

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for a rear yard setback variance from 25 feet to 10 feet for a covered screen room in the R-AH (Affordable Housing Dwelling Subdivision); (Scott and Julie Hagge, applicants).

**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 rear yard setback variance from 25 feet to 10 feet for a covered screen room in the R-AH (Affordable Housing Dwelling Subdivision); or
2. **DENY** the request for a rear yard setback variance from 25 feet to 10 feet for a covered screen room in the R-AH (Affordable Housing Dwelling Subdivision); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Scott & Julie Hagge Location: 1073 Amanda Kay Circle Zoning: R-AH (Forrest Cove)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicants propose to construct a 10 feet by 24 feet (249 square feet) covered screen enclosure.</li> <li>• The property is located in the Forest Cove which requires the rear yard setbacks to be twenty five feet for the external lots and 20 feet for the internal lots. There are no record of prior variances having been granted for this property.</li> <li>• There are several variances granted in this development for rear yard setbacks for covered screen room to be located on the property line.</li> </ul>

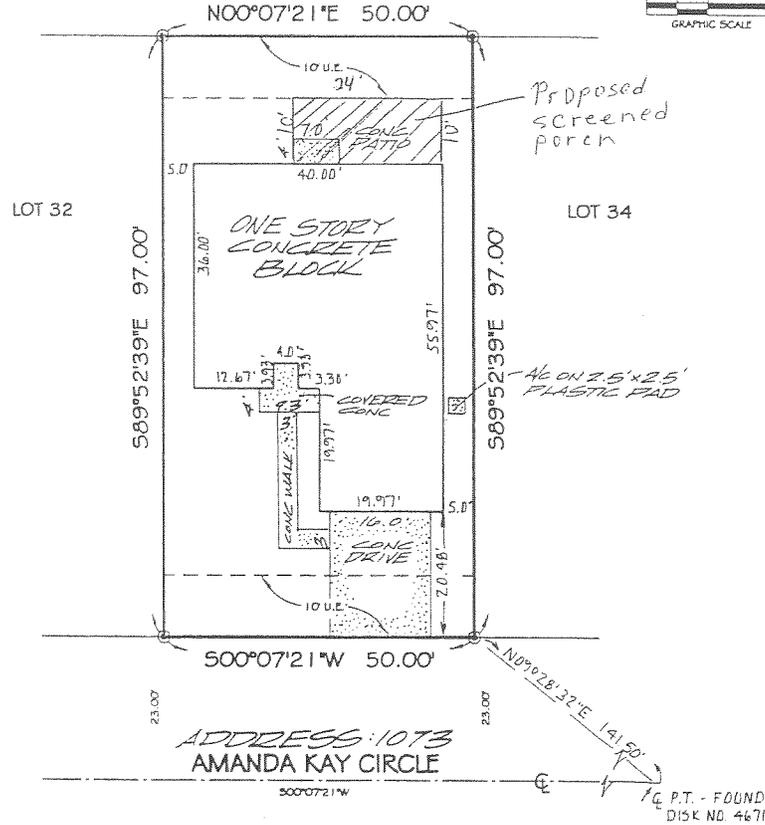
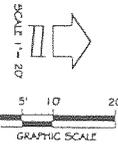
<b>STAFF FINDINGS</b>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</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 covered screen enclosure 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>

PLAT OF BOUNDARY SURVEY for: MARONDA HOMES, INC.

DESCRIPTION: LOT 33, FOREST COVE

RECORDED IN PLAT BOOK 55 PAGE(S) 54 and 55 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 7  
MAP OF SANFORD FARMS  
PLAT BOOK 1, PAGES 127-128



ADDRESS: 1073  
AMANDA KAY CIRCLE

P.T. - FOUND  
DISK NO. 4671

**NOTES:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF AMANDA KAY CIRCLE BEING 500°07'21"W
2. UNDERGROUND IMPROVEMENTS, ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1928.
4. BUILDING TIES ARE TO FOUNDATION.
5. BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
6. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND PER RECORDED PLAT UNLESS OTHERWISE NOTED.

**FLOOD CERTIFICATION**

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE STRUCTURE SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. THIS STRUCTURE LIES IN ZONE "X" COMMUNITY PANEL NO. 120289 0030 E EFFECTIVE DATE: APRIL 17, 1995  
MAP REVISION DATE: \_\_\_\_\_  
(SUBJECT TO CHANGE)

**CERTIFIED TO:**

Scott R. & Julie A. Hagge  
Countrywide Home Loans, Inc.  
Kampf Title & Guaranty Corp.  
Chicago Title Insurance Co.  
Adnoram Title Co., Inc.

THE UNDERSIGNED AND CAVONE, INC. LAND SURVEYORS AND MAPPERS MAKE NO RESERVATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.

**ABBREVIATIONS/LEGEND:**

① FOUND 1 1/4" IRON PIPE (LS 2005)	● FOUND IRON ROD	○ FOUND IRON PIPE	□ FOUND CONCRETE MONUMENT
NO - NUMBER	P.T. - POINT OF TANGENCY	CONC - CONCRETE	P.R.C - POINT OF REVERSE CURVATURE
R - RADIUS	P.I. - POINT OF INTERSECTION	L.S. - LAND SURVEYOR	P.C.C - POINT OF COMPOUND CURVATURE
CH - CHORD	P.C. - POINT OF CURVATURE	O.R. - OFFICIAL RECORDS	S.B.U.C. - SIDEWALK & UTILITY EASEMENT
ARC - ARC LENGTH	L.E. - LICENSED BUSINESS	CH.BRG. - CHORD BEARING	D.B.U.C. - DRAINAGE & UTILITY EASEMENT
CL - CENTERLINE	A/C - AIR CONDITIONER PAD	Δ DELTA (CENTRAL ANGLE)	D.U.&S.E. - DRAINAGE, UTILITY & SIDEWALK EASEMENT

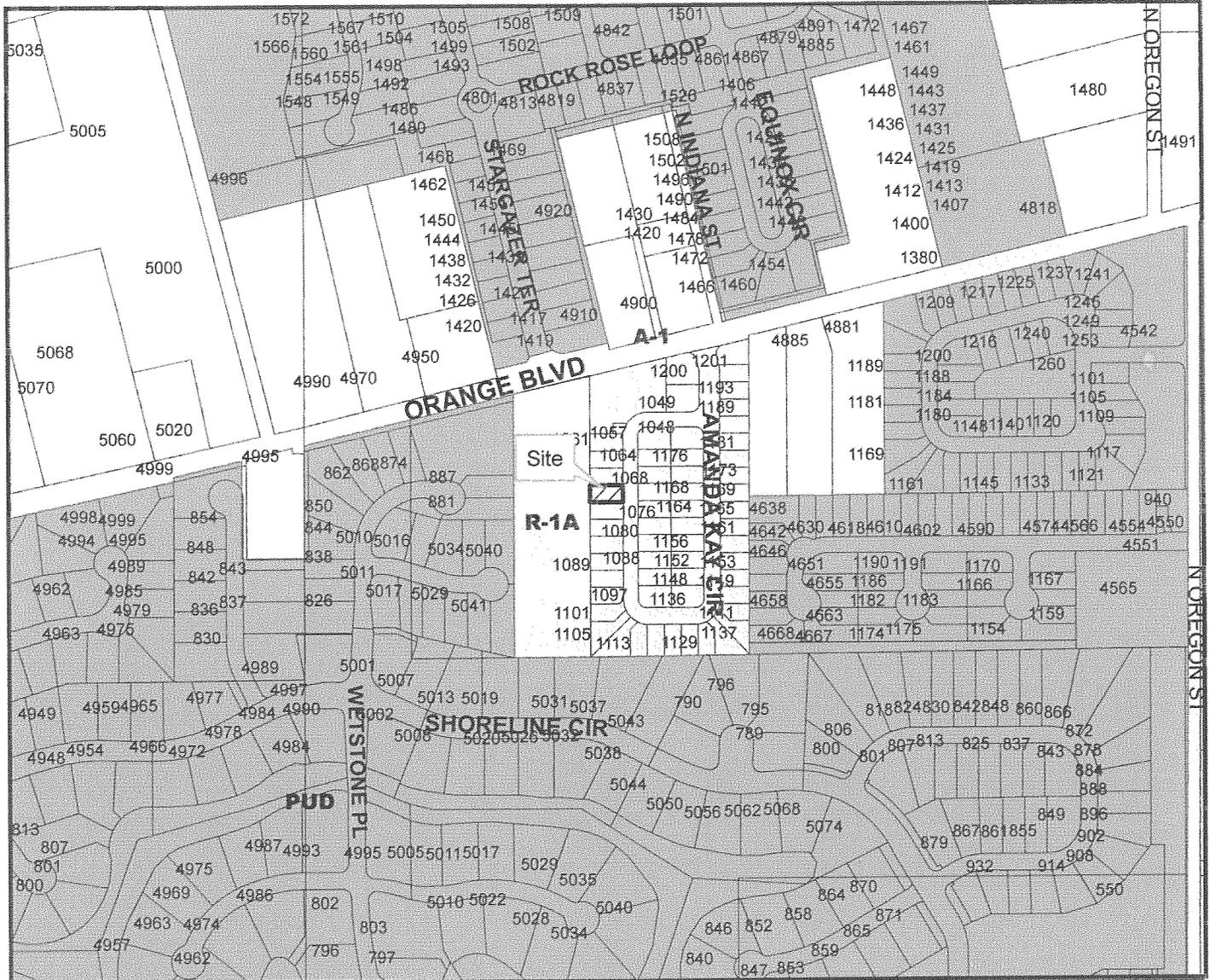
**CAVONE, INC.**  
LAND SURVEYORS AND MAPPERS  
300 COUNTY ROAD 427 SOUTH  
LONGWOOD, FLORIDA 32750-5499  
TELEPHONE (407) 830-9080  
FAX NO. (407) 338-3636

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
*Dominick F. Cavone*  
DOMINICK F. CAVONE - PRESIDENT  
FLORIDA SURVEYOR & MAPPER NUMBER 2005  
LICENSED BUSINESS NUMBER 5073

REVISION	DATE
RECERTIFIED	
FINAL LOCATION	2-21-2001
FOUNDATION LOCATION	2-23-2001
FORMBOARD LOCATION	
STAKE HOUSE	2-5-2001
STAKE LOT	2-5-2001

W.O. STAKE LOT: 2001-2488 W.O. STAKE HOUSE: 2001-2488 W.O. FORM CHECK: \_\_\_\_\_ LOT by CHIP  
W.O. FOUNDATION: 2001-8593 W.O. FINAL: 2001-8593 W.O. RECERT: \_\_\_\_\_ CAD0 FILE: FORESTCOVE133.DWG

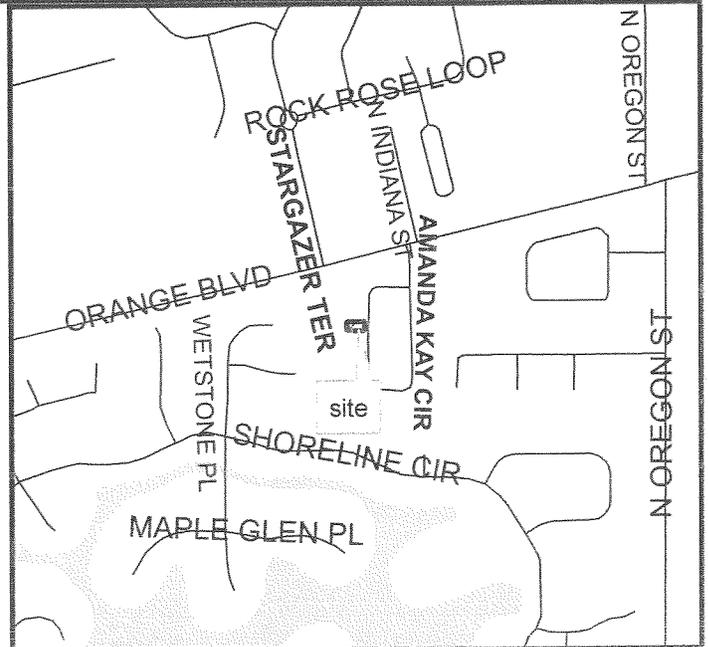
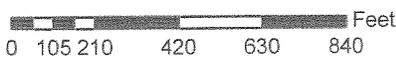
Julie & Scott Hage  
 1073 Amanda Kay Cir  
 Sanford FI 32771

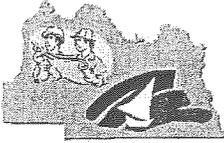


Seminole County Board of Adjustment  
 May 22, 2006  
 Case: BV2006-067  
 Parcel No: 20-19-30-509-0000-0330

**Zoning**

-  BV2006-067
-  A-1
-  R-1A
-  R-AH
-  PUD





SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1101 EAST FIRST STREET (ROOM 2201)  
SANFORD, FL 32771  
(407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

APPL. NO. BY2006-007

**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** Rear yard setback variance from 30ft. to 10ft. for a screened porch w/ solid roof. 25ft
- 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	<u>Scott &amp; Julie Haggel</u>	
ADDRESS	<u>1073 Amanda Kay Cir Sanford, FL 32771</u>	
PHONE 1	<u>407.322.8774</u>	
PHONE 2	<u>407.474.3506</u>	
E-MAIL	<u>Shaggel@cfl.rc.com</u>	

PROJECT NAME: Back Porch

SITE ADDRESS: 1073 Amanda Kay Cir. Sanford, FL 32771

CURRENT USE OF PROPERTY: Yard single-family residential

LEGAL DESCRIPTION: Lot 33, Forest Cove, PB55, pgs. 54 & 55

SIZE OF PROPERTY: 50' x 97' acre(s) PARCEL I.D. 20-19-30-509-0000-0330

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 5/22/2006 (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]  
SIGNATURE OF OWNER OR AGENT\*

3/31/06  
DATE

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

**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 RAH / LOR

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

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

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

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

<b>PARCEL DETAIL</b>				36		37	55		
DAVID JOHNSON, CFA, ASA				35		38	56		
<b>PROPERTY APPRAISER</b>				34	AMANDA KAY CIR	39	54		
SEMINOLE COUNTY FL		6		33		40	53		
1101 E. FIRST ST				32		41	52		
SANFORD, FL 32771-1468				31		42	51		
407-665-7508				30		43	50		
7									
<b>GENERAL</b>						<b>2006 WORKING VALUE SUMMARY</b>			
Parcel Id: 20-19-30-509-0000-0330						Value Method: Market			
Owner: HAGGE SCOTT & JULIE						Number of Buildings: 1			
Mailing Address: 1073 AMANDA KAY CIR						Depreciated Bldg Value: \$109,817			
City,State,ZipCode: SANFORD FL 32771						Depreciated EXFT Value: \$0			
Property Address: 1073 AMANDA KAY CIR SANFORD 32771						Land Value (Market): \$35,000			
Subdivision Name: FOREST COVE						Land Value Ag: \$0			
Tax District: 01-COUNTY-TX DIST 1						Just/Market Value: \$144,817			
Exemptions: 00-HOMESTEAD						Assessed Value (SOH): \$93,491			
Dor: 01-SINGLE FAMILY						Exempt Value: \$25,000			
						Taxable Value: \$68,491			
						Tax Estimator			
<b>SALES</b>						<b>2005 VALUE SUMMARY</b>			
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	Tax Value(without SOH): \$1,641		
SPECIAL WARRANTY DEED	07/2001	04153	0487	\$100,300	Improved	Yes	2005 Tax Bill Amount: \$1,078		
WARRANTY DEED	03/2001	04054	1303	\$92,000	Vacant	No	Save Our Homes (SOH) Savings: \$563		
Find Comparable Sales within this Subdivision						2005 Taxable Value: \$65,768			
						DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS			
<b>LAND</b>						<b>LEGAL DESCRIPTION</b>			
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	PLATS: <input type="text" value="Pick..."/>			
LOT	0	0	1.000	35,000.00	\$35,000	LOT 33 FOREST COVE PB 55 PGS 54 & 55			
<b>BUILDING INFORMATION</b>									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	2001	6	1,424	1,876	1,424	CB/STUCCO FINISH	\$109,817	\$112,633
Appendage / Sqft			OPEN PORCH FINISHED / 52						
Appendage / Sqft			GARAGE FINISHED / 400						
<b>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</b>									
<b>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</b>									
<b>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</b>									