

The applicant for item #8 has confidential status and is not required to state his name.

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

SUBJECT: Charlotte Street (Lots 24-26) – Request for a side yard (north) setback variance from 10 feet to 5 feet for an existing pool screen enclosure in R-1AA (Single Family Dwelling District).

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

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

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

MOTION/RECOMMENDATION:

1. **DENY** the request for a side yard (north) setback variance from 10 feet to 5 feet for an existing pool screen enclosure in R-1AA (Single Family Dwelling District); or
2. **APPROVE** the request for a side yard (north) setback variance from 10 feet to 5 feet for an existing pool screen enclosure in R-1AA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Location:	Charlotte Street (Lot 24 – 26)
	Zoning:	R-1AA (Single Family Dwelling District)
	Subdivision:	Sanlando Springs
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to place a 27 foot x 50 foot pool screen enclosure which will encroach 5 feet into the required 10-foot side yard setback. • Building Permit 07-4245 is in plan review and the contractor constructed the structure prior to the issuance of the permit. • 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.• 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.
STAFF RECOMMENDATION	<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 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

- 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

COPY

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

Application # BV 2007-69
Meeting Date 7-23-07



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

for 2007

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

Name: _____
Address: Charlotte St (lots 24-26) City: Longwood Zip code: 32750
Project Address: Charlotte St City: Longwood Zip code: 32750
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 checked="" type="checkbox"/> Pool screen enclosure	Please describe: <u>27x50 screen pool 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.	

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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>10'</u>	Proposed setback: <u>5'</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>10'</u>	Proposed setback: <u>5'</u>
<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:	
[] 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.

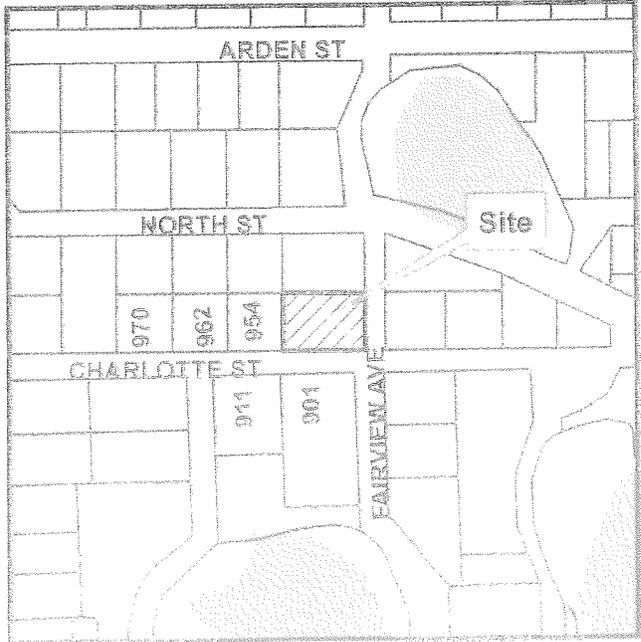
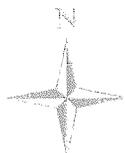
Signed: Ryan Cantile

948 Charlotte Street
Longwood, Florida 32750



Seminole County Board of Adjustment
July 23, 2007
Case: BV2007-69 (Map 3156, Grid B4)
Parcel No: 01-21-29-5CK-730G-0240

- Zoning
-  BV2007-69
 -  R-1AA
 -  R-1



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508		MAPPING DISABLED		MAPPING DISABLED																																																					
GENERAL Parcel Id: 01-21-29-5CK-730G-0240 Owner: CONFIDENTIAL PER STATUTES Own/Addr: 119.071 Mailing Address: 1101 E 1ST ST City,State,ZipCode: SANFORD FL 32771 Property Address: Subdivision Name: SANLANDO SPRINGS Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2007) Dor: 01-SINGLE FAMILY				2007 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$264,096 Depreciated EXFT Value: \$13,815 Land Value (Market): \$70,125 Land Value Ag: \$0 Just/Market Value: \$348,036 Assessed Value (SOH): \$348,036 Exempt Value: \$25,000 Taxable Value: \$323,036 Tax Estimator																																																					
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad