

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

**SUBJECT:** Request for a rear yard (east) setback variance from 15 feet to 12.5 feet for a proposed screen room addition in PUD (Planned Unit Development); Cynthia Greenwald, 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 rear yard (east) setback variance from 15 feet to 12.5 feet for a proposed screen room addition in PUD (Planned Unit Development); or
2. **DENY** the request for a rear yard (east) setback variance from 15 feet to 12.5 feet for a proposed screen room addition in PUD (Planned Unit Development); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Cynthia Greenwald Owner: Cynthia H & Dennis H Greenwald Location: 1256 Bridlebrook Drive Zoning: PUD (Planned Unit Development) Subdivision: Deer Run Unit 7a
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct an 8-foot 10-inch by 20-foot screen room addition that encroaches 2.5 feet into the required 15-foot rear yard setback.</li> <li>• In 1999 (BA99-7-96V) a rear yard variance was granted for the existing 10-foot by 20-foot screen enclosure.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances for this property.</li> </ul>

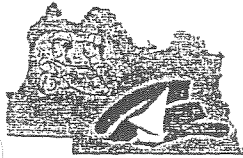
<b>STAFF FINDINGS</b>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none"><li>• Any variance granted shall apply only to the screen room as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 15,22 TWP: 21 RNG: 30  
 PROJ. #

DEVELOPMENT:		Deer Run Unit 7A				DEVELOPER:		Amerifirst Development Corp.					
LOCATION:		88 units – 17 plus acres											
FILE#:		BA:		SP:		BCC:		9/15/82					
P&Z:		PG		Lot		Bik		Parcel		DBA		Comm Dist	
PB		26		91									
DEVEL. ORDER #:				TAX PAR. I.D. #:									
SIDEWALKS:						<b>SETBACK REQUIREMENTS</b>							
						FY: 20'		SIDE ST.:		SY: *0'		RY: 15'	
ROAD TYPE: (CURB & GUTTER OR SWALE)		MAIN STRUCTURE OTHER: Min. Home size: 700 sq ft. Min width at building line: 30' Max Height: 35' *Roof overhang not to extend beyond side lot line.											
COMMENTS OTHER:		1) Lots 11, 12, 21 and 22 must <u>not</u> have driveway entrance on either Fallen Palm Drive or Dashergreen Drive. 2) Double frontage lots required wall at rear (Lots 9-26). 3) Dedication of access rights to Seminole County. (See Plat 26-91) Pavement width must be widened to 30' through the curves.											
						<b>ACCESSORY STRUCTURE SETBACKS:</b>							
SY:		0'		RY:		10'							
						ACCESSORY STRUCTURE OTHER:							

	<b>IMPACT FEES</b>	
	SCREEN:	
	TRAFFIC ZONE:	
	LAND USE:	
	1. ROAD-CO. WIDE	200.00/unit
	2. ROAD-COLL.	
	3. LIBRARY	
	4. FIRE	10.00/unit
	5. PARK	
	6. SCHOOL	
	7. LAW	
	8. DRAINAGE	
TOTAL		
REMARKS:		



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 657-1355 FAX

**COPY** APPL. NO. BU 2006-769

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

**APPLICATION TYPE:**

- VARIANCE** REAR YARD setback from 15 ft. to 12 ft. for a room addition
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

**RECEIVED**  
 SEP 01 2006  
 SEMINOLE COUNTY PLANNING

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>CYNTHIA GREENWALD</u>	
ADDRESS	<u>1256 BRIDLEBROOK DRIVE</u>	
	<u>CASSELBERRY, FL 32707</u>	
PHONE 1	<u>407-699-7708</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: CYNTHIA GREENWALD

SITE ADDRESS: 1256 BRIDLEBROOK DRIVE - CASSELBERRY

CURRENT USE OF PROPERTY: \_\_\_\_\_

LEGAL DESCRIPTION: LEG LOT 70 DEER RUN UNIT 7A P.B. 26 PG. 91

SIZE OF PROPERTY: 50 x 100 acre(s) PARCEL I.D. 15-21-30-54D-0000-0700

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\*

10-31-06  
 DATE

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

**ADDITIONAL VARIANCES**

VARIANCE 2:
VARIANCE 3:
VARIANCE 4:
VARIANCE 5:
VARIANCE 6:
VARIANCE 7:

**APPEAL FROM BOA DECISION TO BCC**

APPELLANT INFORMATION	
NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL

ESTABLISH 12.5' SETBACK IN REAR YARD FOR  
ALUMINUM SCREEN ROOM ADD-ON 8'10" x 10'

APPELLANT SIGNATURE

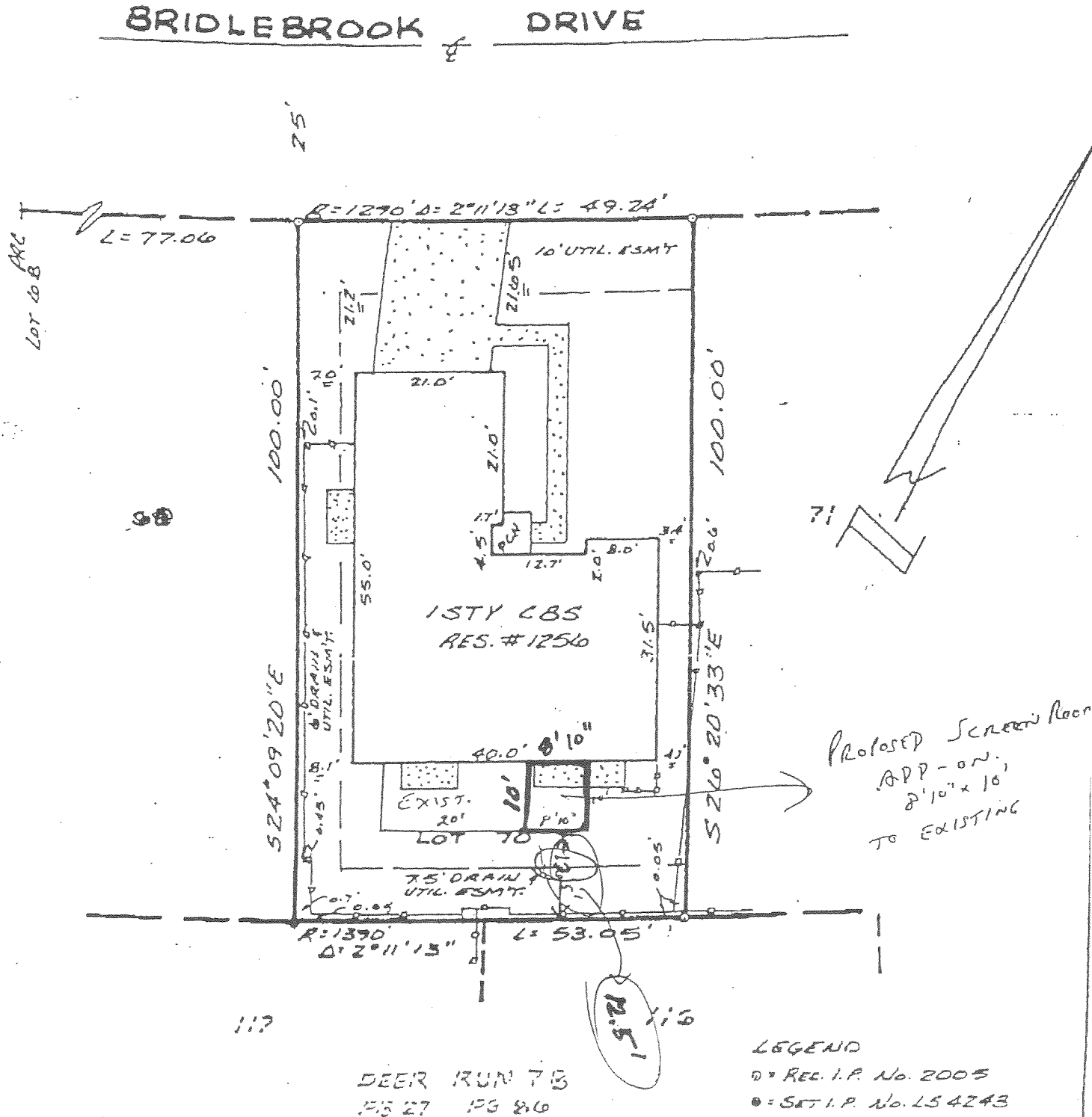
**FOR OFFICE USE ONLY**

PROCESSING:	
FEE(S): 100.00	COMMISSION DISTRICT FLU / ZONING PUD / RO
BCC HEARING DATE	(FOR APPEAL)
LOCATION FURTHER DESCRIBED AS	
PLANNING ADVISOR	DATE
SUFFICIENCY COMMENTS	

LANDS HAVE NOT BEEN ABSTRACTED BY THIS SURVEYOR FOR DEEDS AND RESTRICTIONS OF RECORD.

BEARINGS REFERENCED TO: *RECORD PLAT*

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.I.R.M. COMMUNITY PANEL NO. 20291 0005 C DATED 7-2-80 AND FOUND THAT DESCRIBED PROPERTY IS LOCATED IN ZONE: "C"












**Cynthia & Dennis Greenwald  
1256 Bridlebrook Dr  
Casselberry, FL 32707**

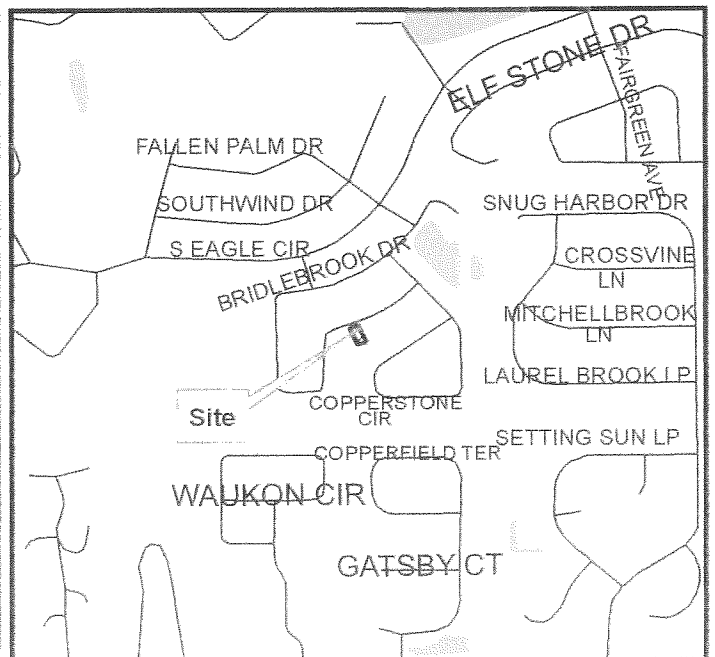


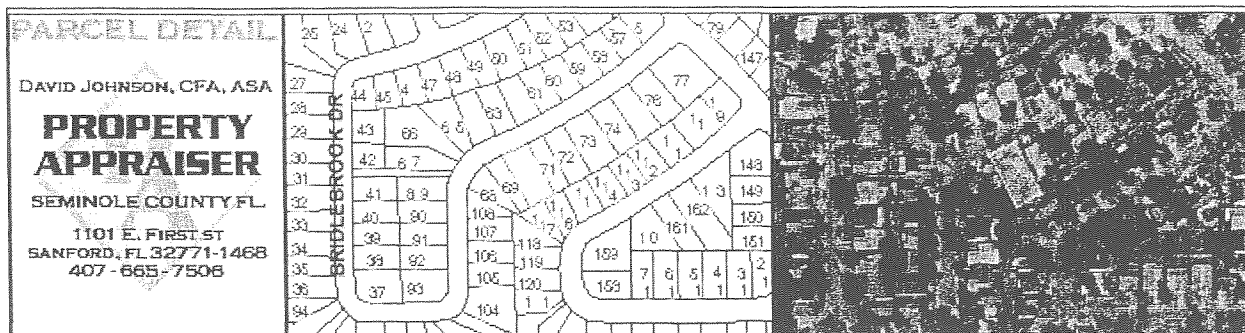
**Seminole County Board of Adjustment  
October 30, 2006  
Case: BV2006-169  
Parcel No: 15-21-30-5GD-0000-0700**

**Zoning**

	BV2006-169		R-1A
	A-1		R-3A
	R-1AA		PUD

N  






**PARCEL DETAIL**  
 DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY, FL  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407-665-7508

**GENERAL**  
 Parcel Id: 15-21-30-5GD-0000-0700  
 Owner: GREENWALD CYNTHIA H & DENNIS H  
 Mailing Address: 1256 BRIDLEBROOK DR  
 City,State,ZipCode: CASSELBERRY FL 32707  
 Property Address: 1256 BRIDLEBROOK DR CASSELBERRY 32707  
 Subdivision Name: DEER RUN UNIT 07A  
 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: \$132,289  
 Depreciated EXFT Value: \$2,018  
 Land Value (Market): \$35,000  
 Land Value Ag: \$0  
 Just/Market Value: \$169,307  
 Assessed Value (SOH): \$80,809  
 Exempt Value: \$25,000  
 Taxable Value: \$55,809  
 Tax Estimator  
 2006 Notice of Proposed Property Tax

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	07/2003	05129	1808	\$100	Improved	No
QUIT CLAIM DEED	06/1991	02312	1781	\$100	Improved	No
QUIT CLAIM DEED	06/1989	02109	0480	\$100	Improved	No
WARRANTY DEED	07/1983	01471	0428	\$66,900	Improved	Yes

Find Comparable Sales within this Subdivision

**2005 VALUE SUMMARY**  
 Tax Value(without SOH): \$1,502  
 2005 Tax Bill Amount: \$876  
 Save Our Homes (SOH) Savings: \$626  
 2005 Taxable Value: \$53,455  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	35,000.00	\$35,000

**LEGAL DESCRIPTION**  
 PLATS:   
 LEG LOT 70 DEER RUN UNIT 7A PB 26 PGS 91

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1983	6	1,241	1,737	1,241	CB/STUCCO FINISH	\$132,289	\$145,373
Appendage / Sqft			OPEN PORCH FINISHED / 25						
Appendage / Sqft			GARAGE FINISHED / 471						

**NOTE:** Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

**EXTRA FEATURE**

Description	Year Bld	Units	EXFT Value	Est. Cost New
FIREPLACE	1983	1	\$638	\$1,500
ALUM SCREEN PORCH W/CARPET	1999	200	\$1,380	\$1,800

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



PLANNING AND DEVELOPMENT DEPARTMENT



CURRENT PLANNING DIVISION

*Attn: Rick*

July 27, 1999

Cynthia Strong  
1256 Bridlebrook Drive  
Casselberry, Florida 32707

RE: File #BA99 7-96V

Dear Ms. Strong:

At their meeting of July 26, 1999, the Seminole County Board of Adjustment approved your request for a rear yard setback variance from 15 ft. to 10 ft. for a screen room on the following described property:

Lot 70, Deer Run, Unit 7A, PB 26, Pg 91, Section 15-31-30;  
S side of Bridlebrook Drive, 1/4 mile S of Sashergreen  
Drive and 150 ft. S of Eagle Circle South. (DIST 1)

The approval of this request is subject to the site plan submitted for a 10 ft. by 20 ft. screen room.

Please be advised that there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has expired and no appeals have been filed. This means that a final permit incorporating the Special Exception cannot be issued prior to August 11, 1999.

Sincerely,

A handwritten signature in cursive script that reads "Ginny Markley".

Ginny Markley,  
Zoning Coordinator

SM:tb

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On (Month Date, Year) Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 70 DEER RUN UNIT 7A PB 26 PGS 91

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

### FINDINGS OF FACT

**Property Owner:** Cynthia H & Dennis H Greenwald  
1256 Bridlebrook Dr  
Casselberry, FL 32707

**Project Name:** Bridlebrook Drive (1256)

**Requested Development Approval:**

Request for a rear yard (east) setback variance from 15 feet to 12.5 feet for a proposed screen room addition in PUD (Planned Unit Development).

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 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: \_\_\_\_\_  
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: