

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

SUBJECT: 1393 La Quinta Court - Suzanna Thesing, applicant; Request for a rear yard (east) setback variance from 25 feet to 15.5 feet for a proposed enclosed screen room in the PUD (Planned Unit Development District).

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

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

Agenda Date 1/22/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a rear yard (east) setback variance from 25 feet to 15.5 feet for a proposed enclosed screen room in the PUD (Planned Unit Development District); or
2. **DENY** the request for a rear yard (east) setback variance from 25 feet to 15.5 feet for a proposed enclosed screen room in the PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Suzanna Thesing Location: 1393 La Quinta Court Zoning: PUD (Planned Unit Development District) Subdivision: Sunrise
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a sunroom addition that will encroach 9.5 feet into the required 25 foot rear yard setback. • The sunroom will be an addition of approximately 200 square feet to the rear of the existing 1,482 square foot home. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.
STAFF FINDINGS	The applicant has not satisfied the criteria for the grant of a

	<p>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.
<p>STAFF RECOMMENDATION</p>	<p>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:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the sunroom 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.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- PUD Commitment Card, *if applicable*
- Application**
- Authorization letter
- Applicant statement of request
- Proposed Development Order**
- Proposed Site Plan**
- Proposed elevation drawings, renderings, floor plans, etc
- Property Appraiser data sheet**
- Location map**

Support information:

- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

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

Application # BV2006-210
Meeting Date 1-22-07



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 665-7444

COPY

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

Name: SUZANNA Thesing
Address: 1393 LA Quinta Ct City: Winter Spr Zip code: 32708
Project Address: Same City: _____ Zip code: _____
Contact number(s): 407-403-0393
Email address: thesings@ocps.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 type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>Screen Room</u>
<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 type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>25 ft.</u>	Proposed setback:	<u>15.5 ft</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>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: Suzanna Thesing

FOR OFFICE USE ONLY

Date Submitted: _____ Reviewed By: F. Johnson

Tax parcel number: 19-21-31-50-M-0000-2010 Zoning/FLU Pud / PD

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: _____

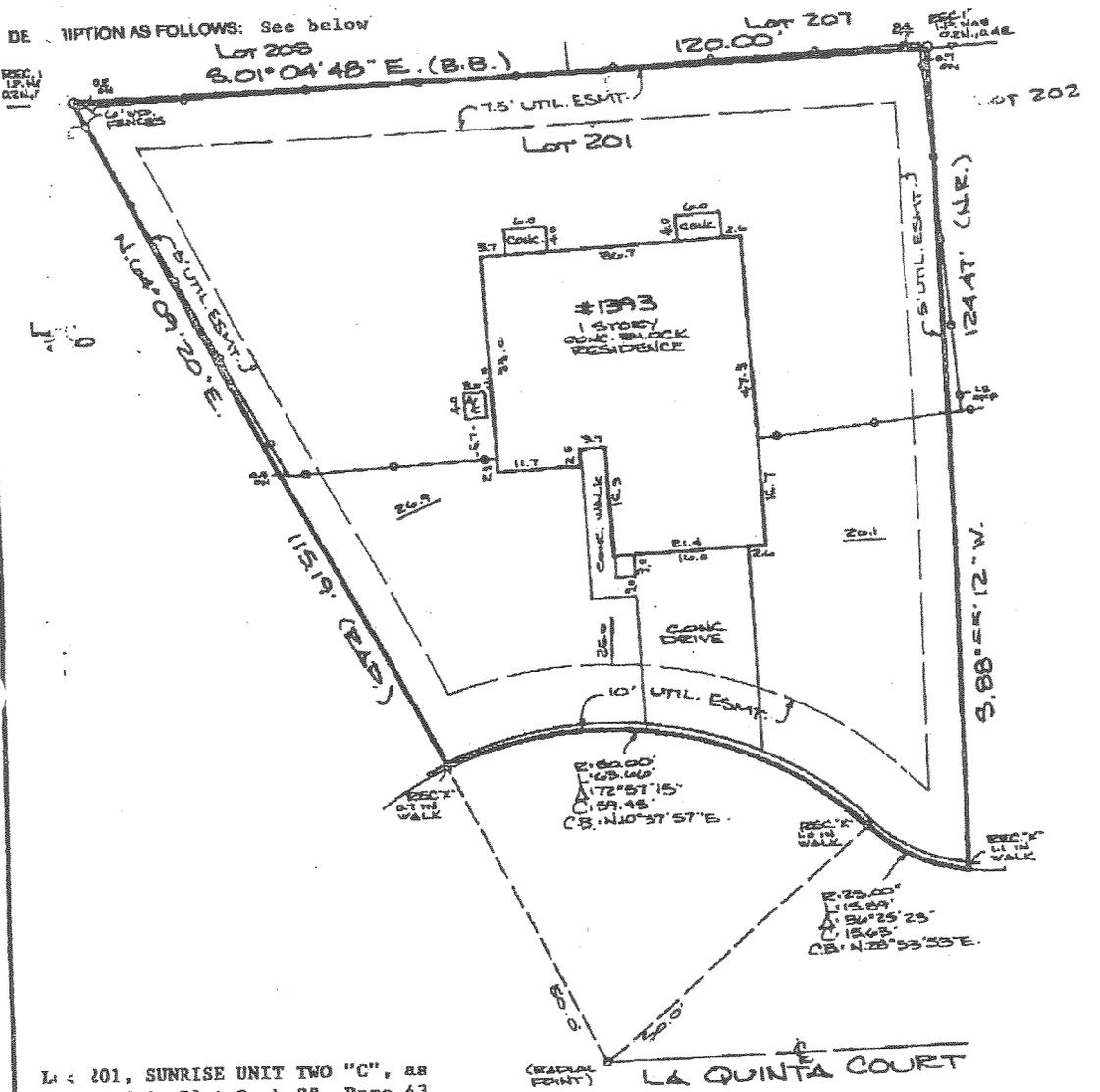
VARIANCE SUBMITTAL CHECKLIST

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 1/2 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.
	<input 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 LAND SURVEY FOR and/or CERTIFIED TO: Michael J. Rufia & Suzanna S. Thesing
 Owner: Title, Inc.; First American Title Insurance Company; New America Financial

DESCRIPTION AS FOLLOWS: See below



Lot 201, SUNRISE UNIT TWO "C", as recorded in Plat Book 28, Page 43, Public Records of Seminole County, Florida.

GROUSEMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION # LB4596

- LEGEND
- 1. BOUNDARY
- 2. CONSTRUCTION
- 3. EASEMENT
- 4. ENCUMBRANCE
- 5. FENCE
- 6. FUTURE
- 7. GROUND
- 8. IMPROVEMENT
- 9. INTEREST
- 10. LOT
- 11. METEER
- 12. MONUMENT
- 13. PLAT
- 14. RECORD
- 15. SURVEY
- 16. TOWN
- 17. TRAIL
- 18. UTILITY
- 19. WALK
- 20. WOOD
- 21. ZONE
- 22. ZONING
- 23. ZONING
- 24. ZONING
- 25. ZONING
- 26. ZONING
- 27. ZONING
- 28. ZONING
- 29. ZONING
- 30. ZONING
- 31. ZONING
- 32. ZONING
- 33. ZONING
- 34. ZONING
- 35. ZONING
- 36. ZONING
- 37. ZONING
- 38. ZONING
- 39. ZONING
- 40. ZONING
- 41. ZONING
- 42. ZONING
- 43. ZONING
- 44. ZONING
- 45. ZONING
- 46. ZONING
- 47. ZONING
- 48. ZONING
- 49. ZONING
- 50. ZONING



NOTE:
 1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MEETS BY CHAPTER 6007-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 407-007, FLORIDA STATUTES.
 2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MEETS, THIS MAP/REPORT IS FOR OFFICIAL NATIONAL PURPOSES ONLY AND IS NOT VALID.
 3. THIS SURVEY WAS PREPARED FROM THE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS WHICH AFFECT THIS PROPERTY.
 4. NO UNDISCLOSED EASEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
 5. THE SURVEY IS CONSIDERED FOR THE GLE BENEFIT OF THOSE ENTITLED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
 6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 7. BEARINGS & DISTANCES ARE BASED ON ASSUMED DATUM AND ON THE LINE IS SHOWN AS SAID BEARING & DISTANCE UNLESS OTHERWISE NOTED.
 8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.

ORLANDO OFFICE
 3425 E. CORONAL DR.
 ORLANDO, FL 32809
 (407) 277-3222
 FAX (407) 628-4494

CERTIFIED BY: *Scott D. Rufia* S.L.S. No. 494
 TOM X. GROUSEMEYER, S.L.S. No. 474
 SCOTT D. GROUSEMEYER, S.L.S. No. 2527

THIS BUILDING/PROPERTY *2800* *101* IN EXISTENCE

THE ESTABLISHED SPECIAL FLOOD HAZARD AREA PER "FIRM" ZONE "X"

PANEL *100009* *01452* (4-17-98)

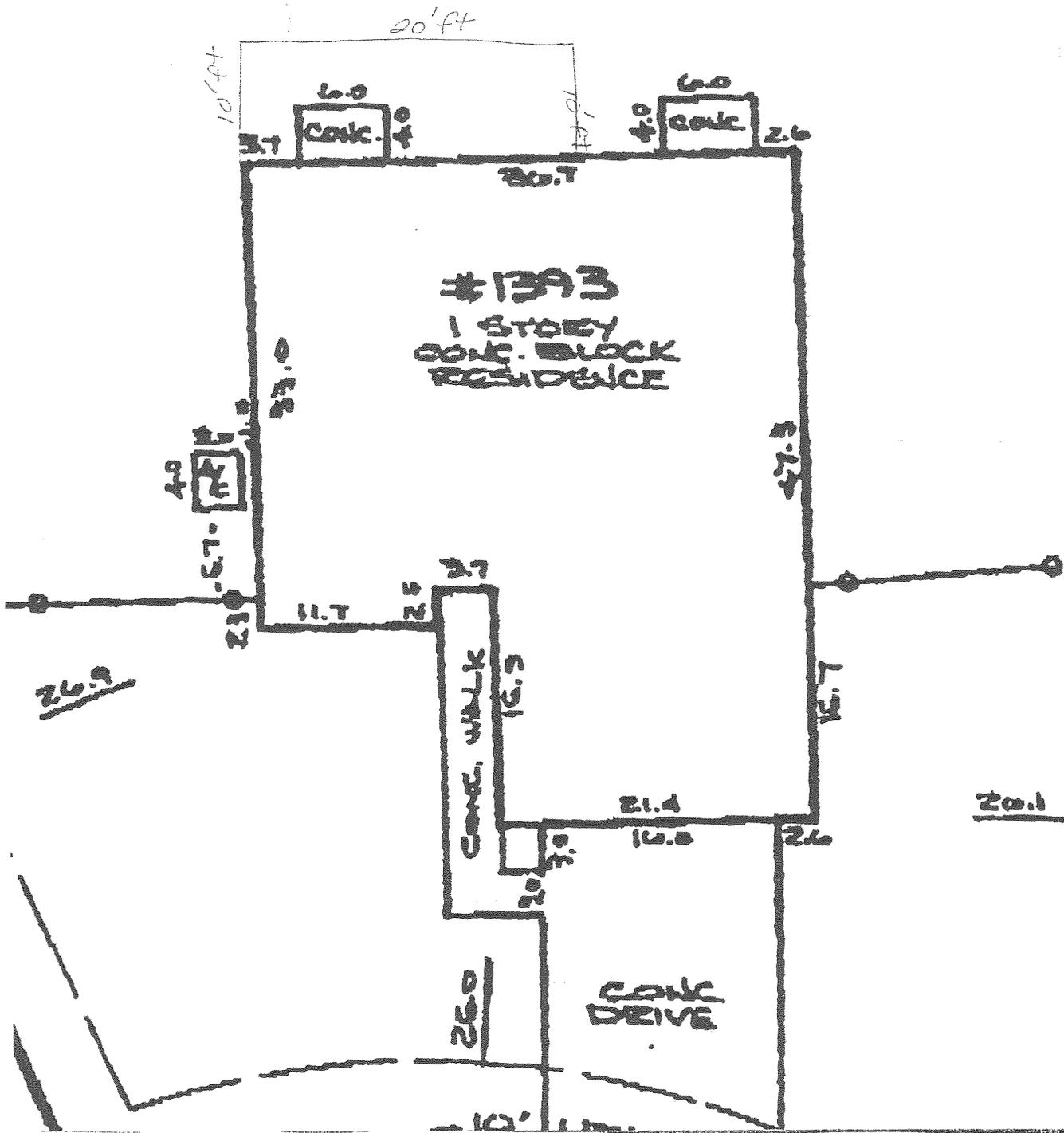
SCALE 1" = 20'		ORDER No.
FIELD DATE	5-8-98	4-12617
DRAWN BY P.P.C.		CHECKED BY

LOT 201

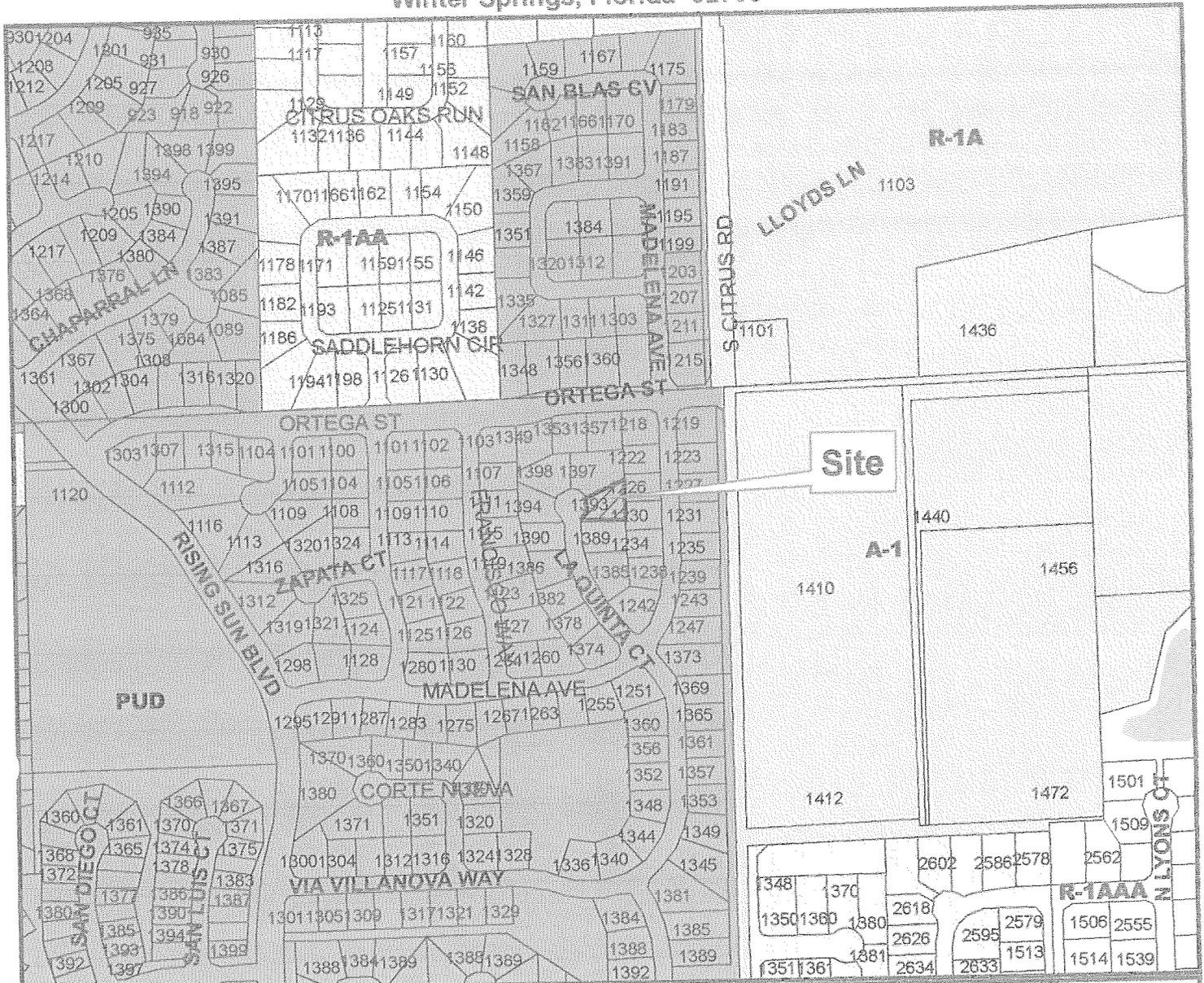
BV2006-210

SUZANNA

Thesing



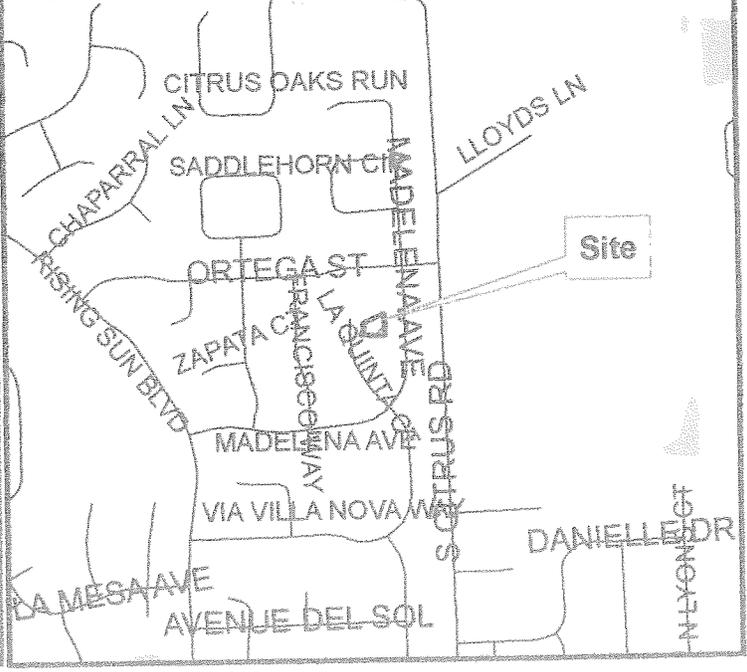
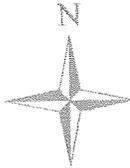
Suzanna Thesing
 1393 La Quinta Court
 Winter Springs, Florida 32708



Seminole County Board of Adjustment
 January 22, 2007
 Case: BV2006-210 (Map 3211, Grid E1)
 Parcel No: 19-21-31-5GM-0000-2010

Zoning

-  BV2006-210
-  A-1
-  R-1AA
-  R-1A
-  PUD



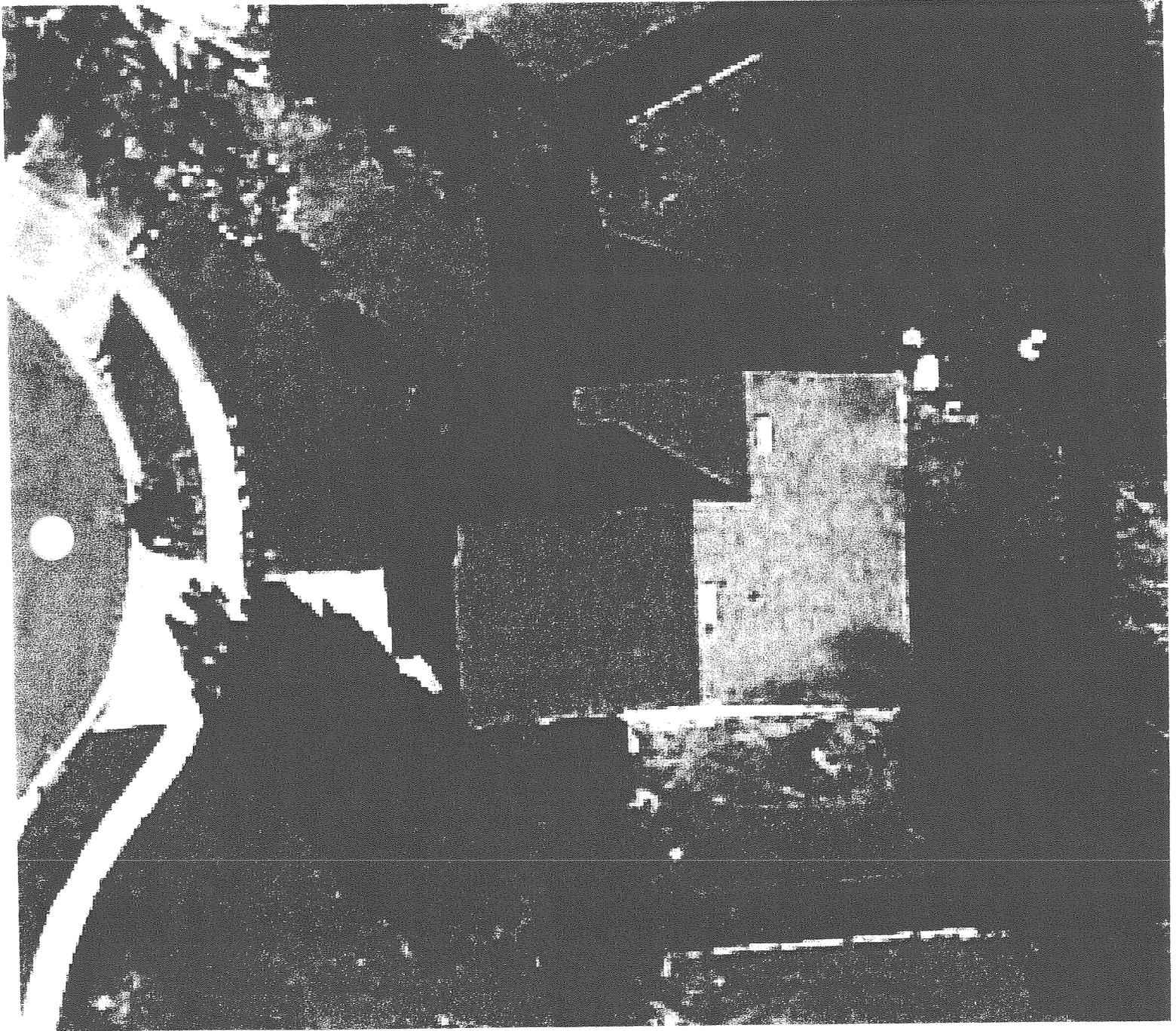
COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 18 TWP: 21 RNG: 31
 PROJ. #

DEVELOPMENT: Sunrise Unit 2C		DEVELOPER: Arden Group of Florida	
LOCATION: 38 Lots – 13.4551			
FILE#:	BA:	SP:	BCC: 7/13/83
P&Z:			
PB 28	PG 43	Lot	Blk
		Parcel	DBA
			Comm Dist
DEVEL. ORDER #:		TAX PAR. I.D. #:	
SIDEWALKS:		SETBACK REQUIREMENTS	
		FY: 20'	RY: 25'
		SIDE ST.:	SY: 6'
ROAD TYPE:		MAIN STRUCTURE OTHER: Minimum Lot Size: 6,800 sq. ft. Minimum Living Area: 900 sq. ft. Maximum Height: 35'	
COMMENTS OTHER: 1) Developer will plant minimum of 3 trees per lot, minimum of 6' in height and 2" in diameter 1' above ground.		ACCESSORY STRUCTURE SETBACKS:	
		SY: 6'	RY: 10'
		ACCESSORY STRUCTURE OTHER:	

IMPACT FEES	
	SCREEN:
	TRAFFIC ZONE:
	LAND USE:
	1. ROAD-CO. WIDE
	2. ROAD-COLL.
	3. LIBRARY
	4. FIRE \$10.00
	5. PARK
	6. SCHOOL \$300.00
	7. LAW
	8. DRAINAGE
	TOTAL
	REMARKS:

<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 style="text-align: center;">GENERAL</p> <p>Parcel Id: 19-21-31-5GM-0000-2010</p> <p>Owner: THESING SUZANNA C</p> <p>Mailing Address: 1393 LA QUINTA CT</p> <p>City,State,ZipCode: WINTER SPRINGS FL 32708</p> <p>Property Address: 1393 LA QUINTA CT WINTER SPRINGS 32708</p> <p>Subdivision Name: SUNRISE UNIT 2C</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (1999)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p>2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$102,504</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$32,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$134,504</p> <p>Assessed Value (SOH): \$68,200</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$43,200</p> <p>Tax Estimator</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>QUIT CLAIM DEED</td> <td>01/2001</td> <td>03996</td> <td>1936</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>10/1998</td> <td>03514</td> <td>0253</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1998</td> <td>03440</td> <td>1744</td> <td>\$75,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>04/1992</td> <td>02421</td> <td>0418</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>03/1987</td> <td>01831</td> <td>0945</td> <td>\$5,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1983</td> <td>01510</td> <td>0687</td> <td>\$52,000</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	QUIT CLAIM DEED	01/2001	03996	1936	\$100	Improved	No	CORRECTIVE DEED	10/1998	03514	0253	\$100	Improved	No	WARRANTY DEED	05/1998	03440	1744	\$75,500	Improved	Yes	QUIT CLAIM DEED	04/1992	02421	0418	\$100	Improved	No	QUIT CLAIM DEED	03/1987	01831	0945	\$5,000	Improved	No	WARRANTY DEED	12/1983	01510	0687	\$52,000	Improved	Yes	<p>2006 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,774</p> <p>2006 Tax Bill Amount: \$664</p> <p>Save Our Homes (SOH) Savings: \$1,110</p> <p>2006 Taxable Value: \$41,214</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>				
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																	
QUIT CLAIM DEED	01/2001	03996	1936	\$100	Improved	No																																																	
CORRECTIVE DEED	10/1998	03514	0253	\$100	Improved	No																																																	
WARRANTY DEED	05/1998	03440	1744	\$75,500	Improved	Yes																																																	
QUIT CLAIM DEED	04/1992	02421	0418	\$100	Improved	No																																																	
QUIT CLAIM DEED	03/1987	01831	0945	\$5,000	Improved	No																																																	
WARRANTY DEED	12/1983	01510	0687	\$52,000	Improved	Yes																																																	
<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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>32,000.00</td> <td>\$32,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	32,000.00	\$32,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 201 SUNRISE UNIT 2C PB 28 PG 43</p>																																									
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																		
LOT	0	0	1.000	32,000.00	\$32,000																																																		
<p style="text-align: center;">BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Bld</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1983</td> <td>6</td> <td>969</td> <td>1,482</td> <td>969</td> <td>CB/STUCCO FINISH</td> <td>\$102,504</td> <td>\$113,264</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 9</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">GARAGE FINISHED / 252</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">UTILITY UNFINISHED / 252</td> </tr> </tbody> </table> <p>NOTE: 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>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>						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	969	1,482	969	CB/STUCCO FINISH	\$102,504	\$113,264				Appendage / Sqft	OPEN PORCH FINISHED / 9									Appendage / Sqft	GARAGE FINISHED / 252									Appendage / Sqft	UTILITY UNFINISHED / 252					
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	969	1,482	969	CB/STUCCO FINISH	\$102,504	\$113,264																																														
			Appendage / Sqft	OPEN PORCH FINISHED / 9																																																			
			Appendage / Sqft	GARAGE FINISHED / 252																																																			
			Appendage / Sqft	UTILITY UNFINISHED / 252																																																			



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 22, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 201 SUNRISE UNIT 2C PB 28 PG 43

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

FINDINGS OF FACT

Property Owner: SUZANNA C. THESING
1393 LA QUINTA COURT
WINTER SPRINGS, FL 32708

Project Name: LAQUINTA COURT (1393)

Requested Development Approval:

Request for a rear yard (east) setback variance from 25 feet to 15.5 feet for a proposed enclosed screen room in PUD (Planned Unit Development 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 covered 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 _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: