

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 1215 New Jersey Avenue – Request for a side street setback variance from 25 feet to 23 feet for a proposed pool screen enclosure in the R-1A (Single Family Dwelling District); (Saundra Williams, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

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

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side street setback variance from 25 feet to 23 feet for a proposed pool screen enclosure in the R-1A (Single Family Dwelling District); (Saundra Williams, applicant); or
2. **DENY** the request for a side street setback variance from 25 feet to 23 feet for a proposed pool screen enclosure in the R-1A (Single Family Dwelling District); (Saundra Williams, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant:	Saundra Williams
	Location:	1215 New Jersey Avenue
	Zoning:	R-1A
	Subdivision:	Little Washington Estates
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 29 foot by 67 foot screen enclosure over a pool. • The proposed pool screen enclosure will encroach 2 feet into the side street setback. • 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 variance. Staff has determined that:	

	<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. <i>Others in the Little Washington Estates would be denied the ability to construct within the setback without a variance.</i>• 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.• 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, 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 pool screen enclosure 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 # BU2006-273
 Meeting Date RECEIVED 12/4/06



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

DEC 4 2006

PLANNING DIVISION

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

Name: Sandra Williams
 Address: 1215 New Jersey Ave City: Altamonte Springs Zip code: 32714
 Project Address: (Same) City: _____ Zip code: _____
 Contact number(s): 407-754-9404
 Email address: keelqator36@aol.com

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>29 x 67 enclosure</u>
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<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 type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>25</u>	Proposed setback:	<u>23</u>
<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: Sandra Williams

FOR OFFICE USE ONLY

Date Submitted: 12/4/06 Reviewed By: JS
 Tax parcel number: 08 21 29 501 0000 0110 Zoning/FLU R-1A / LDR
 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: Print out P.A. sheet. Has doesn't meet setback. Side
Street variance

RECEIVED
 DEC 4 2006
 PLANNING DIVISION

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

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.

1. Completed application.
2. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
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.
o Please start with a clean survey (ex: white out old approval stamps)
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 or addition (Label existing, label proposed, and include square footage and dimensions of each)
o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
o Building height
o Setbacks from each building to the property lines
o Location of proposed fence(s)
o Identification of available utilities (ex: water, sewer, well or septic)
4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

NHOLE:
D = 84.92'
E = 80.37'
RCP

SINGLE WHITE LINE

CURB & GUTTER

OHE

SITE BENCH MARK #1
"□" SQUARE CUT IN
CONC. EL. 85.83'

5' CONCRETE SIDEWALK

N89°28'42"E

147.67'(F)

OHE

OHE

CONC. BLK. COLUMNS W/
3' CONC. BLK. WALL BETWE
IRON FENCE CENTERED ON

LOT 10

S00°34'17"E
112.42'(F)

WELL &
WATER TANKS

WELL
FOUND 1/2" IP
NO #

6' WOOD FENCE

STOP
SIGN

FOUND 1/2" IR NO #

GUY
ANCHOR

SET 5/8" C.I.R.
LB#3763

CHAIN LINK FENCE

N00°20'12"E
(F) 21.02.111

COVERED

1 STORY CONCRETE BLOCK STRUCTURE
F.F.E. ELEV. = 90.72

COVERED PATIO

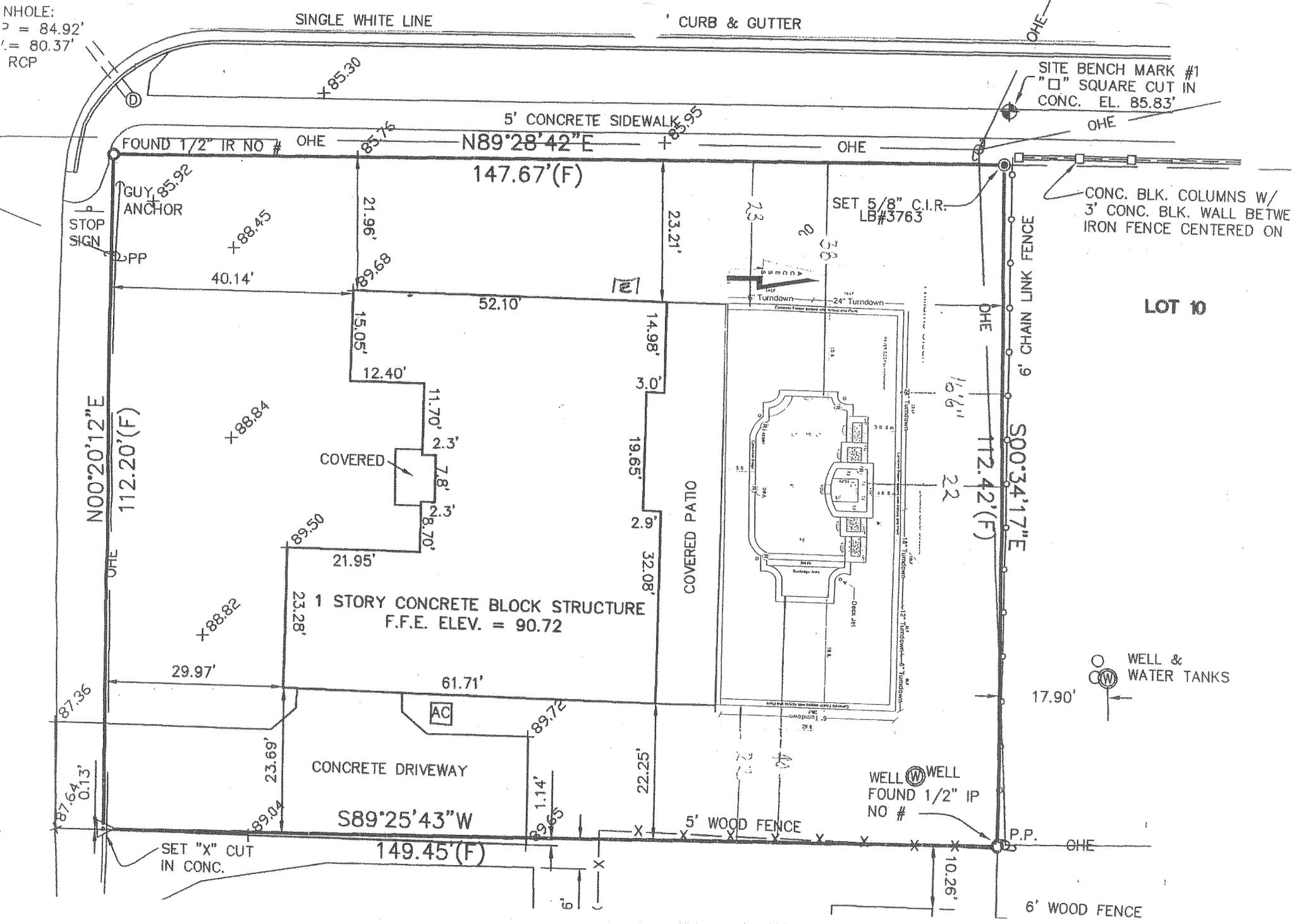
CONCRETE DRIVEWAY

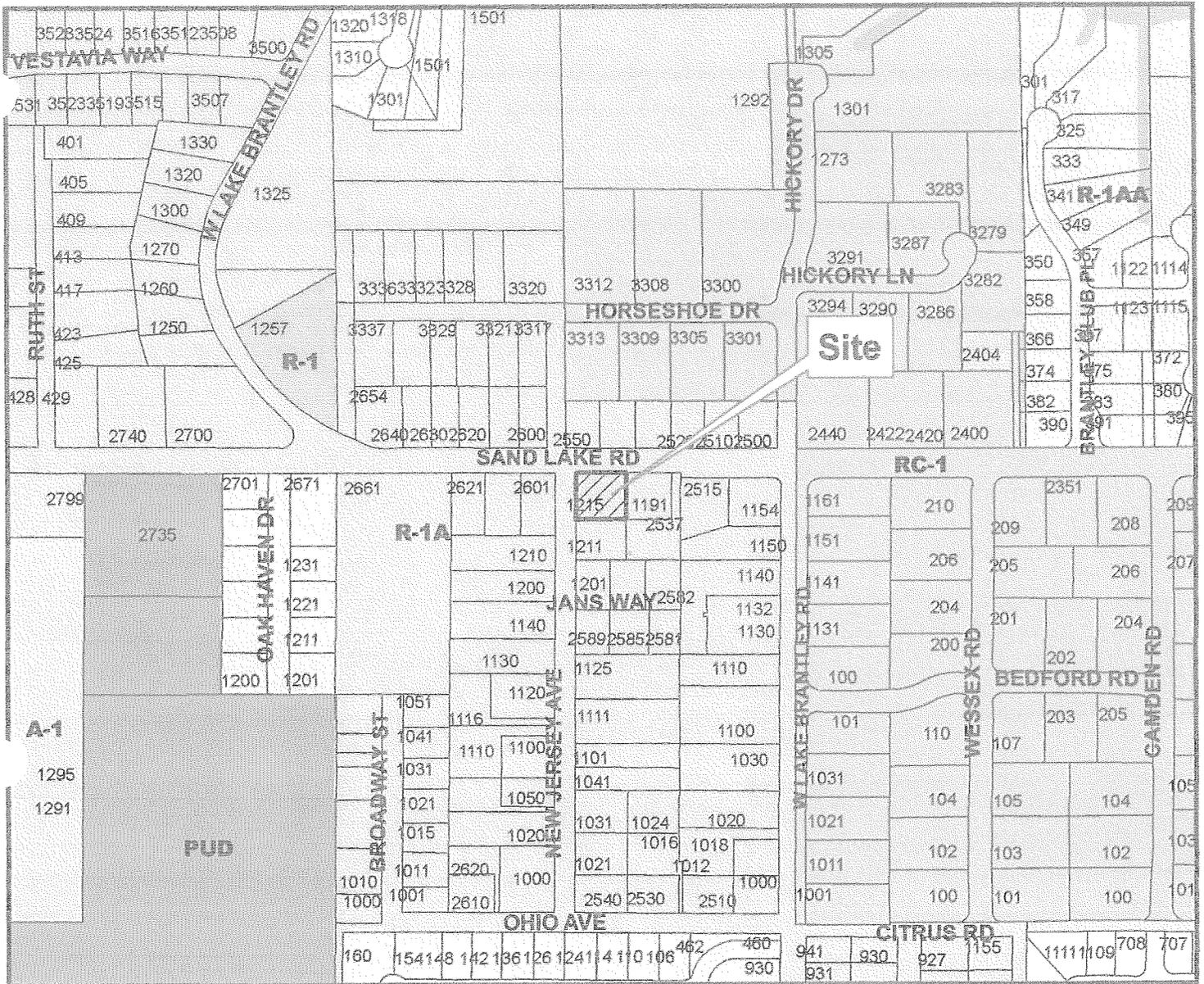
S89°25'43"W

149.45'(F)

5' WOOD FENCE

SET "X" CUT
IN CONC.

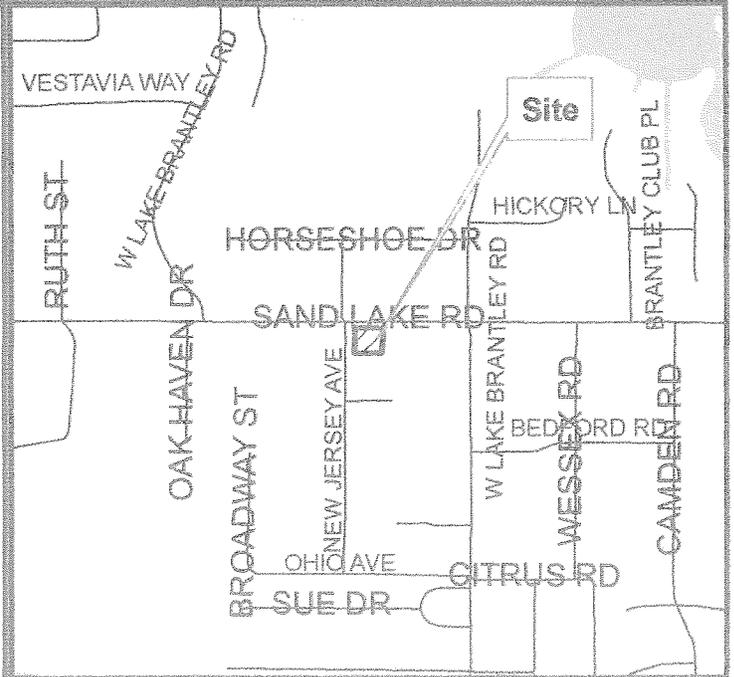
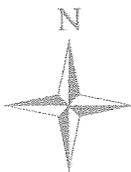


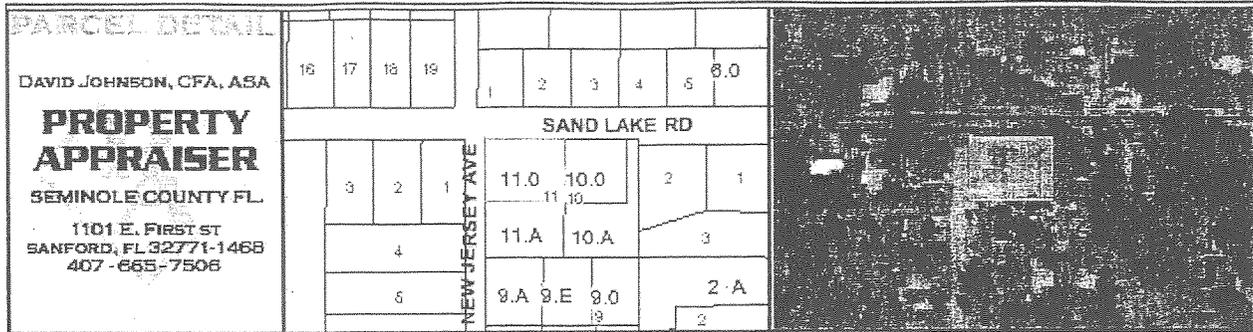


Seminole County Board of Adjustment
 January 22, 2007
 Case: BV2006-223 (Map 3154, Grid C5)
 Parcel No: 08-21-29-501-0000-0110

Zoning

- | | |
|--|--|
|  BV2006-223 |  R-1A |
|  A-1 |  R-1 |
|  RC-1 |  PUD |
|  R-1AA | |





GENERAL
 Parcel Id: 08-21-29-501-0000-0110
 Owner: WILLIAM C ANTHONY & SAUNDRA B
 Mailing Address: 1215 NEW JERSEY AVE
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32714
 Property Address: 1215 NEW JERSEY AVE
 Subdivision Name: LITTLE WASHINGTON ESTATES
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

2007 WORKING VALUE SUMMARY
 Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$247,757
 Depreciated EXFT Value: \$0
 Land Value (Market): \$93,750
 Land Value Ag: \$0
 Just/Market Value: \$341,507
 Assessed Value (SOH): \$341,507
 Exempt Value: \$0
 Taxable Value: \$341,507
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/2004	05431	1430	\$82,500	Vacant	Yes
WARRANTY DEED	05/1997	03234	1777	\$29,000	Vacant	Yes
QUIT CLAIM DEED	07/1981	01349	0407	\$16,500	Improved	No
WARRANTY DEED	05/1979	01227	0925	\$21,000	Vacant	Yes

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY
 2006 Tax Bill Amount: \$5,524
 2006 Taxable Value: \$342,759
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	93,750.00	\$93,750

LEGAL DESCRIPTION
 PLATS:
 LEG N 1/2 OF LOT 11 (LESS N 15 FT FOR RD) LITTLE WASHINGTON ESTATES
 PB 8 PG 62

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	2005	11	2,682	4,072	2,682	CB/STUCCO FINISH	\$247,757	\$250,260
	Appendage / Sqft		OPEN PORCH FINISHED / 50						
	Appendage / Sqft		GARAGE FINISHED / 590						
	Appendage / Sqft		OPEN PORCH FINISHED / 750						

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

Permits

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.

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 N ½ of Lot 11 (Less N 15 feet for road) Little Washington Estates PB 8 PG 62

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

FINDINGS OF FACT

Property Owner: Sandra Williams
1215 New Jersey Avenue
Altamonte Springs, Fl. 32714

Project Name: 1215 New Jersey Avenue

Requested Development Approval:

Request for a side street (north) setback variance from 25 feet to 23 feet for a proposed pool screen enclosure in R-1A (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: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

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Prepared by: Kathy Fall, Principal 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 pool screen enclosure 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: