

Item # BV2006-140

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a side street (north) setback variance from 25 feet to 14.5 feet for a proposed privacy fence in R-1AA (Single Family Dwelling District); Christina Gerola, 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 side street (north) setback variance from 25 feet to 14.5 feet for a proposed privacy fence in R-1AA (Single Family Dwelling District); or
2. **DENY** the request for a side street (north) setback variance from 25 feet to 14.5 feet for a proposed privacy fence in R-1AA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Christina Gerola Owner: Daniel Gerola Location: 812 Fairview Avenue Zoning: R-1AA (Single Family Dwelling District) Subdivision: Sanlando
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a privacy fence that will encroach 10.5 feet into the required 25-foot side street setback. • There are currently no code enforcement or building violations for this property. • 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.• 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.• 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 fence 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.

COPY

APPL. NO. BU 2006-140

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** side street setback variance from 25 ft. to 14.50 ft. for proposed privacy fence. RECEIVED AUG 03 2006
- 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	DANIEL GEROLA	CHRISTINA GEROLA
ADDRESS	812 FAIRVIEW AVENUE ALTAMONTE SPGS, FL 32701	
PHONE 1	(407) 252-6000	
PHONE 2	(407) 788-8854	
E-MAIL	dgerola@cfl.rc.com	

PROJECT NAME: FENCE VARIANCE
 SITE ADDRESS: 812 FAIRVIEW AVE, ALTAMONTE SPRINGS, FL 32701
 CURRENT USE OF PROPERTY: RESIDENCE OF OWNER
 LEGAL DESCRIPTION: LEG LOTS 1+2 BLK 19 SANLANDO
PB 3 PG
 SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 12-21-29-5BD-1900-0010
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NONE

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.

[Signature] SIGNATURE OF OWNER OR AGENT* 8/2/2006 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 _____

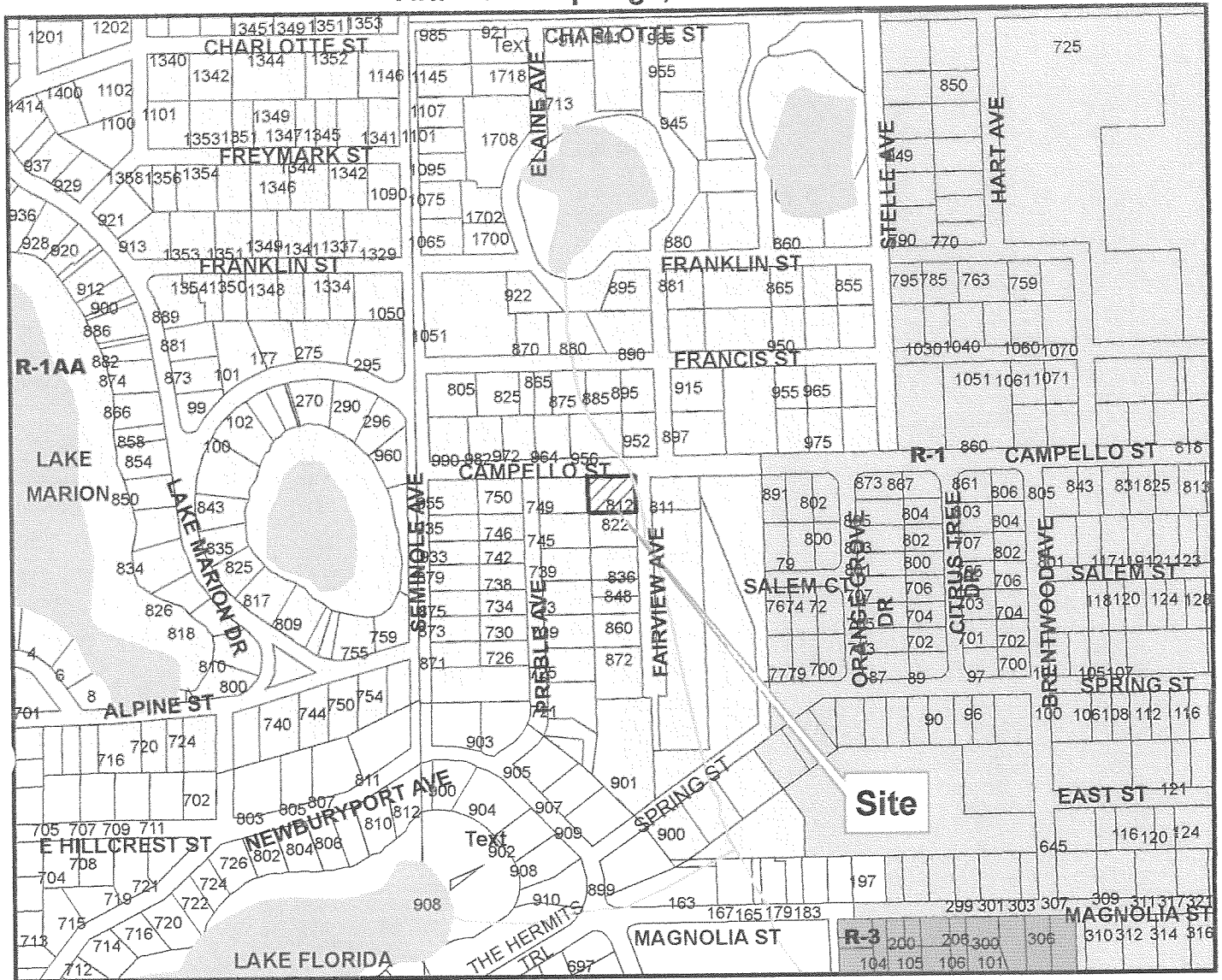
_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 160.00 COMMISSION DISTRICT _____ FLU / ZONING R-11A / LOR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____





PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

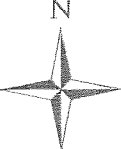
Christina & Daniel Gerola
 812 Fairview Ave
 Altamonte Springs, FL 32701

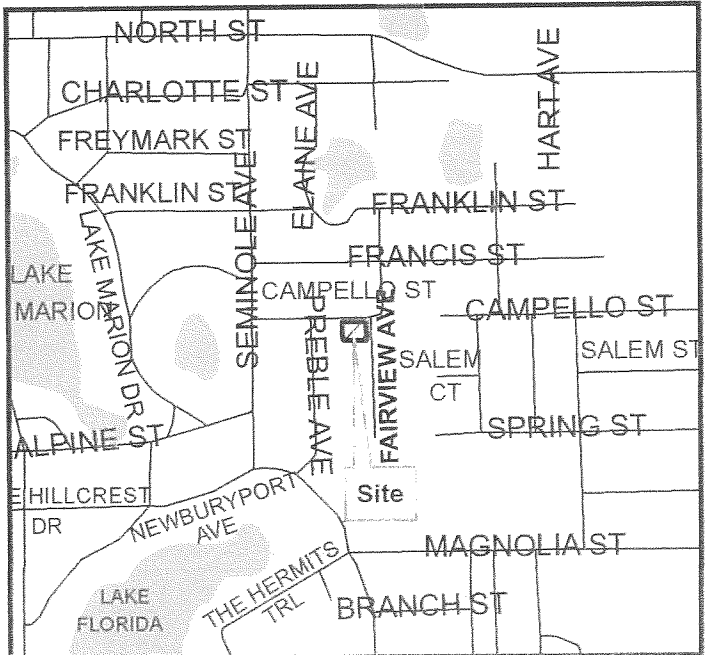


Seminole County Board of Adjustment
September 25, 2006
Case: BV2006-140
Parcel No: 12-21-29-5BD-1900-0010

Zoning

-  BV2006-140
-  R-1AA
-  R-1
-  R-3

N




<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7506</p>																																																																	
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 12-21-29-5BD-1900-0010 Owner: GEROLA DANIEL Mailing Address: 812 FAIRVIEW AVE City,State,ZipCode: ALTAMONTE SPRINGS FL 32701 Property Address: 812 FAIRVIEW AVE ALTAMONTE SPRINGS 32701 Subdivision Name: SANLANDO Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$190,956 Depreciated EXFT Value: \$4,677 Land Value (Market): \$42,075 Land Value Ag: \$0 Just/Market Value: \$237,708 Assessed Value (SOH): \$202,061 Exempt Value: \$25,000 Taxable Value: \$177,061 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>10/2004</td> <td>05504</td> <td>0439</td> <td>\$229,800</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/2003</td> <td>04752</td> <td>1089</td> <td>\$43,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/2002</td> <td>04657</td> <td>1761</td> <td>\$43,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/2002</td> <td>04475</td> <td>0146</td> <td>\$36,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>11/2001</td> <td>04226</td> <td>0181</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>05/2000</td> <td>03848</td> <td>0465</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1999</td> <td>03782</td> <td>0283</td> <td>\$152,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1997</td> <td>03258</td> <td>1108</td> <td>\$16,500</td> <td>Vacant</td> <td>Yes</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	10/2004	05504	0439	\$229,800	Improved	Yes	WARRANTY DEED	03/2003	04752	1089	\$43,000	Vacant	Yes	WARRANTY DEED	12/2002	04657	1761	\$43,500	Vacant	Yes	WARRANTY DEED	07/2002	04475	0146	\$36,000	Vacant	Yes	QUIT CLAIM DEED	11/2001	04226	0181	\$100	Vacant	No	CORRECTIVE DEED	05/2000	03848	0465	\$100	Vacant	No	WARRANTY DEED	12/1999	03782	0283	\$152,500	Improved	No	WARRANTY DEED	06/1997	03258	1108	\$16,500	Vacant	Yes	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$2,805 2005 Tax Bill Amount: \$2,805 Save Our Homes (SOH) Savings: \$0 2005 Taxable Value: \$171,176 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p><i>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</i> *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																																	

Daniel Gerola
812 Fairview Ave
Altamonte Springs, FL 32701

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

August 3, 2006

RE: 812 Fairview Avenue, Altamonte Springs, FL 32701 – Variance Application / Request

Dear Planning Division / Board of Adjustment:

I spoke to Ian Sikowia, a county planner on July 17th to advise me regarding the appropriate process of applying for a Variance. Due to my property being a corner lot I am seeking a “special exception” to the County’s Land Development Code. I am requesting the necessary approval to have constructed by a professional contractor a new 6’ privacy fence on my above listed property with a 29.5’ setback from Campello Street on the north side of my house. This would include a 15’ setback from Campello Street plus an additional 14.5’ setback from my property line.

To satisfy the requirements under Section 1.2 titled GENERAL APPLICATION SUBMITTAL REQUIREMENTS, please find attached a copy of my property’s survey providing a hand drawing, which depicts the fence construction plan. Furthermore, you will also find included a set of 9 photographs labeled Gerola-1 through Gerola-9 that also provide a better visualization of the proposed fence that was measured on the property. These photographs will clearly show no encroachment or line of sight obstructions from any angle of either Campello Street or Fairview Avenue, therefore, providing no safety hazards or nuisance to our community.

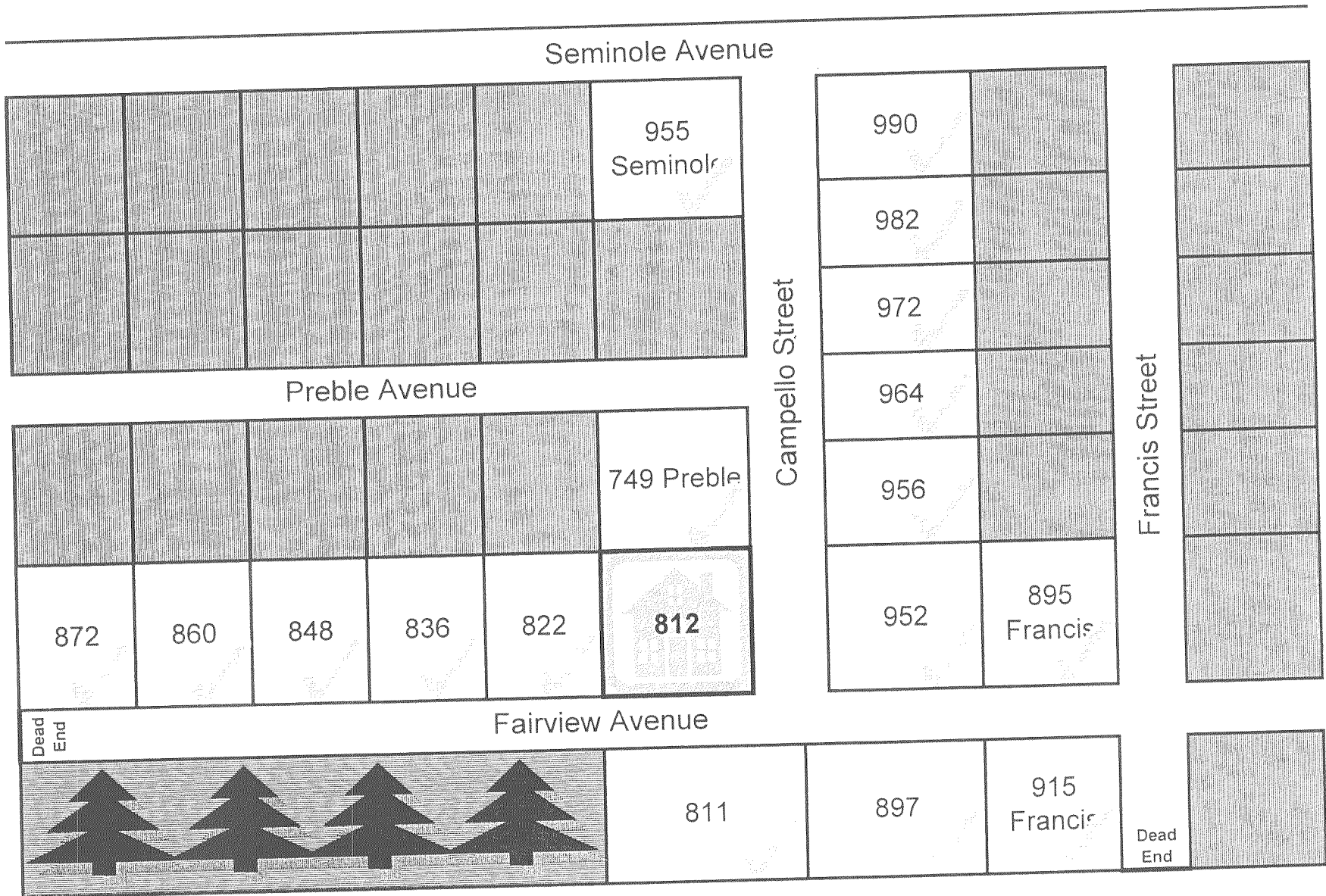
According to the variance requirements I am seeking this exception to provide reasonable use of my land, which may include potential plans for a pool. As you will find the variance and exception being requested will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. Furthermore, I have spoken to all of the potentially affected neighboring residents cornering my home on Fairview Avenue and Campello Street. I shared with each of them the detailed photographs, explaining the proposed fence plan, and exhibited its proximity to the road. My neighbors expressed no concerns regarding the construction of the fence and its proposed location, and support the county’s issuance of a variance affording me this opportunity.

You will also find included a mapped diagram outlining my neighbors homes in location to my property, along with a total of 17 written affidavits, one from each of my neighbors acknowledging no such concerns regarding the issuance of this variance.

Sincerely,


Daniel Gerola

Gerola - Petition for ZOA Variance
 Neighboring Residents Approval



NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
PARCEL ID: 12-21-29-5BD-1900-0010
LEGAL DESCRIPTION: LEG LOTS 1&2 BLK 19 SANLANDO PB 3 PG 66

Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Viola Saine HEREBY ACKNOWLEDGE AND ACCEPT
the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING
DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction
of a 6' wood privacy fence on the above-named petitioner's property.

The petitioner / property owner, Mr. Gerola, has reviewed his proposed fence construction plans
with me by sharing his photo exhibits labeled Gerola-1, Gerola-2, Gerola-3, Gerola-4, Gerola-
5, Gerola-6, Gerola-7, Gerola-8, and Gerola-9. I understand this requires the issuance of a
variance permitting a fence to be constructed approx. 29.5' from Campello Street, which
includes 15' from the road plus an additional 14.5' from the petitioner's property line. I
acknowledge there are no potential line of sight road obstructions that would cause a safety
hazard or nuisance to our community. Therefore, I express no concerns or objections regarding
the county's allowance of the petitioner's fence to be built as a "special exception" to the
county's Land Development Code, which customarily requires 25' from the property line for a
street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

811 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-260-9426
(Telephone Number)

Viola Saine
(Signature)

07-30-06
(Date)

VIOLA SAINÉ
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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LEGAL DESCRIPTION: LEG LOTS 1&2 BLK 19 SANLANDO PB 3 PG 66

Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Bosanna I. Williams HEREBY ACKNOWLEDGE AND ACCEPT the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction of a 6' wood privacy fence on the above-named petitioner's property.

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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

822 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-466-9768
(Telephone Number)

Bosanna I. Williams
(Signature)

7/30/06
(Date)

Bosanna I. Williams
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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LEGAL DESCRIPTION: LEG LOTS 1&2 BLK 19 SANLANDO PB 3 PG 66

Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Sue J. Byrns HEREBY ACKNOWLEDGE AND ACCEPT
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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

836 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407 830-1237
(Telephone Number)

Sue J. Byrns
(Signature)

7-30-06
(Date)

Sue J. Byrns
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I John & Denise Trogdon HEREBY ACKNOWLEDGE AND ACCEPT
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street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

848 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407/339-5646
(Telephone Number)

Denise Trogdon
(Signature)

7/30/06
(Date)

Denise Trogdon
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Ronald L. Sims HEREBY ACKNOWLEDGE AND ACCEPT
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street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

860 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

707-788-8489
(Telephone Number)


(Signature)

8/1/06
(Date)

RONALD L. SIMS
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
PARCEL ID: 12-21-29-5BD-1900-0010
LEGAL DESCRIPTION: LEG LOTS 1&2 BLK 19 SANLANDO PB 3 PG 66

Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I RENEE GRIFFIN HEREBY ACKNOWLEDGE AND ACCEPT
the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING
DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction
of a 6' wood privacy fence on the above-named petitioner's property.

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the county's allowance of the petitioner's fence to be built as a "special exception" to the
county's Land Development Code, which customarily requires 25' from the property line for a
street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

872 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

321-279-4077
(Telephone Number)

Renee Griffin
(Signature)

7/30/06
(Date)

RENEE GRIFFIN
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Jennifer Fatz HEREBY ACKNOWLEDGE AND ACCEPT
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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

897 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-332-5243
(Telephone Number)

Jennifer Fatz
(Signature)
Jennifer Fatz
(Print Name)

7/30/06
(Date)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
PARCEL ID: 12-21-29-5BD-1900-0010
LEGAL DESCRIPTION: LEG LOTS 1&2 BLK 19 SANLANDO PB 3 PG 66

Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I DONALDO GONZALEZ HEREBY ACKNOWLEDGE AND ACCEPT the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction of a 6' wood privacy fence on the above-named petitioner's property.

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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

952 Fairview Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

321-948-1496
(Telephone Number)


(Signature)

DONALDO GONZALEZ
(Print Name)

7/30/2006
(Date)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
PARCEL ID: 12-21-29-5BD-1900-0010
LEGAL DESCRIPTION: LEG LOTS 1&2 BLK 19 SANLANDO PB 3 PG 66

Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I David Roy HEREBY ACKNOWLEDGE AND ACCEPT the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction of a 6' wood privacy fence on the above-named petitioner's property.

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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

956 Campello Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-339-4075
(Telephone Number)

David Roy
(Signature)

7-30-06
(Date)

DAVID ROY
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Madelyn Fulsang HEREBY ACKNOWLEDGE AND ACCEPT
the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING
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street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

964 Campello Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-830-1245
(Telephone Number)

Madelyn Fulsang
(Signature)

7-30-06
(Date)

MADelyn FULSANG
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Andre Guillet HEREBY ACKNOWLEDGE AND ACCEPT
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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

972 Campello Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

(407) 830-6257
(Telephone Number)

Andre Guillet
(Signature)

7/30/06
(Date)

Andre Guillet
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Jeremy Jones HEREBY ACKNOWLEDGE AND ACCEPT
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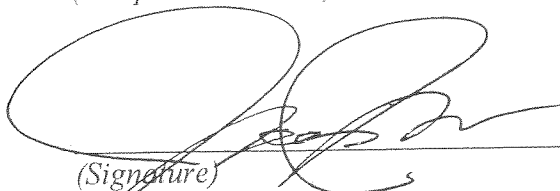
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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

982 Campello Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-331-8795
(Telephone Number)


(Signature)

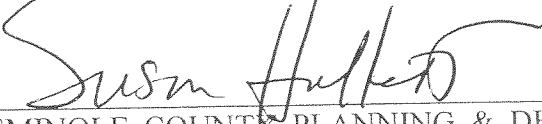
Jeremy Jones
(Print Name)

7/30/06
(Date)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
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Altamonte Springs, FL 32701

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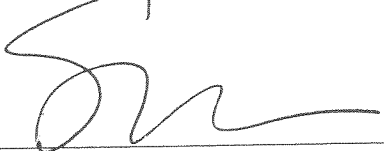
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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

990 Campello Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407 331 7317
(Telephone Number)


(Signature)

SUSAN HALLETT
(Print Name)

7/30/06
(Date)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I HOWARD WARD HEREBY ACKNOWLEDGE AND ACCEPT
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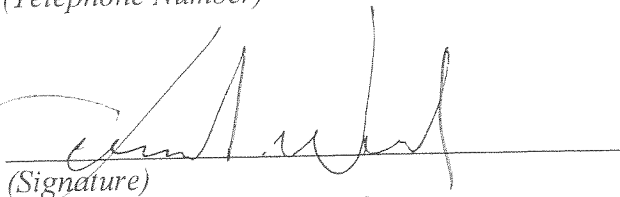
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street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

895 Francis Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-920-1564
(Telephone Number)


(Signature)

HOWARD WARD
(Print Name)

7/30/2006
(Date)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I WILLIAM J. MILLER HEREBY ACKNOWLEDGE AND ACCEPT the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction of a 6' wood privacy fence on the above-named petitioner's property.

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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

915 Francis Street
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

(407)331-8692
(Telephone Number)

W. J. Miller
(Signature)

7/30/06
(Date)

W^M J. MILLER
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I ROBERT MOTTY HEREBY ACKNOWLEDGE AND ACCEPT the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING DIVISION, BOARD OF ADJUSTMENT (BOA) issuing a variance permitting the construction of a 6' wood privacy fence on the above-named petitioner's property.

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I am a neighboring property owner / resident of the above named property living at:
(Print Address)

749 Preble Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-332-7155
(Telephone Number)

Robert J. Motty
(Signature)

7/30/06
(Date)

ROBERT J MOTTY
(Print Name)

NEIGHBORING RESIDENT FOR PETITIONER
VARIANCE ACCEPTANCE / ACKNOWLEDGEMENT LETTER

RE: VARIANCE Permitting Construction of a Residential Fence for:
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Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

I Lloyd Kyte HEREBY ACKNOWLEDGE AND ACCEPT
the SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT, PLANNING
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street cornering property lot.

I am a neighboring property owner / resident of the above named property living at:
(Print Address)

955 Seminole Avenue
Altamonte Springs, Florida 32701

If you need to reach me you may call me at:

407-331-6036
(Telephone Number)

Lloyd Kyte
(Signature)

Lloyd Kyte
(Print Name)

07-30-06
(Date)

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:

LEG LOTS 1 & 2 BLK 19 SANLANDO PB 3 PG 66

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

FINDINGS OF FACT

Property Owner: Daniel Gerola
812 Fairview Avenue
Altamonte Springs, FL 32701

Project Name: 812 Fairview Avenue

Requested Development Approval:

Request for a side street (north) setback variance from 25 feet to 14.5 feet for a proposed privacy fence in R-1AA (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 fence 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: