

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

**SUBJECT:** The request for a side yard (west) setback variance from 10 feet to 7 feet for a proposed replacement screen pool enclosure in R-1AAA (Single Family Dwelling District); (William & Lutrelle Mc Glockton, applicants).

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Rufus Brown      **EXT.** 7357

**Agenda Date** 12/04/06    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a side yard (west) setback variance from 10 feet to 7 feet for a proposed replacement screen pool enclosure in R-1AAA (Single Family Dwelling District); or
2. **DENY** the request for a side yard (west) setback variance from 10 feet to 7 feet for a proposed replacement screen pool enclosure in R-1AAA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: William & Lutrelle Mc Glockton Location: 201 Stonebridge Drive Zoning: R-1AAA Subdivision: Sweetwater Oaks Sec 07
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a replacement screen enclosure that would encroach 3 feet into the require 10 feet rear yard setback. The aforementioned rear yard setback variance from 10 feet to 7 feet is thereby requested.</li> <li>• The replacement screen pool enclosure will be constructed on the existing concrete pool slab.</li> <li>• The applicant submitted plans for the replacement screen enclosure ,that are in the reviews stages, to the</li> </ul>

	<p>Building Division on October 31, 2006 (App. # 06 00011186).</p> <ul style="list-style-type: none"><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>• 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 applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</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 (Type of structure) 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>

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

Application # BU 2006-201  
Meeting Date DEC 4/06

**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: William & Lutrelle Mc Glackton  
Address: 201 Stonebridge Dr City: Longwood Zip code: 32779  
Project Address: 201 Stonebridge Dr City: Longwood Zip code: 32779  
Contact number(s): 407-788-3916 (cell) 407-462-2679  
Email address: \_\_\_\_\_

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 checked="" type="checkbox"/> Pool screen enclosure	Please describe: <u>replace an existing enclosure (1976) that does not meet current side setbacks.</u>
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input checked="" type="checkbox"/> This request is for a structure that has already been built. <u>1976 - Not a code violation</u>	

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 type="checkbox"/> Front yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>10'</u>	Proposed setback: <u>7'</u>
<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 type="checkbox"/> Total number of variances requested <u>1</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: William A. Glackton

**FOR OFFICE USE ONLY**

Date Submitted: 10-30-06 Reviewed By: \_\_\_\_\_  
 Tax parcel number: 32-20-29-50P-0E00-0090 Zoning/FLU R-1AAA/LOR  
 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: Building Department w/post the site please call Jim Stroup

**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 <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input checked="" type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> 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.

PLAT OF SURVEY FOR THE HUSKEY COMPANY  
SEMINOLE COUNTY, FLORIDA  
DESCRIPTION

LOT 4, BLOCK E, SWEETWATER OAKS SECTION 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

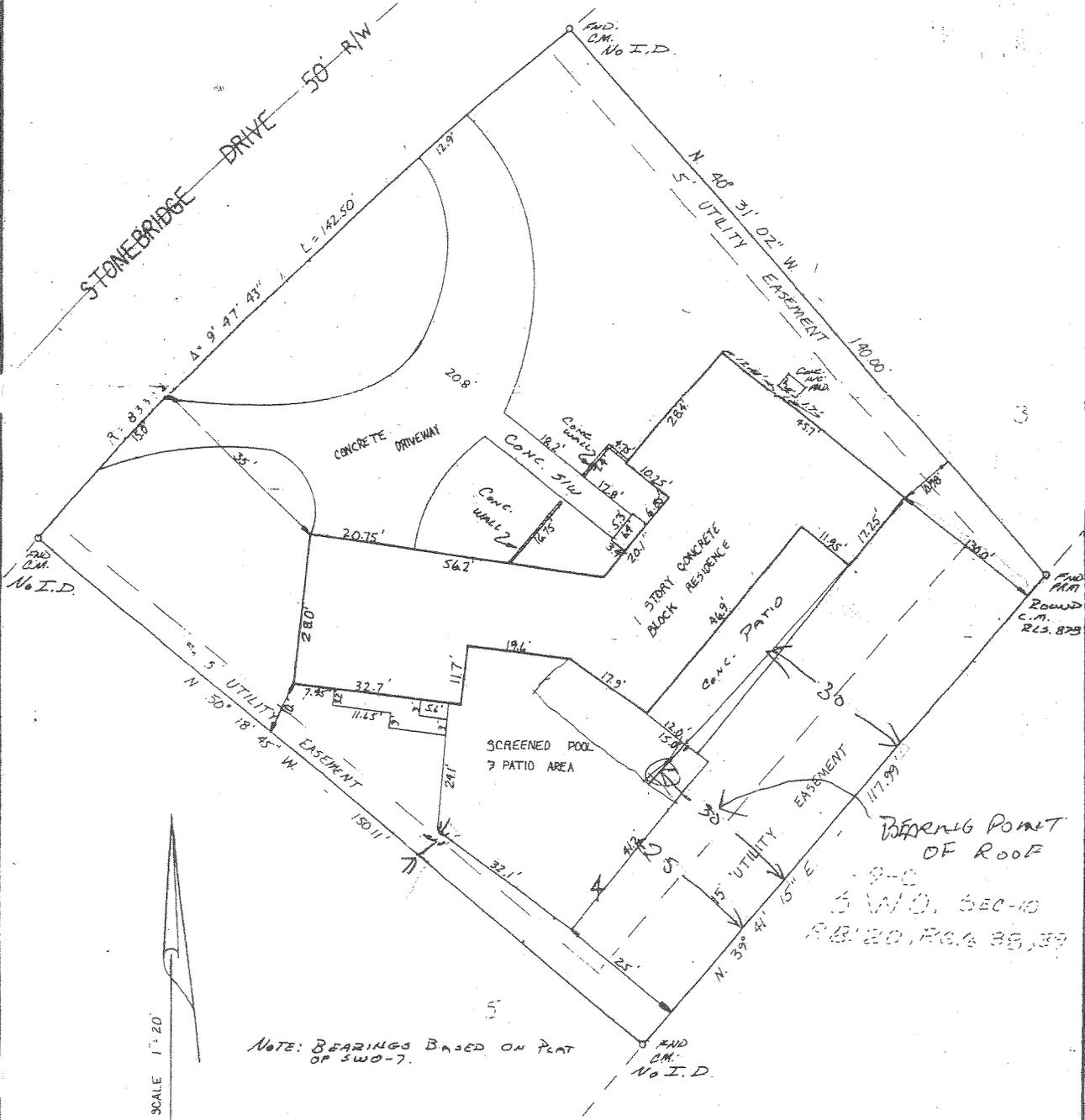
THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR, HAS COMPLETED THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON DELINEATED IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

*R. L. Roberts*  
25 JULY 1980  
DODNEY SURVEYORS, INC.  
By R. L. ROBERTS, VICE PRESIDENT, R.L.S. No. 3144  
200 E. Commercial St., P.O. Box 266, Sanford, Florida 32771

Recertified to COLONEL WILLIAM H. MC GLOCKTON *R. L. Roberts* 22 July 82

Having consulted the National Flood Insurance Program maps, in my opinion and to the best of my knowledge, this property lies in Zone C, an area of minimal flooding, as delineated by the F.I.A. Flood Insurance Rate Map, Seminole County, Florida, Community-Panel No. 120289 0105 B, Effective date May 5, 1981.

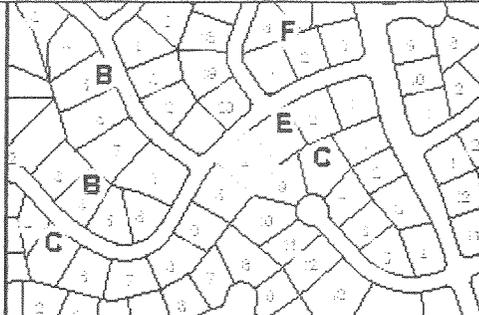
RECERTIFIED *R. L. Roberts* 3 April 85  
Field: 3/28/85



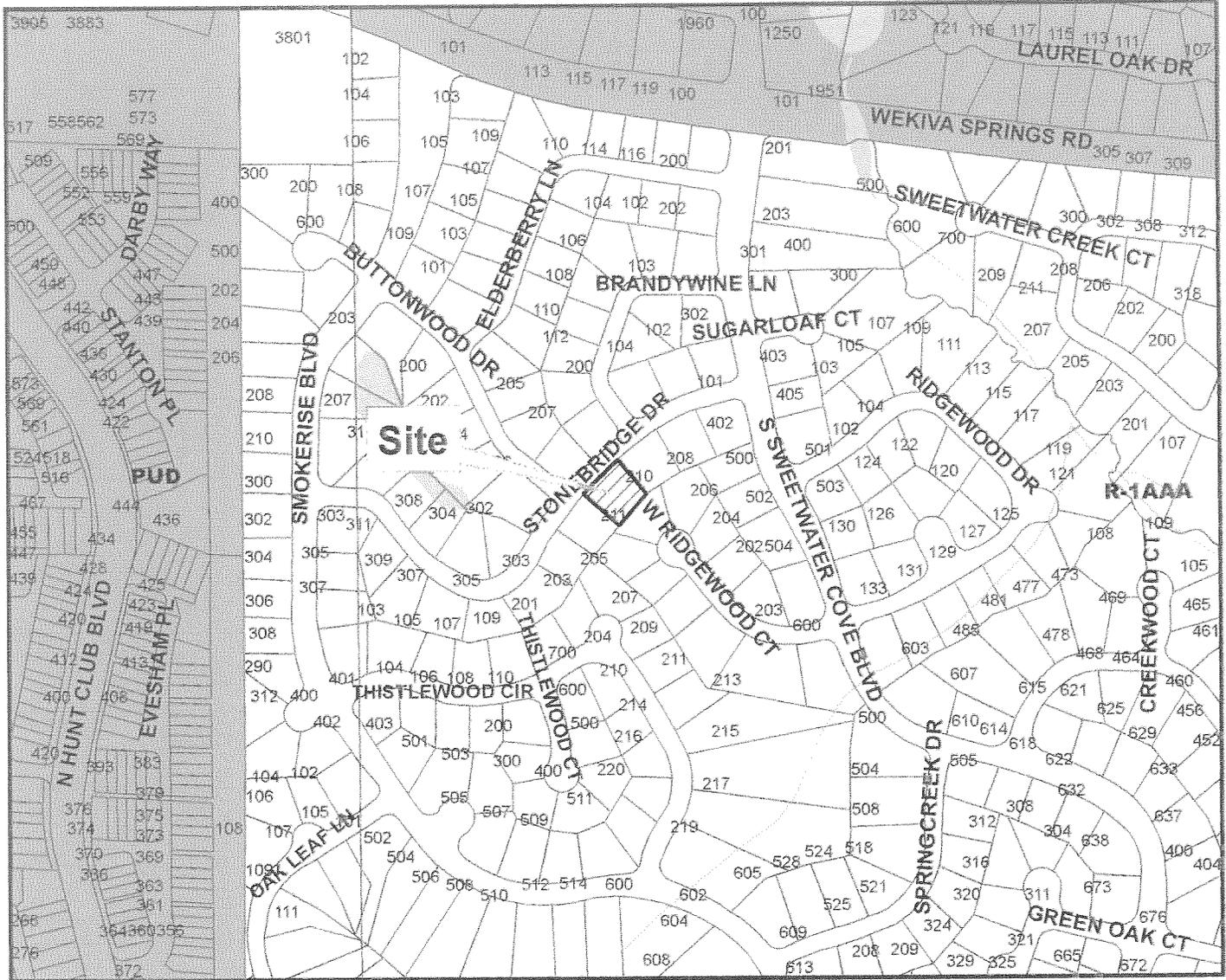
NOTE: BEARINGS BASED ON PLAT OF SWO-7.

BEARING POINT OF ROOF  
9-C  
SWO, SEC-10  
R/L 20, P.G. 88, 89

224-85  
X-60-82  
(REF X-58-80)

<p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7508</p>																							
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 32-20-29-5DP-0E00-0040                  Owner: MC GLOCKTON WILLIAM H &amp;                  Own/Addr: LUTRELLE W                  Mailing Address: 201 STONEBRIDGE DR                  City,State,ZipCode: LONGWOOD FL 32779                  Property Address: 201 STONEBRIDGE DR LONGWOOD 32779                  Subdivision Name: SWEETWATER OAKS SEC 07                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD                  Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 1                  Depreciated Bldg Value: \$294,822                  Depreciated EXFT Value: \$8,984                  Land Value (Market): \$70,000                  Land Value Ag: \$0                  Just/Market Value: \$373,806                  Assessed Value (SOH): \$205,455                  Exempt Value: \$25,000                  Taxable Value: \$180,455                  Tax Estimator                  2006 Notice of Proposed Property Tax</p>																					
<p style="text-align: center;"><b>SALES</b></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>08/1982</td> <td>01407</td> <td>0072</td> <td>\$150,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1980</td> <td>01308</td> <td>0122</td> <td>\$153,200</td> <td>Improved</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	08/1982	01407	0072	\$150,000	Improved	Yes	WARRANTY DEED	11/1980	01308	0122	\$153,200	Improved	Yes	<p style="text-align: center;"><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$4,197                  2005 Tax Bill Amount: \$2,859                  Save Our Homes (SOH) Savings: \$1,338                  2005 Taxable Value: \$174,471                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																	
WARRANTY DEED	08/1982	01407	0072	\$150,000	Improved	Yes																	
WARRANTY DEED	11/1980	01308	0122	\$153,200	Improved	Yes																	
<p style="text-align: center;"><b>LAND</b></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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>70,000.00</td> <td>\$70,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	70,000.00	\$70,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: Pick...                  LEG LOT 4 BLK E SWEETWATER OAKS SEC 7 PB 19 PGS 28 + 29</p>									
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																		
LOT	0	0	1.000	70,000.00	\$70,000																		
<p><b>BUILDING INFORMATION</b></p>																							
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New														
1	SINGLE FAMILY	1976	11	2,627	3,632	2,879	CB/STUCCO FINISH	\$294,822	\$336,939														
			Appendage / Sqft GARAGE FINISHED / 753 Appendage / Sqft ENCLOSED PORCH FINISHED / 252																				
<p><b>NOTE:</b> Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p>Permits</p>																							
<p><b>EXTRA FEATURE</b></p>																							
Description		Year Blt	Units	EXFT Value	Est. Cost New																		
FIREPLACE		1976	1	\$800	\$2,000																		
POOL GUNITE		1976	450	\$3,600	\$9,000																		
COOL DECK PATIO		1976	1,800	\$2,520	\$6,300																		
SCREEN ENCLOSURE		1976	2,080	\$1,664	\$4,160																		
WOOD DECK		1976	200	\$400	\$1,000																		

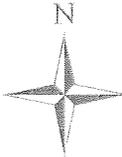
Lutrelle & William Mc Glockton  
 201 Stonebridge Drive  
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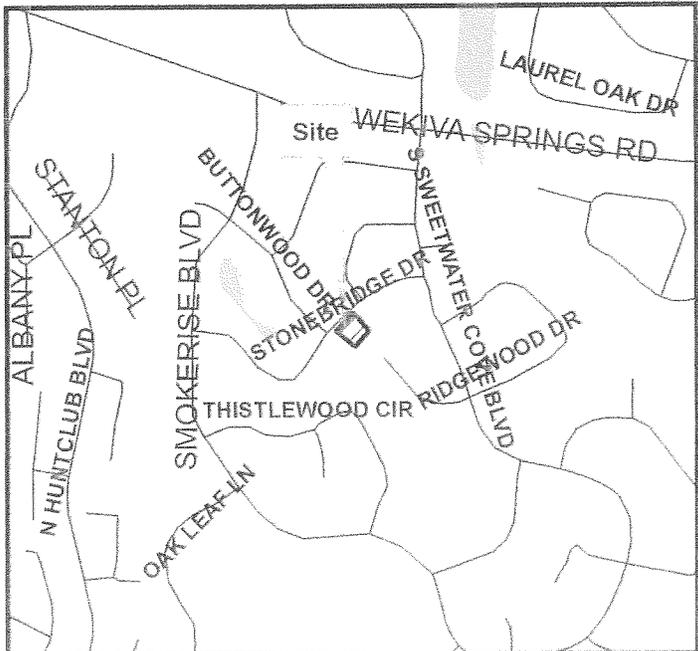


**Seminole County Board of Adjustment**  
 December 4, 2006  
 Case: BV2006-201 (Map 3154, Grid B1)  
 Parcel No: 32-20-29-5DP-0E00-0040

**Zoning**

-  BV2006-201
-  R-1AAA
-  PUD

N  




**FILE #:** BA(2-20-84)-17V      **APPL:** SELMER CORPORATION  
**SEC:** 32    **TWP:** 20    **RNG:** 29    **SUF:**      **PL BK:** 21    **PB PG:** 60    **BLOCK #:** C

**DEVELOPMENT NAME:** V-SELMER CORPORATION  
**LOC:** WEST SIDE OF THISTLEWOOD CIRCLE AND 200 FT. N OF SMOKERISE BOULEVARD  
**PARC #1:**    **#2:**      **#3:**      **#4:**      **#5:**      **#6:**      **#7:**  
**PARC #1:**    **#2:**      **#3:**      **#4:**      **#5:**      **#6:**      **#7:**

**REQUEST DESCRIPTION:**  
SIDE YARD VARIANCE IN R-1AAA FROM 10 FT TO 7.5 FT FOR POOL SCREEN ENCLOSURE

**ACTION:** APPROVED  
**DATE:** 022084

**REMARKS:**  
(SWEETWATER OAKS, SECTION 12)

**CMD 1** - End Job      **CMD 2** - Go to Search Prompt      **HELP** - SCREEN AID

FILE #: BA(-4-16-79)-53V      APPL: HOMOYA, BRUCE P.  
SEC: 32    TWP: 20    RNG: 29    SUF:      PL BK:    20    PB PG: 40    BLOCK #: C

DEVELOPMENT NAME: V-HOMOYA, BRUCE P.

LOC: ON RIVERBEND BOULEVARD.

L	#1: 17	#2:	#3:	#4:	#5:	#6:	#7:
PARC #1:	#2:	#3:	#4:	#5:	#6:	#7:	

**REQUEST DESCRIPTION:**

SIDE YARD SETBACK VARIANCE FROM 10 FT. TO 4.6 FT. TO ADD A POOL ENCLOSURE.

**ACTION:** APPROVED.

**DATE:** 041679

**REMARKS:**

(PB PG: 40 & 41)      (SWEETWATER OAKS, SECTION 11)

**CMD 1** - End Job      **CMD 2** - Go to Search Prompt      **HELP** - SCREEN AID

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 4, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 4 BLK E SWEETWATER OAKS SEC 7 PB 19 PGS 28 + 29

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

### FINDINGS OF FACT

**Property Owner:** William & Lutrelle Mc Glockton  
201 Stonebridge Drive  
Longwood, FL 32779

**Project Name:** Stonebridge Drive (201)

**Requested Development Approval:**

The request for a side yard (west) setback variance from 10 feet to 7 feet for a proposed replacement screen pool enclosure in R-1AAA (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: Rufus Brown, Planning Intern  
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 (Structure) 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: