

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

**SUBJECT:** Request for a rear yard setback variance from 12 feet to 7.6 feet in the R-1A (Single-Family Dwelling District); (Eleanor Ellison, Applicant).

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

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

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

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a rear yard setback variance from 12 feet to 7.6 feet in the R-1A (Single-Family Dwelling District); or
2. **DENY** the request for a rear yard setback variance from 12 feet to 7.6 feet in the R-1A (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<p><b>GENERAL INFORMATION</b></p>	<p><b>APPLICANT:</b> Eleanor Ellison  <b>LOCATION:</b> 908 Logenberry Trail  <b>ZONING:</b> R-1A (Single-Family Dwelling District)</p>
<p><b>BACKGROUND / REQUEST</b></p>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a sunroom addition that would encroach 4.4 feet into the minimum 12 foot rear yard setback; the aforementioned rear yard setback variance is thereby requested.</li> <li>• The applicant received a previous approval for this property at the February 27, 2006 Board of Adjustment hearing for a rear yard setback from 30 feet to 12 feet for a proposed sunroom. (BV2006-012)</li> <li>• The applicant has received approval from the Tuskawilla Point Homeowners Association for the proposed sunroom addition on 1/27/06.</li> <li>• The applicant has submitted plans for the sunroom to the Seminole County Building division on 12/15/05.</li> <li>• There are currently no code enforcement or building violations for this property.</li> </ul>
<p><b>STAFF FINDINGS</b></p>	<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 sunroom 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  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED MAR 27 2006  
**COPY**

APPL. NO. BV 2006-057

**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. **RECEIVED MAR 27 2006**

**APPLICATION TYPE:**

- VARIANCE** Currently 12' Setback need to change to 7'6" Setback
- SPECIAL EXCEPTION**
- LIMITED USE**

RECEIVED MAR 27 2006

- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED \_\_\_\_\_

**APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	David Rybinski	Eleanor Ellison
ADDRESS	908 Logenberry Trl Winter Springs FL	2565 Park Dr Sanford, FL
PHONE 1		32773
PHONE 2		407-322-3545
E-MAIL		

PROJECT NAME: Rybinski  
 SITE ADDRESS: 908 Logenberry Trl  
 CURRENT USE OF PROPERTY: Single Family Residence  
 LEGAL DESCRIPTION: Leg Lot 13 Tuskawilla Point PB 23 PGS 81+82  
 SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 24-21-30-501-0000-0130  
 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.

Eleanor Ellison  
 SIGNATURE OF OWNER OR AGENT\*

3/27/06  
 DATE

**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 \_\_\_\_\_

FLU / ZONING

R-1A / LOR

BCC HEARING DATE \_\_\_\_\_

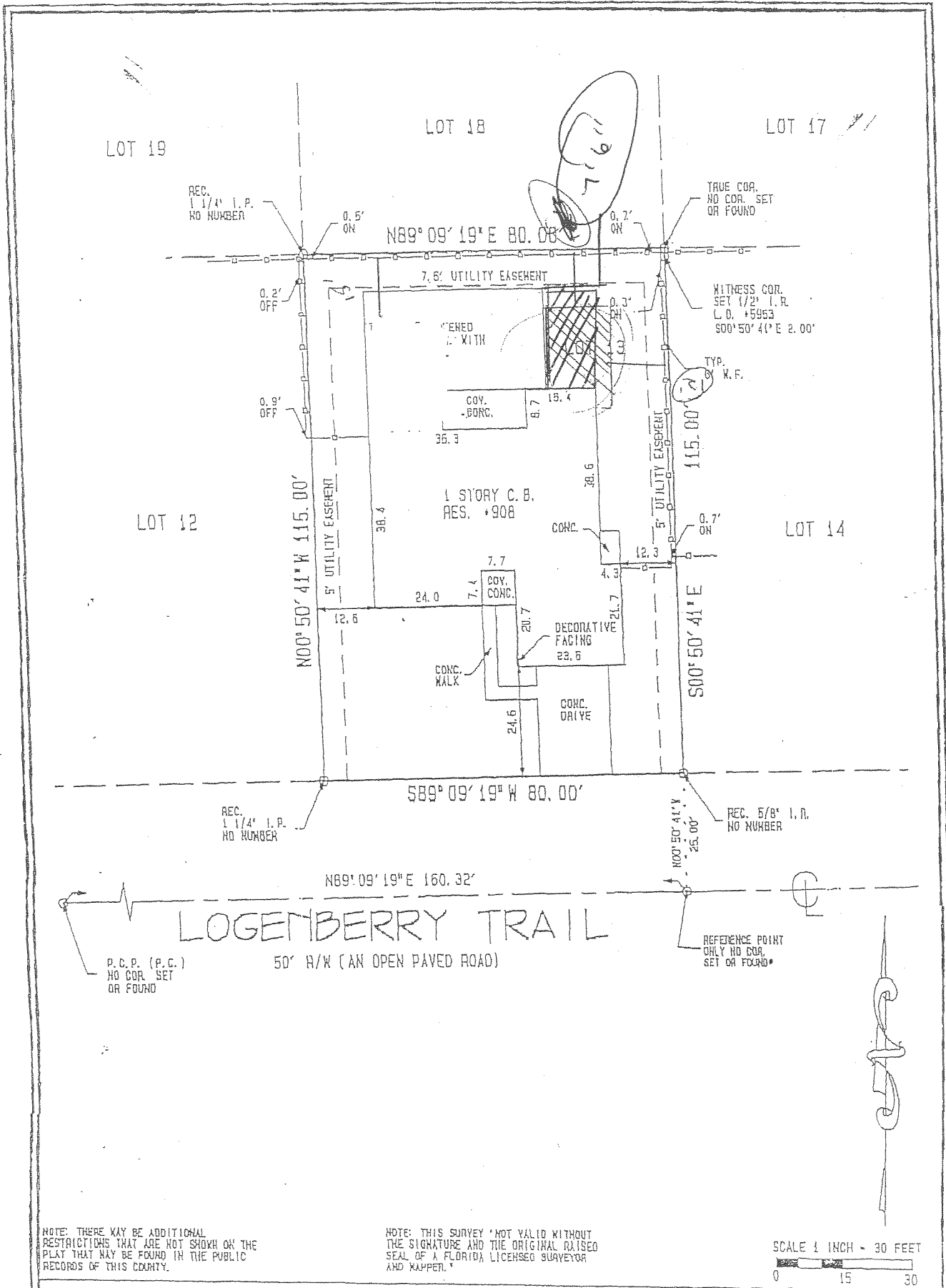
(FOR APPEAL)

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

PLANNING ADVISOR \_\_\_\_\_

DATE \_\_\_\_\_

SUFFICIENCY COMMENTS \_\_\_\_\_



LOT 19

LOT 18

LOT 17

REC. 1 1/4" I.P. NO NUMBER

TRUE COR. NO COR. SET OR FOUND

N89°09'19"E 80.08'

WITNESS COR. SET 1/2" I.R. L.O. #5953 S00°50'41"E 2.00'

0.5' ON  
0.2' OFF  
0.9' OFF

7.5' UTILITY EASEMENT

COV. CONC.

TYP. K.F.

LOT 12

LOT 14

5' UTILITY EASEMENT  
N00°50'41"W 115.00'

1 STORY C.B. RES. #908

5' UTILITY EASEMENT

115.00'  
S00°50'41"E

S89°09'19"W 80.00'

REC. 1 1/4" I.P. NO NUMBER

REC. 5/8" I.R. NO NUMBER

N89°09'19"E 160.32'

LOGENBERRY TRAIL

50' H/W (AN OPEN PAVED ROAD)

P.C.P. (P.C.) NO COR. SET OR FOUND

REFERENCE POINT ONLY NO COR. SET OR FOUND

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

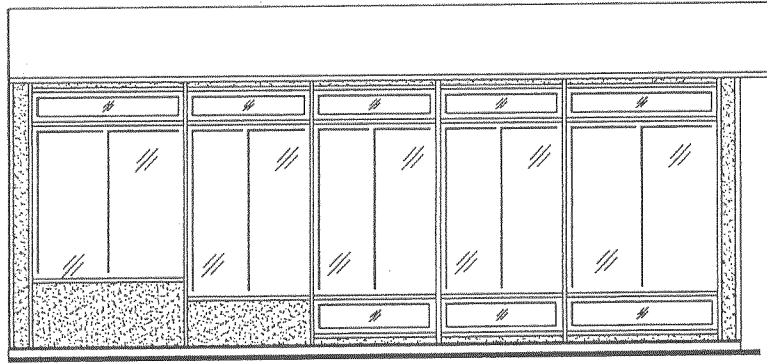
NOTE: THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE 1 INCH = 30 FEET

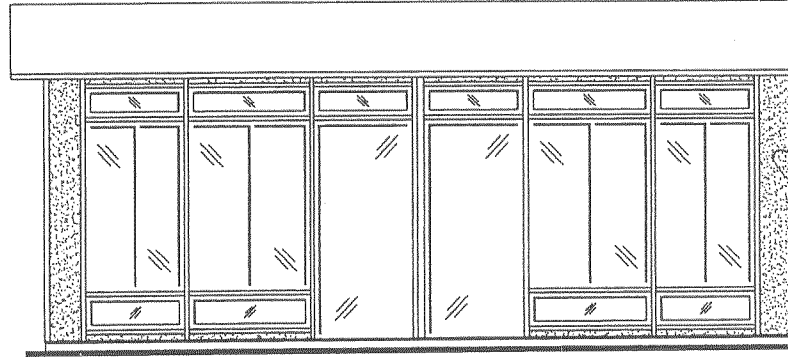


ELEVATIONS

SHOWN WITH FACTORY GLASS TRANSOMS

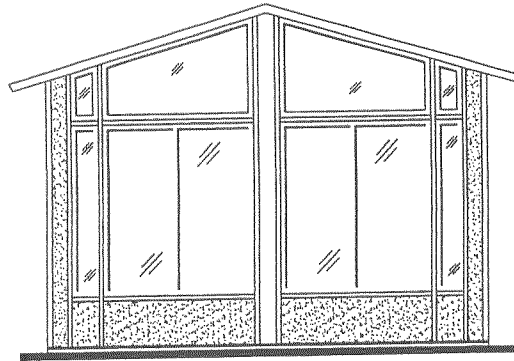


1



3

SHOWN WITH CUSTOM GLASS TRANSOMS



2

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 11/22/05

ROBERT A. WALZ, PE  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 (877) 218-8366 X287  
 LIC # PE-0040456

TEMO SUNROOMS, INC.  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 PHONE: (586) 286-0410  
 FAX: (586) 286-5409

EALER: FLOR-EXT 05W13632 | PH. ( )  
 RYBINSKI, DAVID  
 908 LOGEBERRY TRAIL  
 WINTER SPRINGS, FL 32708  
 DRAWN BY: CHERYL BEDRA | DATE: 11/22/05 | SCALE: NONE

ALL TEMO STRUCTURES ARE  
 DESIGNED IN ACCORDANCE  
 WITH CHAPTER 16 OF THE  
 FLORIDA BUILDING CODE.  
 NOTE: ALL OPERATING GLAZING  
 PRODUCTS SUPPLIED BY TE'  
 SUNROOMS INCLUDE TEMPEK  
 HPG-2000 GLASS THAT CONFORMS

File

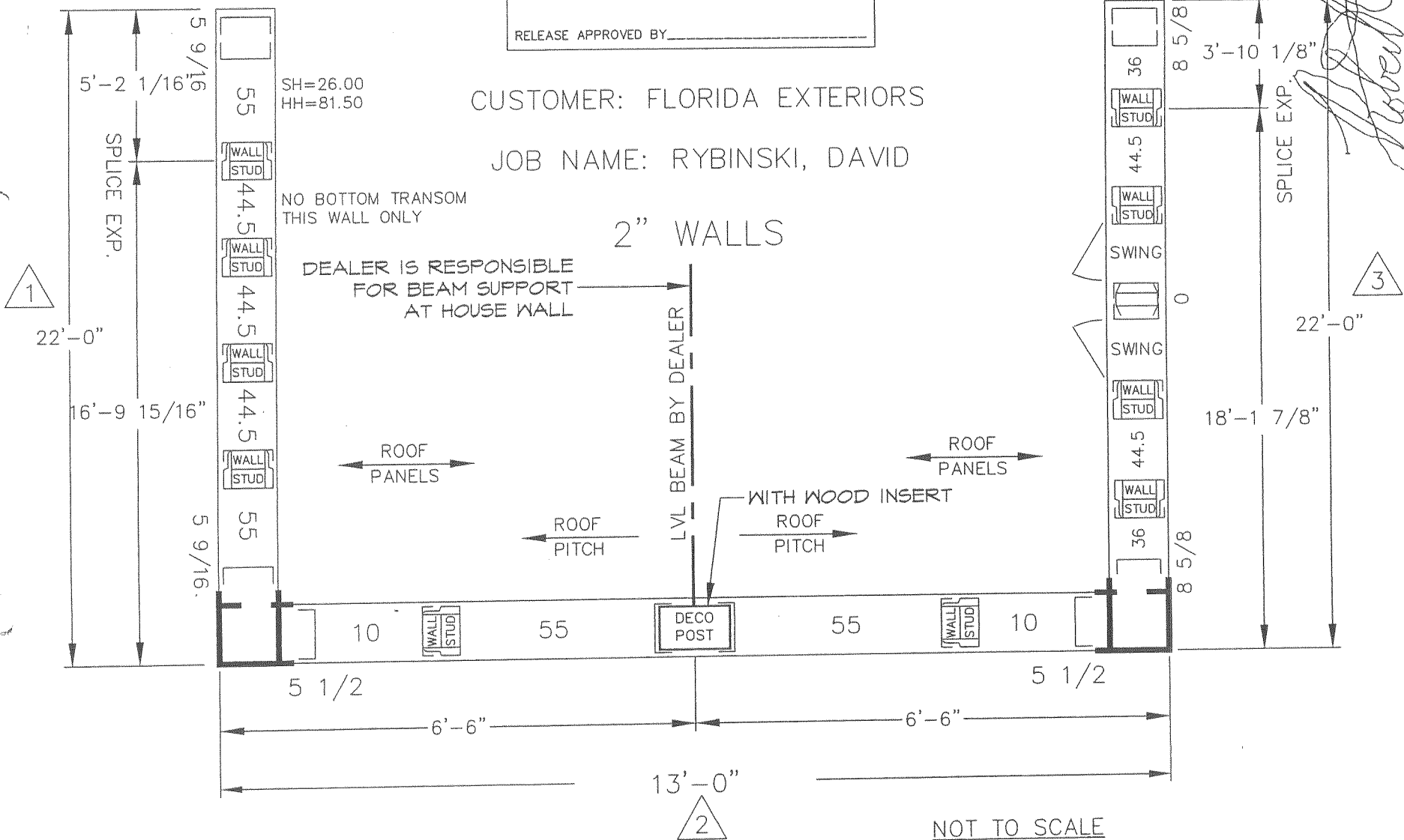
# INSTALLERS LAYOUT SKETCH

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

**NOTICE:**  
 THIS JOB HAS NOT BEEN CONFIRMED.  
 PLEASE FAX AN APPROVAL WHEN READY TO ORDER.  
 RELEASE APPROVED BY \_\_\_\_\_

CUSTOMER: FLORIDA EXTERIORS

JOB NAME: RYBINSKI, DAVID



*Robert P. ...*  
 SIGNED AND SEALED  
 ON 11/22/05

RECOMMENDED BEAM (SUPPLIED BY DEALER):  
 2PLY x 9 1/4 LVL  
 BASED ON A SNOW LOAD OF 10 P.S.F.

SW13632 11/22/05 FLOR-EXT  
 DETAILED BY: CHERYL BORDA

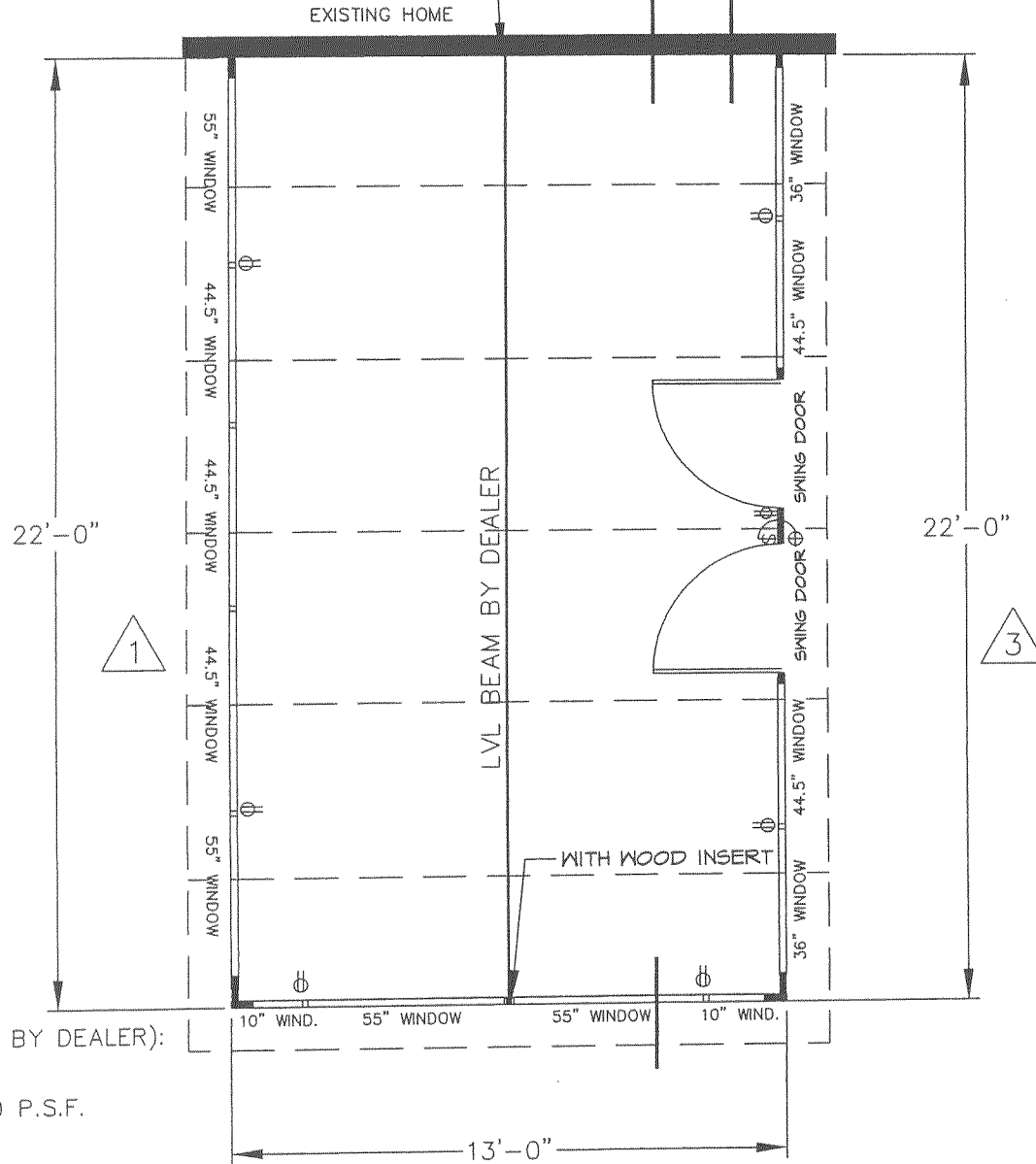
UL 58SL  
 ICC LEGACY REPORT PFC-5176  
 ICC LEGACY REPORT NER-567  
 FLORIDA PRODUCT APPROVAL 5505  
 FLORIDA PRODUCT APPROVAL 3857-R1  
 FLORIDA PRODUCT APPROVAL 3521-R1

NOT TO SCALE

**LEGEND:**

- \$ LIGHT SWITCH
- ⊕ LIGHT
- ⊕ RECEPTACLE
- ⊕ FAN

DEALER IS RESPONSIBLE FOR BEAM SUPPORT AT HOUSE WALL



RECOMMENDED BEAM (SUPPLIED BY DEALER):  
 2PLY x 9 1/4 LVL  
 BASED ON A SNOW LOAD OF 10 P.S.F.

FRAME COLOR: SANDSTONE  
 FACIA/TRIM: SANDSTONE  
 INTERIOR KP: SANDSTONE  
 EXTERIOR KP: SANDSTONE  
 SKIN TYPE: TEMKOR

**FLOOR PLAN**

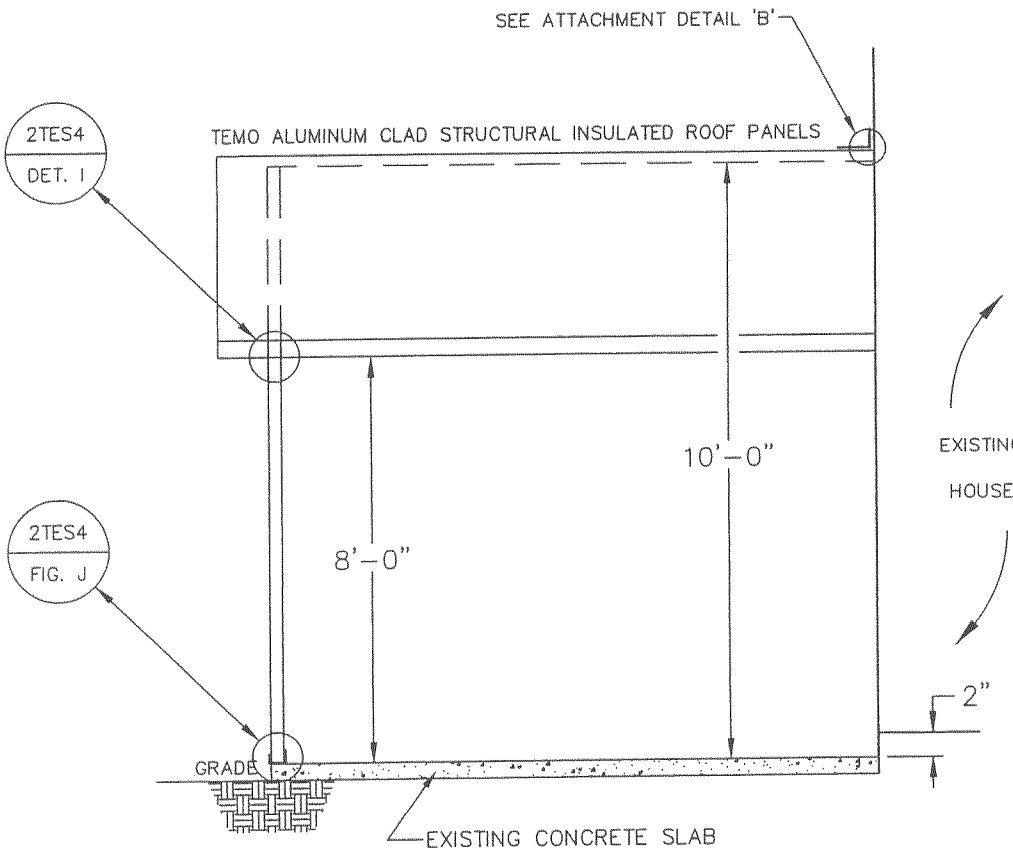
NOTE: ENCLOSURE NOT TO BE USED AS A PERMANENT LIVING AREA

NOTE:  
 THE SIDE WALL ATTACHMENT TO HOUSE IS A NON-LOAD BEARING CONNECTION. PROPERLY CAULK BOTH SIDES OF ALUMINUM EXTRUSION

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 11/22/05

EALER: FLOR-EXT 05W13632 PH. ( )		ROBERT A. WALZ, PE 20400 HALL RD CLINTON TWP, MI 48038 (877) 218-8366 X287 LIC # PE-0040456	
RYBINSKI, DAVID		TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-5409	
RAWN BY: CHERYL BEDRA	DATE: 11/22/05	SCALE: NONE	





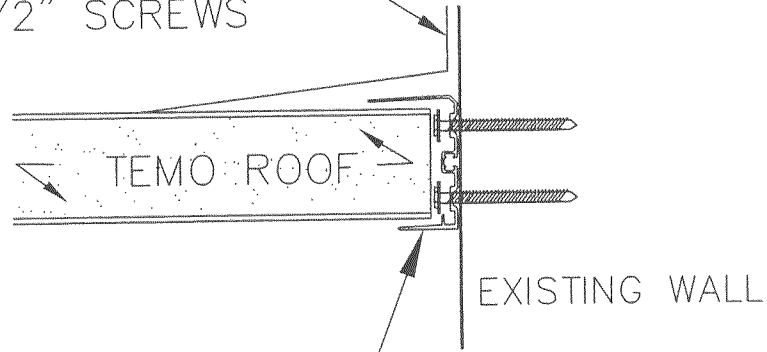
# SECTION 'A'

USE STAINLESS STEEL or T...LE DIPPED GALVANIZED FASTENERS IN... ACQ LUMBER

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 11/22/05

DEALER: FLOR-EXT	05W13632	PH. ( )	ROBERT A. WALZ, PE 20400 HALL RD CLINTON TWP, MI 48038 (877) 218-8366 X287 LIC # PE-0040456
RYBINSKI, DAVID	908 LOGENBERRY TRAIL WINTER SPRINGS, FL 32708		TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-5409
DRAWN BY: CHERYL BEDRA	DATE: 11/22/05	SCALE: NONE	

METAL PREFLASH AND  
 CAULK TOP & BOTTOM  
 MOUNT W/ #8 X 1/2" SCREWS  
 @ 6" O.C.



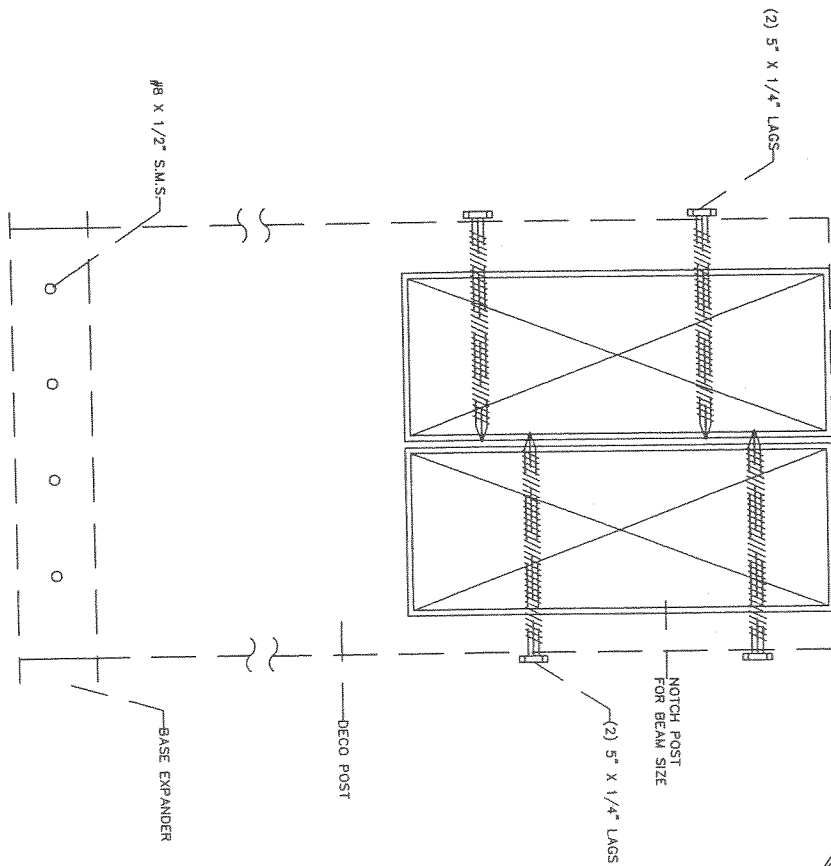
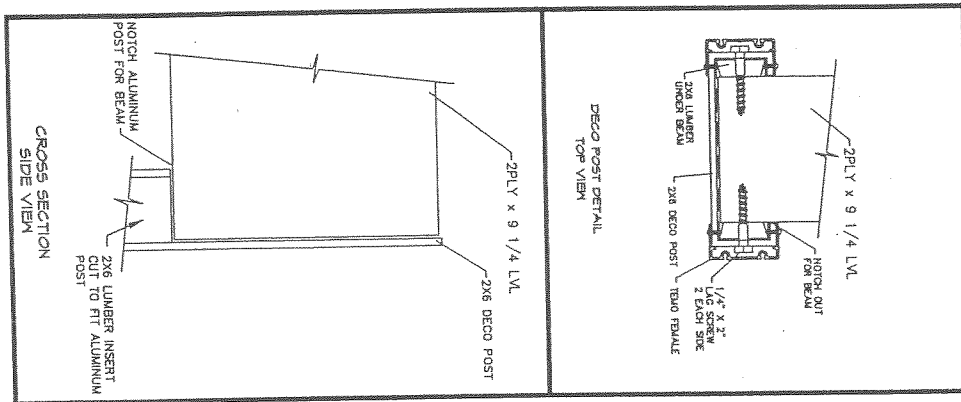
HANGING RAIL MOUNTED  
 WITH 1/4" X 3-1/2" SCREWS  
 INTO EACH WALL STUD  
 STAGGERED TOP & BOTTOM

# DETAIL 'B'

USE STAINLESS STEEL or TRIPLE DIPPED  
 GALVANIZED FASTENERS INTO ACQ LUMBER

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON ON 11/22/05

DEALER: FLOR-EXT RYBINSKI, DAVID	05W13632 PH. ( )	TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-5409	ROBERT A. WALZ, PE 20400 HALL RD CLINTON TWP, MI 48038 (877) 218-8366 X287 LIC # PE-0040456
DRAWN BY: CHERYL BEDRA	DATE: 11/22/05	908 LOGENBERRY TRAIL WINTER SPRINGS, FL 32708	SCALE: 1/4" = 1'



*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 11/22/05

DEALER: FLOR-EXT 05W13632 PH. ( )  
 RYBINSKI, DAVID  
 908 LOGENBERRY TRAIL  
 WINTER SPRINGS, FL 32708  
 DRAWN BY: CHERYL BEDRA DATE: 10/07/05 SCALE: .

**TEMO SUNROOMS, INC.**  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 PHONE: (586) 286-0410  
 FAX: (586) 286-5409

ROBERT A. WALZ, PE  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 (877) 218-8366 X287  
 LIC # PE-0040456

## DESIGN CRITERIA FOR \*RYBINSKI, DAVID\* SUNROOM

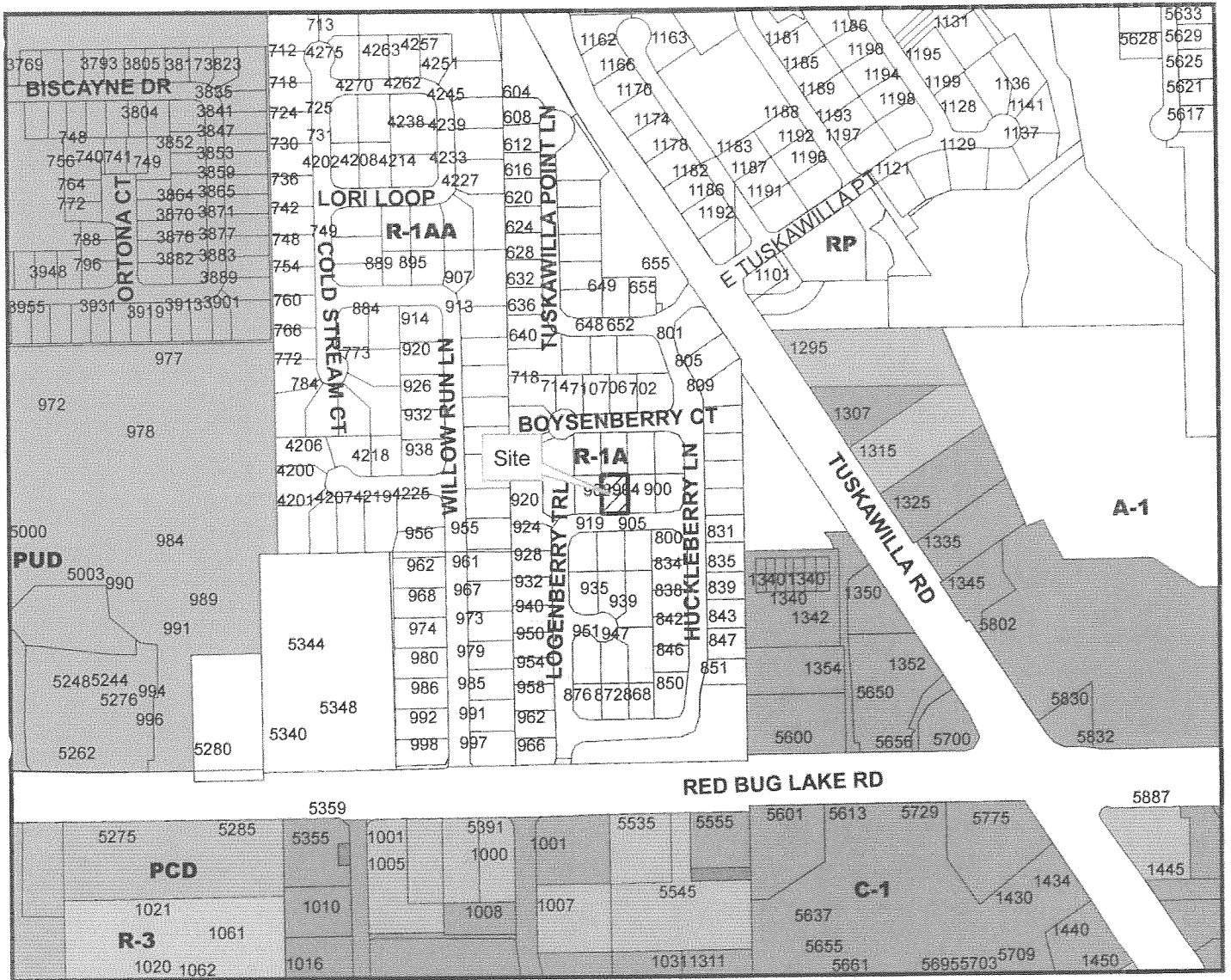
- 1) BASIC WIND SPEED: 130 MPH
- 2) WIND IMPORTANCE FACTOR: 1
- 3) WIND EXPOSURE CATEGORY: B
- 4) EXPOSURE CLASS: PARTIALLY ENCLOSED
- 5) INTERNAL PRESSURE COEFFICIENT: 0.55
- 6) COMPONENTS AND CLADDING PRESSURES:

ROOF ZONE: 1:	+10.6 PSF, -28.6 PSF
ROOF ZONE: 2:	+10.6 PSF, -38.4 PSF
ROOF ZONE: 3:	+10.6 PSF, -46.2 PSF
WALL ZONE: 4:	+27.2 PSF, -29.8 PSF
WALL ZONE: 5:	+27.2 PSF, -34.3 PSF

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON ON 11/22/05

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908 LOGEBERRY TRAIL WINTER SPRINGS, FL 32708		DATE: 11/22/05 SCALE: NONE	
DRAWN BY: CHERYL BEDRA			

Eleanor Ellison  
 908 Logenberry Trl  
 Winter Springs, FL 32708



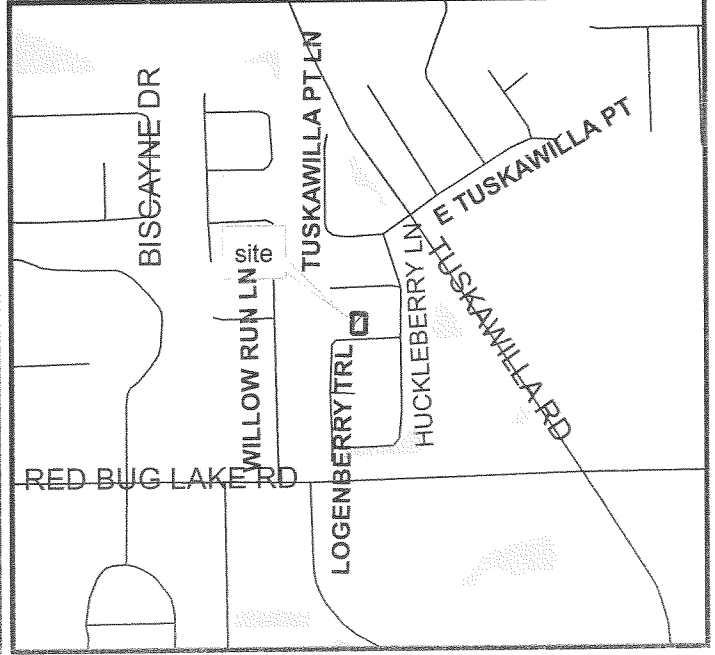
**Seminole County Board of Adjustment**  
**May 22, 2006**  
**Case: BV2006-057**  
**Parcel No: 24-21-30-501-0000-0130**

**Zoning**

	BV2006-057		R-3		PUD
	A-1		RP I		PCD
	R-1AA		C-1		
	R-1A		C-2		

N

0 95 190 380 570 760 Feet



<p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7506</p>																																																																	
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 24-21-30-501-0000-0130                  Owner: RYBINSKI DAVID L &amp; ANGELA R                  Mailing Address: 908 LOGENBERRY TRL                  City,State,ZipCode: WINTER SPRINGS FL 32708                  Property Address: 908 LOGENBERRY TRL WINTER SPRINGS 32708                  Subdivision Name: TUSKAWILLA POINT                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD                  Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 1                  Depreciated Bldg Value: \$121,817                  Depreciated EXFT Value: \$11,122                  Land Value (Market): \$28,500                  Land Value Ag: \$0                  Just/Market Value: \$161,439                  Assessed Value (SOH): \$136,364                  Exempt Value: \$25,000                  Taxable Value: \$111,364                  Tax Estimator</p>																																																															
<p style="text-align: center;"><b>SALES</b></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>09/2000</td> <td>03947</td> <td>1888</td> <td>\$146,300</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1995</td> <td>02896</td> <td>1479</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1993</td> <td>02689</td> <td>0320</td> <td>\$114,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>08/1990</td> <td>02215</td> <td>1142</td> <td>\$90,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>11/1989</td> <td>02125</td> <td>1145</td> <td>\$63,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1986</td> <td>01801</td> <td>1176</td> <td>\$89,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1984</td> <td>01553</td> <td>1242</td> <td>\$90,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1981</td> <td>01366</td> <td>1376</td> <td>\$83,400</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	09/2000	03947	1888	\$146,300	Improved	Yes	WARRANTY DEED	01/1995	02896	1479	\$100	Improved	No	WARRANTY DEED	11/1993	02689	0320	\$114,500	Improved	Yes	SPECIAL WARRANTY DEED	08/1990	02215	1142	\$90,500	Improved	No	CERTIFICATE OF TITLE	11/1989	02125	1145	\$63,500	Improved	No	WARRANTY DEED	12/1986	01801	1176	\$89,000	Improved	Yes	WARRANTY DEED	06/1984	01553	1242	\$90,000	Improved	Yes	WARRANTY DEED	11/1981	01366	1376	\$83,400	Improved	Yes	<p style="text-align: center;"><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$2,256                  2005 Tax Bill Amount: \$1,760                  Save Our Homes (SOH) Savings: \$496                  2005 Taxable Value: \$107,392                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																											
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<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>28,500.00</td> <td>\$28,500</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	28,500.00	\$28,500	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="button" value="Pick..."/></p> <p>LEG LOT 13 TUSKAWILLA POINT PB 23 PGS 81 &amp; 82</p>																																																			
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SCREEN ENCLOSURE	1990	1,885	\$1,761	\$3,770
COOL DECK PATIO	1990	495	\$1,040	\$1,733
GAS HEATER	1990	1	\$440	\$1,100
SPA	1990	1	\$1,635	\$3,500
ALUM PORCH W/CONC FL	1990	160	\$486	\$1,040

**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.



Florida Exteriors, Inc.  
2565 Park Drive, Sanford, FL 32773  
Telephone (407) 322 3545 Fax (407) 330 4819

January 13, 2006

Seminole County Planning &  
Development Department  
Room 2201  
1101 East First Street  
Sanford, FL 32771

Re: Application for Variance  
908 Logenberry Trail, Winter Springs, FL 32708

Florida Exteriors, Inc. have contracted with the homeowners, David & Angela Rybinski, to install a sunroom on their property shown above. It has been established we need to apply for a Variance on the property and are therefore requesting the rear Setback Distance be changed to allow this construction to go ahead. The information requested by the Building Division is as follows:

~~The distance requested is 12' from the original 30'~~ The distance requested is 7'6" from the original 30'  
The square footage of the proposed sunroom is 286  
The height at the highest point is 10'  
Construction Material - Glass

Also enclosed in this package are copies of the sealed drawings, survey showing proposed situ of sunroom, TEMO Sunroom brochure and sample colored material.

Sincerely,

Em Vecchione  
Permit Technician  
Florida Exteriors, Inc.



**David Rybinski (HFS)**

---

**Subject:** FW: Sunroom, Roof

-----Original Message-----

**From:** [DECharron@aol.com](mailto:DECharron@aol.com)

**Date:** 01/29/06 13:42:47

**To:** [drybinski@cfl.rr.com](mailto:drybinski@cfl.rr.com)

**Cc:** [naval.modani@bus.ucf.edu](mailto:naval.modani@bus.ucf.edu); [Amy83066@cfl.rr.com](mailto:Amy83066@cfl.rr.com); [SaraBrknr@aol.com](mailto:SaraBrknr@aol.com)

**Subject:** Sunroom, Roof

Mr. Rybinski:

Per your 1/27/06 email to [Tuskawillapt@yahoo.com](mailto:Tuskawillapt@yahoo.com), this will serve to provide written approval by the Tuskawilla Point Homeowners' Association Board of Directors of your sunroom project as submitted on 11/27/05.

Jon Nawrocki

President

Tuskawilla Point Homeowners Association



Florida Exteriors, Inc.  
2565 Park Drive, Sanford, FL 32773  
Telephone (407) 322 3545 Fax (407) 330 9554

March 29, 2006

To Whom It May Concern:

This letter is confirmation for Eleanor Ellison of Florida Exteriors, Inc.  
to act on our behalf as authorized agent in the application for Variance  
on our property at 908 Logenberry Trail, Winter Springs, FL 32708.

David Rybinski  
Signed:

3/28/06  
Date:

Angela Rybinski  
Signed:

3/28/06  
Date:



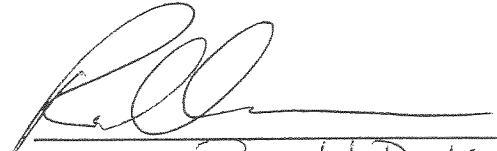
Florida Exteriors, Inc.  
2565 Park Drive, Sanford, FL 32773  
Telephone (407) 322 3545 Fax (407) 330 9554

January 5, 2006

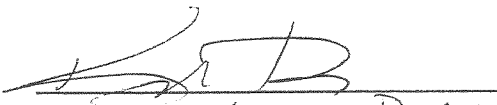
To Whom It May Concern:

We/I, Ronald + Kimberly Dodson of 904 Logenberry Trl.,  
Winter Springs FL 32708

confirm We/I have no objections to the proposed sunroom addition being constructed  
to the rear of the property 908 Logenberry Trail, Winter Springs, FL 32708, owned  
by David & Angela Rybinski.

  
Print Name: Ronald Dodson

Date: 1/25/06

  
Print Name: Kimberly Dodson

Date: 1/25/06



Florida Exteriors, Inc.  
2565 Park Drive, Sanford, FL 32773  
Telephone (407) 322 3545 Fax (407) 330 9554

January 5, 2006

To Whom It May Concern:

We/I, Osbe P. Fiomis Cudeira of 908 Logenberry Trail  
Winter Springs FL 32708

confirm we/I have no objections to the proposed sunroom addition being constructed to the rear of the property 908 Logenberry Trail, Winter Springs, FL 32708, owned by David & Angela Rybinski.

Osbe P. Cudeira  
Print Name:

Date: 1/8/06

\_\_\_\_\_  
Print Name:

Date: \_\_\_\_\_



Florida Exteriors, Inc.  
2565 Park Drive, Sanford, FL 32773  
Telephone (407) 322 3545 Fax (407) 330 9554

January 5, 2006

To Whom It May Concern:

We/I, Susan Fleming of 912 Logenberry Trail

---

confirm we/I have no objections to the proposed sunroom addition being constructed to the rear of the property 908 Logenberry Trail, Winter Springs, FL 32708, owned by David & Angela Rybinski.

Susan Fleming  
Print Name:

Date: 2/8/06

\_\_\_\_\_  
Print Name:

Date: \_\_\_\_\_

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 22, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 13 TUSKAWILLA POINT PB 23 PGS 81 & 82

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

### FINDINGS OF FACT

**Property Owner:** David & Angela Rybinski  
908 Logenberry Trail  
Winter Springs, FL 32708

**Project Name:** Logenberry Trail (908)

**Requested Development Approval:**

Request for a rear yard setback variance from 12 feet to 7.6 feet 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 sunroom 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 \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: