

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

SUBJECT: Request for a side yard (west) setback variance from 10 feet to 7.47 feet for a proposed screen room addition in R-1AA (Single Family Dwelling District); Sunroom Designs LLC, applicant.

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

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

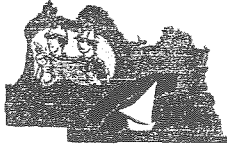
Agenda Date 10/30/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side yard (west) setback variance from 10 feet to 7.47 feet for a proposed screen room addition in R-1AA (Single Family Dwelling District); or
2. **DENY** the request for a side yard (west) setback variance from 10 feet to 7.47 feet for a proposed screen room addition in R-1AA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<p>GENERAL INFORMATION</p>	<p>Applicant: Sunroom Designs LLC Owner: Michael Robinson Location: 340 E. Oakhurst Street Zoning: R-1AA (Single Family Dwelling District) Subdivision: Altamonte Heights</p>
<p>BACKGROUND / REQUEST</p>	<ul style="list-style-type: none"> • The applicant is proposing to construct a 14 foot by 16.5 foot screen room addition that will encroach 2.53 feet into the required 10-foot side yard setback. This screen room proposes to follow the line of the existing house which is non-conforming for today's R-1AA side yard setback. • The existing house was built in 1968 when the side yard setback requirement for R-1AA was 7.5 feet- the existing house side yard setback is 7.47 feet. The current side setback requirement for R-1AA is 10 feet. • A Building Permit application (#06-8802) for this project

	<p>is in review.</p> <ul style="list-style-type: none"> • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.
<p>STAFF FINDINGS</p>	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • R-1AA setback requirements were changed subsequent to the building of the house - this rendered the house non-conforming thereby creating a hardship. • The screen room addition will follow the lines of the existing house. • 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 did not result from the actions of the applicant. • The granting of the variance requested would not 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 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 not retain reasonable use of the land, building or structure without the granting of the variance. • The grant of the variance would be in harmony with the general intent of Chapter 30.
<p>STAFF RECOMMENDATION</p>	<ul style="list-style-type: none"> • Based on the stated findings, staff recommends approval of the request. 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 screen room 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 (ROOM 1028)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BV2006-165

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** Amend side setbacks from 10' to 7.47', which is the existing structure distance to side property line
- 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) _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED
 AUG 31 2006
 SEMINOLE COUNTY PLANNING

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Michael Robinson</u>	<u>Sunroom Designs LLC</u>
ADDRESS	<u>340 E. Oakhurst St., Altamonte Springs, FL 32714</u>	<u>3601 Vineland Rd., Ste 2, Orlando, FL 32811</u>
PHONE 1	<u>407-862-2162</u>	<u>O: 407-648-8700</u>
PHONE 2		<u>Fx: 407-648-8701</u>
E-MAIL		<u>RobynK@sunroomdesignsllc.com</u>

PROJECT NAME: Michael Robinson
 SITE ADDRESS: 340 E Oakhurst St., Altamonte Springs, FL 32701
 CURRENT USE OF PROPERTY: Single Family Residential
 LEGAL DESCRIPTION: LEG LOT 12 BLK F WEST ALTAMONTE HEIGHTS SEC 2 PB10 PL 75 PID# 11-21-29-503-0F00-0120
 SIZE OF PROPERTY: .17 acre(s) PARCEL I.D. 11-21-29-503-0F00-0120
 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 10/30/06 (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*

8/30/06
 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): _____ COMMISSION DISTRICT _____ FLU / ZONING RIAA / LOR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

OAKHURST STREET 60' R/W

30.0'

30.0'

128.00' P. 127.70 M.

FD. 4"x4" C.M.

63.75' P. 63.75' P.

FD. 1/2" I.P.

FD. PK NAIL IN SOUTH SIDE OF 8' OAK

BLOCK "F" 12

115.00' P. & M.

BLOCK "F" 13

1 STORY SINGLE FAMILY RESIDENCE #340

SCREENED PORCH

POOL

BLOCK "F" 11

PROPOSED SUNROOM

BLOCK "F" 25



1" = 30'

ption

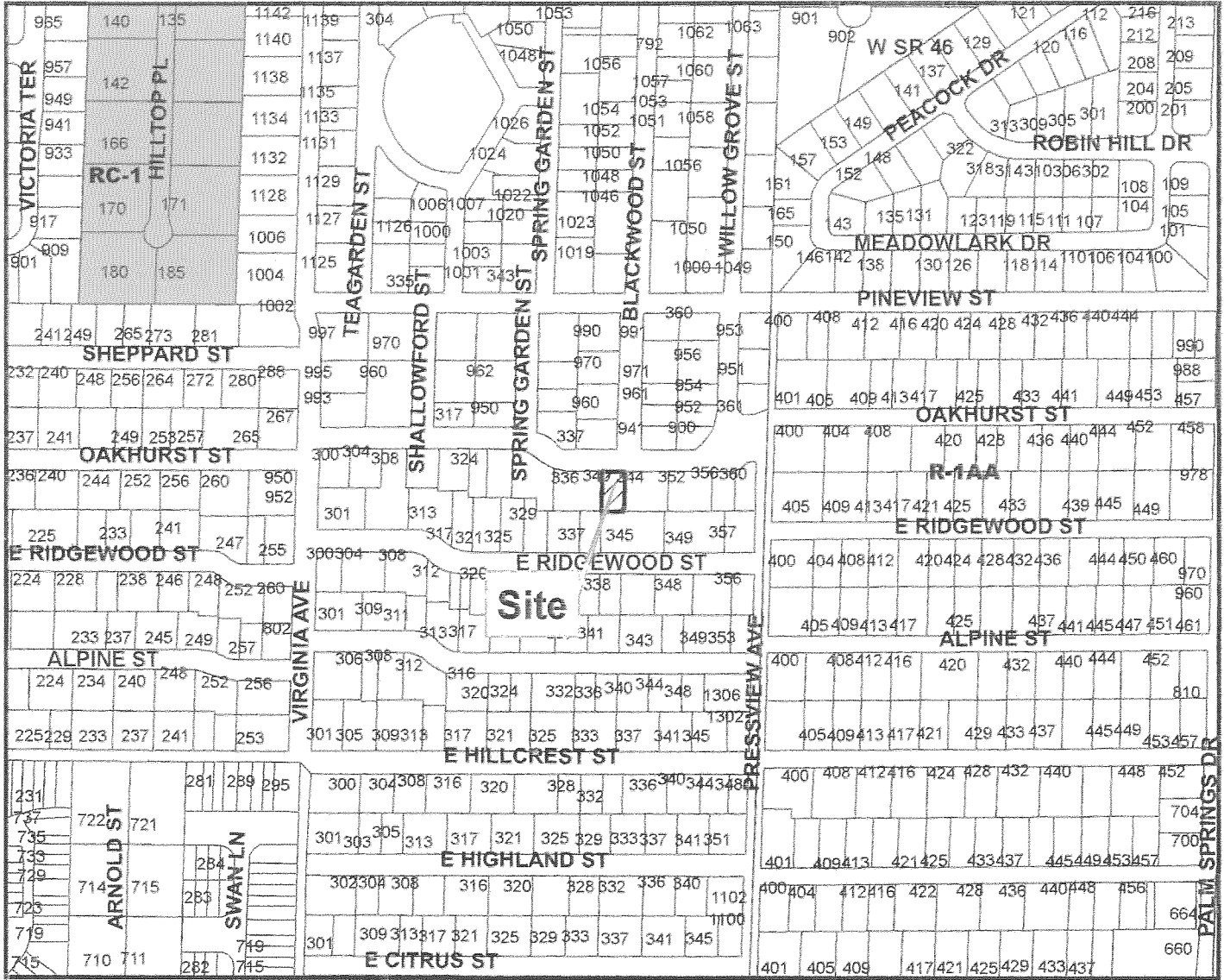
AMONTE HEIGHTS to the plat thereof, as page 75, of the Public Florida.

Panel: 0120 1/95 Flood Zone: X completion date: 12/16/99

st Southwestern Title Commonwealth Land Title Mortgage Companies, its






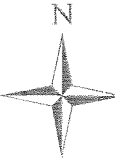
Sunroom Designs LLC
340 E Oakhurst St
Altamonte Springs, FL 32701

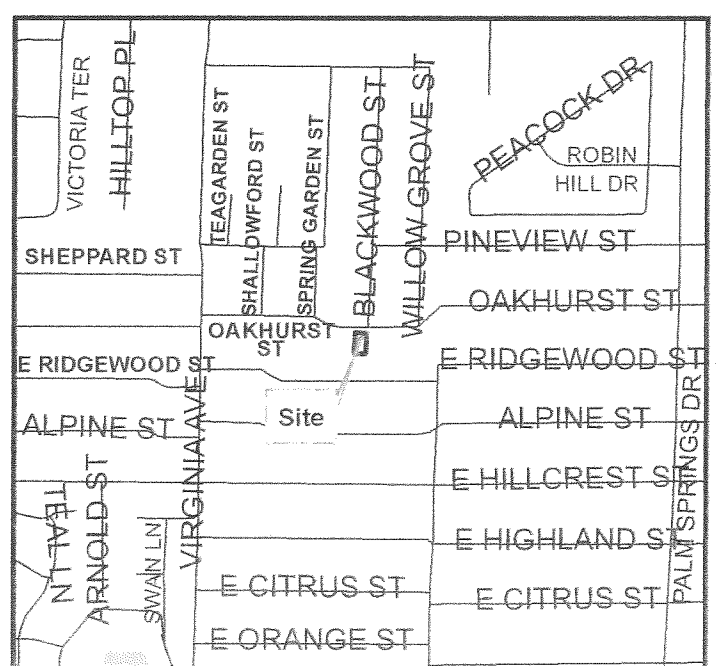


Seminole County Board of Adjustment
October 30, 2006
Case: BV2006-165
Parcel No: 11-21-29-503-0F00-0120

Zoning

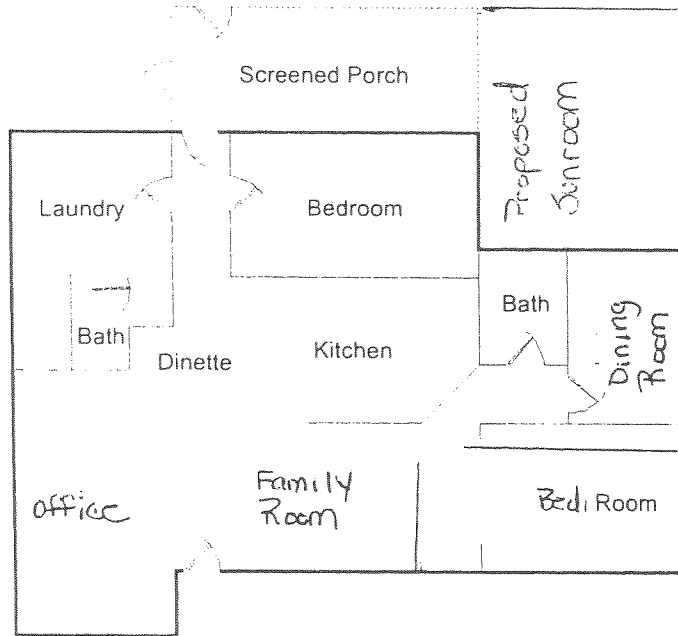
-  BV2006-165
-  RC-1
-  R-1AA





Building Sketch (Page - 1)

Client: Robinson			
Property Address: 340 Oakhurst Street			
City: Altamonte Springs	County: Seminole	State: Florida	Zip Code: 32701-7709
Lender: Fidelity Funding Mortgage Corp.			



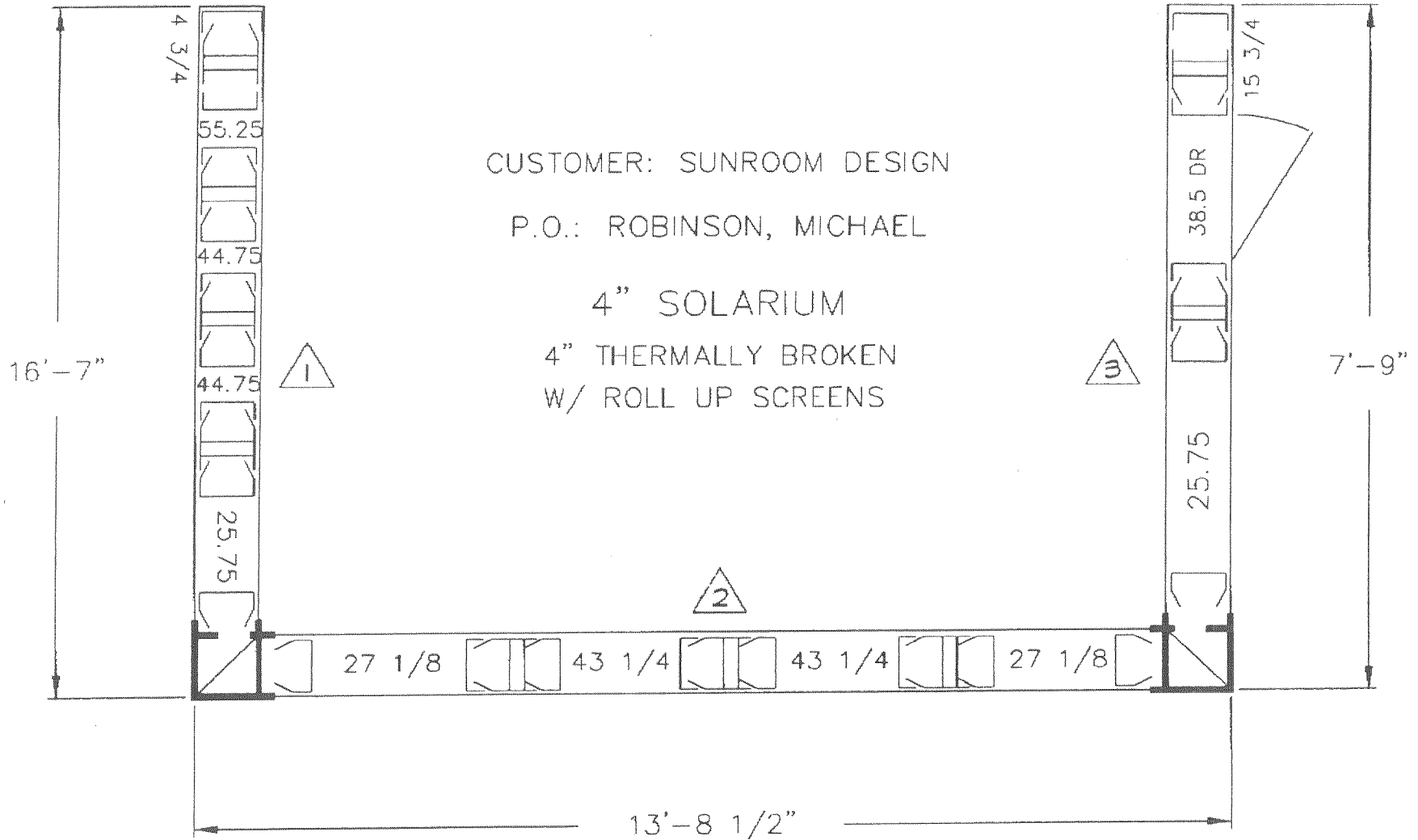
INSTALLERS LAYOUT
VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

CUSTOMER: SUNROOM DESIGN

P.O.: ROBINSON, MICHAEL

4" SOLARIUM

4" THERMALLY BROKEN
W/ ROLL UP SCREENS



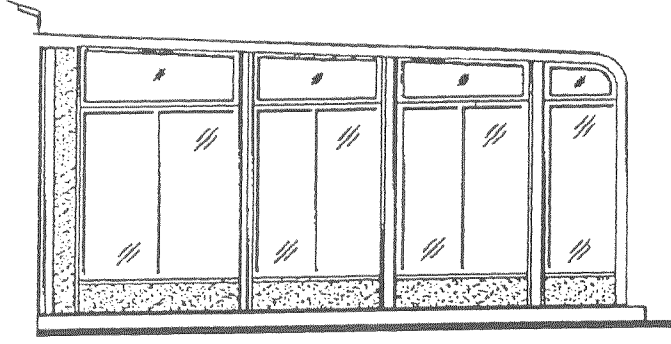
CURVED EAVE SOLARIUM

ICC ESR-1230
ICBO EVALUATION REPORT ER 5294-P
UL 58RL

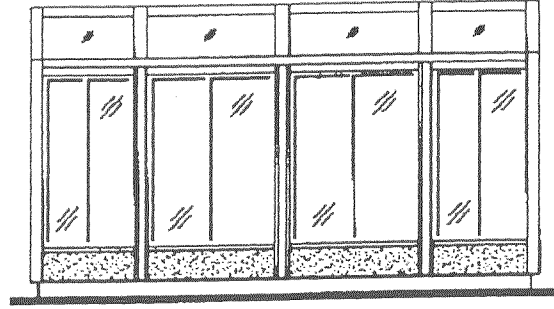
DETAILED BY: MAT

06W426 05/12/06

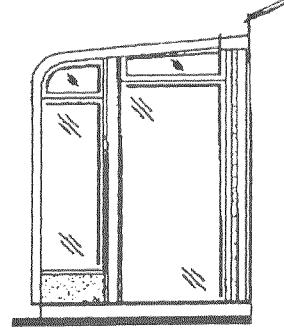
4" THERMALLY BROKEN
W/ ROLL UP SCREENS



1



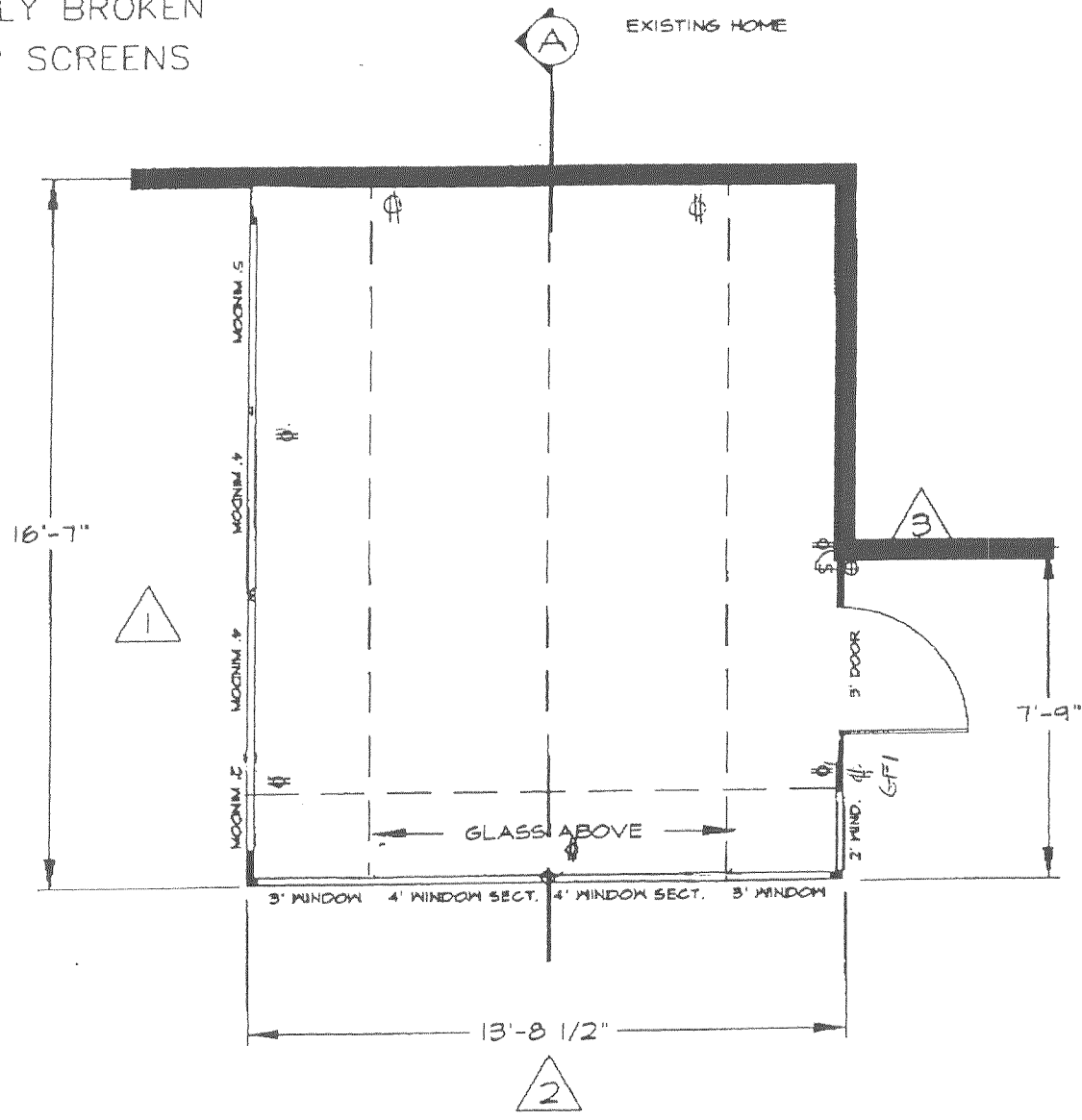
2



3

CLIENT/PROJ. ROBINSON, MICHAEL	PH. ()	DATE	REVISIONS
CUSTOMER SIGNATURE:		DATE: 05/12/06	SCALE:
DRAWN BY: MAT			

4" THERMALLY BROKEN
W/ ROLL UP SCREENS



FLOOR PLAN

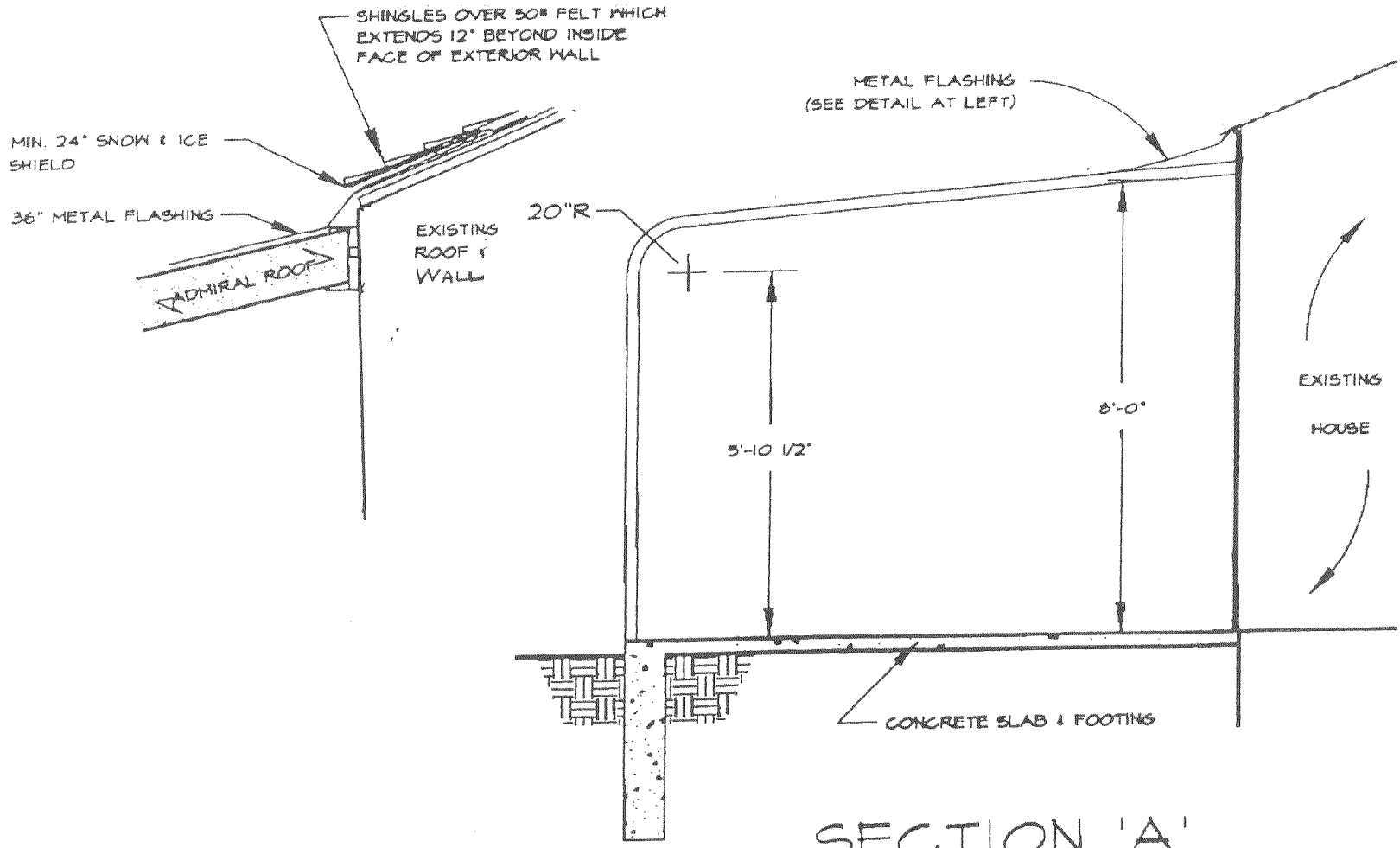
06W426 05/12/06
 FRAME COLOR: WHITE
 FACIA/TRIM: WHITE
 INTERIOR KP: W
 EXTERIOR KP: W
 SKIN TYPE: FUTURA

LEGEND:
 § LIGHT SWITCH
 ⊕ LIGHT
 Ⓢ RECEPTACLE

CLIENT/PROJ.	PH. ()	DATE	REVISIONS
ROBINSON, MICHAEL			
CUSTOMER SIGNATURE:		DATE: 05/12/06	SCALE:
DRAWN BY: MAT			

06W426 05/12/06

4" THERMALLY BROKEN
W/ ROLL UP SCREENS



SECTION 'A'

REVISIONS		PH. ()	CUSTOMER SIGNATURE:	SCALE:
NO.	DATE			

CLIENT/PROJ. ROBINSON, MICHAEL

CUSTOMER SIGNATURE: _____

DRAWN BY: MAT DATE: 05/12/06 SCALE: _____

<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: 11-21-29-503-0F00-0120 Owner: ROBINSON MICHAEL W Mailing Address: 340 E OAKHURST ST City,State,ZipCode: ALTAMONTE SPRINGS FL 32701 Property Address: 340 OAKHURST ST E ALTAMONTE SPRINGS 32701 Subdivision Name: WEST ALTAMONTE HEIGHTS SEC 2 Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p>2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$88,648 Depreciated EXFT Value: \$4,604 Land Value (Market): \$24,208 Land Value Ag: \$0 Just/Market Value: \$117,460 Assessed Value (SOH): \$58,919 Exempt Value: \$25,000 Taxable Value: \$33,919 Tax Estimator 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>WARRANTY DEED</td> <td>12/1999</td> <td>03785</td> <td>1050</td> <td>\$70,600</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	WARRANTY DEED	12/1999	03785	1050	\$70,600	Improved	No	<p>2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,021 2005 Tax Bill Amount: \$528 Save Our Homes (SOH) Savings: \$493 2005 Taxable Value: \$32,203 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified										
WARRANTY DEED	12/1999	03785	1050	\$70,600	Improved	No										
<p style="text-align: center;">LAND</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>FRONT FOOT & DEPTH</td> <td>64</td> <td>116</td> <td>.000</td> <td>425.00</td> <td>\$24,208</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	64	116	.000	425.00	\$24,208	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: Pick... LEG LOT 12 BLK F WEST ALTAMONTE HEIGHTS SEC 2 PB 10 PG 75</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value											
FRONT FOOT & DEPTH	64	116	.000	425.00	\$24,208											
BUILDING INFORMATION																
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New							
1	SINGLE FAMILY	1968	3	814	1,430	1,021	CONC BLOCK	\$88,648	\$108,770							
			Appendage / Sqft GARAGE UNFINISHED / 220 Appendage / Sqft UTILITY UNFINISHED / 165 Appendage / Sqft ENCLOSED PORCH FINISHED / 207 Appendage / Sqft OPEN PORCH FINISHED / 24													
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																
EXTRA FEATURE																
		Description	Year Blt	Units	EXFT Value	Est. Cost New										
		POOL GUNITE	1968	450	\$3,600	\$9,000										
		ALUM SCREEN PORCH W/CONC FL	1968	184	\$626	\$1,564										
		COOL DECK PATIO	1968	270	\$378	\$945										
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad																

Sunroom Designs

3601 Vineland Rd.
Suite 2
Orlando, FL 32811
407-648-8700
407-648-8701 (fax)

August 31, 2006

Michael Robinson
340 E. Oakhurst Street
Altamonte Springs, FL 32701

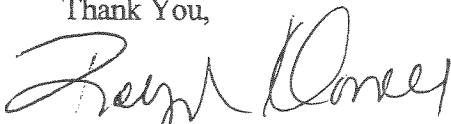
Re: Request for Variance

To whom it may concern;

We at Sunroom Designs acting on behalf of the homeowner Michael Robinson are requesting a variance for a side set back from 10' to 7.47' according to the survey, the difference of 2.5' feet. We have been contracted by Mr. Robinson to install 4" insulated aluminum Sunroom 14' x 17' with concrete slab and footers.

- The homeowner's home is very small less than 1,000 living sq.ft. His Grandmother who is 80 years old has moved in with him. They need additional space and the Sunroom will keep his grandmother comfortable from the elements.
- The home was built in the 1960's and had not been zoned at that time. The current exterior wall facing the house on the right side of the home is 7.47' from his property line. The new Sunroom would not exceed the original house lines and keep a uniform look.

Thank You,



Robyn Klamer
Sunroom Designs LLC
Production Manager Assistant

ce



Jeb Bush
Governor

M. Rony Francois, M.D., M.S.P.H., Ph.D.
Secretary

July 24, 2006

Michael Robinson
C/O Sunroom Designs LLC
3601 Vineland Road, Ste 2
Orlando, FL 32811

Re: Septic Approval # 06-0617-E, 340 E. Oakhurst Street, Altamonte Springs

Dear Mr. Robinson,

This is to advise you that on 7/21/06 a review of your proposed project at the above referenced property was performed. Based on the scope of this project and the current requirements of 64E-6, Florida Administrative Code, no action, by this office, is required at this time.

Health Department approval of this system does not guarantee satisfactory performance for any specific period of time. Should the septic system fail at a future date, the system will have to be brought into full compliance with the current 64E-6, Florida Administrative Code.

If you have any questions, feel free to call me at (407) 665-3607, between the hours of 7:00-8:30 a.m. or 3:00-4:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Kim Russell".

Kim Russell
Environmental Specialist I

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 30, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 12 BLK F WEST ALTAMONTE HEIGHTS SEC 2

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

FINDINGS OF FACT

Property Owner: Michael Robinson
340 E. Oakhurst Street
Altamonte Springs FL 32701

Project Name: E. Oakhurst Street (340)

Requested Development Approval:

Request for a side yard (west) setback variance from 10 feet to 7.47 feet for a proposed screen room addition 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 screen room 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: _____
April Boswell, AICP
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: