

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a (1) front yard setback variance from 50 feet to 20 feet and a (2) rear yard setback variance from 30 feet to 20 feet for a proposed mobile home in the A-1 (Agriculture District), (Rosemarie Morris, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

Agenda Date 12/4/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a (1) front yard setback variance from 50 feet to 20 feet and a (2) rear yard setback variance from 30 feet to 20 feet for a proposed mobile home in the A-1 (Agriculture District), (Rosemarie Morris, applicant); or
2. **DENY** the request for a (1) front yard setback variance from 50 feet to 20 feet and a (2) rear yard setback variance from 30 feet to 20 feet for a proposed mobile home in the A-1 (Agriculture District), (Rosemarie Morris, applicant); or
3. **CONTINUE** the request to a time and date certain.

| | |
|-----------------------------|---|
| GENERAL INFORMATION | Applicant: Rosemarie Morris Location: 2015 Green Cedar Lane Zoning: A-1 Subdivision: n/a |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant proposes to replace an existing single wide mobile home with a double wide mobile home. • In 1985 the lot received a lot size variance and a special exception for the 5 year placement of a single wide mobile home. • There are currently no code enforcement or building violations 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. <i>The variance requested is not the minimum variance needed to accommodate the proposed double wide mobile home. The proposed mobile home will encroach into the front or rear yard setback by 8 feet but the applicant is requesting 40 feet. This is a additional 32 feet of encroachment that is not needed.</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, but does recommend a variance of 8 feet that would accommodate the proposed double wide mobile home. 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 double wide mobile home 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. |

Fee: \$150.00 plus \$50.00 for each additional variance

Application # RV 2006-200

Meeting Date 12-4-06

10-27-06P02:23 RCY



COPY
VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Rosemarie A. Morris

Address: 434 Valerie Dr. Titusville, Fl. City: Titusville Zip code: 32796

Project Address: 2015 Green Cedar City: Geneva Zip code: 32732

Contact number(s): 321 480-8386 321-267-5362

Email address: steelbuilding885@bellsouth.net

Is the property available for inspection without an appointment? Yes No

| What type of structure is this request for? | |
|---|--|
| <input type="checkbox"/> Shed | Please describe: |
| <input type="checkbox"/> Fence | Please describe: |
| <input type="checkbox"/> Pool | Please describe: |
| <input type="checkbox"/> Pool screen enclosure | Please describe: |
| <input type="checkbox"/> Addition | Please describe: |
| <input checked="" type="checkbox"/> New Single Family Home | Please describe: <u>1999 Home of Merit Doublewide Mfg House</u> |
| <input type="checkbox"/> Other | Please describe: |
| <input type="checkbox"/> This request is for a structure that has already been built. | |

| What type of variance is this request? | | | | |
|--|---------------------|------------|-------------------|------------|
| <input type="checkbox"/> Minimum lot size | Required lot size: | | Actual lot size: | |
| <input type="checkbox"/> Width at the building line | Required lot width: | | Actual lot width: | |
| <input checked="" type="checkbox"/> Front yard setback | Required setback: | <u>50'</u> | Proposed setback: | <u>20'</u> |
| <input checked="" type="checkbox"/> Rear yard setback | Required setback: | <u>30'</u> | Proposed setback: | <u>20'</u> |
| <input type="checkbox"/> Side yard setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Side street setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Fence height | Required height: | | Proposed height: | |
| <input type="checkbox"/> Building height | Required height: | | Proposed height: | |
| Use below for additional yard setback variance requests: | | | | |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: | |
| <input checked="" type="checkbox"/> Total number of variances requested <u>2</u> | | | | |

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Rosemarie A. Morris

FOR OFFICE USE ONLY

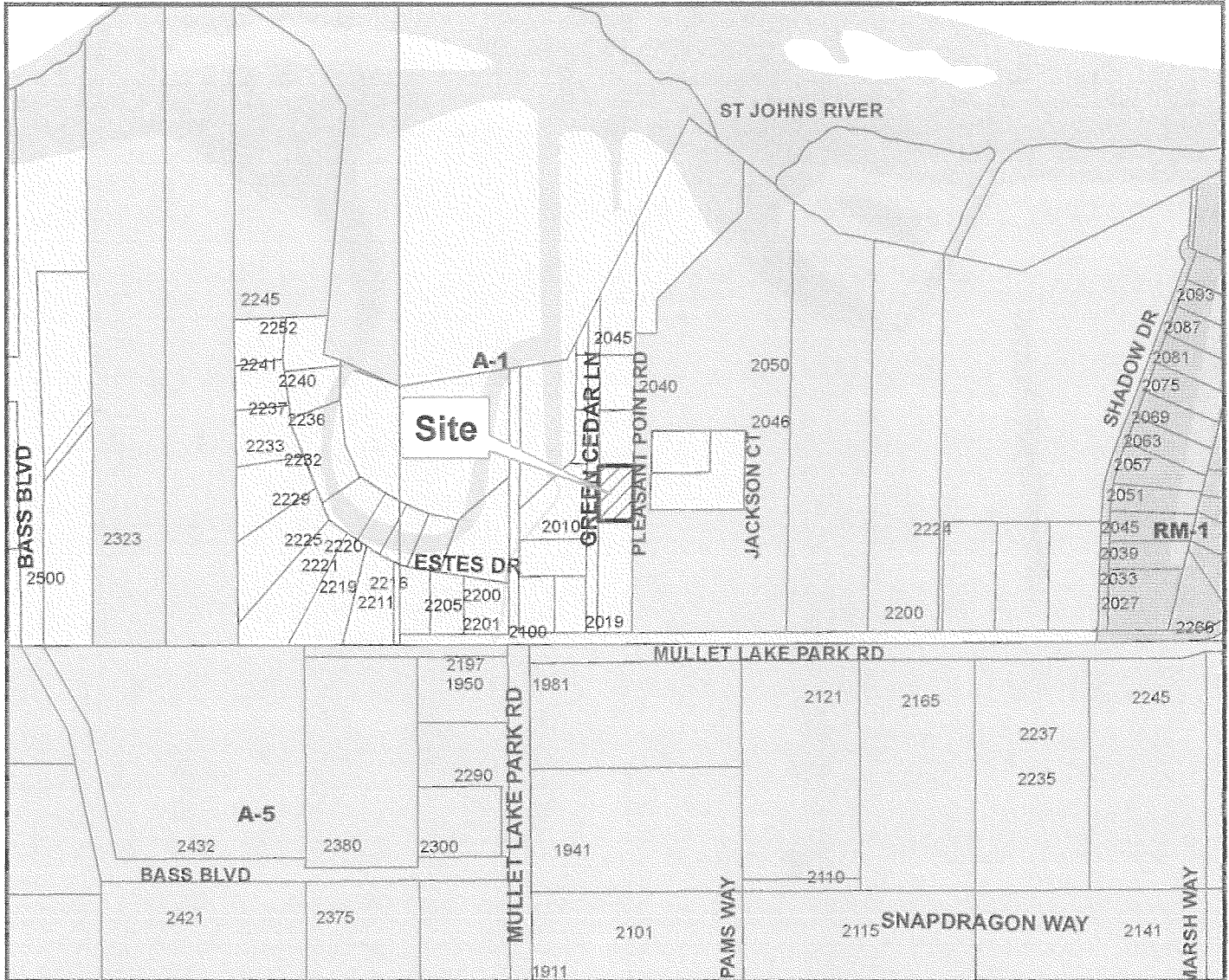
Date Submitted: 10-27-16 Reviewed By: _____
 Tax parcel number: 38-19-32-300-110-000 Zoning/FLU A-1 / 202
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!





| | |
|---|---|
| <p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p> | |
| ✓ | 1. Completed application. |
| | 2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i> |
| ✓ | 3. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan. |
| ✓ | o Please start with a clean survey (<i>ex: white out old approval stamps</i>) |
| ✓ | o Size and dimension of the parcel |
| ✓ | o Location and name of all abutting streets |
| ✓ | o Location of driveways |
| ✓ | o Location, size and type of any septic systems, drainfield and wells |
| | o Location of all easements |
| ✓ | o Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| ✓ | o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | o Building height |
| ✓ | o Setbacks from each building to the property lines |
| | o Location of proposed fence(s) |
| ✓ | o Identification of available utilities <i>(ex: water, sewer, well or septic)</i> |
| | 4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired. |

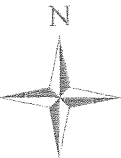
Rosemarie Morris
 2015 Green Cedar Ln
 Geneva, FI 32732

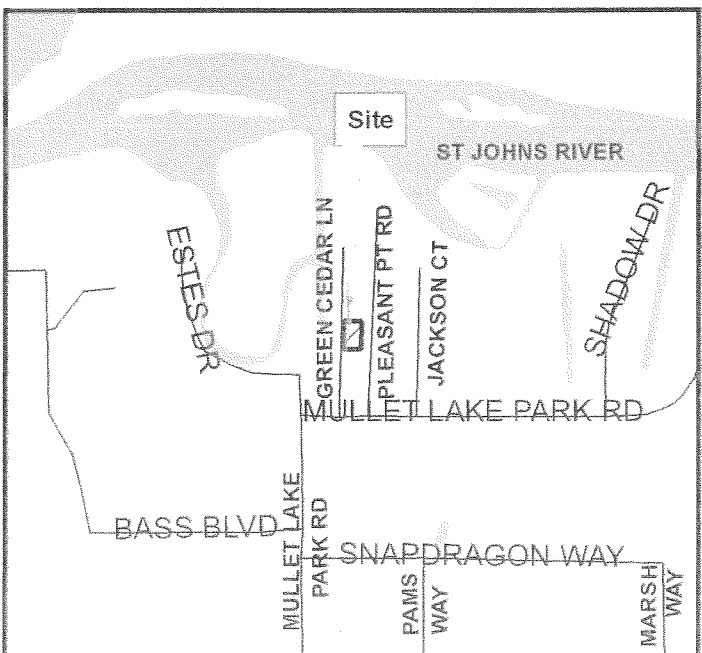


Seminole County Board of Adjustment
December 4, 2006
Case: BV2006-200 (Map 3056, Grid C4)
Parcel No: 32-19-32-300-0100-0000

Zoning

-  BV2006-200
-  A-1
-  A-5
-  RM-1

N




PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-865-7506

GENERAL

Parcel Id: 32-19-32-300-0100-0000

Owner: MORRIS ROSEMARIE S

Mailing Address: 521 N WASHINGTON AVE

City,State,ZipCode: TITUSVILLE FL 32796

Property Address: 2015 GREEN CEDAR LN GENEVA 32732

Subdivision Name:

Tax District: 01-COUNTY-TX DIST 1

Exemptions:

Dor: 02-MOBILE/MANUFACTURED

2007 WORKING VALUE SUMMARY

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$1,732

Depreciated EXFT Value: \$11,000

Land Value (Market): \$30,750

Land Value Ag: \$0

Just/Market Value: \$43,482

Assessed Value (SOH): \$43,482

Exempt Value: \$0

Taxable Value: \$43,482

Tax Estimator

SALES

| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|---------------|---------|-------|------|----------|----------|-----------|
| WARRANTY DEED | 11/2003 | 05133 | 0243 | \$50,000 | Improved | Yes |
| WARRANTY DEED | 04/2002 | 04397 | 0540 | \$25,000 | Improved | No |
| WARRANTY DEED | 03/2000 | 03859 | 0433 | \$22,000 | Improved | Yes |
| WARRANTY DEED | 02/1984 | 01530 | 0086 | \$7,000 | Vacant | Yes |
| WARRANTY DEED | 01/1976 | 01099 | 1116 | \$100 | Improved | No |

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY

2006 Tax Bill Amount: \$714

2006 Taxable Value: \$44,334

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| FRONT FOOT & DEPTH | 150 | 100 | .000 | 250.00 | \$30,750 |

LEGAL DESCRIPTION

LEG SEC 32 TWP 19S RGE 32E N 150 FT OF S 480 FT OF E 115 FT OF W 660 FT (LESS W 15 FT FOR RD) OF GOVT LOT 4

BUILDING INFORMATION

| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New |
|---------|-------------|----------|----------|---------|----------|-----------|------------|-----------|---------------|
| 1 | MH ROOM ADD | 1980 | 0 | 144 | 144 | 144 | SIDING AVG | \$1,732 | \$2,566 |

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 |
|----------------------------|----------|-------|------------|---------------|
| MOBILE HOME | 1959 | 420 | \$10,584 | \$20,160 |
| ALUM UTILITY BLDG NO FLOOR | 1989 | 140 | \$224 | \$560 |
| WOOD SCREEN PORCH | 1989 | 64 | \$192 | \$480 |

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.

Oct. 27, 2006

10-27-05P02:11 RCVD

Seminole County
Variance/Special Exception
1101 East First Street
Sanford, Fl. 32771

RE: 2015 Green Cedar Lane
Geneva, Fl. 32732

To Whom it May Concern:

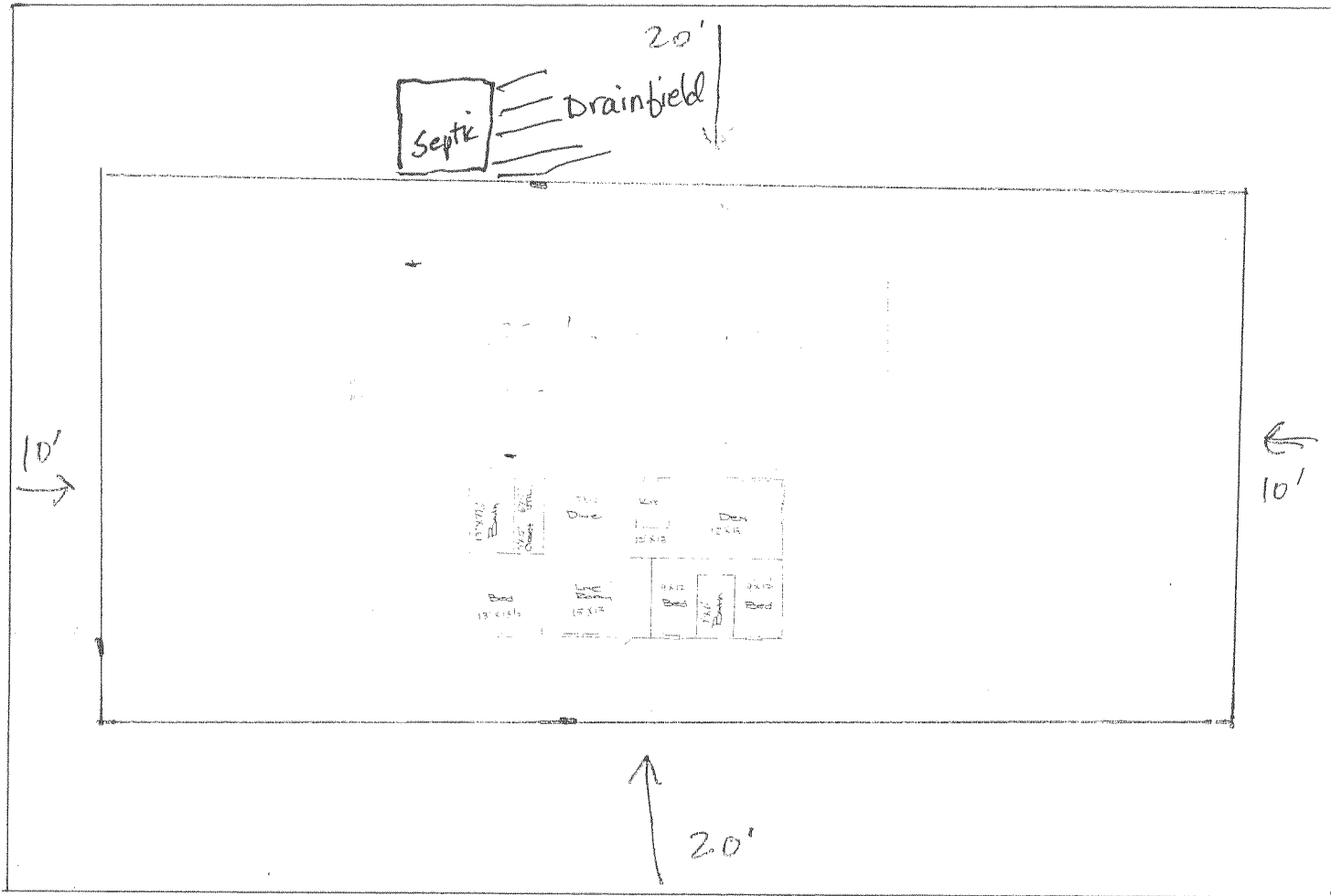
Presently I am not living at the above address. (see picture #1) I am asking for a variance and special exception so I will be able to improve the property by putting a 1999 Home of Merit Doublewide Mfg. Home. Although it is 7 years old, as you can see from the pictures it is in excellent condition. I will be constructing a full length porch on the front, a small deck along the back, driveway, landscaping and cosmetic improvements to both the interior and exterior.

Upon your approval and installation of the home, I will be living there permanently as my primary residence. This will be a major improvement for the area and I look forward to your approval.

Rosemarie A. Morris
Rosemarie A. Morris

• Proposed setbacks

Pleasant Point Rd



2015 GARDEN COURT HOME

" = 20'

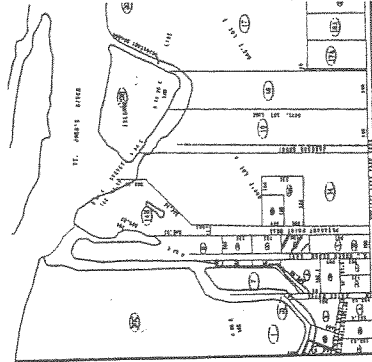
SWERDLOFF & LONG SURVEYING, INC.

Legal Description

The North 150 feet of the South 480 feet of the East 115 feet of the West 660 feet, Government Lot 4, Section 32, Township 19 South, Range 32 East (less the West 15 feet for road), together with the right to use the canal adjoining the above property in conjunction with others.

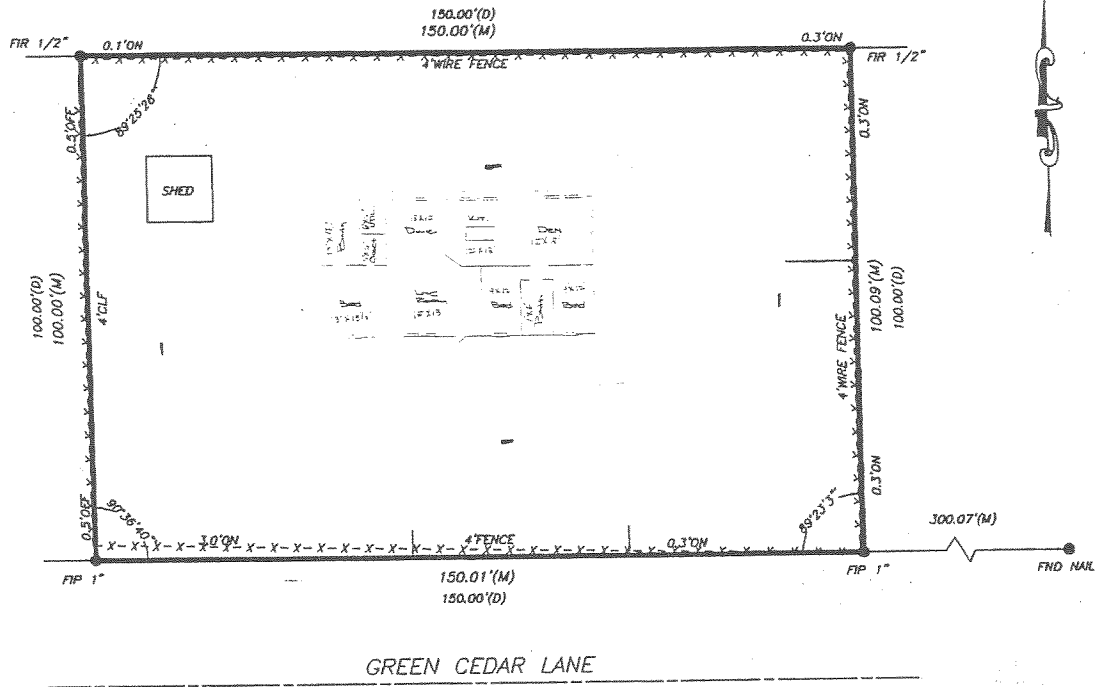
Community number: 120289 Panel: 0070
 Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X
 Date of field work: 11/5/2003 Completion Date: 11/7/2003

Certified to:
 C. Arthur Morris; Rose Marie Morris; First American Title Insurance Company.



PLEASANT POINT ROAD

SCALE: 1" = 30'



Property Address:
 2015 Green Cedar Lane
 Geneva, FL 32732

Survey number: SL 26207

LEGEND

| | | | | | |
|--------|--------------------|--------|-------------------------|--------|------------------------------|
| W | Wood Fence | CAIV | Cable Riser | M.H. | Manhole |
| -x-x- | Wire Fence | W.M. | Water Meter | N.T.S. | Not to Scale |
| FN. | Found Nail | TEL. | Telephone Facilities | O.R. | Official Records |
| * | Property Corner | CA | Covered Area | O.R.B. | Official Records Book |
| R | Record | B.R. | Bearing Reference | P.C.P. | Permanent Control Point |
| M | Field Measured | CH | Chord | P.R.M. | Permanent Reference Monument |
| CL | Clear | RAD | Radial | P | Page |
| ENCR | Encroachment | N.R. | Non Radial | PVMT. | Pavement |
| CL | Centerline | A/C | Air Conditioner | P.B. | Plat Book |
| C | Concrete | B.M. | Bench Mark | P.O.B. | Point of Beginning |
| PL | Property Line | C. | Calculated | P.O.C. | Point of Commencement |
| C.M. | Concrete Monument | ZZZZ | Block Wall | P.O.L. | Point on Line |
| F.I.R. | Found Iron Rod | Δ | Central Angle/Delta | P.C. | Point of Curvature |
| F.I.P. | Found Iron Pipe | D.B. | Deed Book | P.R.C. | Point of Reverse Curvature |
| R/W | Right Of Way | D. | Description or Deed | P.T. | Point of Tangency |
| N&D | Nail & Disk | D.H. | Drill Hole | R. | Radius (Radial) |
| D.E. | Drainage Easement | D/W | Drive way | R.O.E | Roof Overhang Easement |
| U.E. | Utility Easement | ESMT | Easement | S.I.R. | Set Iron Rod & Cap |
| FD. | Found | EL | Elevation | S/W | Sidewalk |
| P | Plat | F.F. | Finished Floor | T.O.P. | Top of Bank |
| ASPH | Asphalt | F.C.M. | Found Concrete Monument | TYP. | Typical |
| O.H.U. | Overhead Utilities | F.P.K. | Found Parker-Kalon Nail | W.C. | Witness Corner |
| P.P. | Power Pole | L | Length | E.E. | Existing Elevation |
| TY | Type | L.A.E. | Limited Access Easement | E.O.W. | Edge Of Water |

GENERAL NOTES

- Legal description provided by others.
 - The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
 - Underground portions of footings, foundations or other improvements were not located.
 - Wall ties are to the face of the wall.
 - Only visible encroachments located.
 - No identifications found on property corners unless noted.
 - Dimensions shown are plat and measured unless otherwise noted.
 - Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
 - Adjoining lots are within the same block, unless otherwise noted.
 - This is an AS-BUILT SURVEY unless otherwise noted.
 - Not valid unless sealed with the signing surveyors embossed seal.
 - Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
 - L.B. 7132
- I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Ralph Swerdloff

Registered Land Surveyor No. 3411

Swerdloff & Long Surveying, Inc.
 365 Waymont Court, Suite 109, Lake Mary, FL 32746
 Voice 407.688.7631 Fax 407.688.7691





Plan 12



Handwritten text at the top of the page, possibly a title or page number, which is mostly illegible due to the image quality.





HALL

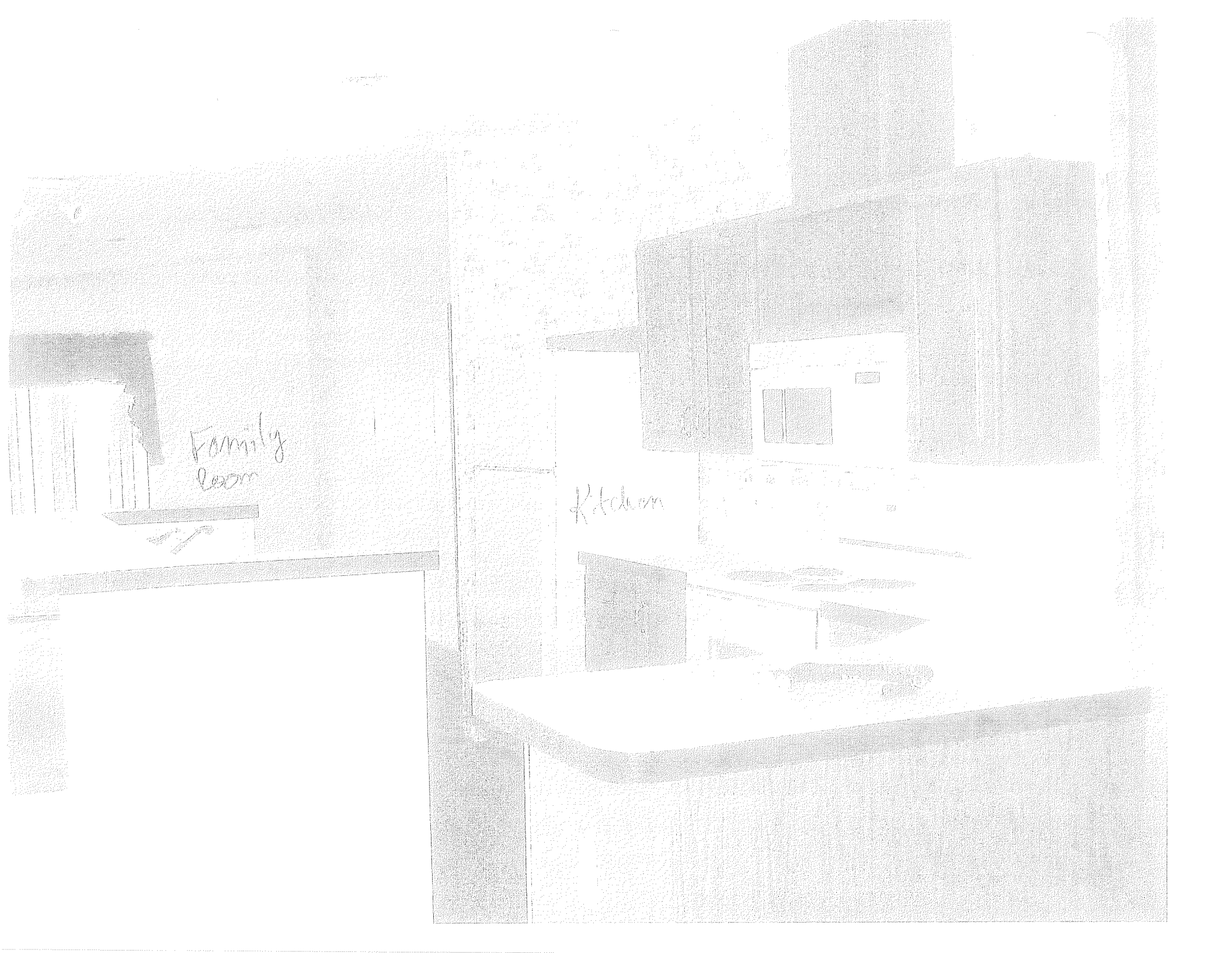
Living

Dining

Kitchen

Family
Room

Kitchen



Proposed

French Doors



Kitchen