

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

**SUBJECT:** 7034 Arbor Court – Sondra Rose, Superior Aluminum, applicant;  
Request for a rear yard setback variance from 30 feet to 23 feet for a  
proposed covered screen room in R-1 (Single Family Dwelling District).

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

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

**Agenda Date** 6/25/07    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **DENY** the request for a rear yard setback variance from 30 feet to 23 feet for a proposed covered screen room in R-1 (Single Family Dwelling District); or
2. **APPROVE** the request for a rear yard setback variance from 30 feet to 23 feet for a proposed covered screen room in R-1 (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Sondra Rose, Superior Aluminum Owner: James & Bonnie Urichko Location: 7034 Arbor Court Zoning: R-1 (Single Family Dwelling District) Subdivision: Wrenwood Unit 3 2nd Add
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is proposing to enlarge an existing screen room which will encroach 7 feet into the required 30-foot rear yard setback.</li> <li>• The existing screen room will be extended by 6 feet; the new portion will add 6' x 25'.</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><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 screen room 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



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET (ROOM 2201)  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

APPL. NO. BU2007-50

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

**APPLICATION TYPE:**

- VARIANCE** REAR YARD SETBACK VARIANCE FROM 36 FT. TO 25 FT. FOR A PROPOSED SCREEN ROOM.
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION** RECEIVED APR 25 2007
- EXISTING (YEAR \_\_\_\_\_)  PROPOSED (YEAR \_\_\_\_\_)
- REPLACEMENT (YEAR \_\_\_\_\_) SIZE OF MOBILE HOME \_\_\_\_\_
- ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- MEDICAL HARDSHIP  YES (LETTER FROM DOCTOR REQUIRED)  NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	JAMES & BONNIE URICHKO	Sondra Rose x 302
ADDRESS	7034 ARBOR CT. WINTER PARK, FL 32792	3005 Forsyth Rd. Winter Park, FL 32792
PHONE 1	407-681-9527 (HOME)	407-678-0500
PHONE 2	407-415-1361 (CELL)	
E-MAIL	URICHKO@EARTHLINK.NET	

PROJECT NAME: PORCH RENOVATION - SCREEN ROOM

SITE ADDRESS: 7034 ARBOR CT.

CURRENT USE OF PROPERTY: FAMILY HOME

LEGAL DESCRIPTION: LEG LOT 338 WRENWOOD UNIT 3 SECOND ADD  
PB 21 PGS 22 & 23

SIZE OF PROPERTY: .26 acre(s) PARCEL I.D. 34-21-30-524-0000-3380

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS NO

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 6/25/07 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Bonnie L. Urichko 4/24/07  
 SIGNATURE OF OWNER OR AGENT\* DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

**ADDITIONAL VARIANCES**

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

**APPEAL FROM BOA DECISION TO BCC**

**APPELLANT INFORMATION**

<b>NAME</b>	
<b>ADDRESS</b>	
<b>PHONE 1</b>	
<b>PHONE 2</b>	
<b>E-MAIL</b>	

**NATURE OF THE APPEAL** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ **APPELLANT SIGNATURE** \_\_\_\_\_

**FOR OFFICE USE ONLY**

**PROCESSING:**  
**FEE(S):** 150.00 **COMMISSION DISTRICT** \_\_\_\_\_ **FLU / ZONING** R1 / LOR  
**BCC HEARING DATE** \_\_\_\_\_ (FOR APPEAL)  
**LOCATION FURTHER DESCRIBED AS** \_\_\_\_\_  
**PLANNING ADVISOR** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**SUFFICIENCY COMMENTS** \_\_\_\_\_

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

T 338, WRENWOOD UNIT THREE, SECOND ADDITION  
 RECORDED IN PLAT BOOK 21, PAGES 22-23, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



$R=44.00'$   
 $\Delta=71^{\circ}23'59''$   
 $L=54.83'$

**ARBOR COURT**  
 (ASPHALT ROAD)

SET REBAR  
 $R=25.00'$   
 $\Delta=43^{\circ}33'41''$   
 $L=19.01'$

N 89°56'51" W 8.71'

2' MIAMI CURB  
 4' CONCRETE SIDEWALK

0.6'  
 SET REBAR

LOT 339

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

SET REBAR

LOT 337

N 00°03'09" W 125.00'  
 "88"

ROOFED ENTRY

ONE STORY CONCRETE BLOCK RESIDENCE #7034

SCREENED PATIO

PORCH EXTENTION

LOT 338

POOL

FND. 1 1/4" P

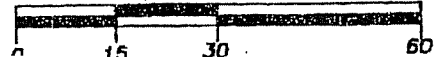
LOT 336

N 69°25'34" E 180.39'

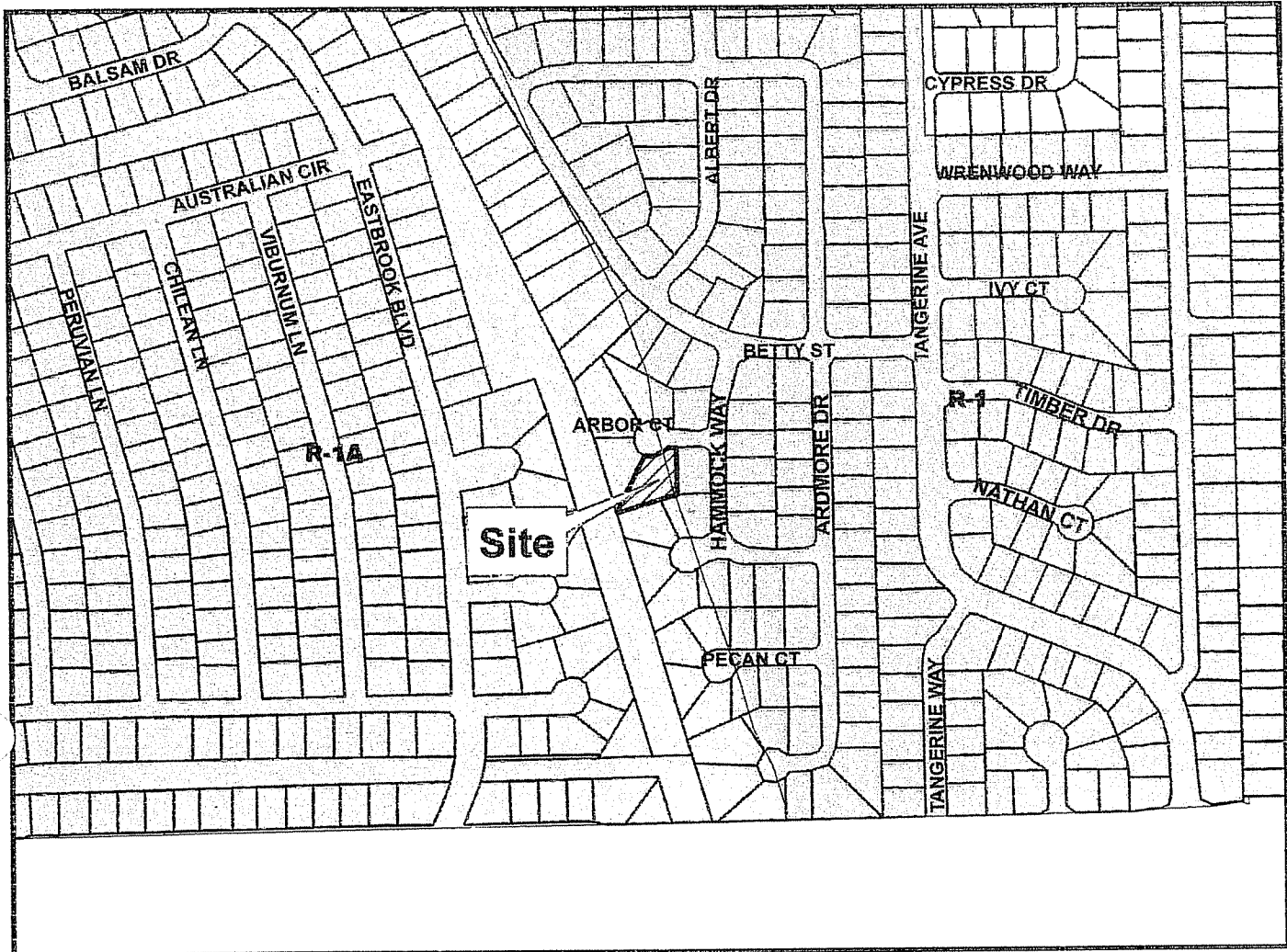
LOT 335

FND. 1 1/4" P

GRAPHIC SCALE






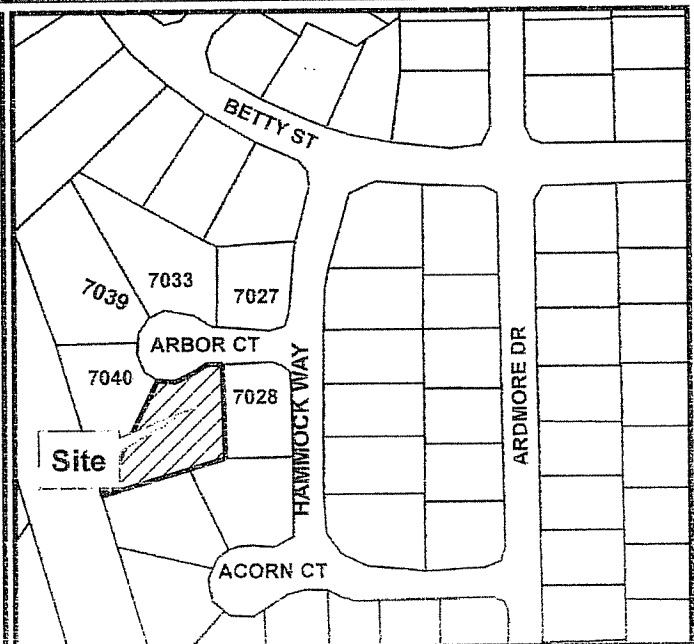
Bonnie & James Urichko  
7034 Arbor Court  
Winter Park, Florida 32792



Seminole County Board of Adjustment  
June 25, 2007  
Case: BV2007-50 (Map 3210, Grid E7)  
Parcel No: 34-21-30-524-0000-3380

**Zoning**

-  BV2007-50
-  R-1A
-  R-1



<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-855-7508																											
<b>GENERAL</b> Parcel Id: 34-21-30-524-0000-3380 Owner: URICHKO JAMES M & BONNIE L Mailing Address: 7034 ARBOR CT City,State,ZipCode: WINTER PARK FL 32792 Property Address: 7034 ARBOR CT WINTER PARK 32792 Subdivision Name: WRENWOOD UNIT 3 2ND ADD Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2002) Dor: 01-SINGLE FAMILY		<b>2007 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$162,208 Depreciated EXFT Value: \$7,183 Land Value (Market): \$33,000 Land Value Ag: \$0 Just/Market Value: \$202,391 Assessed Value (SOH): \$121,115 Exempt Value: \$25,000 Taxable Value: \$96,115 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>06/2001</td> <td>04099</td> <td>1639</td> <td>\$130,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1978</td> <td>01174</td> <td>1951</td> <td>\$46,500</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2001	04099	1639	\$130,000	Improved	Yes	WARRANTY DEED	06/1978	01174	1951	\$46,500	Improved	Yes	<b>2006 VALUE SUMMARY</b> Tax Amount(without SOH): \$2,681 2006 Tax Bill Amount: \$1,501 Save Our Homes (SOH) Savings: \$1,180 2006 Taxable Value: \$93,161 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS				
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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. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																											



LIMITED POWER OF ATTORNEY

I hereby name and appoint Sondra Rose of Superior Aluminum to be my lawful attorney in fact to act for me and apply to Seminole County Building and Fire Division for a variance and building permit for work to be performed at the location described as:

Parcel ID # : 34-21-30-524-0000-3380

Address of Job: 7034 Arbor Court, Winter Park, FL 32792

Bonnie L. Ulicko  
(Signature of homeowner)

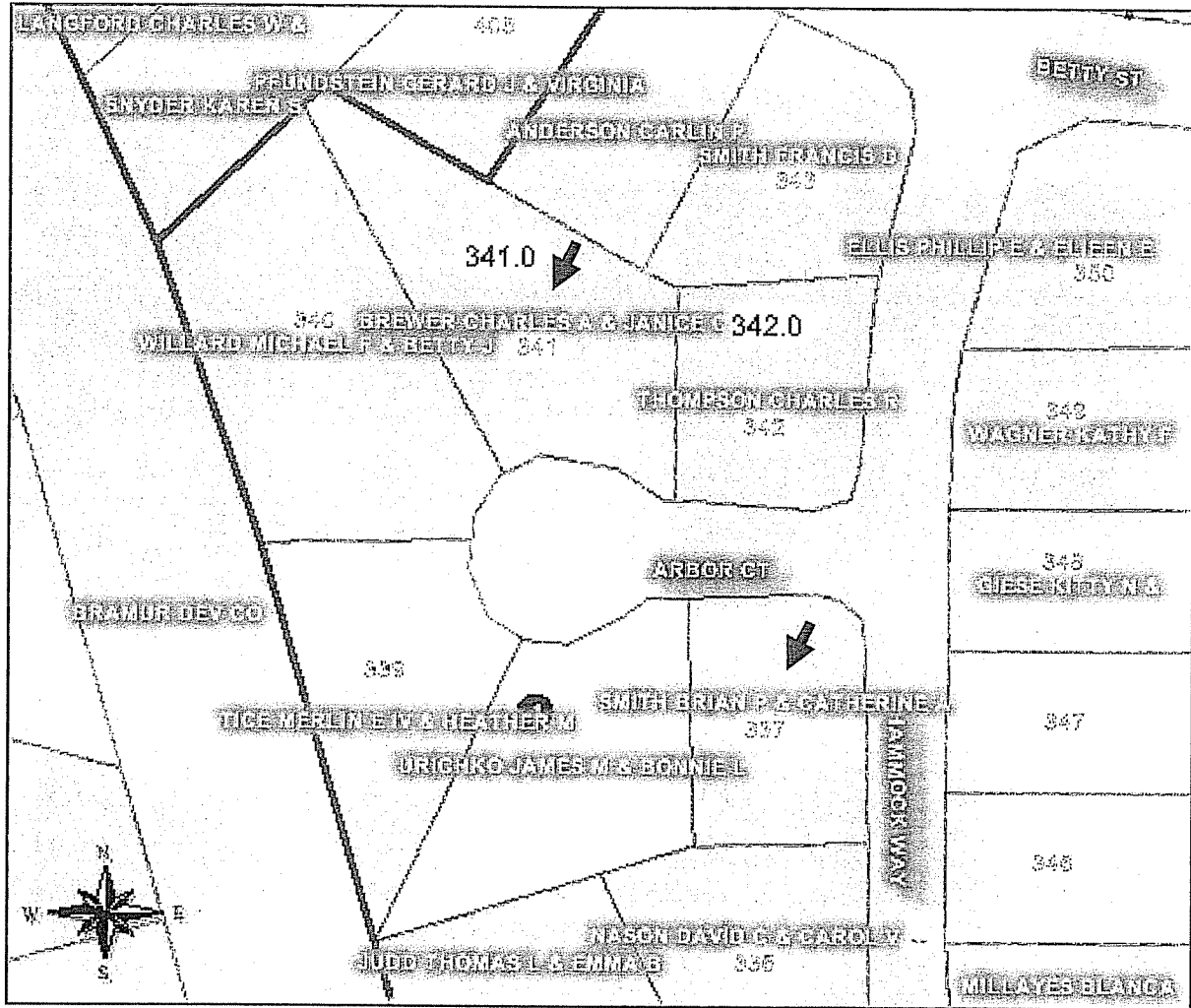
4/24/07  
(Date)

Sworn to and subscribed before me this 24<sup>th</sup> day of April 2007

Robyn Whitaker  
(Notary Public) **ROBYN WHITAKER**  
Notary Public, State of Florida  
My comm expires Dec. 2, 2008  
No. DD376604  
Bonded thru Ashton Agency, Inc. (800) 451-4854

(seal)

My commission expires: 12/2/08



## Support Letters

Pool Enclosures  
Vinyl Enclosures  
Glass Enclosures  
Aluminum Awnings  
Solar Screens  
Carports



Screen Rooms  
Hurricane Storm Panels  
Aluminum and Vinyl Siding  
Soffit and Fascia  
Replacement Windows  
Mobile Home Roofovers

To Whom It May Concern:

Your Neighbor: Jim Urichko

Located at: 7034 Arbor Court, Winter Park, FL 32792

Is applying for a variance for a screen room which will be located 23' from the property line. I have no objections to this room being built.

Signed Janice C Brewer

Printed name Janice C. Brewer

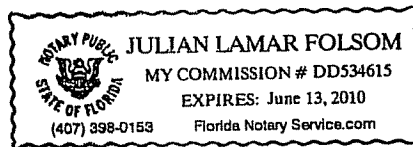
Dated this 20<sup>th</sup> day of April 2007.

At ORANGE County

Acknowledged: Julian Lamar Folsom  
Notary Public, State of Florida

Sworn to and subscribed before me this 20<sup>th</sup> day of April 2007  
*PERSONALLY KNOWN*

(seal)



My commission expires: \_\_\_\_\_



ALUMINUM ASSOCIATION AWARD OF EXCELLENCE

Pool Enclosures  
Vinyl Enclosures  
Glass Enclosures  
Aluminum Awnings  
Solar Screens  
Carpools

 **SUPERIOR**  
**ALUMINUM INSTALLATIONS, INC.**  
3005 Forsyth Road • Winter Park, Florida 32792  
(407) 678-0500

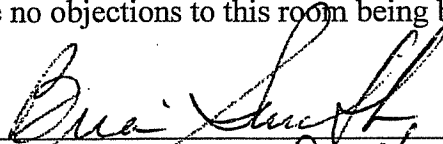
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Your Neighbor: Jim Urichko

Located at: 7034 Arbor Court, Winter Park, FL 32792


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Signed 

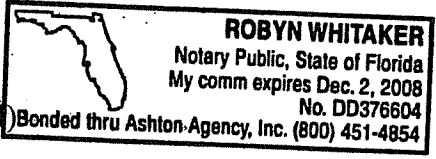
Printed name Brian Smith

Dated this 23 day of April 2007.

At Seminole County

Acknowledged:   
Notary Public, State of Florida

Sworn to and subscribed before me this 23<sup>rd</sup> day of April 2007

(seal) 

My commission expires: 12/2/08



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On June 25, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 338 WRENWOOD UNIT 3 SECOND ADD PB 21 PGS 22 & 23

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

**FINDINGS OF FACT**

**Property Owner:** JAMES M & BONNIE L URICHKO  
7034 ARBOR CT  
WINTER PARK FL 32792

**Project Name:** ARBOR COURT (7034)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 23 feet for a proposed covered screen room in R-1 (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: Denny Gibbs, Senior 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 covered screen porch 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: \_\_\_\_\_  
Dori L. DeBord  
Planning & Development Director

**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: