

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a lot size variance from 1 acre to 0.855 acre for a proposed home the A-1 (Agriculture District); (Burt Burch, 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 lot size variance from 1 acre to 0.855 acre for a proposed home the A-1 (Agriculture District); (Burt Burch, applicant); or
2. **DENY** the request for a lot size variance from 1 acre to 0.855 acre for a proposed home the A-1 (Agriculture District); (Burt Burch, applicant); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning:	Bert Burch North Road (Lot 4G) A-1 (Agriculture District)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family residence on a vacant lot. • The parcel was created prior to the adoption of subdivision regulations which created the process that required the parcels and/or lots to meet the minimum dimensional requirements of the zoning classification. • The parcel is a corner lot in which one side adjacent to a public road right of way does meet the width at the building line of the A-1 zoning district but the square footage of the parcel does not meet the 1 acre requirement. Therefore, the applicant is requesting a lot size variance from 1 acre to 0.855 acre. • The proposed home will meet the setback requirements 	

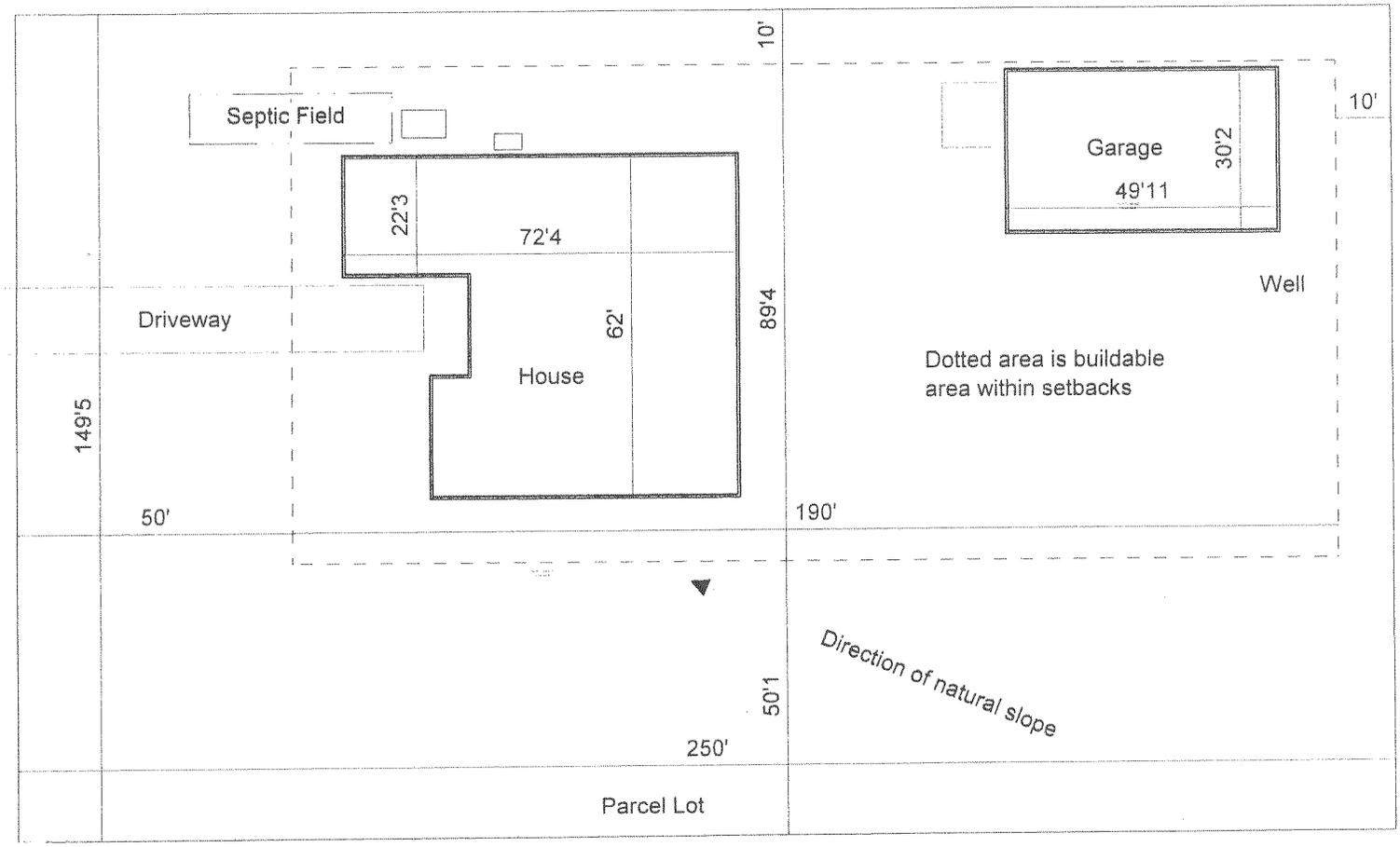
STAFF FINDINGS	of the A-1 (Agriculture District). <ul style="list-style-type: none">• The lot is a parcel of record in the 1970 tax roll.• Policy FLU 3.2, adopted on September 11, 1991, states the county shall resolve environmental and infrastructure issues by requiring the combining of lots. Although it is possible for the applicant to combine this lot with its neighbors, staff feels that the parcel would not be out of character of the area. There are several lots in the immediate area that were created prior to 1970 and do not meet the 1 acre requirement. Therefore, the construction of a single family home on the parcel would not be a detriment to the neighborhood and will meet the goals of Policy 3.2.• 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.

21-19-29-300-0046-
0000

▲
North

BV 2008-064

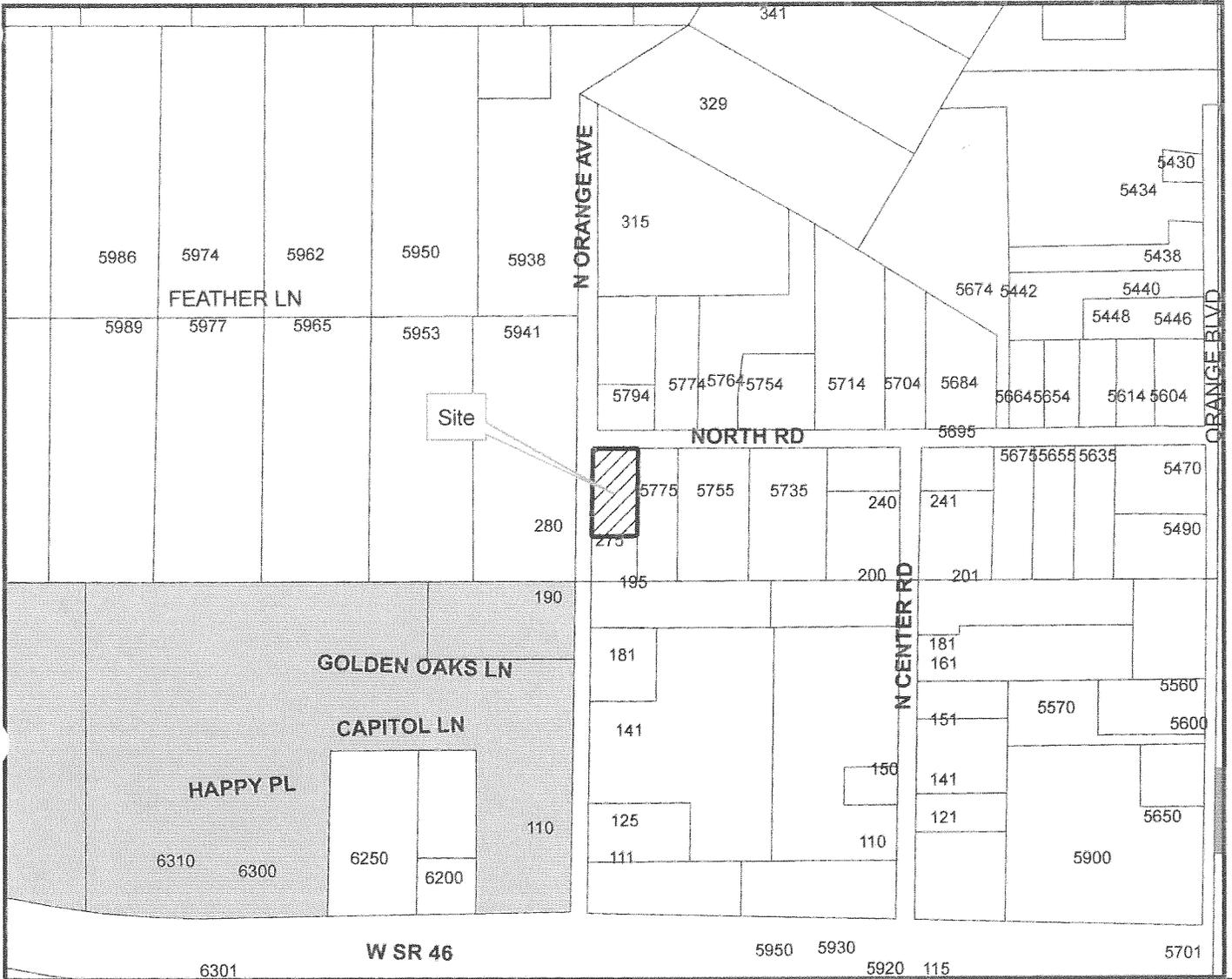
North Rd.



Utility right-away

Orange Ave.

**Bert Burch
Parcel 4G, North Rd,
Sanford, FL 32771**

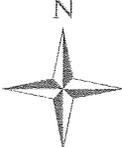


**Seminole County Board of Adjustment
May 22, 2006
Case: BV2006-064
Parcel No: 24-19-29-300-004G-0000**

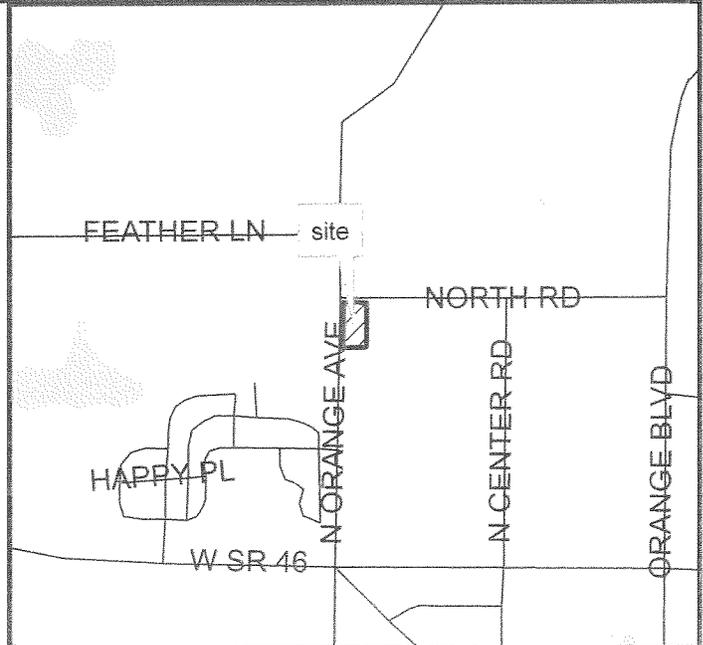
Zoning

-  BV2006-064
-  A-1
-  RM-3
-  C-1

N



0 105210 420 630 840 Feet





COPY

RECEIVED MAR 30 2006

APPL. NO. BV2006-064

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** From 1 acre to .855 acres
From Lot width 150 ft to 149.5 ft
- 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 August, 2006
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Robert Craven</u>	<u>Bert Buch</u>
ADDRESS		<u>646 Charrice Place</u>
		<u>SANFORD, FL 32771</u>
PHONE 1		<u>407-928-9364</u>
PHONE 2		
E-MAIL		<u>Bert Buch@hotmail.com</u>

PROJECT NAME: Buch House
 SITE ADDRESS: NO ADDRESS ASSIGNED
 CURRENT USE OF PROPERTY: undeveloped lot
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: .855 acre(s) PARCEL I.D. 24-19-29-300-0046-0000

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.

SIGNATURE OF OWNER OR AGENT: [Signature] DATE 3/29/06

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): 200.00 COMMISSION DISTRICT _____ FLU / ZONING A-1/SE
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

**VARIANCE APPLICATION DATA SHEET FOR
Parcel ID : 24-19-29-300-004G-0000**

Statement of Request:

- 1) Requesting variance to lot size from 1 acre to .855
- 2) Requesting variance of lot width from 150 to 149 ft

Applicant's Contact Information:

Bert Burch
646 Charrice Place
Sanford, FL 32771
bertburch@hotmail.com
407-928-9364

Project Name: Burch Dream House

Site Address: Address has not been assigned

Current Use: Undeveloped Lot

Size/Dimensions of Property: 150 ' x 250 ' - .855 acres

Abutting Streets: Orange Ave and North Ave

Location of Septic System and Trees: See Attached Drawings

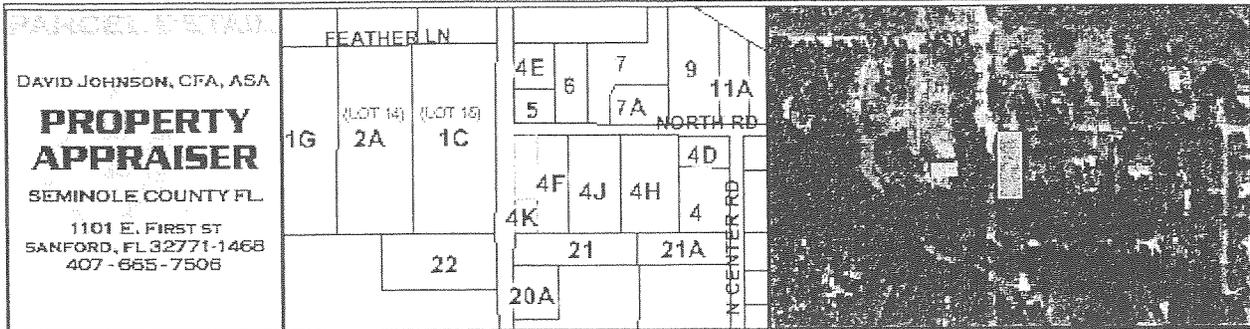
Location of Driveway Access: See Attached Drawings

Parcel ID: 24-19-29-300-004G-0000

Available Utilities: Electricity

Reasons for Variance Requests:

- While the variance from 1 acre to .855 acres and lot width from 150 ft to 149 ft is minimal, there are many other properties in the area that are much smaller in size. Granting this variance would allow this lot to be in line with most of the existing homes in the neighborhood.
- This variance makes it reasonably possible to use the land.....without it the land will not be able to be developed.
- In no way would this variance be injurious to the neighborhood or public welfare, in fact it will most likely have a very positive effect, both in esthetics and value of the neighborhood.



GENERAL
 Parcel Id: 24-19-29-300-004G-0000
 Owner: CRAVEN ROBERT F & CAROL B
 Mailing Address: 5775 NORTH RD
 City,State,ZipCode: SANFORD FL 32771
 Property Address: NORTH RD SANFORD 32771
 Subdivision Name:
 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): \$68,400
 Land Value Ag: \$0
 Just/Market Value: \$68,400
 Assessed Value (SOH): \$68,400
 Exempt Value: \$0
 Taxable Value: \$68,400
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	07/1981	01353	0594	\$100	Vacant	No
WARRANTY DEED	06/1981	01344	1966	\$100	Vacant	No

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY
 2005 Tax Bill Amount: \$1,121
 2005 Taxable Value: \$68,400
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	.855	80,000.00	\$68,400

LEGAL DESCRIPTION
 LEG SEC 24 TWP 19S RGE 29E N 250 FT OF S 375 FT OF E 149.5 FT OF W 174.5 FT OF GOVT LOT 1

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.

Request for Variance

Robert F. Craven
 I *Frank Craven* (Frank Craven) give permission to
 Gilbert Burch to seek and acquire a variance on parcel id 24-19-29-300-
 004G-0000.

Robert F. Craven
Frank Craven 3/30/06
 (Frank Craven)
David B. Craven

File

LOT RESEARCH REQUEST

Building & Fire Inspection Division; Seminole County's Planning & Development Department
1101 E. First Street, Sanford, FL 32771 Phone: (407)665-7050 Fax: (407)665-7047

Permit #
Application

06-1916

APPLICANT NAME: Robert & Carol Craven

Date: 2/20/06

mailing Address:

Phone:

Sanford, FL 32771

Fax:

N/A

Parcel ID: 24-19-29-300-004G-0000

Email:

N/A

NOTE: There is a **\$50.00 fee** for platted lot research. There is a **\$110.00 fee** for unplatted lot research. Please complete the above information, and submit a check or money order payable to Seminole County.

DO NOT FILL OUT ANY FURTHER - BELOW FOR OFFICE USE ONLY

Platted: PB N/A PG N/A

Plat Name: NOT PLATTED

5-acre parcel or Unrecorded Plat Name:

ZONING REVIEW

Date sent: 2/20/06

Zoning District:

A-1

Is parcel a parcel/lot of record prior to 7/28/70?

Yes No

Minimum lot size:

1 ACRE

Does the parcel/lot meet the minimum lot size and width requirements for the zoning district?

Yes No

Minimum width at building line:

150'

If less than 5 acres in size, does the parcel/lot have frontage on a public road Right-of-Way?

Yes No

Are there existing structures on the property

Yes No

Comments: Parcel 4G is a legal parcel of record and is buildable as long as all of the current A-1 zoning requirements are met. This parcel does not meet the minimum lot size requirement of 1 acre. You will need to apply for and receive an approved lot size variance prior to a building permit being issued. To apply for a variance please contact the Seminole County Planning office at 407-665-7444.

This research does not include research for subdividing. If you would like information on subdividing this parcel you will need to contact the Seminole County Development Review office at 407-665-7331. Please provide them a copy of this research at that time.

There may be additional requirements regarding flood prone, wetlands and water & sewer review.

CURRENT LEGAL DESCRIPTION:

LEG SEC 24 TWP 19S RGE 29E N 250 FT OF S 375 FT OF E 149.5 FT OF W 174.5 FT OF GOVT LOT 1

Reviewed by: Angela Kealhofer

Date: 2/20/06

DEVELOPMENT REVIEW DEPARTMENT REVIEW

Date sent:

Property appears to meet the basic requirements to be officialized via:

Lot Split

This parcel is an illegal lot split.

Yes No

Minor Plat

Was property subdivided via Plat Waiver or Lot Split process?

Yes No

Comments:

Reviewed by:

Date:

FLOOD PRONE REVIEW

Date sent: 2/20/06

Is the property flood prone?

Yes No

Flood Zone:

BFE:

Community # 120289

Panel #:

Comments: Per ARCGIS

Reviewed by: Angela Kealhofer

Date: 2/20/06

WETLAND REVIEW

Date sent: 2/20/06

Any wetlands or protection areas on the property?

Yes No In WRPA? Yes No

Comments: According to the County's wetland maps, wetlands are possibly located in the property. Prior to a building permit being issued, a wetland determination may be required to be identified, and then verified by the Florida Department of Environmental Protection (FDEP). Any wetland impacts will require a state permit.

Contact Jim Carr and/or Jim Lee of FDEP at (407) 893-3311 concerning state permit requirements. It is the County's requirement to minimize impacts to wetlands which can be demonstrated in the placement of proposed permanent structures, such as a house and driveway. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make a jurisdictional wetlands determination.*** The county wetland maps can be viewed at: http://gis_arc.co.seminole.fl.us/website/info/viewer.htm

NOTE: Listed species are plant or animal species that are protected by Federal and/or State laws. These include Endangered, Threatened, and Species of Special Concern. When impacts to listed species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352)732-1225 concerning state permit requirements.

Reviewed by: Wendy Meyer Date: 2/21/06

WATER AND SEWER REVIEW Date sent: 2/20/06

Is property on County/City water? Yes No

Is property on County/City sewer? Yes No

Is property on well/septic?* Yes*

*If on well/septic, lot must meet minimum lot required by the Seminole County Health Dept.

*Please call (407)665-3600 for further information.

Comments:

Reviewed by: Alan Willis Date: 02/21/06

Applicant has been notified by: Phone Fax Mail Email Date: 2/27/06

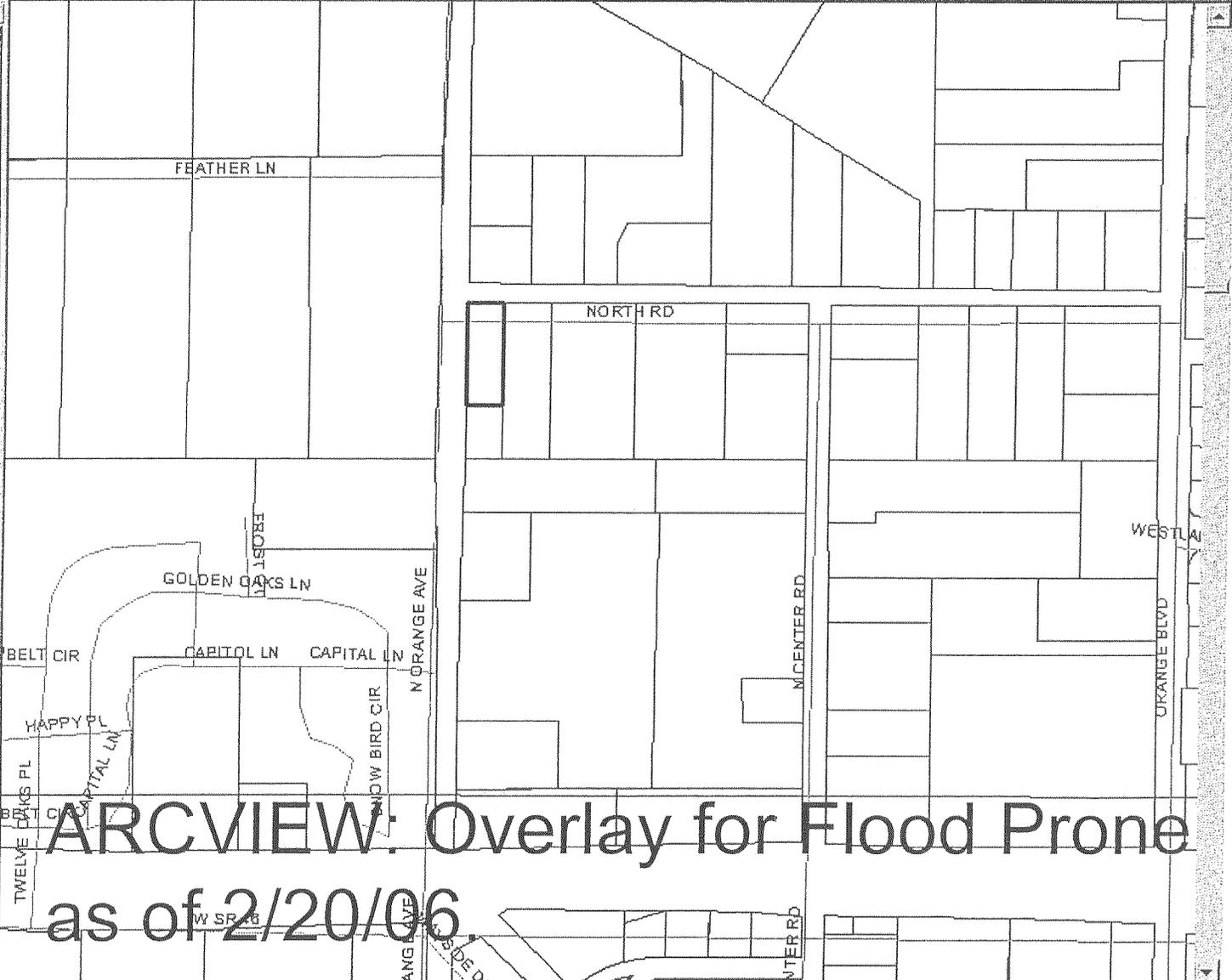
NOTE: This research is based on the best available data and does not guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.

*applicant
pick up*

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508		FEATHER LN (LOT 14) 2A (LOT 15) 1C 1G 22		4E 6 7 9 5 7A 11A NORTH RD 4F 4J 4H 4D 4K 4 21 21A 20A N CENTER RD																								
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<p>RT 1 BOX 174C SANFORD FLA 32771</p>	<p>N 253.88 FT OF S 803.88 FT OF W 218 FT OF GOVT LOT 1 LESS RD</p>	<p>W/E NE NE TW</p>
<p>GEBHARDT WILLIAM F ♦ DELORIS M RT 1 BOX 174CC SANFORD FLA 32771</p>	<p>24 19 29 300 004F 0000 E 100 FT OF W 274.5 FT OF S 375 FT OF GOVT LOT 1</p>	<p>HX NE W/I WE NE TW</p>
<p>GEBHARDT WILLIAM F JR ♦ DELORIS M RT 1 BOX 174CC SANFORD FLA 32771</p>	<p>24 19 29 300 004B 0000 N 250 FT OF S 375 FT OF E 149.5 FT OF W 174.5 FT OF GOVT LOT 1</p>	<p>HE W/I WE NE TW</p>
<p>FOX JOHN E BOX 935 SANFORD FLA 32771</p>	<p>24 19 29 300 0040 0000 S 375 FT OF W 874.5 FT LESS N 125 FT OF E 200 FT + E 100 FT OF W 274.5 FT N 250 FT OF E 149.5 FT OF W 174.5 FT OF GOVT LOT 1</p>	<p>HE W/I WE NE TW</p>

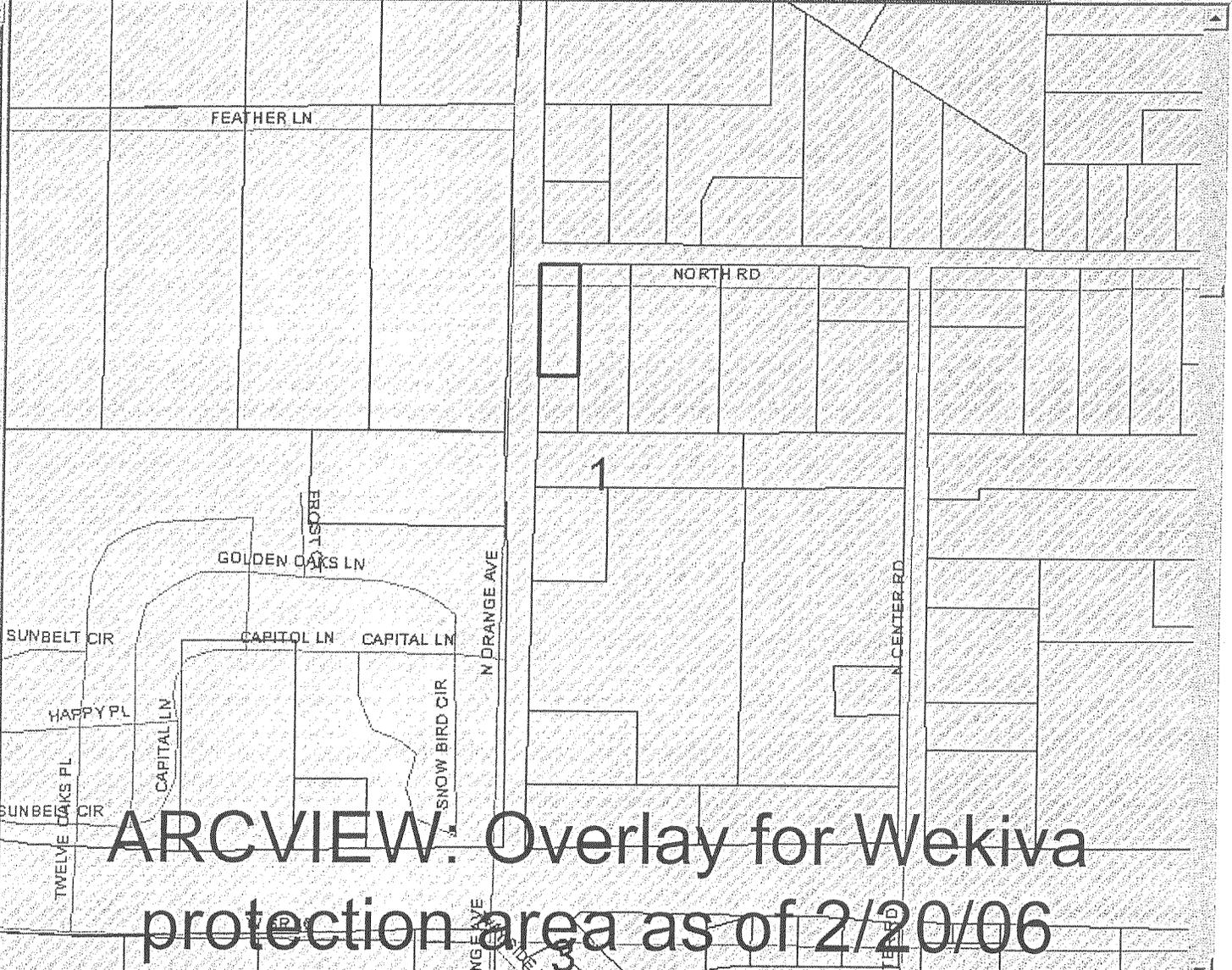
- Major Roads
- Street Centerline
- County Boundary
- Parcel original lot lines
- Preliminary FEMA
- tz9020 polygon
- PARCEL
- Subdivisions
- Hydrology
- 1 ft Contours from Spot Elevation
- 5 ft Countours
- FEMA_Q3
 - ZONE
 - A
 - AE
 - AH
 - X
 - X500
- National Wetlands Inventory
- Protection Area
- Soils
- Wetlands
- Riparian Zone
- Zoning
- Future Land Use
- Impact Fee Zones
- Sheriff / Code Enforcement Boun
- Municipal Boundaries
- 1999 Aerials
- 2004 DOQQs
- Fire Hydrant Information



ARCVIEW: Overlay for Flood Prone as of 2/20/06



- AH
- tz9020 polygon
- PARCEL
- Subdivisions
- Hydrology
- 1 ft Contours from Spot Elevation
- 5 ft Countours
- FEMA_Q3
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 - NAME
 - ECON PROTECTION AREA
 - WEKIVA PROTECTION AREA
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 - Water Mains - Combined
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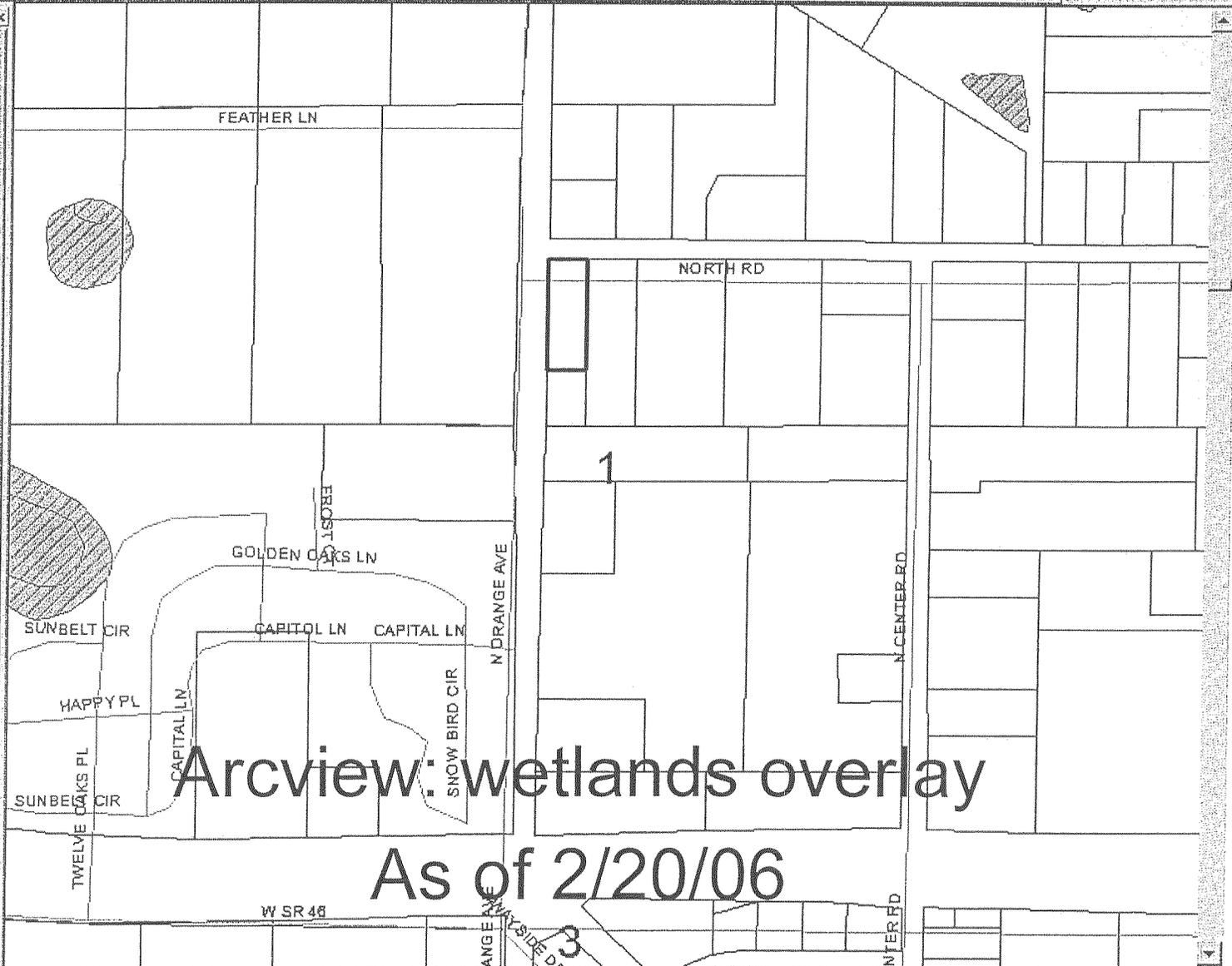


ARCVIEW: Overlay for Wekiva
 protection area as of 2/20/06



1:4,166

- AH
- tz9020 polygon
- PARCEL
- Subdivisions
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- 1 Ft Contours from Spot Eleva
- 5 Ft Countours
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- Municipal Boundaries
- 1999 Aerials
- 2004 DOQQs
- Fire Hydrant Information
 - Water Mains - Combined
 - Water Mains - County
 - Water Mains - Casselberry
 - Water Mains - Altamonte
 - Water Mains - Sanford



Arcview: wetlands overlay
As of 2/20/06

Display Source Selection



FILE #: BA94-4-33V APPL: CRAVEN, ROBERT S.
REC: 24 TWP: 19 RNG: 29 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: V-CRAVEN, ROBERT S.
E SIDE OF ORANGE AVENUE AND 950 FT. N OF SR-46.
C_ #1: #2: #3: #4: #5: #6: #7:
PARC #1: 4K #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
LOT SIZE VARIANCE FROM 43,560 SQ. FT. TO 18,687.5 SQ. FT. AND WIDTH AT
BUILDING LINE FROM 150 FT. TO 125 FT.

ACTION: APPROVED.
DATE: 042594

REMARKS:

CMD 1 - End Job CMD 2 - Go to Search Prompt HELP - SCREEN AID