:	Melissa Williams
	Location:	4207 Rocky Ridge Place
	Zoning:	R-1A (Woodbine)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant constructed a 10 feet x 10 feet (100 square feet) dog pen. The dog pen has a shingled roof and is 7 feet high which requires it to have a permit and to meet the setbacks for an accessory building; the aforementioned rear and side yard setback variances are thereby requested. • The applicant received a code enforcement violation on March 28, 2006 for the unpermitted construction of a dog pen. • There is no record of prior variances having been granted for this property. 	

STAFF FINDINGS	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none">• Any variance granted shall apply only to the existing dog pen as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.

Custom Dog Pen 10x10 7'5"

- 1x6 Rim Joist to post w/ 2 LS50 Simpson
- 2x6 Rafters to Rim Joist w/ 0 LS50 Simpson @ each end.
- 1" Concrete slab to prevent digging out
- 4x4 Post set 4' in ground w/ concrete



Shingles to match House

ICE HAMMER SHIELD under logment

2x2 spindle to hide ugly chain link fence

Chain link fence

Opening for GATE

10'

10'

PT. 2x6 Rim Joist

PT. 2x6 Rim Joist

PT. 2x6 Rim Joist

PT. 4x4 Post

PT. 4x4 Post

PT. 4x4 Post

PT. 4x4 Post

PT. 4x4 Post

PT. 2x6 Railing

PT. 2x6 Railing

PT. 1x6 Decking

97'8"

10' x 10'
Custom Dog Pen

NO SHUNT
WIRE

ONLY SHADED AREA

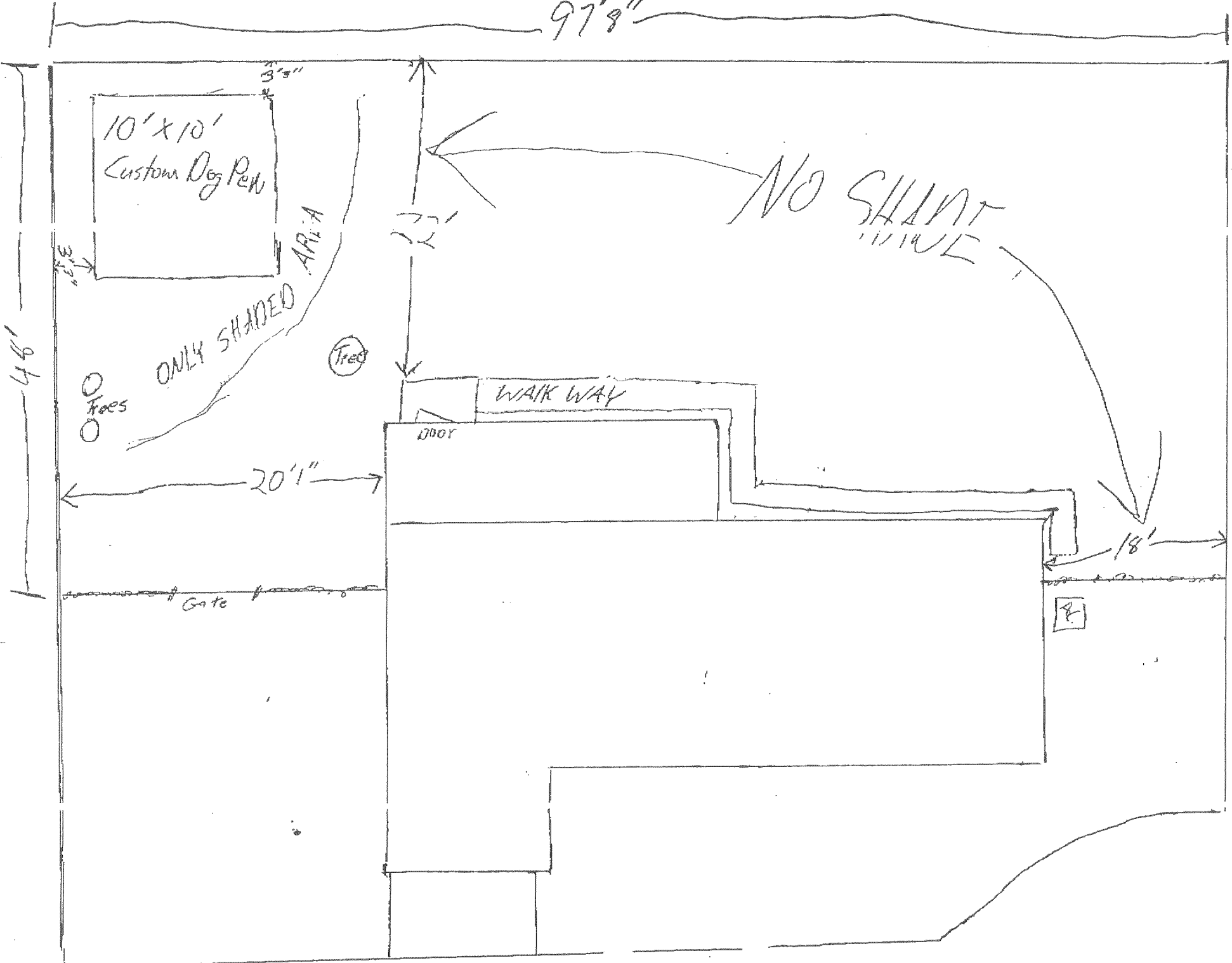
WALK WAY

DOOR

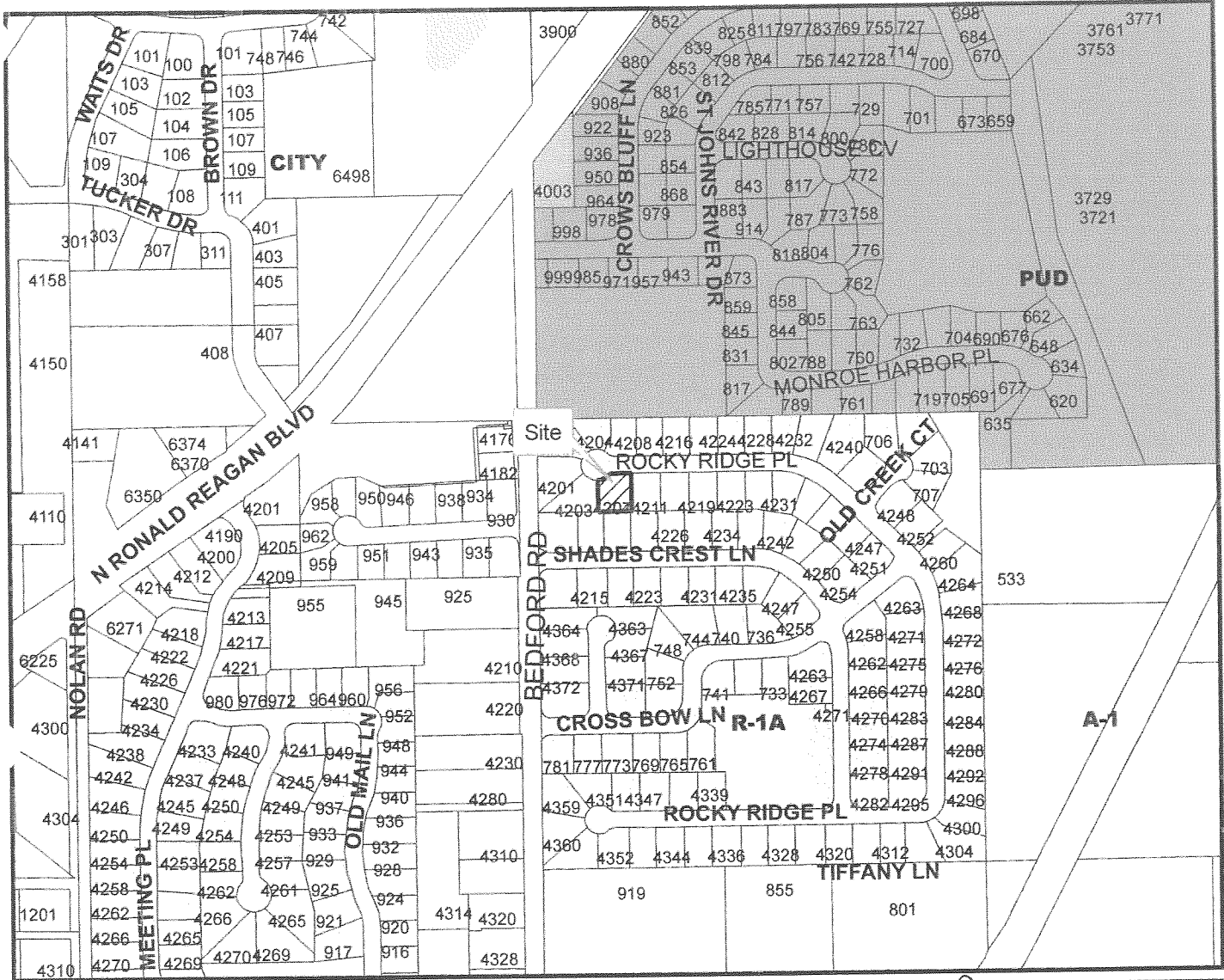
20'1"

18'

Gate








**Melissa Williams
4207 Rocky Ridge Pl
Sanford, FL 32773**

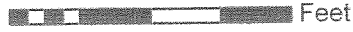


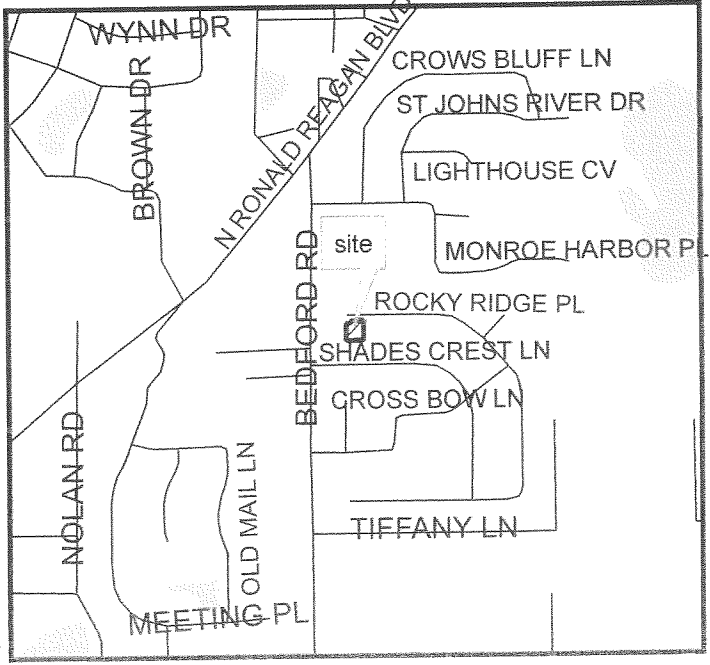
Seminole County Board of Adjustment
May 22, 2006
Case: BV2006-052
Parcel No: 13-20-30-507-0A00-0230

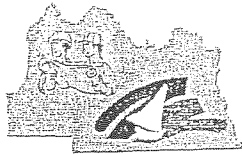
Zoning

-  BV2006-052
-  A-1
-  R-1A
-  CS
-  PUD

N

 Feet
 087.575 350 525 700





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

COPY

APPL. NO. BV2006-052

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) is received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

RECEIVED MAR 15 2007

APPLICATION TYPE:

- VARIANCE** Bear from 10 to 3.3
- SPECIAL EXCEPTION**
- LIMITED USE**
- 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	<u>Melissa Williams</u>	
ADDRESS	<u>4207 Rocky Ridge Pl Sanford, Fl 32773</u>	
PHONE 1	<u>407 330 3641</u>	
PHONE 2	<u>407 484 6583</u>	
E-MAIL		

PROJECT NAME: _____
 SITE ADDRESS: 4207 Rocky Ridge Pl Sanford, Fl 32773
 CURRENT USE OF PROPERTY: Dwelling
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 4 acre(s) PARCEL I.D. 13-20-30-507-0A00-0230
 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 5, 22, 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.
Melissa Williams
 SIGNATURE OF OWNER OR AGENT* DATE 3/15/07

ADDITIONAL VARIANCES

RECEIVED MAR 15 2007

VARIANCE 2: Side 7 1/2 to 3.3

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) 200.00 COMMISSION DISTRICT _____ FLU/ZONING R-1A/LOR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

<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 407-665-7508</p>																																																	
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 13-20-30-507-0A00-0230 Owner: WILLIAMS MELISSA M Mailing Address: 4207 ROCKY RIDGE PL City,State,ZipCode: SANFORD FL 32773 Property Address: 4207 ROCKY RIDGE PL SANFORD 32773 Subdivision Name: WOODBINE Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p>2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$115,572 Depreciated EXFT Value: \$3,393 Land Value (Market): \$25,000 Land Value Ag: \$0 Just/Market Value: \$143,965 Assessed Value (SOH): \$92,748 Exempt Value: \$25,000 Taxable Value: \$67,748</p> <p>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>WARRANTY DEED</td> <td>01/2000</td> <td>03789</td> <td>1435</td> <td>\$85,700</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>02/1991</td> <td>02270</td> <td>1703</td> <td>\$77,600</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1990</td> <td>02142</td> <td>1229</td> <td>\$407,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	01/2000	03789	1435	\$85,700	Improved	Yes	SPECIAL WARRANTY DEED	02/1991	02270	1703	\$77,600	Improved	Yes	WARRANTY DEED	01/1990	02142	1229	\$407,000	Vacant	No	<p>2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,731 2005 Tax Bill Amount: \$1,066 Save Our Homes (SOH) Savings: \$665 2005 Taxable Value: \$65,047</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																			
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NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 427 Rock Ridge Pl.

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF Florida Building Code CHAPTER/ARTICLE 09 SECTION 105.1

DESCRIPTION OF VIOLATION: Building is being used as a garage

CORRECTIVE ACTION: Remove building from use - 11/19/07

407235 5966

THE ABOVE CORRECTIVE MEASURES MUST BE TAKEN BY 11/19/07

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING TURNED OVER TO THE CODE ENFORCEMENT BOARD FOR FURTHER ACTION. THE CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 A DAY FOR EVERY DAY THE VIOLATION EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS.



Variance - Answer
For further information contact:
Building and Fire Inspection Division
Seminole County Services Building
1101 East First Street, Room 1020
Sanford, FL 32771
PHONE: (407) 665-7338 OR (407) 665-7423

DATE: 11/19/07 **INSPECTOR:** Tom

CASE NO: 11-107