

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

SUBJECT: Request for a side street setback (south) variance from 25 feet to 0 feet for a proposed replacement fence in the R-1AA (Single-Family Dwelling District); (Larry & Susan Sandstrom, applicants).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

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

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side street setback (south) variance from 25 feet to 0 feet for a proposed replacement fence in the R-1AA (Single-Family Dwelling District); or
2. **DENY** the request for a side street setback (south) variance from 25 feet to 0 feet for a proposed replacement fence in the R-1AA (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Larry & Susan Sandstrom Owner: Larry & Susan Sandstrom Location: 101 Foxridge Run Zoning: R-1AA (Single-Family Dwelling District) Subdivision: The Woodlands
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes a replacement fence that encroaches 25 feet into the minimum 25 foot side street setback; the aforementioned side street setback variance is thereby requested. • The applicant proposes to replace the existing wood fence on the south side of the property. • The applicant has submitted plans to the Building Division for the proposed replacement fence on August 25, 2006. (App. #06 00009899)

	<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.
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.• 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 applicant would still retain reasonable use of the land, building or structure without the granting of the variance.
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 proposed replacement 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.



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. BU 2006-168

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.

- side street APPLICATION TYPE:
- VARIANCE** Change set back from 25 ft to 0 ft
 - 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**

RECEIVED
 SEP 01 2006
 SEMINOLE COUNTY PLANNING

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Larry & Susan Sandstrom	Susan
ADDRESS	101 Foxridge Run Longwood, FL 32750	
PHONE 1	407.417.5540	
PHONE 2	407.230.1135	
E-MAIL	angel5@cfl.rr.com	

PROJECT NAME: Sandstrom

SITE ADDRESS: 101 Foxridge Run - Longwood, FL 32750

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: LEG LOT 1 BIKH THE WOODLANDS PB16 PG 3

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 36-20-29-502-0400-0010

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.

Susan R. Sandstrom 9/1/06
 SIGNATURE OF OWNER OR AGENT* 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 _____

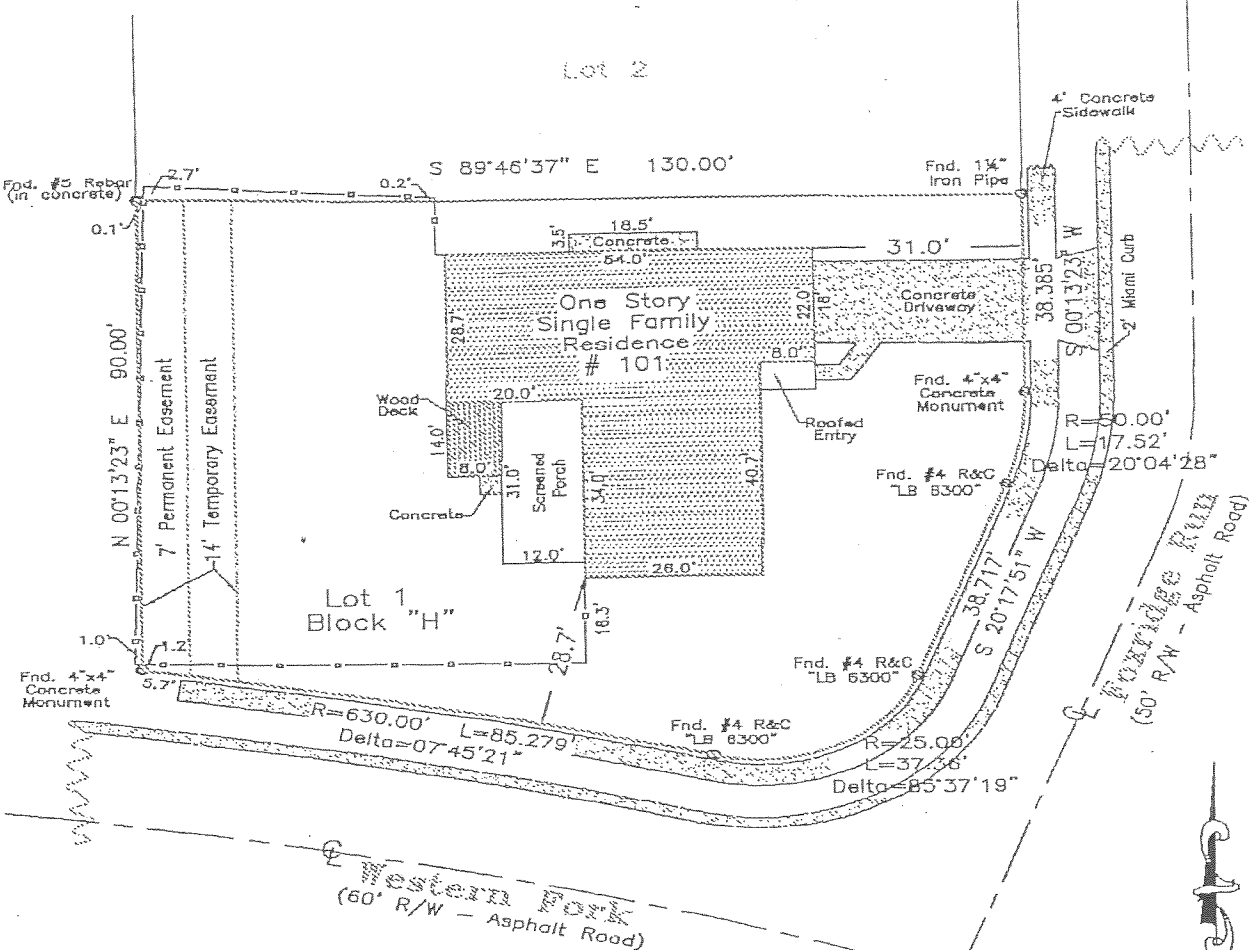
APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 150.00 COMMISSION DISTRICT _____ FLU / ZONING R-1AA / LOR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

Boundary Survey



1" = 30'
GRAPHIC SCALE

0	15	30
RLS #: R:05-08-1041		
CLIENT #: 2020-927688		
FIELD DATE: 08-11-05		
DRAFTER: SP		
APPROVED: JPI		
SCALE: 1" = 30'		

ADDITIONAL NOTES:
 SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.
 ADJUTING PROPERTIES DEEDS HAVE NOT BEEN RESEARCHED FOR GAPS, HIATUS AND/OR OVERLAPS.
 BUILDING TIES ARE NOT TO BE USED TO RECONSTRUCT PROPERTY LINES.
 FENCE OWNERSHIP IS NOT DETERMINED.

ADDRESS
 101 Foxridge Run
 Longwood, Florida 32739

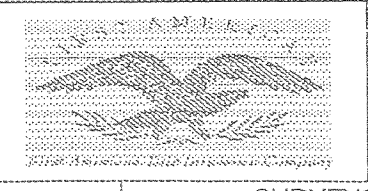
LEGAL DESCRIPTION: (AS FURNISHED)
 Lot 1, Block "H", THE WOODLANDS, according to the Plat thereof, as recorded in Plat Book 16, Pages 2 & 3, Public Records of Seminole County, Florida. (above described Property lies in Section 35, Township 20 South, Range 29 East)

BASIS OF BEARINGS: Bearings shown hereon are Assumed and Based upon the West Line of Lot 1, Block "H", as being N 00°13'23" E, Per Plat.

LIST OF POSSIBLE ENCROACHMENTS:

SURVEYOR INFORMATION:
Ireland Surveying, Inc.
 6001 Brick Court
 Suite 117
 Winter Park, Florida
 32789
 Office - 407.678.3366
 Fax - 407.671.6678
 E-Mail: Irelandsurveying@cl.rr.com

COORDINATED BY:
RESIDENTIAL LAND SERVICES, INC.
 625 BETH AVENUE, SUITE 500
 NORMAN, OKLAHOMA 73069
 FAX: (405) 761-3883
 PHONE: (405) 701-3100
 WWW.RLSOK.COM



SURVEYOR FILE NUMBER: RL529005
 The Certified Professional Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided hereon.

CERTIFIED TO: (AS FURNISHED)
 First American Title Insurance Company
 HomeBanc Mortgage Corporation
 Landstrom & Susan L. Sandstrom

LEGEND

A/C: AIR CONDITIONER	OH: OVERHEAD UTILITY LINE
BLDG: BUILDING	(P): PLATTED
(C): CALCULATED	P.C.: POINT OF CURVATURE
C.B.: CHORD BEARING	P.C.P.: PERMANENT CONTROL POINT
CBW: CONCRETE BLOCK WALL	P.I.: POINT OF INTERSECTION
C: CENTERLINE	P.O.B.: POINT OF BEGINNING
C.N.A.: CORNER NOT ACCESSIBLE	P.O.C.: POINT OF COMMENCEMENT
CONC: CONCRETE	P.P.: POWER POLE
COV: COVERED	P.R.C.: POINT OF REVERSE CURVATURE
C/S: CONCRETE SLAB	P.R.M.: PERMANENT REFERENCE MONUMENT
(D.): DESCRIPTION	P.I.: POINT OF INTERSECT
D/W: DRIVEWAY	R/W: RIGHT OF WAY
ENCL: ENCROACHMENT	SW: SIDEWALK
E.O.W.: EDGE OF WATER	CLF: CHAIN LINK FENCE
(M): MEASUREMENT	WF: WOOD FENCE
MAS: MASONRY	MWF: MCG WIRE FENCE
N&D: NAIL & DISK	

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the minimum technical standards for land surveys in Florida. As set forth in Chapter 616 17-5, Florida Administrative Code, Pursuant to Chapter 472.022, Florida Statutes.

FOR TITLE ETRM

DATED: 08-11-05

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- UNLESS NOTED OR DEPICTED OTHERWISE, ALL PROPERTY CORNERS SHOWN HEREON HAVE NO L.S. OR L.S. IDENTIFICATION.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND THEREFORE SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. ANY LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "A", AREA OF MINIMAL FLOODING, PER F.H.C.M. PANEL NUMBER 1011512E, LAST REVISION DATE 04-11-96. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE FLOOD ZONE IS A PUBLIC RECORD AND SHOULD BE CONTACTED FOR VERIFICATION.

FOR ALL INQUIRIES CONTACT RESIDENTIAL LAND SERVICES, INC. AT (405) 701-1100

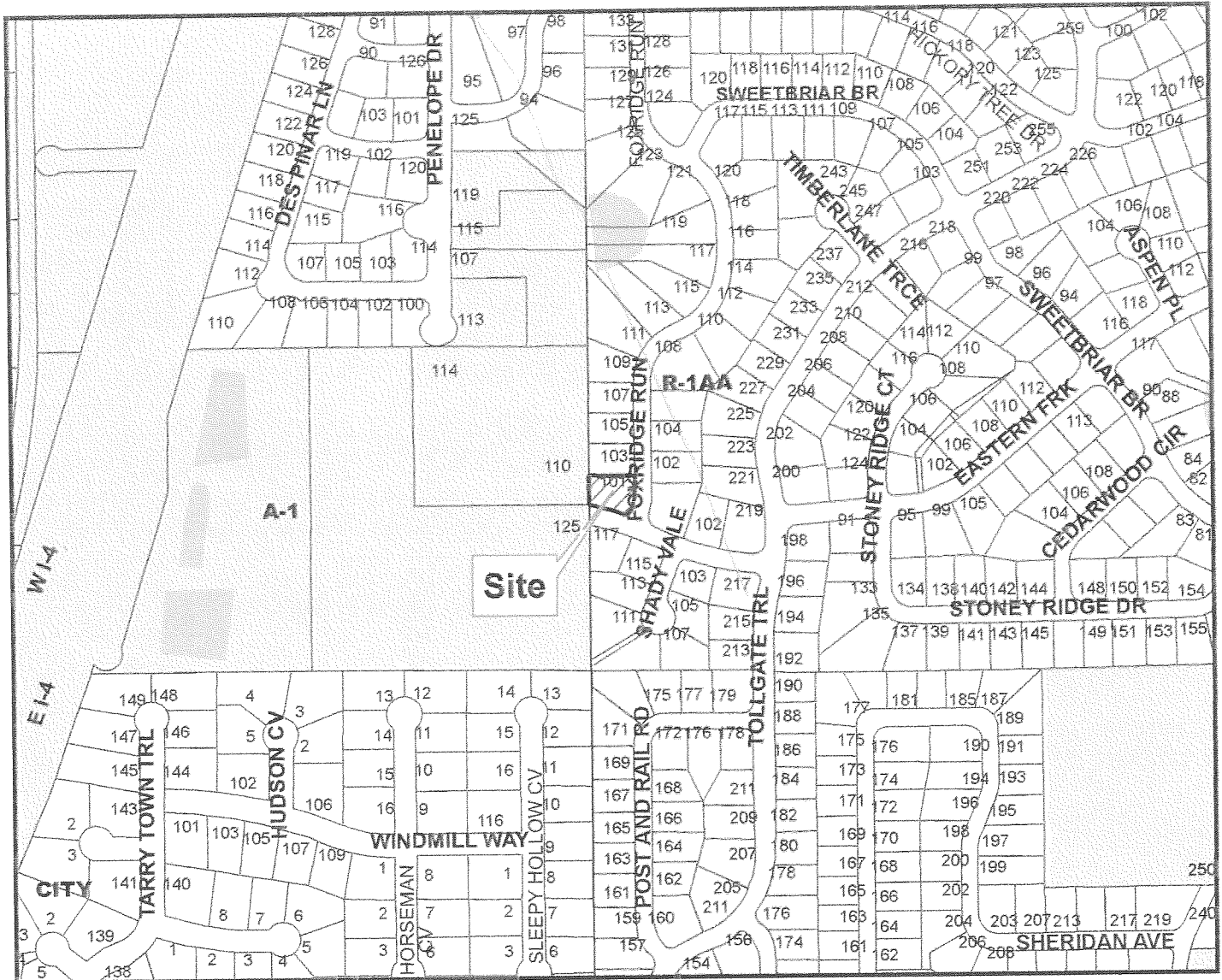
Form 3-97

SURVEYOR'S NAME
 James P. Ireland

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL





DATE	REVISION	DATE	REVISION

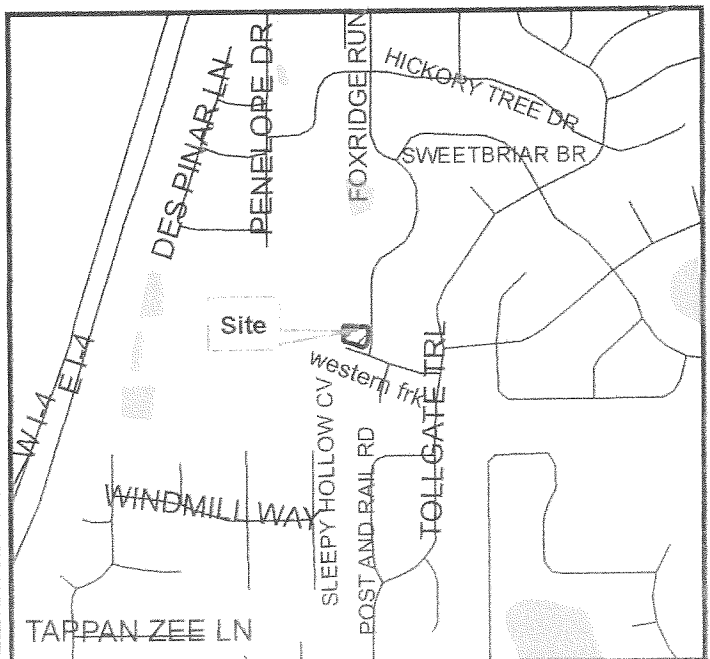
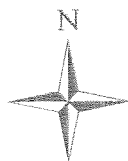
Susan & Larry Sandstrom
 101 Foxridge Run
 Longwood, FL 32750



Seminole County Board of Adjustment
 October 30, 2006
 Case: BV2006-168
 Parcel No: 36-20-29-502-0H00-0010

Zoning

-  BV2006-168
-  A-1
-  R-1AA
-  OP



<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>19.B</p>		
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GENERAL

Parcel Id: 36-20-29-502-0H00-0010
 Owner: SANDSTROM LARRY J & SUSAN L
 Mailing Address: 101 FOXRIDGE RUN
 City, State, Zip Code: LONGWOOD FL 32750
 Property Address: 101 FOXRIDGE RUN LONGWOOD 32750
 Subdivision Name: WOODLANDS THE
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD
 Dor: 01-SINGLE FAMILY

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$161,768
 Depreciated EXFT Value: \$1,865
 Land Value (Market): \$44,000
 Land Value Ag: \$0
 Just/Market Value: \$207,633
 Assessed Value (SOH): \$207,633
 Exempt Value: \$25,000
 Taxable Value: \$182,633

Tax Estimator
 2006 Notice of Proposed Property Tax

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/2005	05886	1285	\$270,000	Improved	Yes
CORRECTIVE DEED	05/2002	04414	0386	\$100	Improved	No
QUIT CLAIM DEED	01/2002	04307	1886	\$100	Improved	No
WARRANTY DEED	03/1995	02895	0046	\$105,000	Improved	Yes
WARRANTY DEED	07/1985	01655	1960	\$93,000	Improved	Yes
WARRANTY DEED	01/1974	01009	1582	\$39,500	Improved	Yes
WARRANTY DEED	01/1972	00928	0338	\$36,500	Improved	Yes

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

Tax Value (without SOH): \$2,045
 2005 Tax Bill Amount: \$1,266
 Save Our Homes (SOH) Savings: \$779
 2005 Taxable Value: \$77,283

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	44,000.00	\$44,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 1 BLK H THE WOODLANDS PB 16 PG 3

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	1972	6	1,852	2,484	1,852	CONC BLOCK	\$161,768	\$191,442
			Appendage / Sqft	OPEN PORCH FINISHED / 56					
			Appendage / Sqft	GARAGE FINISHED / 576					

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
FIREPLACE	1972	1	\$600	\$1,500
ALUM SCREEN PORCH W/CONC FL	1979	372	\$1,265	\$3,162

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad

September 1, 2006

*Seminole County Planning & Development Department
Planning Division
1101 E 1st Street (Room 2201)
Sanford, FL 32771*

To Whom It May Concern:

We are requesting the set back be changed from 25ft to 0 ft due to the lack of traffic on this corner. Our property backs up to a sub-division park and the other part of the property is a water treatment plant therefore there will be no development behind us.

We would like to request a variance of 0 ft, to restore to our current fence line. Attached are some photo's taken to show the current fence does not obstruct view from any angle of the closest intersection of traffic.

Also attached is a letter from our nearest neighbor, who has been a resident of this sub-division nearly from it's inception, stating he has no objection to the variance request. According to his recollect there has never been any kind of problems with the fence in it's current position.

Thank you for your help and consideration in this matter.

Sincerely,

Larry & Susan Sandstrom

101 Foxridge Run

Longwood, FL 32750

407-417-5540

407-230-1135

September 1, 2006

*Seminole County Planning & Development Department
Planning Division
1101 E 1st Street (Room 2201)
Sanford, FL 32771*

To Whom It May Concern:

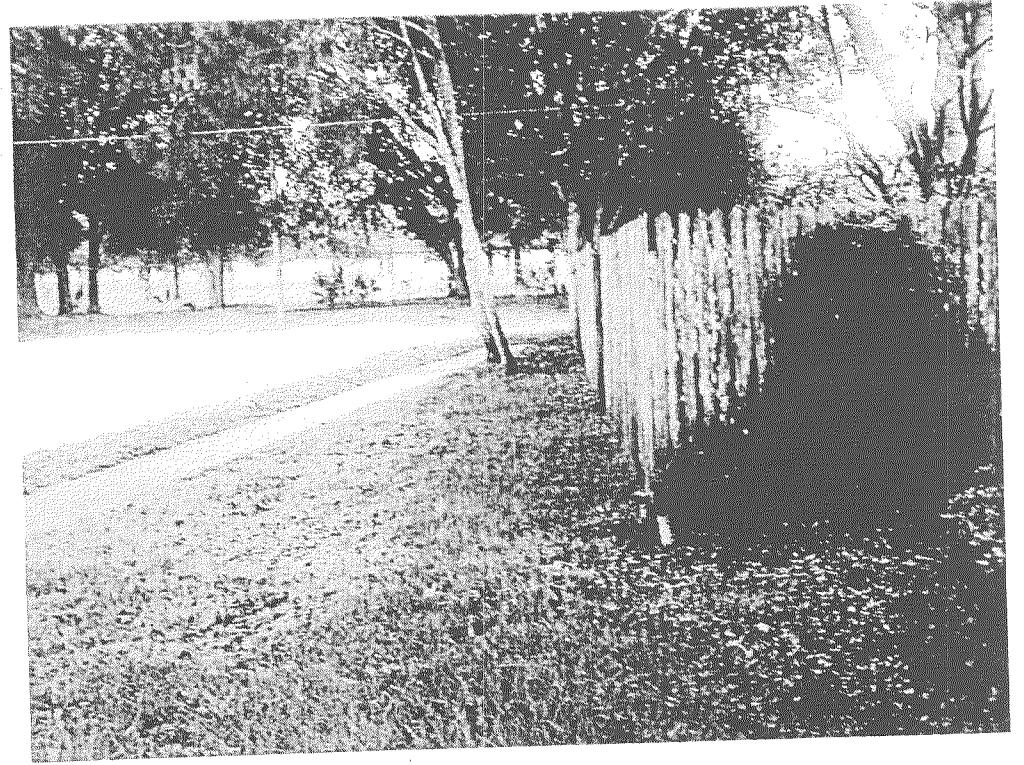
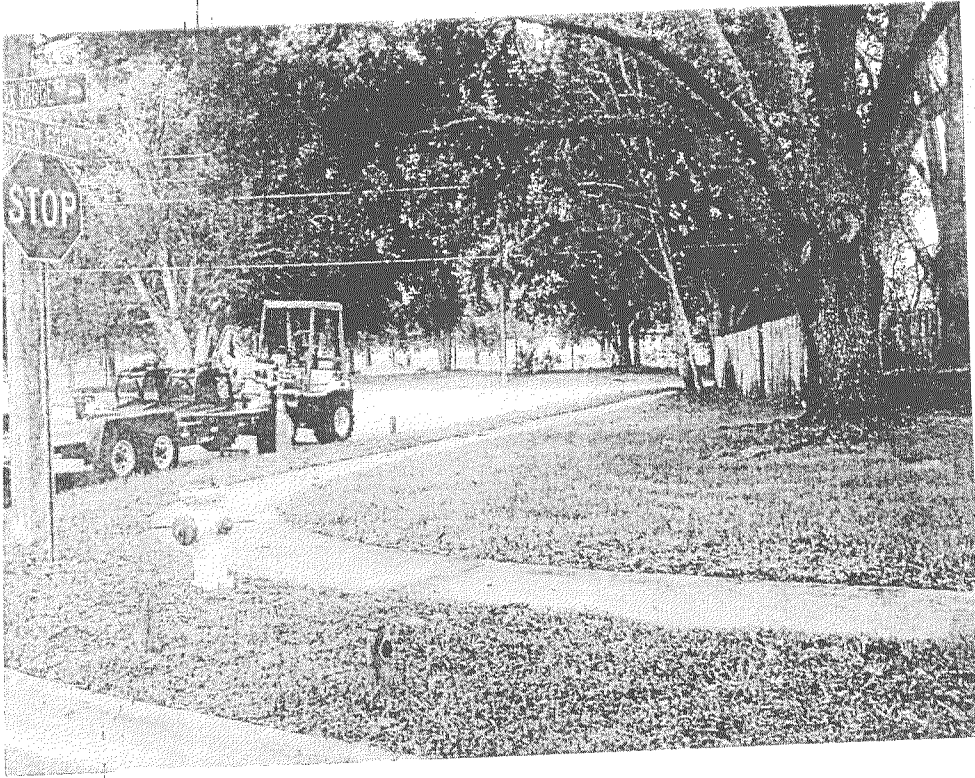
This letter is to inform you that I have no objections to Larry & Susan Sandstrom installing a new fence and requesting the set back be changed from 25 feet to 0 feet.

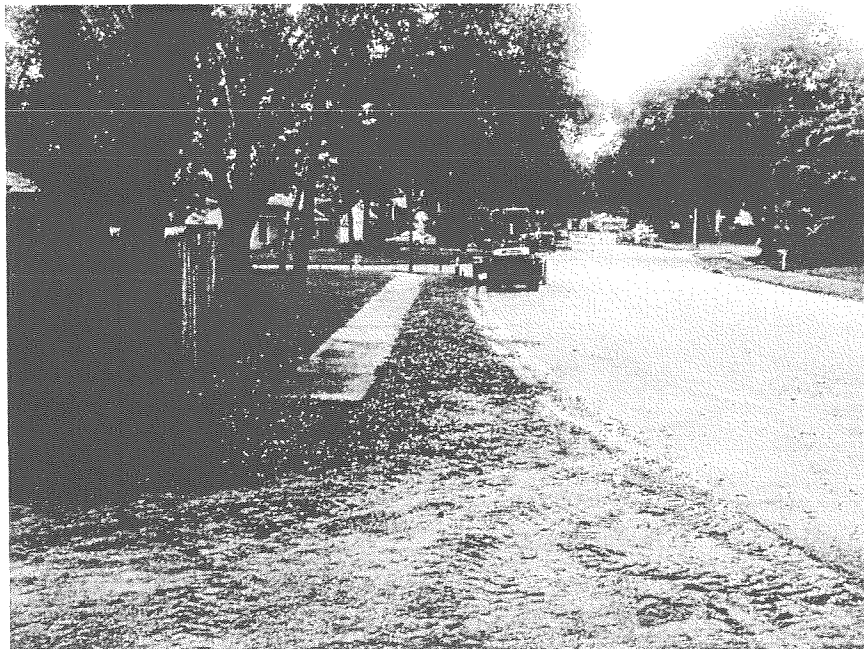
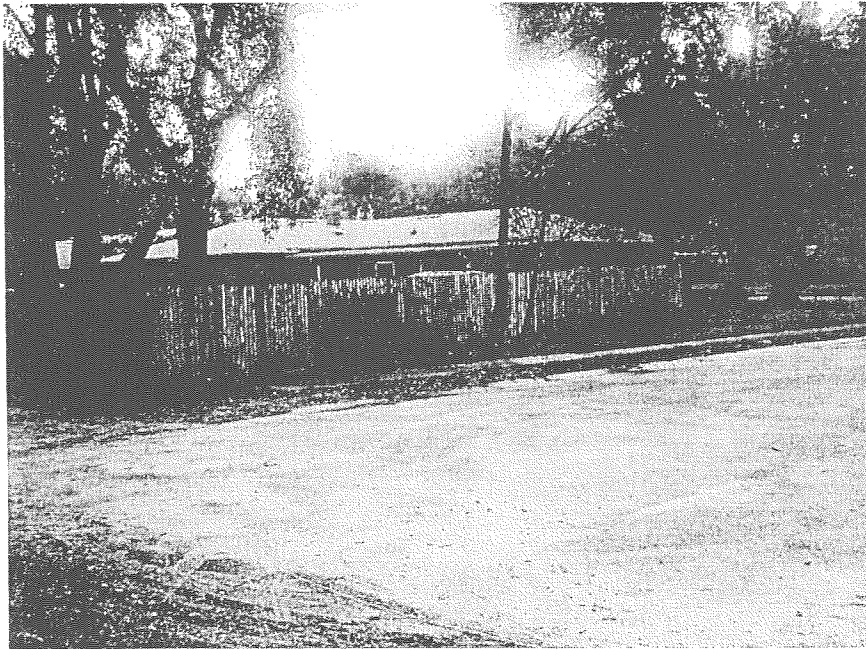
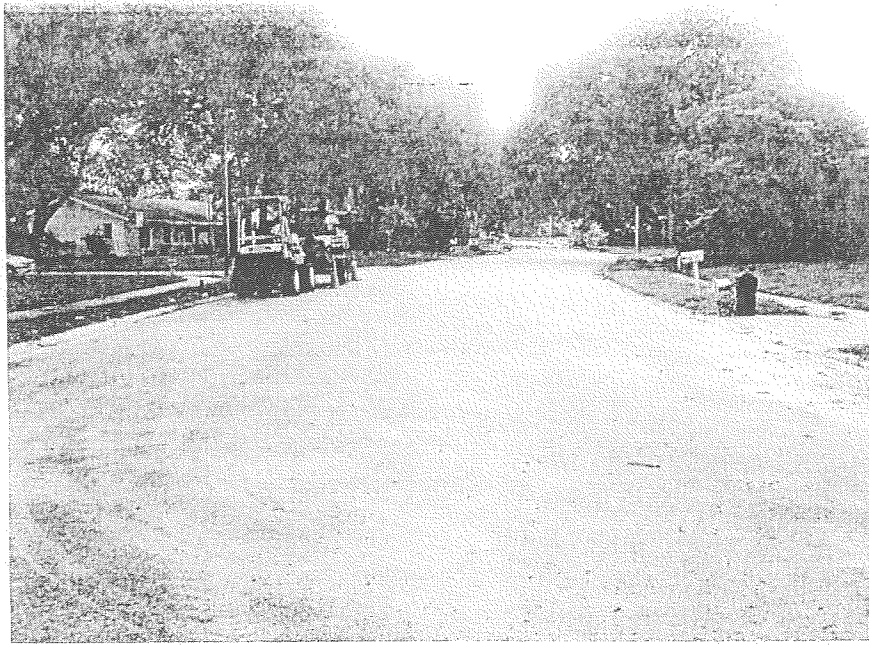
If you have any questions, I can be reached @ 407-332-6283 and my address is 103 Foxridge Run.

Sincerely,



Ellis R. Morris





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 1 BLK H THE WOODLANDS PB 16 PG3

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

FINDINGS OF FACT

Property Owner: Larry & Susan Sandstrom
101 Foxridge Run
Longwood, FL 32750

Project Name: Foxridge Run (101)

Requested Development Approval:

Request for a side street setback (south) variance from 25 feet to 0 feet for a proposed replacement fence in the 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: Ian Sikonia, 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 proposed replacement 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: _____
April Boswell
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: