

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 206 Citrus Drive – Cory Caslow, applicant; Request for (1) a rear yard setback variance from 30 feet to 20 feet for a proposed room addition; (2) a side yard setback variance from 7.5 feet to 6 feet for a pool screen enclosure; and (3) a side (west) yard setback variance from 7.5 feet to 4 feet and a rear yard setback variance from 10 feet to 5 feet for an existing shed in R-1A (Single Family Dwelling District).

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

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

Agenda Date 7/23/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **DENY** the request for (1) a rear yard setback variance from 30 feet to 20 feet for a proposed room addition; (2) a side yard (east) setback variance from 7.5 feet to 6 feet for a pool screen enclosure; and (3) a side yard (west) setback variance from 7.5 feet to 4 feet and a rear yard setback variance from 10 feet to 5 feet for an existing shed in R-1A (Single Family Dwelling District); or
2. **APPROVE** the request for (1) a rear yard setback variance from 30 feet to 20 feet for a proposed room addition; (2) a side yard setback variance from 7.5 feet to 6 feet for a pool screen enclosure; and (3) a side (west) yard setback variance from 7.5 feet to 4 feet and a rear yard setback variance from 10 feet to 5 feet for an existing shed in R-1A (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	Cory Caslow 206 Citrus Drive R-1A (Single Family Dwelling District) Lock Arbor Ravenna Park
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a room addition that would encroach 10 feet into the required 30-foot rear yard setback; and a pool screen enclosure that would encroach 1.5 feet into the required 7.5-foot side yard 	

	<p>(east) setback.</p> <ul style="list-style-type: none"> • The applicant is also requesting a side and rear yard setback variance for an existing shed that encroaches 3.5 feet into the required 7.5-foot side yard (west) setback and 5 feet into the required 10-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.
<p>STAFF FINDINGS</p>	<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"> • 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. • 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 requested is not 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.
<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 room addition, pool screen enclosure, and shed as depicted on the attached site plan; and

	<ul style="list-style-type: none">• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.
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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 # BV 2007-64
Meeting Date 7-23-07



COPY

VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

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

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

Name: Cory A. Caslow
Address: 206 Citrus Dr. City: Sanford Zip code: 32771
Project Address: 206 Citrus Dr. City: Sanford Zip code: 32771
Contact number(s): 321-231-8658
Email address: cccaslow@aol.com

Is the property available for inspection without an appointment? Yes No

What type of structure is this request for?	
<input checked="" 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:
<input checked="" 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.	

RECEIVED MAY 18 2007

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:	10	Proposed setback:	5
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	30'	Proposed setback:	20
<input checked="" type="checkbox"/> Side yard setback	Required setback:	7.5'	Proposed setback:	6'
<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 checked="" type="checkbox"/> Side yard setback	Required setback:	7.5 ft	Proposed setback:	4 ft.
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Total number of variances requested <u>3</u>				

shed
Additions
screen
ENCLOSURE

for
shed

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: _____

FOR OFFICE USE ONLY

Date Submitted: 5-18-07 Reviewed By: P. Johnson
Tax parcel number: 34-19-30-506-0000-0060 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: _____

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.

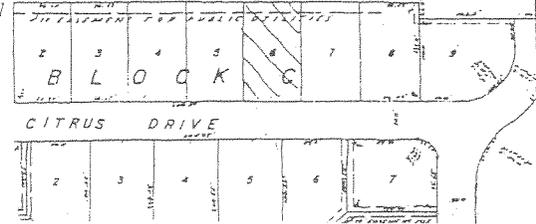
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if 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.

SWERDLOFF & LONG SURVEYING, INC.

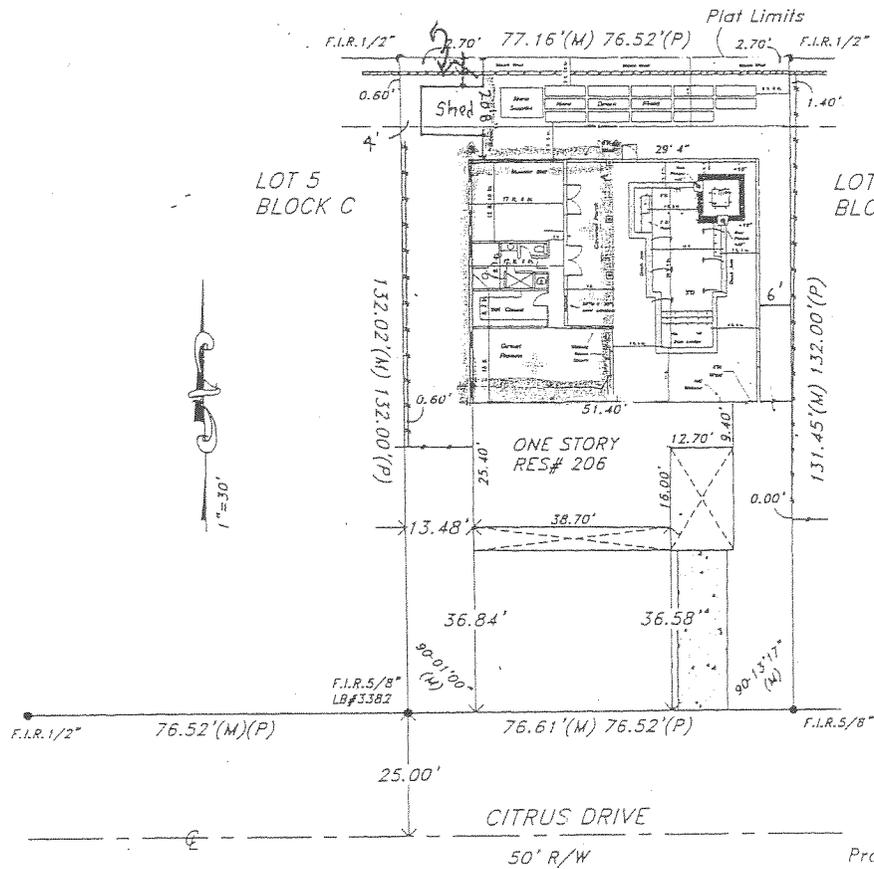
Legal Description

Lot 6, Block C, RAVENNA PARK SECTION OF LOCH ARBOR, according to the plat thereof, as recorded in Plat Book 12, Page(s) 61 and 62, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0045
 Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X
 Date of field work: 9/10/2003 Completion Date: 9/13/2003



Certified to:
 Roberta D. Rapert; First American Title Insurance Company;
 America's Wholesale Lender, its' successors and/or assigns.



Property Address:
 206 Citrus Drive
 Sanford, FL 32771

Survey number: SL 23990

LEGEND

- - -	Wood Fence	CATV	Cable Riser	M.H.	Manhole
-x-x-	Wire Fence	W.M.	Water Meter	N.T.S	Not to Scale
FN	Found Nail	TEL	Telephone Facilities	O.R.	Official Records
.	Property Corner	CH	Covered Area	O.R.B	Official Records Book
R	Record	B.R.	Bearing Reference	P.C.P	Permanent Control Point
M	Field Measured	CH	Chord	P.R.M	Perm. Reference Monument
CL	Clear	RAD	Radial	PG	Page
ENCR	Encroachment	N.R.	Non Radial	PVMT.	Pavement
C	Centerline	A/C	Air Conditioner	P.B	Plat Book
CONC	Concrete	B.M.	Benchmark	P.O.B	Point of Beginning
P	Property Line	C.	Calculated	P.O.C	Point of Commencement
C.M.	Concrete Monument	WALL	Block Wall	P.O.L	Point of Line
F.I.R.	Found Iron Rod	Δ	Central Angle/Delta	P.C	Point of Curvature
F.I.P	Found Iron Pipe	D.B.	Deed Book	P.R.C	Point of Reverse Curvature
R/W	Right of Way	D	Description of Deed	P.T.	Point of Tangency
N&D	Nail & Disk	D.H.	Drill Hole	R.	Radius (Radial)
D.E	Drainage Easement	Dr/W	Drive way	R.O.E	Roof Overhang Easement
U.E	Utility Easement	ESMT	Easement	S.I.R.	Set Iron Rod & Cap
FD.	Found	EL	Elevation	S/W	Sidewalk
P	Plat	F.F.	Flushed Floor	T.O.B	Top of Bank
ASPH	Asphalt	F.C.M.	Found Concrete Monument	TYP.	Typical
O.H.U.	Overhead Utilities	F.P.K.	Found Parker-Kalon Nail	W.C.	Witness Corner
P.P.	Power Pole	L	Length	10.05	Existing Elevation
TX	Transformer	L.A.E	Limited Access Easement	E.O.W	Edge of Water

GENERAL NOTES

- Legal descriptions provided by others.
- The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is an AS-BUILT SURVEY unless otherwise noted.
- Not valid unless sealed with the signing surveyor's embossed seal.
- Flood zone determinations are provided as a courtesy only and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
- LB 7132
- I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Surveyor's Signature: *Ralph Swerdloff*
 Swerdloff & Long Surveying, Inc.
 365 Waymont Court, Suite 109, Lake Mary, FL 32746
 Voice 407.688.7631 Fax 407.688.7691

Roberta Davis & Cory Caslow
 206 Citrus Drive
 Sanford, Florida 32771

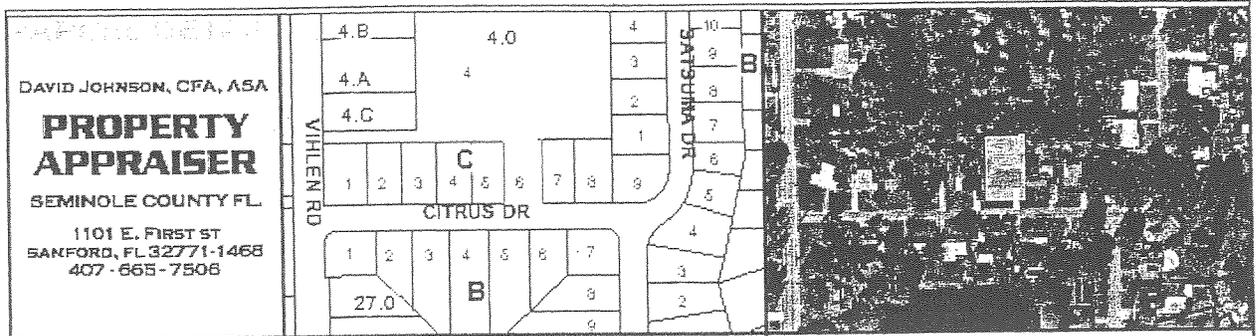


Seminole County Board of Adjustment
 July 23, 2007
 Case: BV2007-64 (Map 3052, Grid C3)
 Parcel No: 34-19-30-505-0C00-0060

Zoning

- | | | | |
|---|-----------|---|------|
|  | BV2007-64 |  | R-1A |
|  | A-1 |  | R-1 |
|  | R-1AAA |  | C-1 |
|  | R-1AA | | |





DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7506

GENERAL

Parcel Id: 34-19-30-506-0C00-0060
 Owner: DAVIS ROBERTA J &
 Own/Addr: CASLOW CORY A
 Mailing Address: 206 CITRUS DR
 City,State,ZipCode: SANFORD FL-32772
 Property Address: 206 CITRUS DR SANFORD 32772
 Subdivision Name: RAVENNA PARK SEC OF LOCH ARBOR
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2004)
 Dor: 01-SINGLE FAMILY

2007 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$75,514
 Depreciated EXFT Value: \$0
 Land Value (Market): \$37,000
 Land Value Ag: \$0
 Just/Market Value: \$112,514
 Assessed Value (SOH): \$72,082
 Exempt Value: \$25,000
 Taxable Value: \$47,082
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	01/2007	06587	1056	\$35,300	Improved	No
QUIT CLAIM DEED	04/2004	05259	1634	\$100	Improved	No
WARRANTY DEED	09/2003	05079	0305	\$88,000	Improved	Yes
WARRANTY DEED	04/1989	02058	2002	\$49,000	Improved	Yes
WARRANTY DEED	12/1988	02028	1485	\$100	Improved	No

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY

Tax Amount(without SOH): \$1,256
 2006 Tax Bill Amount: \$730
 Save Our Homes (SOH) Savings: \$526
 2006 Taxable Value: \$45,324
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	37,000.00	\$37,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 6 BLK C LOCH ARBOR RAVENNA PARK SEC
 PB 12 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	1959	3	986	1,450	986	CONC BLOCK	\$75,514	\$104,881
	Appendage / Sqft		UTILITY FINISHED / 72						
	Appendage / Sqft		OPEN PORCH FINISHED / 152						
	Appendage / Sqft		CARPORIT FINISHED / 240						

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 July 23, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

(Legal Description)

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

FINDINGS OF FACT

Property Owner: Cory A. Caslow & Roberta J. Davis
206 Citrus Drive
Sanford, FL 32772

Project Name: Citrus Drive (206)

Requested Development Approval:

Request for (1) a rear yard setback variance from 30 feet to 20 feet for a proposed room addition; (2) a side yard (east) setback variance from 7.5 feet to 6 feet for a pool screen enclosure; and (3) a side yard (west) setback variance from 7.5 feet to 4 feet and a rear yard setback variance from 10 feet to 5 feet for an existing shed 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 room addition, pool screen enclosure, and shed 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: