

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

SUBJECT: 1323 Monte Lane – Superior Aluminum, applicant; Request for a rear yard setback variance from 30 feet to 15 feet for the replacement of a covered screen room in R-1A (Single Family Dwelling District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Joy Williams **EXT.** 7399

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 15 feet for the replacement of a covered screen room in R-1A (Single Family Dwelling District); or
2. **APPROVE** the request for a rear yard setback variance from 30 feet to 15 feet for the replacement of a covered screen room in R-1A (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Owner: Location: Zoning: Subdivision:	Superior Aluminum Ray & Joan Coleman 1323 Monte Lane R-1A (Single Family Dwelling District) Casa Aloma
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to replace an existing screen room that currently encroaches 15 feet into the required 30-foot rear yard 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:	

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. BU 2007-51

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 30 FT. TO 15 FT. FOR A PROPOSED SCREEN ROOM ADDITION.
- SPECIAL EXCEPTION** EXISTING Replacement
- MOBILE HOME SPECIAL EXCEPTION**

- EXISTING (YEAR _____) PROPOSED (YEAR _____) RECEIVED APR 25 2007
- 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	RAY COLEMAN	SANDRA ROSE
ADDRESS	1323 MONTE LN WINTER PARK FL 32792	3005 FORSYTH RD. WINTER PARK FL 32792
PHONE 1	407-657-5493	407-678-0500
PHONE 2	407-325-9712	
E-MAIL		www.sopalum.com

PROJECT NAME: COLEMAN, RAY
 SITE ADDRESS: 1323 MONTE LN WINTER PARK FL 32792
 CURRENT USE OF PROPERTY: PRIMARY RESIDENCE
 LEGAL DESCRIPTION: LEG LOT S9 CASA ALOMA PB15 PG 7

SIZE OF PROPERTY: 80' x 132.7' acre(s) PARCEL I.D. 33-21-30-509-0000-0590

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS N/A

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.

[Signature] 4/18/07
 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	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL _____

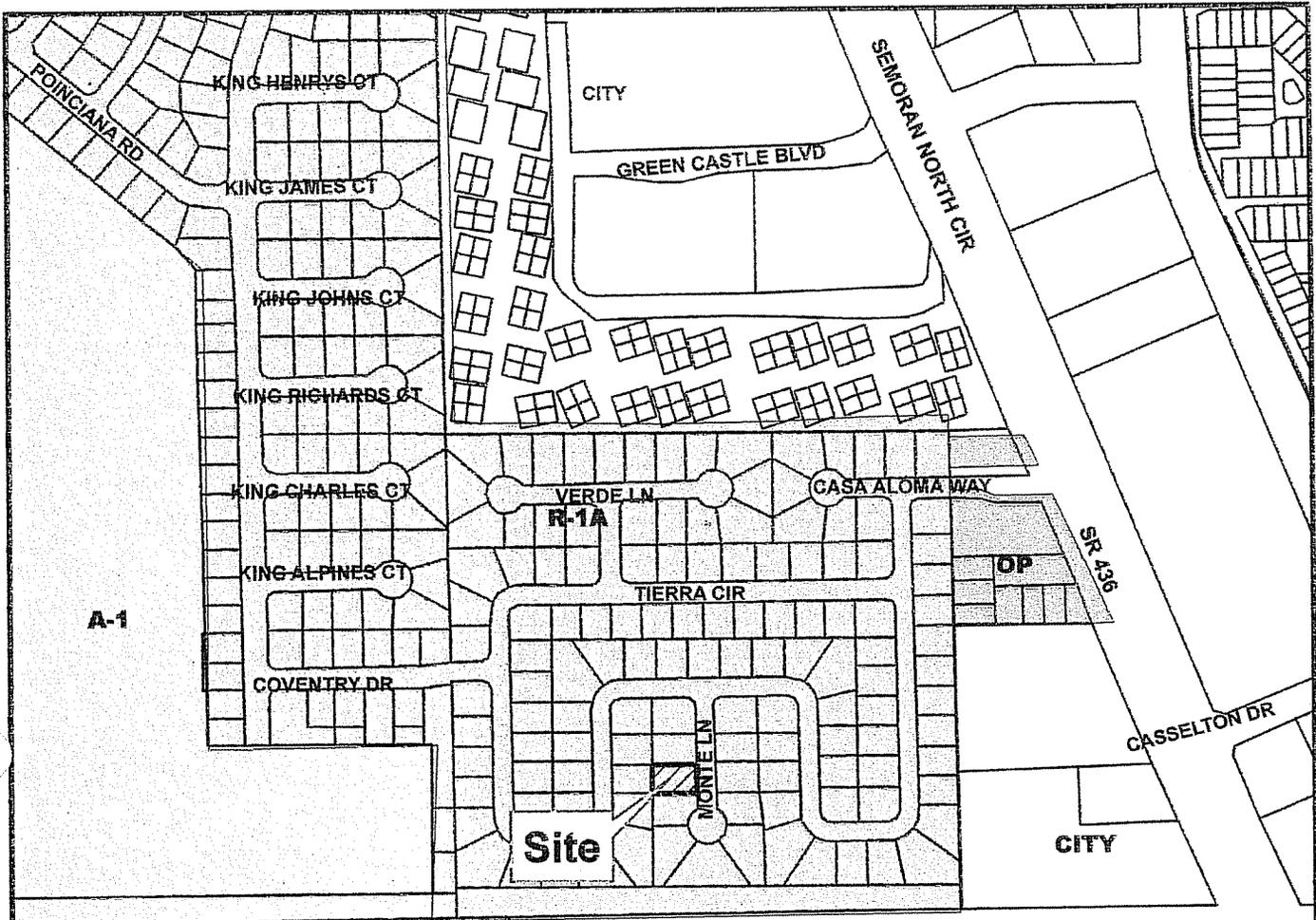
_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 190.00 COMMISSION DISTRICT _____ FLU / ZONING R-1A / LORV
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

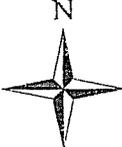
Joan & Raymond Coleman
 1323 Monte Lane
 Winter Park, Florida 32792

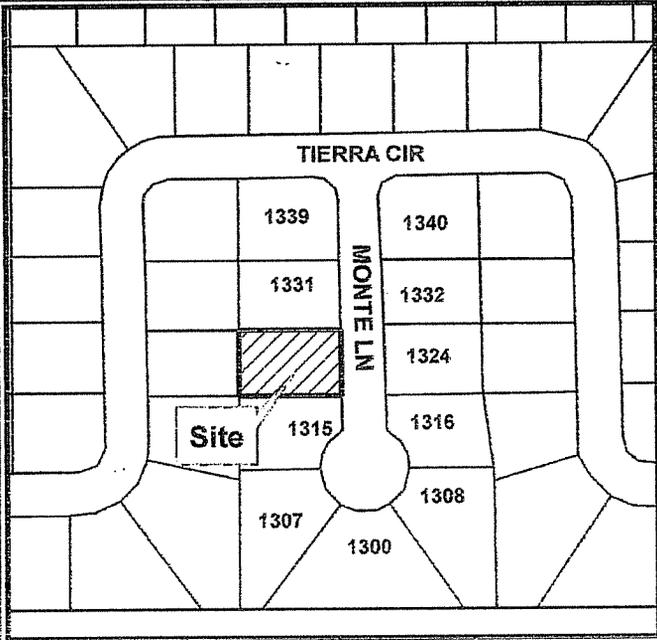


Seminole County Board of Adjustment
 June 25, 2007
 Case: BV2007-51 (Map 3210, Grid C7)
 Parcel No: 33-21-30-509-0000-0590

Zoning

-  BV2007-51
-  A-1
-  R-1A
-  OP

N




PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY, FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-655-7506

106		86	87	87	88
108	TIERRA CIR	85	88	MONTE LN	89
107		84	89	85	70
106		83	80	84	71
		82	81	83	72



GENERAL

Parcel Id: 33-21-30-509-0000-0590
 Owner: COLEMAN RAYMOND W & JOAN C
 Mailing Address: 1323 MONTE LN
 City, State, Zip Code: WINTER PARK FL 32792
 Property Address: 1323 MONTE LN WINTER PARK 32792
 Subdivision Name: CASA ALOMA
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1994)
 Dor: 01-SINGLE FAMILY

2007 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$181,294
 Depreciated EXFT Value: \$6,046
 Land Value (Market): \$41,000
 Land Value Ag: \$0
 Just/Market Value: \$228,340
 Assessed Value (SOH): \$118,449
 Exempt Value: \$25,000
 Taxable Value: \$93,449
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1975	01050	0991	\$36,500	Improved	Yes

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY

Tax Amount (without SOH): \$3,502
 2006 Tax Bill Amount: \$1,421
 Save Our Homes (SOH) Savings: \$2,081
 2006 Taxable Value: \$88,152
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	41,000.00	\$41,000

LEGAL DESCRIPTION

PLATS:
 LEG LOT 59 CASA ALOMA PB 15 PG 7

BUILDING INFORMATION

Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1969	6	1,885	2,767	2,041	CONC BLOCK	\$181,294	\$222,447
	Appendage / Sqft		GARAGE FINISHED / 420						
	Appendage / Sqft		UTILITY FINISHED / 130						
	Appendage / Sqft		OPEN PORCH FINISHED / 104						
	Appendage / Sqft		BASE / 156						
	Appendage / Sqft		OPEN PORCH FINISHED / 72						

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

Permits

EXTRA FEATURE

Description	Year Bld	Units	EXFT Value	Est. Cost New
FIREPLACE	1969	1	\$160	\$400
PEBBLE DECK	1979	320	\$512	\$1,280
POOL GUNITE	1979	450	\$3,600	\$9,000
ALUM SCREEN PORCH W/CONC FL	1980	216	\$734	\$1,836

WOOD DECK

1980

520

\$1,040

\$2,600

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

Date: 4/19/07

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 #: 33-21-30-509-0000-0590

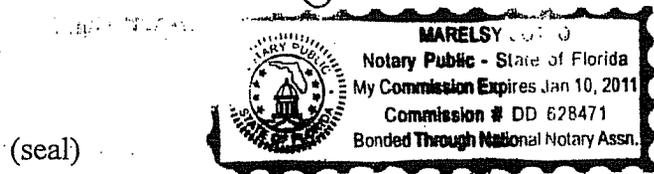
Address of Job: 1323 MONTE LN WINTER PARK FL 32792

Property Owner: RAY COLEMAN

Homeowner's Signature: *Ray Coleman*

Sworn to and subscribed before me this 19 day of April 2007

Notary Public: _____



My commission expires: 1/10/2011

Pool Enclosures
Vinyl Enclosures
Glass Enclosures
Aluminum Awnings
Solar Screens
Carports

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

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

To Whom It May Concern:

My neighbor located at 1323 MONTE LN WINTER PARK FL 32792 is
applying for a permit/variance for a Screen Room which will be located 14'
from the property line. I have no objections to this room being built.

Signed Ferrell L. Weber & Paul H. Weber
Printed Name Ferrell L. Weber

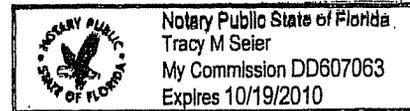
Dated this 18th day of April 2007

At 5:20 pm

Acknowledged: Tracy M. Seier
Notary Public, State of Florida

Sworn to and subscribed before me this 18th day of April 2007

(Seal)
My commission expires: 10/19/2010



ALUMINUM ASSOCIATION AWARD OF EXCELLENCE

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:

LOT 59
CASA ALOMA PB 15 PG 7

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

FINDINGS OF FACT

Property Owner: Ray & Joan Coleman
1323 Monte Lane
Winter Park, FL 32792

Project Name: Monte Lane (1323)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 15 feet for the replacement of a covered screen room 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: Joy Williams, 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 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: _____
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: