

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

**SUBJECT:** E. Springtree Way (Lot 61); Request for a rear yard setback variance from 15 feet to 12 feet for a proposed room addition in PUD (Planned Unit Development District).

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Denny Gibbs      **EXT.** 7387

Agenda Date 4/23/07    Regular     Consent     Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **DENY** the request for a rear yard setback variance from 15 feet to 12 feet for a proposed room addition in PUD (Planned Unit Development District); or
2. **APPROVE** the request for a rear yard setback variance from 15 feet to 12 feet for a proposed room addition in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.



<b>GENERAL INFORMATION</b>	Location: Zoning: Subdivision:	E. Springtree Way (Lot 61) PUD (Planned Unit Development District) Lakewood At The Crossings Unit 2
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a 30.6 foot by 12.6 foot addition that would encroach 3 feet into the 15-foot required rear yard setback.</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> </ul>	

	<ul style="list-style-type: none"><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 requested is not 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>	<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"><li>• Any variance granted shall apply only to the addition 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>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents
  
- Proposed Development Order

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

Application # BV2007-25  
Meeting Date 4-23-07



# VARIANCE APPLICATION **COPY**

## SEMINOLE COUNTY PLANNING DIVISION

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

RECEIVED FEB 23 2007

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

Name: \_\_\_\_\_  
Address: E. Springtree Way City: Lake Mary Zip code: 32746  
Project Address: E. Springtree Way City: Lake Mary Zip code: 32746  
Contact number(s): \_\_\_\_\_  
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 type="checkbox"/> Pool screen enclosure	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>30.6' X 12.6' addition off the back of house.</u>
<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 checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>15'</u>	Proposed setback:	<u>12'</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:	
<b><input type="checkbox"/> Total number of variances requested <u>1</u></b>				

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: [Signature]

**FOR OFFICE USE ONLY**

Date Submitted: 2-23-07 Reviewed By: Denny  
 Tax parcel number: 17-20-30-5HZ-0600-0610 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 <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 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) Seminole County water /sewer</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.

To: Board of Adjustment

From:

Re: Addition for [redacted] E. Springtree Way

The reason for this addition is because my current house only has two bedrooms. My wife and I have two daughters ages 7 and 10. They currently share a room and it is our desire to build an additional bedroom so they can each have a room of their own.

The proposed addition will be 30.6'X12.6'. Half of this will be a bedroom and the other half will be an extension of the living room. It will be designed by a professional architect and build in compliance with all county codes and HOA requirements. The exterior will mirror the existing exterior of the house and the roof will be built with trusses and shingles to match the existing roof.

I am asking the board to change my rear yard set back from 15' to 12'. The reason for this is because under the current set back the depth of the room after the block and drywall is set would only be about 9'.

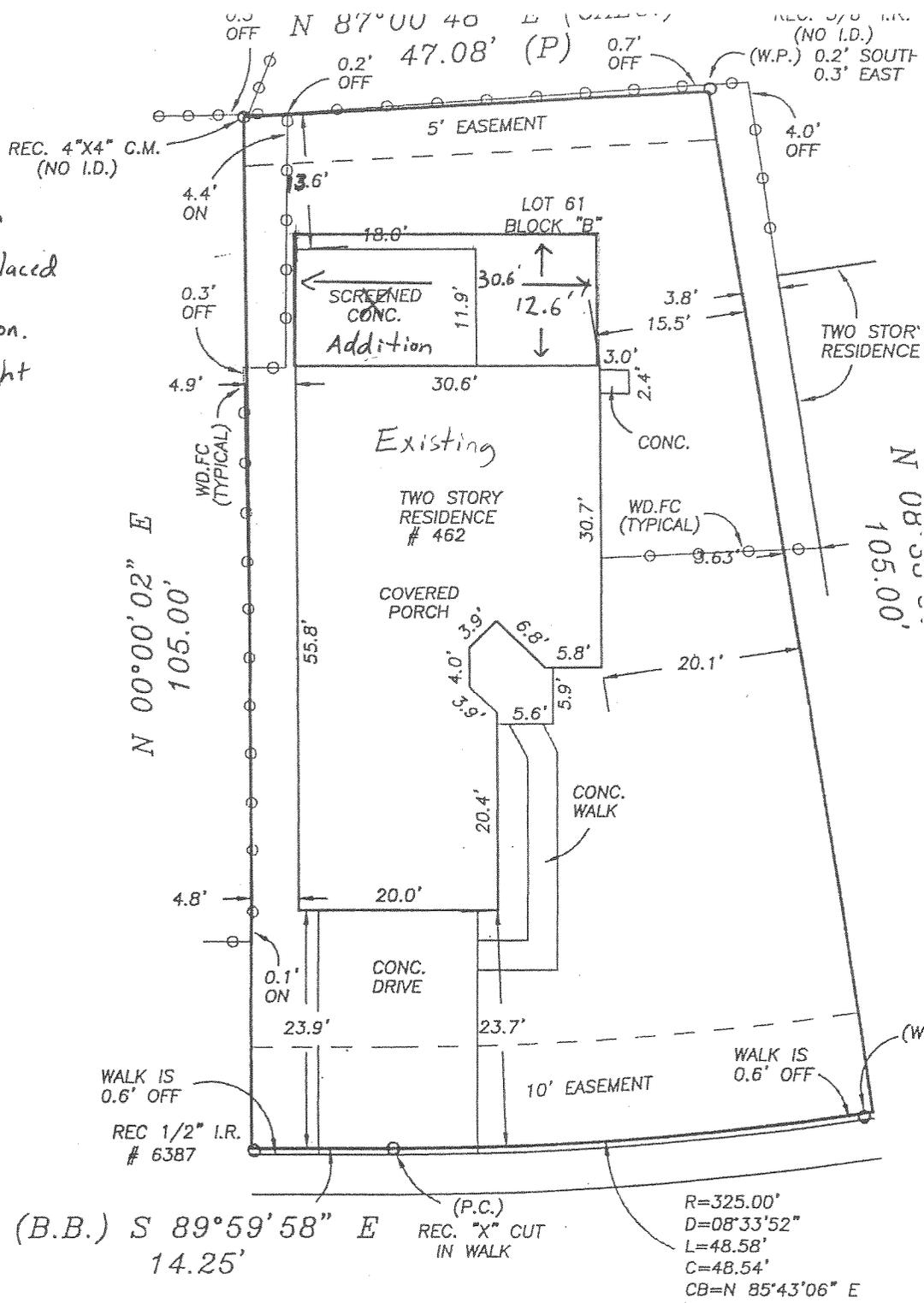
The architect I have consulted with has told me that this would not be enough space to put a bathroom in the bedroom, and would result in very small rooms. When I consider the large amount of money that I will be spending on this project it only seems worthwhile to have the extra few feet to be able to construct normal size rooms, and an additional bathroom.

Thank you in advance for your consideration in this matter.

The existing screen room will be demolished and replaced with a 30.6' X 12.6' addition. It will be the same height as the existing structure built with block, Stucco, and a truss roof that is the same pitch as the existing roof (5/12 pitch).

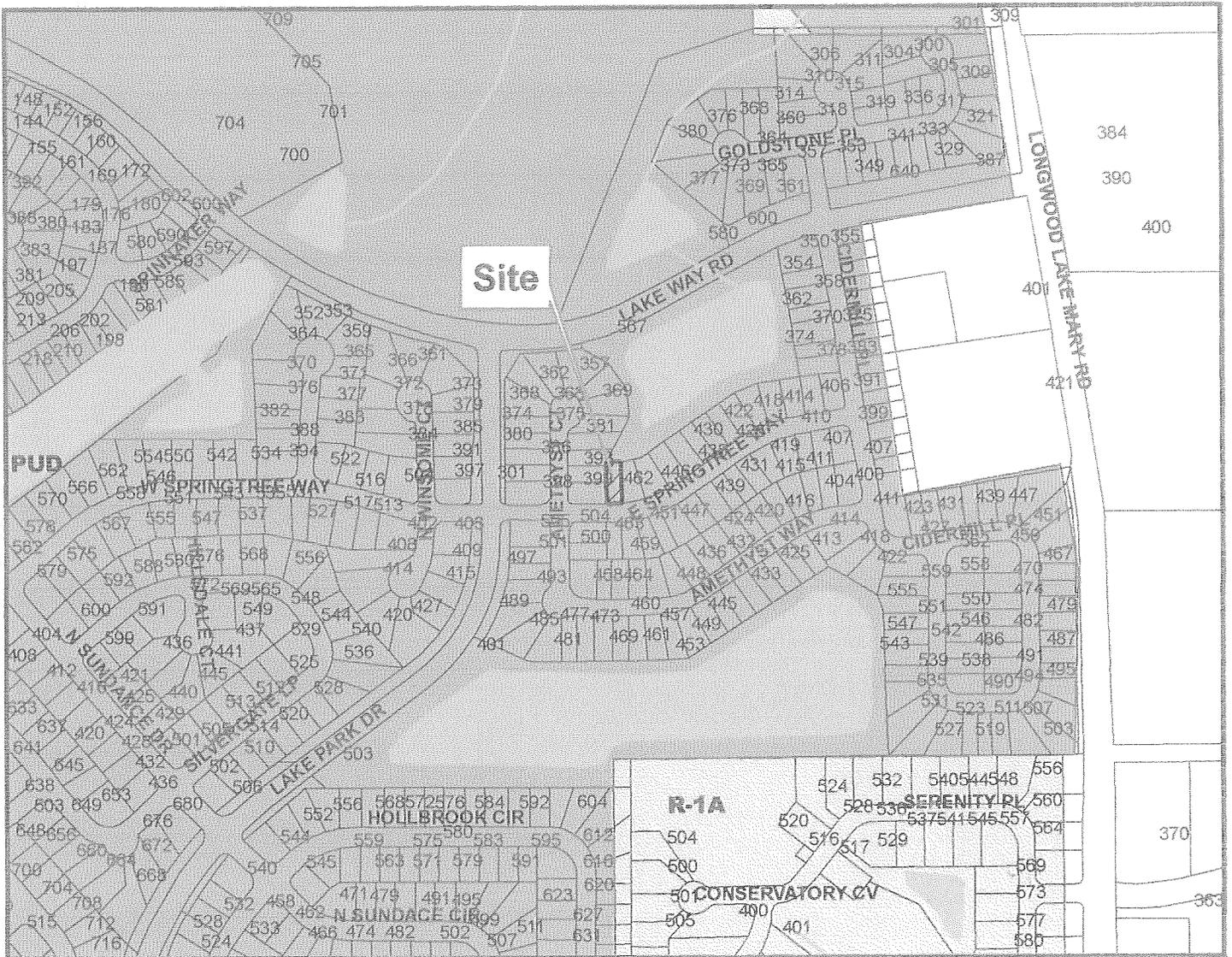
(1 STORY ADDITION)

LAKWOOD AT THE CROSSINGS UNIT ONE  
P.B. 32, PG. 44.45 & 46



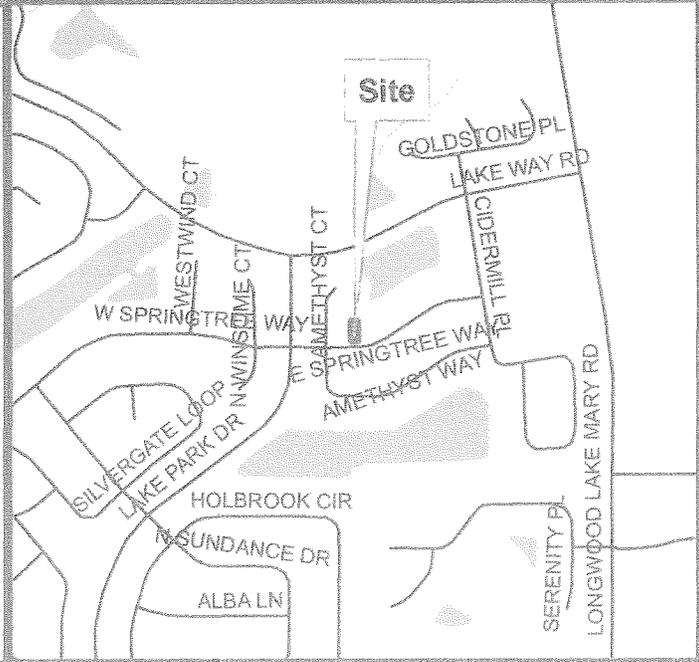
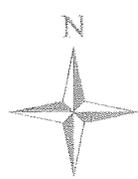
EAST SPRINGTREE WAY  
50' R/W

462 E Springtree Way  
 Lake Mary, Florida 32746  
 (Lot 61, Block B, Lakewood at the Crossings, Unit 2)



Seminole County Board of Adjustment  
 April 23, 2007  
 Case: BV2007-25 (Map 3103, Grid E3)  
 Parcel No: 17-20-30-5HZ-0B00-0610

- Zoning**
-  BV2007-25
  -  A-1
  -  R-1A
  -  R-1BB
  -  PUD



PARCEL DETAIL		MAPPING DISABLED		MAPPING DISABLED																													
DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																	
<b>GENERAL</b> Parcel Id: 17-20-30-5HZ-0B00-0610 Owner: CONFIDENTIAL PER STATUTES Own/Addr: 119.071 Mailing Address: 1101 E 1ST ST City,State,ZipCode: SANFORD FL 32771 Property Address: Subdivision Name: CROSSINGS UNIT 2 LAKEWOOD AT THE Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2005) Dor: 01-SINGLE FAMILY				<b>2007 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$151,436 Depreciated EXFT Value: \$1,913 Land Value (Market): \$37,000 Land Value Ag: \$0 Just/Market Value: \$190,349 Assessed Value (SOH): \$142,322 Exempt Value: \$25,000 Taxable Value: \$117,322 Tax Estimator																													
<b>SALES</b> <table border="1"> <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>06/2004</td> <td>05350</td> <td>1572</td> <td>\$154,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1996</td> <td>03035</td> <td>0806</td> <td>\$77,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>09/1987</td> <td>01897</td> <td>0836</td> <td>\$81,500</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2004	05350	1572	\$154,900	Improved	Yes	WARRANTY DEED	02/1996	03035	0806	\$77,500	Improved	Yes	SPECIAL WARRANTY DEED	09/1987	01897	0836	\$81,500	Improved	Yes	<b>2006 VALUE SUMMARY</b> Tax Value(without SOH): \$2,498 2006 Tax Bill Amount: \$1,835 Save Our Homes (SOH) Savings: \$663 2006 Taxable Value: \$113,851 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																											
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.																																	

COMMISSION DISTRICT #:

GUI  
PROJ. #

ZONED: PUD

SEC: 17

TWP: 20

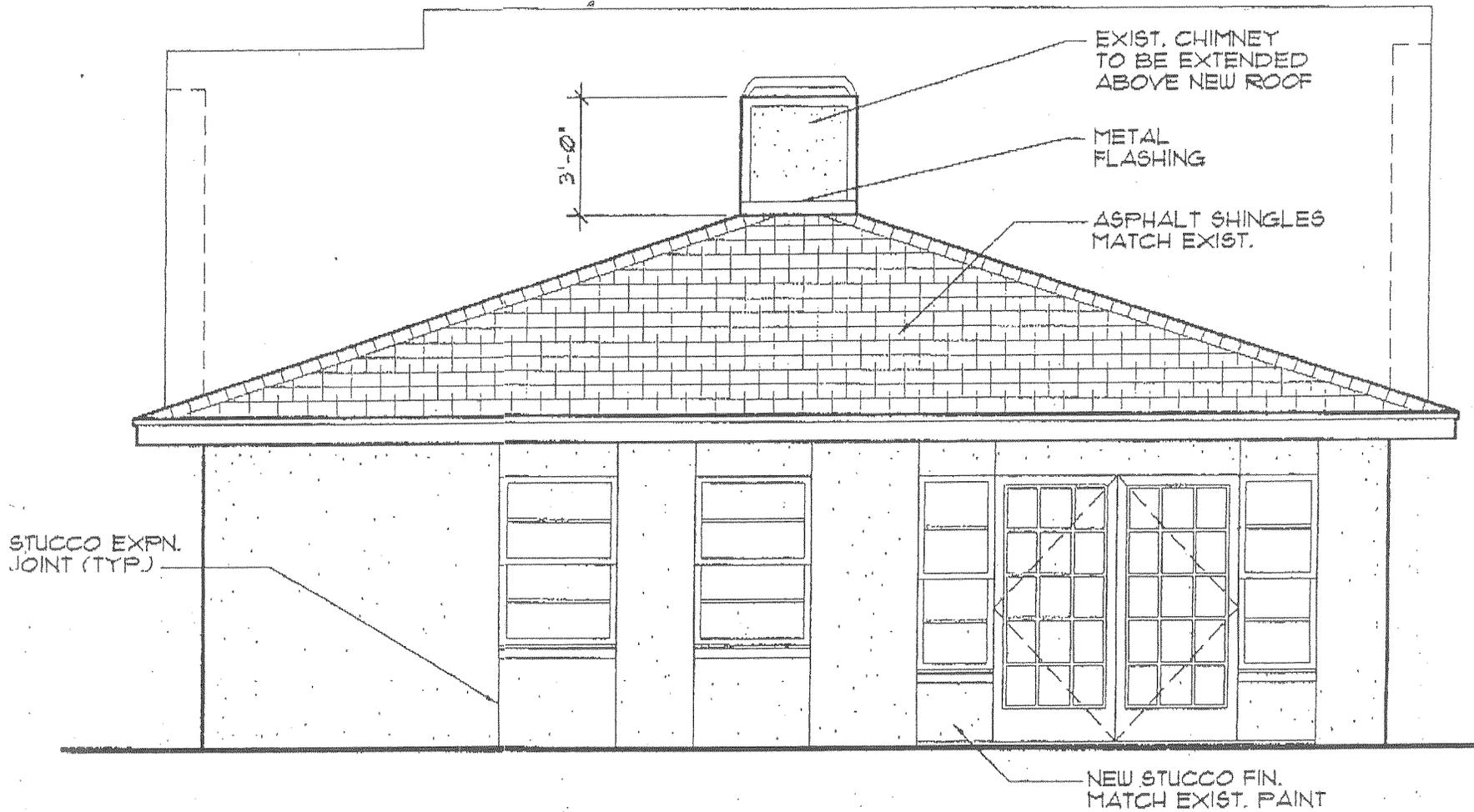
RNG: 30

<b>DEVELOPMENT:</b>		Lakewood at the Crossings Unit 2				<b>DEVELOPER:</b>		General Homes					
<b>LOCATION:</b>													
<b>FILE#:</b>		<b>BA:</b>		<b>SP:</b>		<b>BCC:</b>							
<b>P&amp;Z:</b>													
<b>PB</b>	<b>33</b>	<b>PG</b>	<b>49-53</b>	<b>Lot</b>		<b>Bik</b>		<b>Parcel</b>		<b>DBA</b>	<b>Comm Dist</b>		
<b>DEVEL. ORDER #:</b>						<b>TAX PAR. I.D. #:</b>							
<b>SIDEWALKS: Longwood-Lake Mary Road – 5'</b>						<b>SETBACK REQUIREMENTS</b>							
						<b>FY:</b>	<b>20'</b>	<b>SIDE ST.:</b>		<b>SY:</b>	<b>*7'</b>	<b>RY:</b>	<b>15'</b>
<b>ROAD TYPE:</b> (CURB & GUTTER OR SWALE)						<b>MAIN STRUCTURE OTHER:</b> Min. Lot size: 3,500 sq. ft. Min. Unit size: 650 sq. ft.							
<b>COMMENTS OTHER:</b> *Signalization: Longwood–Lake Mary Road - Lake Way Road. **Intersection Improvements: Longwood-Lake Mary Road – Lake Way Road – Turn lanes required. 1) Treatment of run-off into lake system.						<b>ACCESSORY STRUCTURE SETBACKS:</b>							
						<b>SY:</b>	same as main structure		<b>RY:</b>	5'			
						<b>ACCESSORY STRUCTURE OTHER:</b> Screen porches, pools and accessory buildings will have a 5' minimum rear yard setback with side yard setbacks being the same as for the main structure and will not project beyond the main building line of the main structure.							

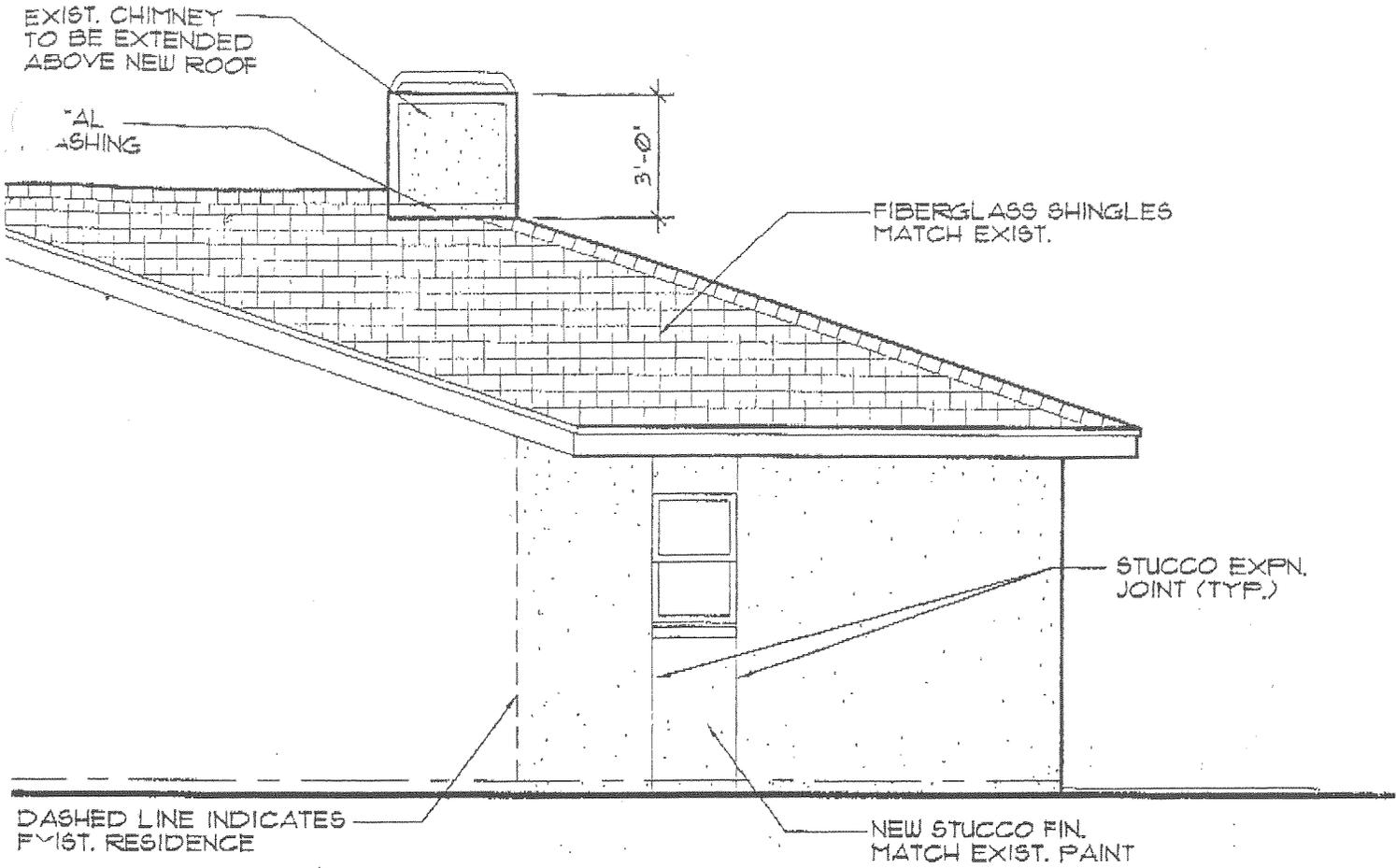
IMPACT FEES	
	<b>SCREEN:</b>
	<b>TRAFFIC ZONE:</b> 12-N
	<b>LAND USE:</b>
	1. ROAD-CO. WIDE \$250.00
	2. ROAD-COLL.
	3. LIBRARY
	4. FIRE \$10.00
	5. PARK
	6. SCHOOL \$300.00
	7. LAW
	8. DRAINAGE
	<b>TOTAL</b>
	<b>REMARKS:</b>

COMMITMENT CARD

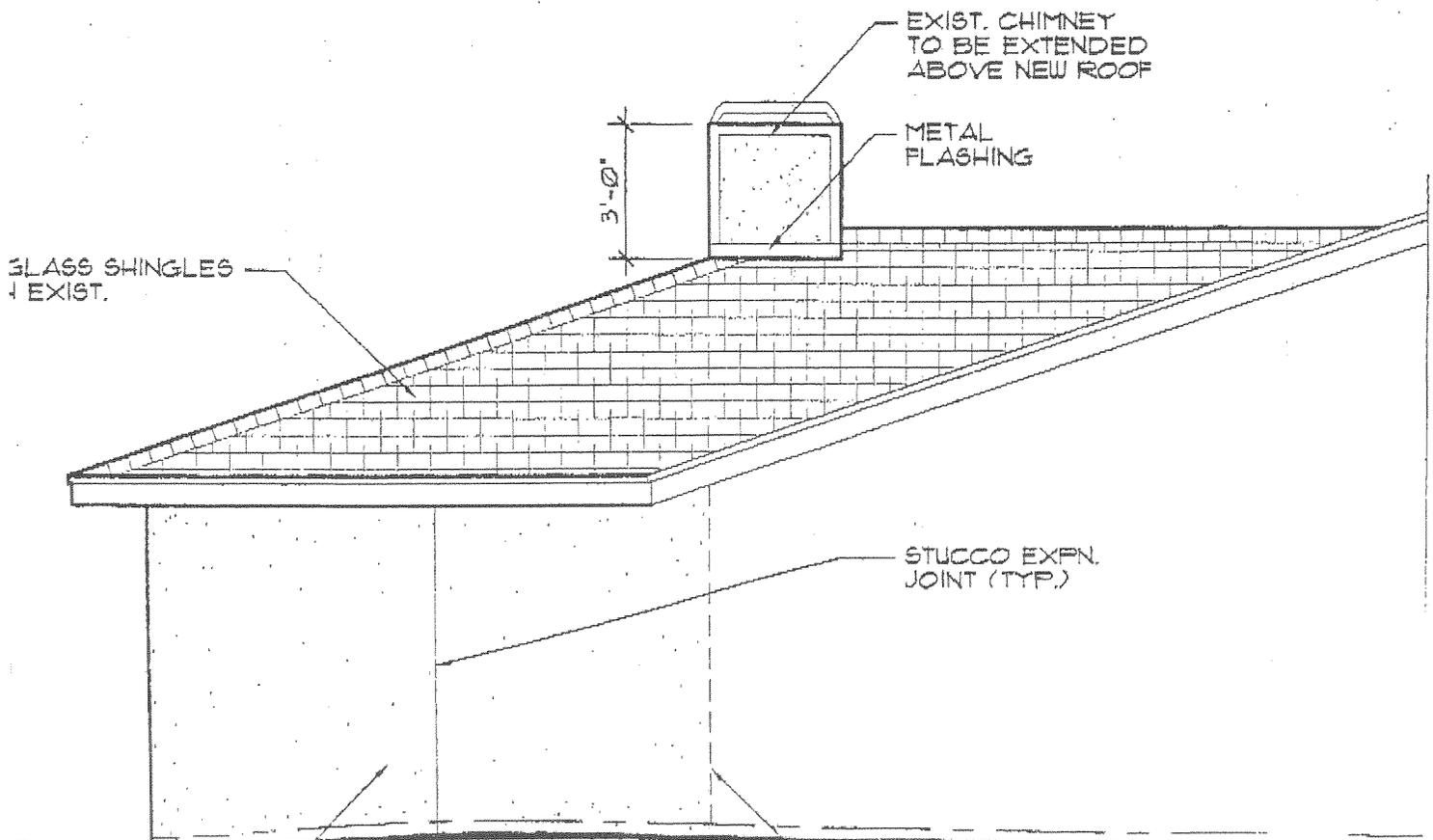
Instructions: print two-sided on card stock and cut along the left and bottom border.

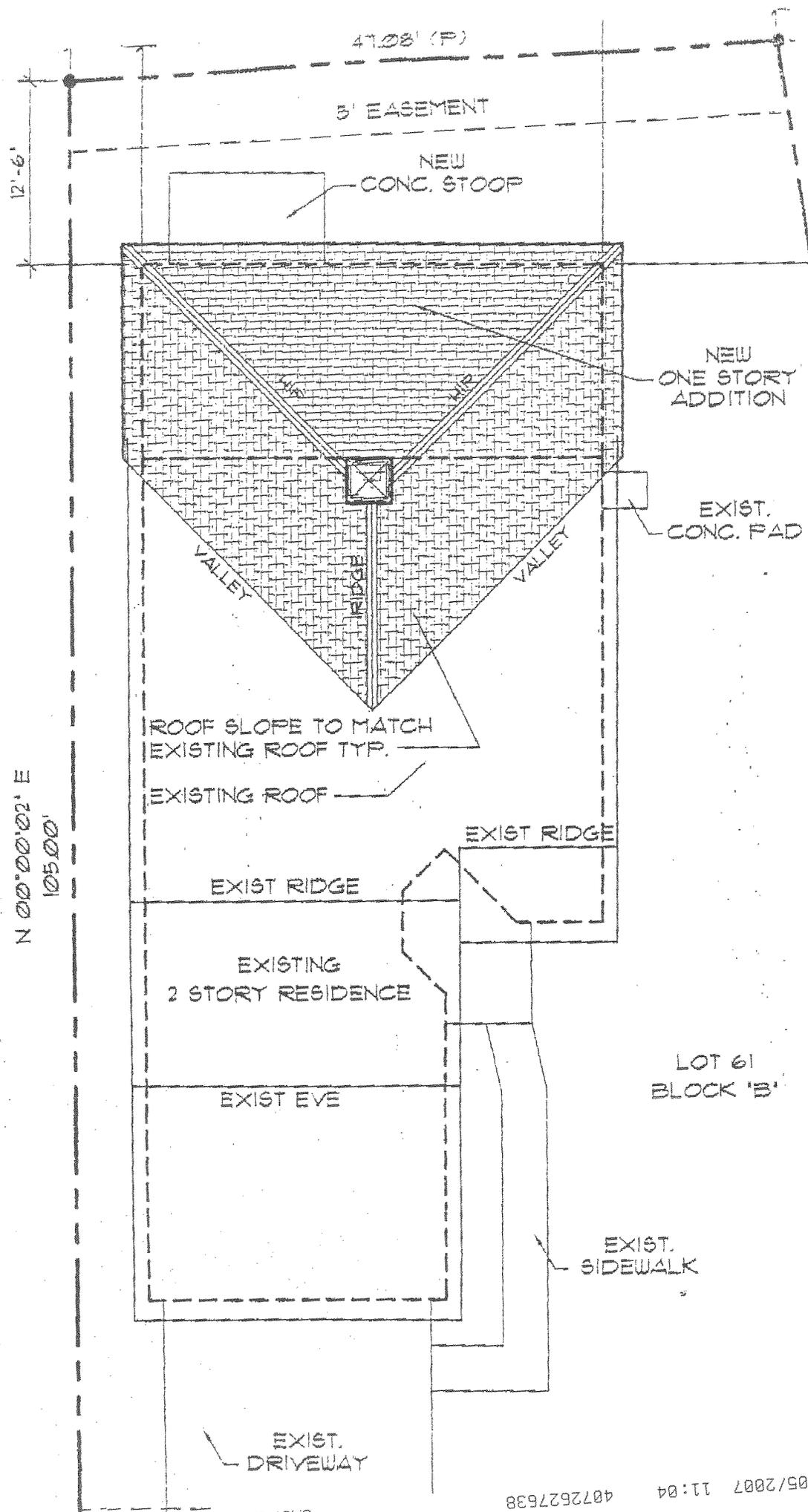


**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

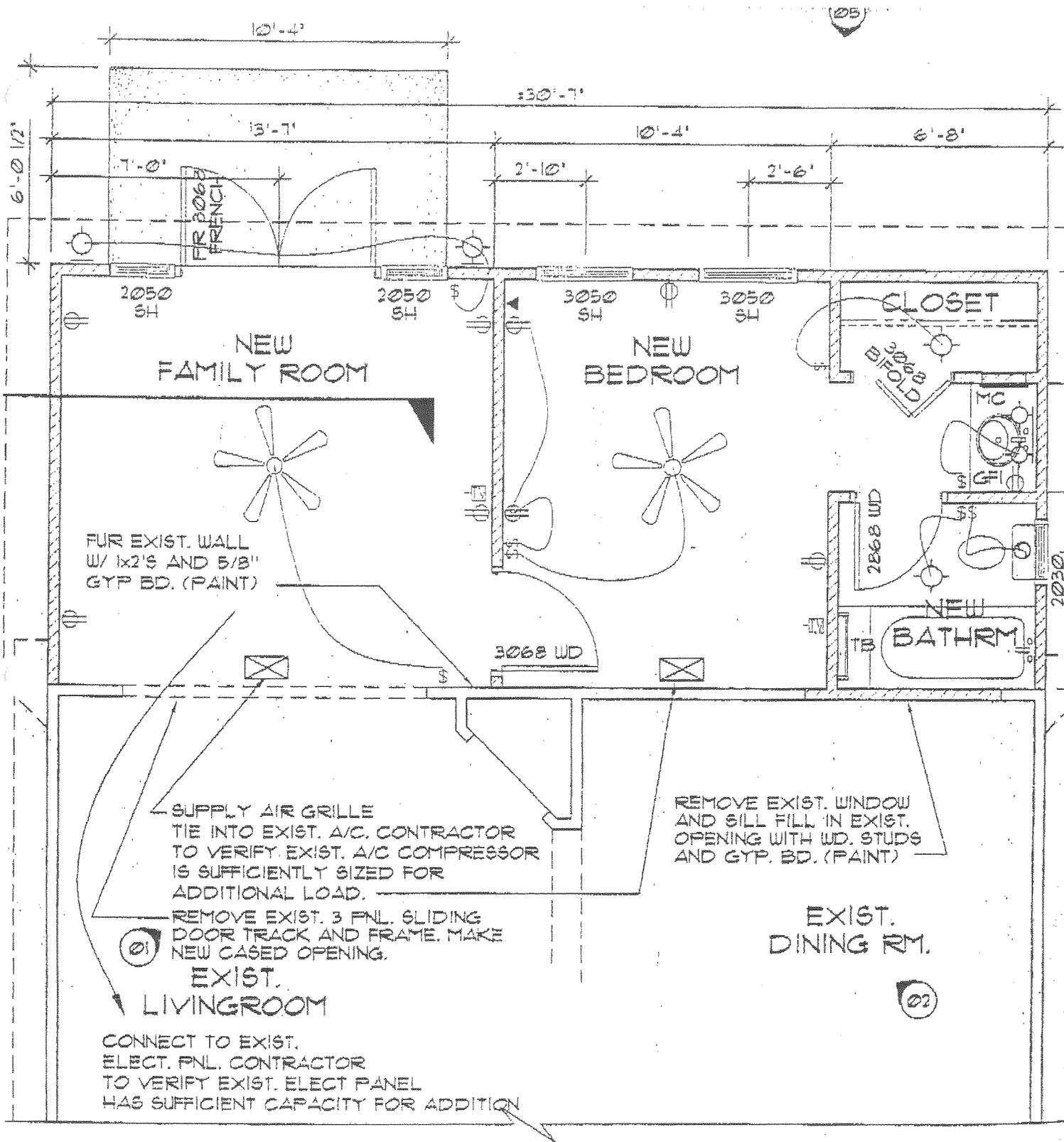




CASSELLBERRY PD

4072627638

04/05/2007 11:04



TOTAL ADDITION = 330 SF.

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

⓪1 PHOTO LOCATOR SEE SHEET 20F2





LETTERS OF SUPPORT LOCATION MAP

## Letters from surrounding neighbors

I Ma. Luisa Camargo, who owns the house located  
at 399 Amethyst Ct. Lake Mary FL 32746

Have reviewed the building plans for the addition that Kevin Pederson is proposing at 462 E. Springtree Way. I understand that Kevin is asking the county to grant a variance that would change his rear set back from 15 feet, to 12 feet.

I am in favor or not in favor of the variance being granted and the project he has planned.

Comments:

Signature:

Kevin Pederson

## Letters from surrounding neighbors

I Laura Jean Sheaff, who owns the house located  
at 393 Anemyst Court, Lake Mary FL

Have reviewed the building plans for the addition that Kevin Pederson is proposing at 462 E. Springtree Way. I understand that Kevin is asking the county to grant a variance that would change his rear set back from 15 feet, to 12 feet.

I am in favor or not in favor of the variance being granted and the project he has planned.

Comments:

Signature:



## Letters from surrounding neighbors

I     Matt Ackley    , who owns the house located  
at     954 E. Springtree Way    

Have reviewed the building plans for the addition that Kevin Pederson is proposing at 462 E. Springtree Way. I understand that Kevin is asking the county to grant a variance that would change his rear set back from 15 feet, to 12 feet.

I am in favor or not in favor of the variance being granted and the project he has planned.

Comments:

Signature:



## Letters from surrounding neighbors

I JAIME ORDONEZ, who owns the house located  
at 387 AMETHYST ST LAKE MARY FL 32746

Have reviewed the building plans for the addition that Kevin Pederson is proposing at 462 E. Springtree Way. I understand that Kevin is asking the county to grant a variance that would change his rear set back from 15 feet, to 12 feet.

I am in favor of not in favor of the variance being granted and the project he has planned.

Comments:

Signature:

