

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

SUBJECT: Request for a rear yard (east) setback variance from 30 feet to 5 feet for an existing garage addition in R-1 (Single Family Dwelling District); Gilbert Alexander, applicant.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

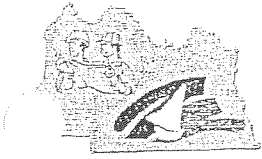
Agenda Date 9/25/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a rear yard (east) setback variance from 30 feet to 5 feet for an existing garage addition in R-1 (Single Family Dwelling District); or
2. **DENY** the request for a rear yard (east) setback variance from 30 feet to 5 feet for an existing garage addition in R-1 (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Gilbert Alexander Owner: Clay E. Knight Location: 800 Morse Street Zoning: R-1 (Single Family Dwelling District) Subdivision: Winwood Park
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant constructed an addition on an existing unpermitted garage structure. The addition encroaches 25 feet into a required 30 foot rear yard setback. The garage encroaches approximately 10 feet into the required 30-foot rear yard. • The garage was built around 2000 and the addition was built in 2006. • The applicant was cited by Code Enforcement on 6/23/06 for unpermitted construction.

	<ul style="list-style-type: none">• There is no record of prior variances 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. <i>The applicant constructed the garage and the addition without a building permit.</i>• 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 variance granted is the minimum variance that will make possible reasonable use of the land, building or structure. <i>An addition could have been constructed on the other side of the existing garage without the need for the variance.</i>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
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 garage addition 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.



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. BV 2006-129

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** _____ RECEIVED JUL 11 2006
- 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	Clay E. Knight	Gilbert Alexander
ADDRESS	201 Station St. Altamonte Springs, FL 32701	707 Highland Dr. Altamonte Springs, FL 32701
PHONE 1		(407) 712-3484
PHONE 2		(407) 481-9399
E-MAIL		

PROJECT NAME: _____
 SITE ADDRESS: 500 Moese St.
 CURRENT USE OF PROPERTY: residence
 LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 18-21-30-506-0800-0060
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS Attached

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 9, 25, 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.

Gilbert A. Alexander
 SIGNATURE OF OWNER OR AGENT* July 11, 2006
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-1/MOR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

DRIDA.

ELEV.=97.50 NGVD

AS:
OF THE NORTHEAST CORNER OF LOT 6,
1.59 FEET; THENCE WEST 215.82 FEET;
24" EAST 91.12 FEET;
15" EAST 174.88 FEET TO THE

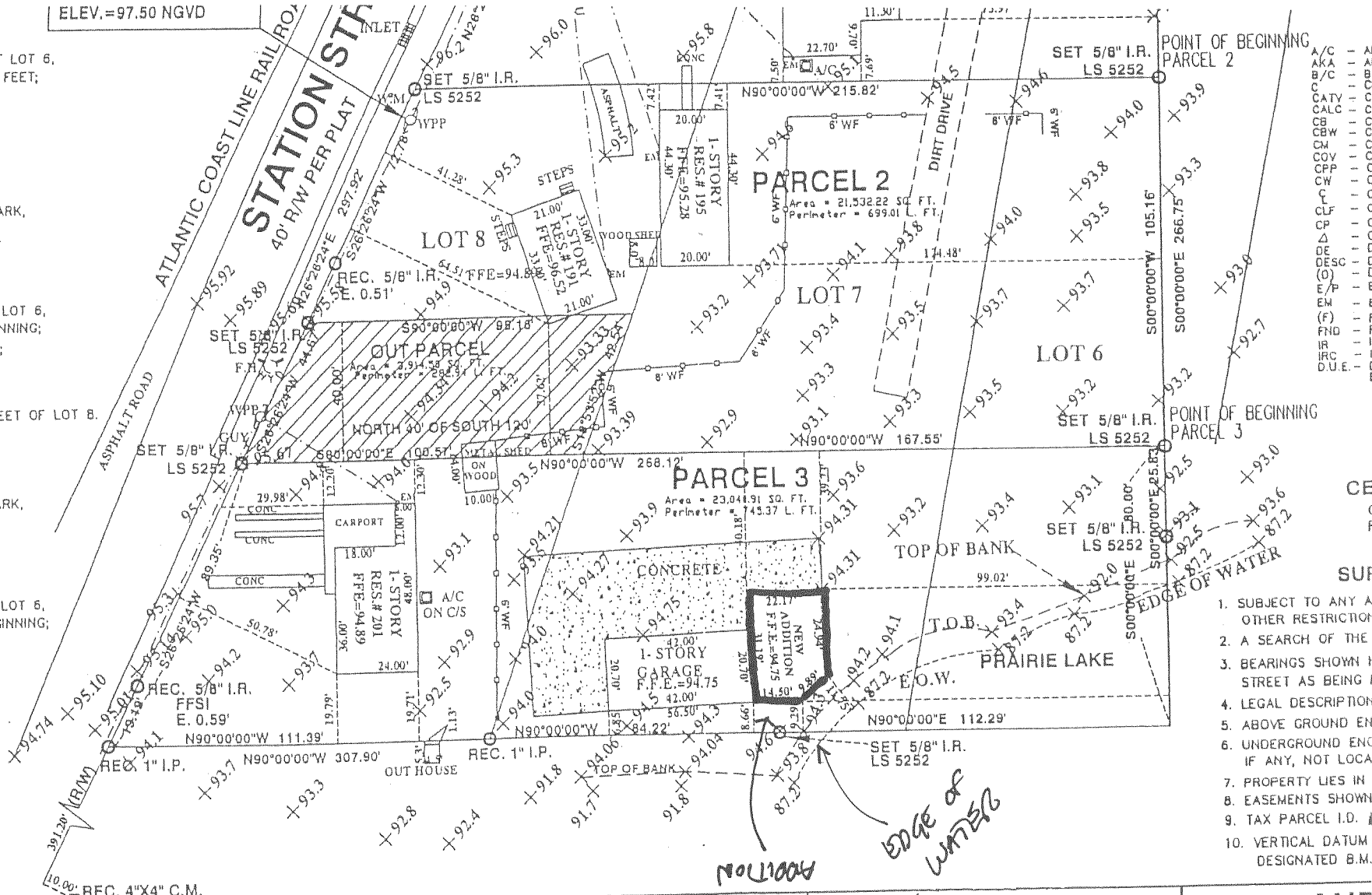
ION OF B, BLOCK B, WINWOOD PARK,
AT THEREOF, AS RECORDED
18, OF THE PUBLIC RECORDS OF
RIDA.

AS:
OF THE NORTHEAST CORNER OF LOT 6,
.59 FEET, TO THE POINT OF BEGINNING;
FEET; THENCE WEST 268.12 FEET;
4" EAST 117.45 FEET;
5" EAST 215.82 FEET TO THE

40.00 FEET OF SOUTH 120.00 FEET OF LOT B.

ION OF B, BLOCK B, WINWOOD PARK,
AT THEREOF, AS RECORDED
18, OF THE PUBLIC RECORDS OF
RIDA.

AS:
OF THE NORTHEAST CORNER OF LOT 6,
6.75 FEET, TO THE POINT OF BEGINNING;
FEET; THENCE WEST 307.90 FEET;
4" EAST 89.35 FEET;
5" EAST 268.12 FEET TO THE



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6. LEGAL DESCRIPTION
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11. EASEMENTS SHOWN
12. TAX PARCEL I.D. I
13. VERTICAL DATUM
14. DESIGNATED B.M.

-100-A	PARTY CHIEF: AWM	REVISION
LAY KNIGHT	DATE IN FIELD: 1/19/08	1 SURVEY UPDATE NEW ADDITIONS TOPO SURVEY 7/10/08
24-31/08	FIELD BOOK: 54/2	2
AVA	CHECKED BY: AVA	3
SHEET: 1 OF 1		

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON
IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY
UNDER MY DIRECTION AND THAT SAID SURVEY MEETS
THE MINIMUM TECHNICAL STANDARDS OF FLORIDA
ADMINISTRATIVE CODE RULE 61C17-4 PURSUANT
F.S. CHAPTER 471.027.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL

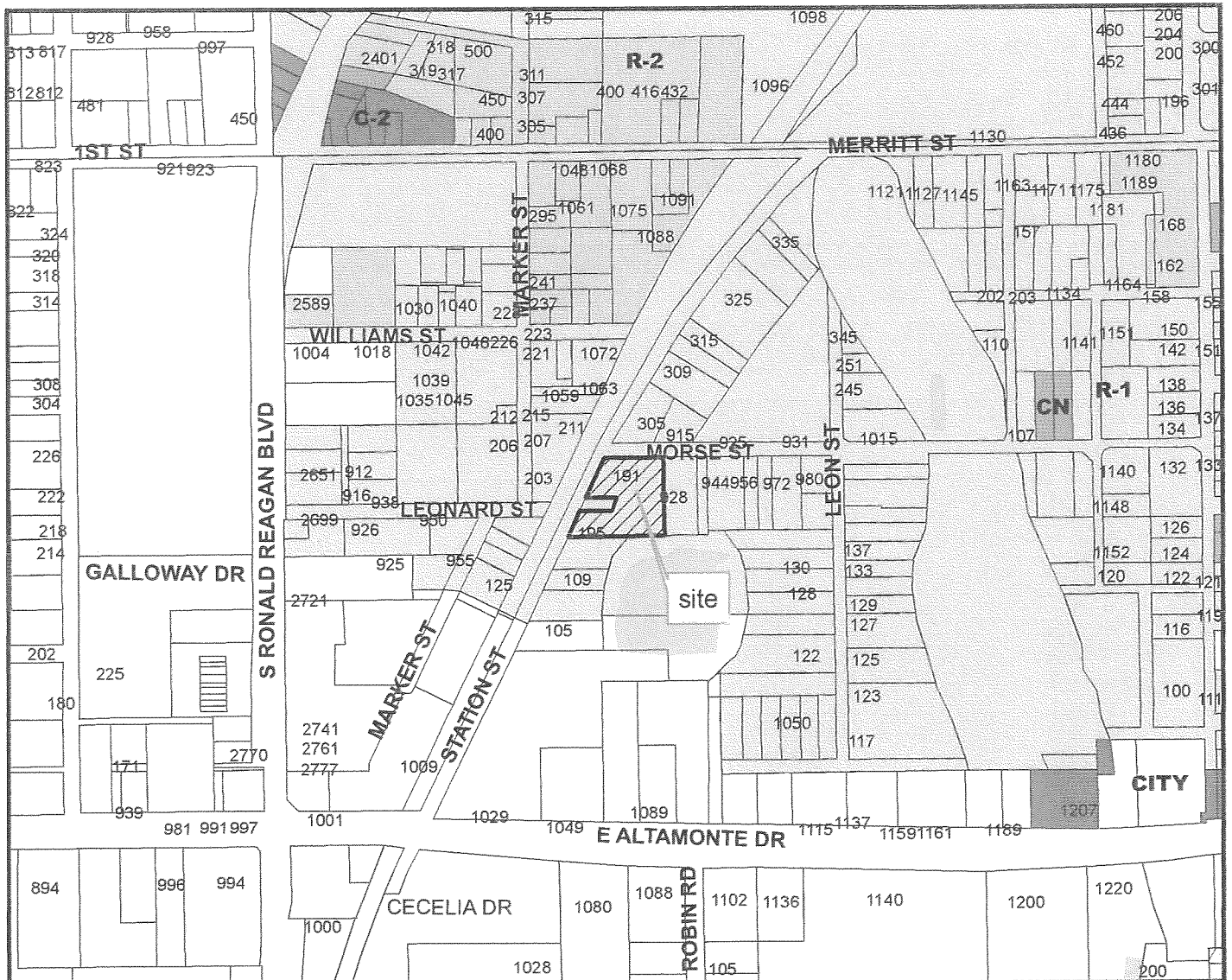
NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

Andrew V. Asbury
ANDREW V. ASBURY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 2242

AND PROFESSIONAL SURVEYOR
285 W. PI
email ad
Telephone (407) 8:









<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 407-665-7506</p>																																									
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 18-21-30-506-0B00-006A</p> <p>Owner: KNIGHT CLAY E</p> <p>Mailing Address: 800 MORSE ST</p> <p>City,State,ZipCode: ALTAMONTE SPRINGS FL 32701</p> <p>Property Address: 800 MORSE ST ALTAMONTE SPRINGS 32701</p> <p>Subdivision Name: WINWOOD PARK</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD</p> <p>Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$71,546</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$16,844</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$88,390</p> <p>Assessed Value (SOH): \$73,704</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$48,704</p> <p>Tax Estimator</p> <p>2006 Notice of Proposed Property Tax</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>CORRECTIVE DEED</td> <td>08/2005</td> <td>05852</td> <td>0349</td> <td>\$100</td> <td>Improved</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	CORRECTIVE DEED	08/2005	05852	0349	\$100	Improved	No	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$763</p> <p>2005 Tax Bill Amount: \$763</p> <p>Save Our Homes (SOH) Savings: \$0</p> <p>2005 Taxable Value: \$46,557</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																										
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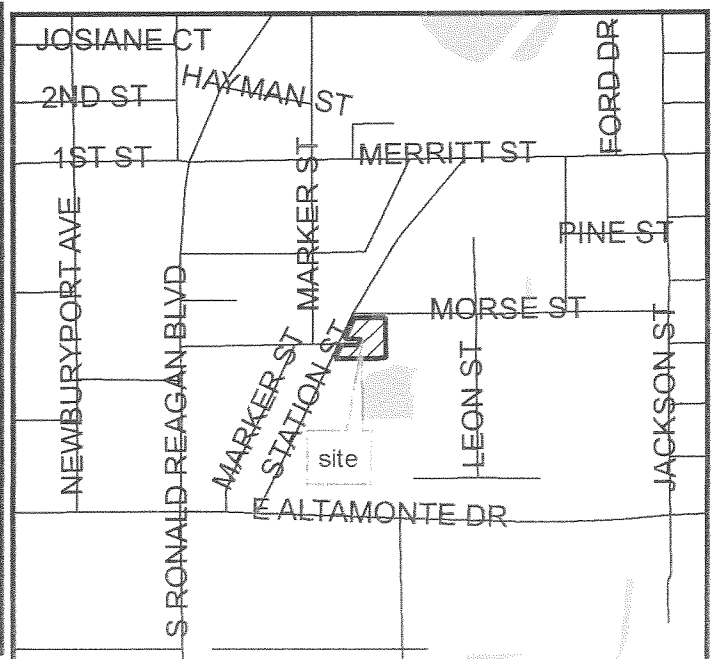
Gilbert Alexander
800 Morse St
Altamonte Springs, FL 32701



Seminole County Board of Adjustment
September 25, 2006
Case: BV2006-129
Parcel No: 18-21-30-506-0B00-0060

Zoning

- | | | | |
|---|------------|---|------|
|  | BV2006-129 |  | CN |
|  | R-1 |  | C-1 |
|  | R-1B |  | C-2 |
|  | R-2 |  | M-1A |



NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 800 MORSE ST.
IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT
THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF FLORIDA STATUTES
CHAPTER/ARTICLE 124 SECTION 40

DESCRIPTION OF VIOLATION: BUILDING GARAGE WITHOUT A PERMIT.

CORRECTIVE ACTION: PULL PERMIT AND HAVE IT INSPECTED

THE ABOVE CORRECTIVE MEASURES MUST BE TAKEN BY 6-23-6

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.



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: 6-16

INSPECTOR: [Signature]

CASE NO: 06-278

SEMINOLE COUNTY - Case Text Inquiry



Functions Help



9/12/2006 11:09:31 AM

Case number	06	00000276
Property address, ID	800 MORSE ST	620072
Parcel ID	18-21-30-506-0800-0060	
Subdivision Name	WINWOOD PARK	
Tenant name and number		

001 - FIELD NOTICE OF VIOLATION	
WROTE N.O.V. FOR BUILDING A GARAGE WITHOUT A PERMIT. CORRECTIVE MEASURES TO BE TAKEN BY 6-23-6. #183	6/12/06
and Management Information	6/12/06
Legal Description	
NLY 90 FT OF PT OF LOT 6 7 & 8 DESCAS BEG 50 FT W OF NE COR LOT 6 RUN S 250 FT W TO ELY R/W STATION ST NLY TO SLY R/W MORSE ST E TO BEG	

OK Exit Cancel

SEMINOLE COUNTY - Case Text Inquiry		9/12/2006 11:09:24 AM	
Functions Help 			
Case number	06	00000278	
Property address, ID	800 MORSE ST	620072	
Parcel ID	18-21-30-506-0800-0060		
Subdivision Name	WINWOOD PARK		
Tenant name and number			
Extension given to 091506 per TB on 061306 in order for the homeowner to make application for a variance, to go before the Board of Adjustment and for the 15 day appeal period.tb (If applied by July 7th, would go before BOA on 082806.)			6/13/06
003 - MISC NOTES			6/13/06
Request status			6/13/06
Extension given to 093006 per JS on 071306 in order to go before the Board of Adjustment for a variance request.tb			7/13/06
Board meeting comments			7/13/06
Other action comments			
<input type="button" value="OK"/> <input type="button" value="Exit"/> <input type="button" value="Cancel"/>			

SEMINOLE COUNTY - Case Text Inquiry		
Actions Help		
		9/12/2006 11:09:12 AM
Case number	06 0000278	
Property address, ID	800 MORSE ST	620072
Parcel ID	18-21-30-506-0800-0060	
Subdivision Name	WINWOOD PARK	
Tenant name and number		
Case narrative		
Building a garage with out permit / anon caller / cf		6/05/06
WROTE N.O.V. FOR BUILDING A GARAGE WITHOUT A PERMIT. CORRECT		6/09/06
DIVISIONAL MEASURES TO BE TAKEN BY 6-23-6. #183		6/09/06
Extension given to 091506 per TB on 061306 in order for the		6/13/06
homeowner to make application for a variance, to go before		6/13/06
the Board of Adjustment and for the 15 day appeal period.tb		6/13/06
(If applied by July 7th, would go before BOA on 082806.)		6/13/06
Extension given to 093006 per JS on 071306 in order to go		7/13/06
before the Board of Adjustment for a variance request.tb		7/13/06
<input type="button" value="OK"/> <input type="button" value="Exit"/> <input type="button" value="Cancel"/>		

SEMINOLE COUNTY - Case Text Inquiry		9/12/2006	11:09:18 AM
Functions Help 			
Case number	06 00000276		
Property address, ID	800 MORSE ST	620072	
Parcel ID	18-21-30-506-0800-0060		
Subdivision Name	WINWOOD PARK		
Tenant name and number			
Violation comments			
Inspection comments			
001 - 1ST INSPECTION			
Request status			
Building garage with out permit / anon caller /c f		6/05/06	
Results status - INSPECTION COMPLETED			
WROTE N.O.V. FOR BUILDING A GARAGE WITHOUT A PERMIT. CORRECT		6/12/06	
IVE MEASURES TO BE TAKEN BY 6-23-6. #183		6/12/06	
002 - MISC NOTES			
Request status			
<input type="button" value="OK"/> <input type="button" value="Exit"/> <input type="button" value="Cancel"/>			

Clayetta Kinght
800 Morse Street
Altamonte Springs, Fl. 32701

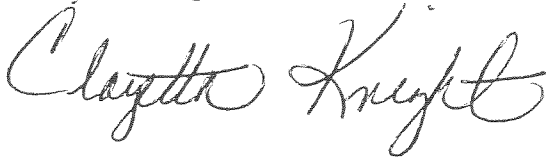
June 16, 2006

To whom this may concern:

I, Clayetta Knight, has granted My brother, Gilbert Alexander, permission to request a variance for the property located at 800 Morse Street, Altamonte Springs, Fl. 32701. Located in Seminole county. Thank you for your cooperation concerning this matter in advance.

Respectfully yours,

Clayetta Knight.

A handwritten signature in cursive script that reads "Clayetta Knight". The signature is written in dark ink and is positioned below the typed name.

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 18
TOWNSHIP 21 S.
RANGE 30 E.

PARENT TRACT LEGAL DESCRIPTION:

LOTS 6, 7 AND APPORTION OF 8, BLOCK B, WINWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALSO BEING DESCRIBED AS:
BEGIN 50.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 6,
THENCE RUN SOUTH 266.75 FEET; THENCE WEST 307.90 FEET;
THENCE NORTH 26°26'24" EAST 297.92 FEET; THENCE SOUTH 89°45'15" EAST 174.88 FEET TO THE POINT OF BEGINNING.
ALSO LESS THE NORTH 40.00 FEET OF SOUTH 120.00 FEET OF LOT 8.

PARCEL 1

LOTS 6, 7 AND APPORTION OF 8, BLOCK B, WINWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS:
BEGIN 50.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 6,
THENCE RUN SOUTH 81.59 FEET; THENCE WEST 215.82 FEET;
THENCE NORTH 26°26'24" EAST 91.12 FEET;
THENCE SOUTH 89°45'15" EAST 174.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

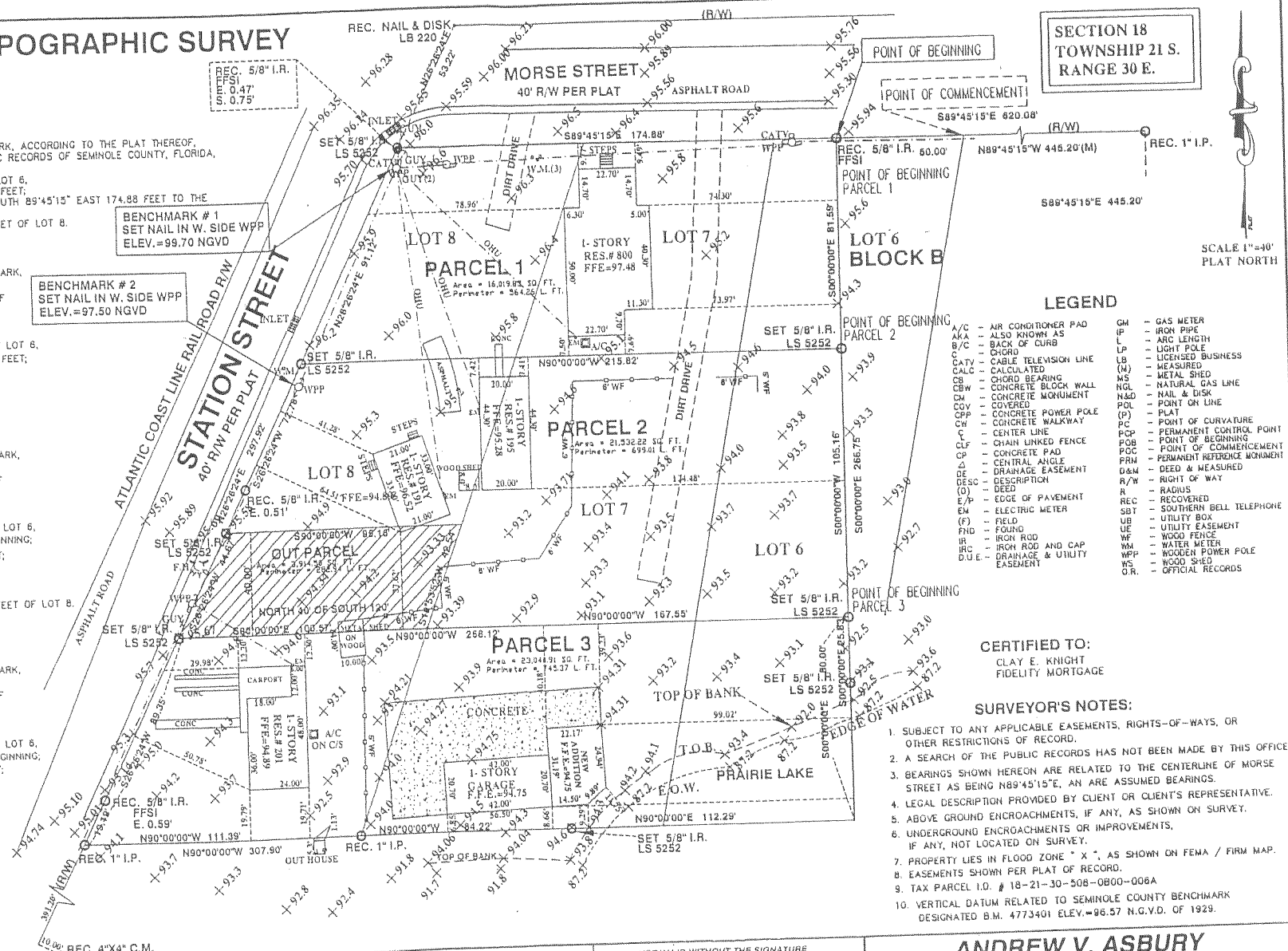
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ALSO BEING DESCRIBED AS:
BEGIN 50.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 6,
THENCE RUN SOUTH 81.59 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 105.16 FEET; THENCE WEST 268.12 FEET;
THENCE NORTH 26°26'24" EAST 117.45 FEET;
THENCE SOUTH 89°45'15" EAST 215.82 FEET TO THE POINT OF BEGINNING.
ALSO LESS THE NORTH 40.00 FEET OF SOUTH 120.00 FEET OF LOT 8.

PARCEL 3

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ALSO BEING DESCRIBED AS:
BEGIN 50.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 6,
THENCE RUN SOUTH 186.75 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 80.00 FEET; THENCE WEST 307.90 FEET;
THENCE NORTH 26°26'24" EAST 89.35 FEET;
THENCE SOUTH 89°45'15" EAST 268.12 FEET TO THE POINT OF BEGINNING.



LEGEND

A/C	AIR CONDITIONER PAD	GM	GAS METER
AKA	ALSO KNOWN AS	IP	IRON PIPE
B/C	BACK OF CURB	LP	LIGHT POLE
CB	CABLE TELEVISION LINE	LB	LICENSED BUSINESS
CALC	CALCULATED	LS	LESS MEASURED
CB	CHORD BEARING	MS	METAL SHED
CBW	CONCRETE BLOCK WALL	NGL	NATURAL GAS LINE
CM	CONCRETE MONUMENT	N&D	NAIL & DISK
COY	COVERED	POL	POINT ON LINE
CPP	CONCRETE POWER POLE	(P)	PLAT
CP	CONCRETE WALKWAY	PC	POINT OF CURVATURE
CLF	CENTER LINE	PCP	PERMANENT CONTROL POINT
CP	CONCRETE PAD	POB	POINT OF BEGINNING
DE	DEED	PCC	POINT OF COMMENCEMENT
DESS	DESCRIPTION	PRM	PERMANENT REFERENCE MONUMENT
(D)	DEED	D&M	DEED & MEASURED
R	RADIUS	R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT	R	RADIUS
EM	ELECTRIC METER	REC	RECOVERED
(F)	FIELD	SBT	SOUTHERN BELL TELEPHONE
FO	FOUND	UB	UTILITY BOX
IR	IRON ROD	UE	UTILITY EASEMENT
IRC	IRON ROD AND CAP	WF	WOOD FENCE
D.U.E.	DRAINAGE & UTILITY EASEMENT	WP	WOODEN POWER POLE
		WS	WOOD SHED
		O.R.	OFFICIAL RECORDS

CERTIFIED TO:
CLAY E. KNIGHT
FIDELITY MORTGAGE

- ### SURVEYOR'S NOTES:
- SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD.
 - A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
 - BEARINGS SHOWN HEREON ARE RELATED TO THE CENTERLINE OF MORSE STREET AS BEING N89°45'15"E, AN ARE ASSUMED BEARINGS.
 - LEGAL DESCRIPTION PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE.
 - ABOVE GROUND ENCROACHMENTS, IF ANY, AS SHOWN ON SURVEY.
 - UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
 - PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON FEMA / FIRM MAP.
 - EASEMENTS SHOWN PER PLAT OF RECORD.
 - TAX PARCEL I.D. # 18-21-30-508-0800-008A
 - VERTICAL DATUM RELATED TO SEMINOLE COUNTY BENCHMARK DESIGNATED B.M. 4773401 ELEV.=96.57 N.C.V.D. OF 1929.

JOB NUMBER: 08-100-A	PARTY CHIEF: AWM	REVISION
PROJECT NAME: CLAY KNIGHT	DATE IN FIELD: 1/19/08	△ SURVEY UPDATE NEW ADDITIONS TOPO SURVEY 7/10/08
DATE DRAWN: 1/24-31/08	FIELD BOOK: 54/2	△
DRAWN BY: AWM/AYA	CHECKED BY: AYA	△
SCALE: 1" = 40'	SHEET: 1 OF 1	△

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY UNDER MY DIRECTION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF FLORIDA ADMINISTRATIVE CODE RULE 11017-4 PURSUANT P.B. CHAPTER 472.027.
NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
Andrew V. Asbury
ANDREW V. ASBURY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE # 11111

ANDREW V. ASBURY
PROFESSIONAL SURVEYOR & MAPPER
285 W. Pine Avenue Longwood, FL 32750
email address: CIVILSURVEYS@aol.com
Telephone (407) 830-0200 Fax (407) 830-0500

NOTE: YOUR MORTGAGE MAY BE AFFECTED BY SUBDIVIDING YOUR PROPERTY

- Water & Sewer NOTE: Altamonte Springs utility service area. Closest service is a 6-inch water main and 8-inch gravity sewer main on Morse Street. Call Dan Goodling at 407-571-8346.
- Septic *If on septic lot must meet minimum lot required by the Seminole County Health Department:*
- septic with water service- minimum lot size required is ¼ acre*
 - septic with well – minimum lot size required is ½ acre*
- Please call 407 665-3600 for further information. NOTE:*

Existing structures must meet the minimum setback requirements after the split.

- YES NO Existing structures:
- | | |
|--------------------------------------|---|
| Required front setback: 25' | <input checked="" type="checkbox"/> Meets required front setback |
| Required side setback: 7.5' | <input type="checkbox"/> Meets required side setback To be determined |
| Required rear setback: 30' | <input checked="" type="checkbox"/> Meets required rear setback |
| Required width at building line: 70' | <input type="checkbox"/> Meets required width To be determined |

Notes:

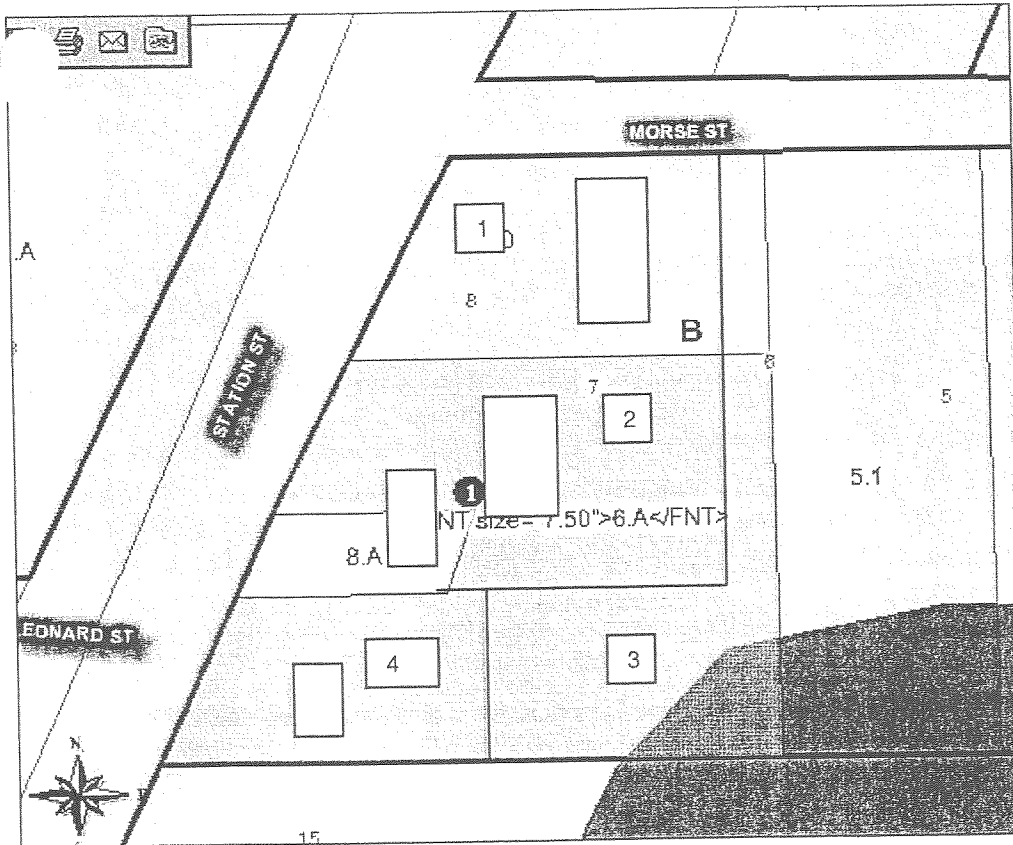
This application proposes to reconfigure/lot split the lots to meet the zoning requirements for four lots and make this property a bit less non-conforming.

- The are three underlying platted lots: lots 6, 7 and 8.
- There is a funny non-conforming lot in the middle of lot 8 and this subdivided this lot; the lessed out piece is not buildable as it appears to be about 3,000 sq. ft.
- A portion of Lot 6 is now combined with Lot 5 so the west half of Lot 6 is the lot split for Lot 6.
- Lot 7 is a parcel of record and allowed one lot split.
- There are four houses across the parent parcel.

Conditions of approval:

- Each lot must be at least 10,890 sq. ft. with 8,400 sq ft outside of the flood plain (including the lake, from the ordinary high water) if the lots remain on septic **OR** if each lot hooks up to sewer now the lots can each be 8,400 sq ft outside of the flood plain (including the lake, from the ordinary high water)
- If an existing house is removed and replaced on any of these lots, they must connect to the sewer system.
- No new construction or additions can occur on the houses on the center lot. There are two houses on this property.
- If Lot 3 is created it may be 8,400 sq. ft. of net buildable since this will be new construction.
- If Lot 3 is created by a flag across Lot 1, then Lot 1 must comply with the lot size of 10,890 sq. ft. or connect to sewer. If connected to sewer this lot size can be 8,400 sq. ft. of net buildable.
- ★ If Lot 4 is to be 8,400 sq. ft. then the existing house can be removed or, if to remain, it must connect to the sewer system.
- Each lot must be at least 70' where the front of the house is (the width at building line)

Please provide a sketch and legal for approval showing that the new lot(s) meet the above requirements.



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 28, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

PT OF LOTS 6 & 7 DESC AS BEG 50 FT W OF NE COR LOT 6 RUN S 250 FT W 192.7 FT NE 267.5 FT E 108 FT TO
BEG (LESS NLY 90 FT) & LOT 8 (LESS NLY 40 FT OF SLY 120 FT & NLY 90 FT) BLK B
WINWOOD PARK PB 3 PG 18

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

FINDINGS OF FACT

Property Owner: Clay E. Knight
201 Station Street
Altamonte Springs, FL 32701

Project Name: 800 Morse Street

Requested Development Approval:

Request for a rear yard (east) setback variance from 30 feet to 5 feet for an existing garage addition in R-1 (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: Denny Gibbs, Senior 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 garage 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 _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: