

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

**SUBJECT:** 2421 Oak Dr- Martin Van Duyvenbode, applicant; Request for a 1) rear yard setback variance from 30 feet to 12 feet; and a 2) side yard (east) setback variance from 7.5 feet to 2.5 feet for a carport/shed in R-1A (Single Family Dwelling District).

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

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

**Agenda Date** 08/27/07    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **DENY** the request for a 1) rear yard setback variance from 30 feet to 12 feet; and a 2) side yard (east) setback variance from 7.5 feet to 2.5 feet for a carport/shed in R-1A (Single Family Dwelling District); or
2. **APPROVE** the request for a 1) rear yard setback variance from 30 feet to 12 feet; and a 2) side yard (east) setback variance from 7.5 feet to 2.5 feet for a carport/shed in R-1A (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<p><b>GENERAL INFORMATION</b></p>	<p>Applicant: Martin Van Duyvenbode                  Owner: R, Goldberg, Trustee                  Location: 2421 Oak Ave                  Zoning: R-1A (Single Family Dwelling District)                  Subdivision: Brantley Shores 1<sup>st</sup> Add</p>
<p><b>BACKGROUND / REQUEST</b></p>	<ul style="list-style-type: none"> <li>• The applicant proposes to complete the construction of a carport/shed that is 20 feet by 40 feet (800 square feet), and 10 feet in height.</li> <li>• The carport/shed would encroach 18 feet into the required 30-foot rear yard setback and 5 feet into the required 7.5-foot side yard setback.</li> <li>• The applicant has stated that the structure will have gutters and a downspout to prevent water run-off.</li> </ul>

	<ul style="list-style-type: none"><li>• In June of 2007, after constructing the framework, the applicant received a notice of violation for the unpermitted construction of the carport/shed.</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. <i>The applicant could relocate the structure, or downsize the structure in order to meet setback requirements.</i></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 carport/shed 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

**COPY**

Application # BV2007-76  
Meeting Date 8-27-07



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

RECEIVED JUN 13 2007

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

Name: MARTIN VAN DUUVENBODE

Address: 2421 DAK DR City: LEONAWARD Zip code: 32779

Project Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip code: \_\_\_\_\_

Contact number(s): 407 772-9561 cell 407-383-5160

\* Email address: MVAND@CFL-RR.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: <u>20x20 SHED WITH 20x20 C-PART</u>
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<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.	

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>30'</u>	Proposed setback: <u>12'</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>7.5</u>	Proposed setback: <u>2.5</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 \_\_\_\_\_

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**

Scan Comm. Cards

Date Submitted: 6-13-07 Reviewed By: P. Johnson  
 Tax parcel number: 05-21-29-503-0000-0090 Zoning/FLU RIA/LOR  
 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 1/2 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 or 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.

2421 Oak Drive, Longwood, Fl 32779

The proposed shed/carport would be set on the existing concrete slab to the rear of the house behind large trees .

Please see pictures

This being a community with sheds/carports in similar positions, it would not look out of character for the area.

The existing old rusted shed would be removed

Due to the location of the home, the shed/carport would encroach 5.5ft on the side and 18ft at the rear (Location of the existing concrete slab is 2.5ft from side boundary and 12 ft from the rear)

The shed/carport would almost not be visible from anyone driving by the property.  
Please see pictures.

The shed/carport would be pushed back behind the trees to keep it from the neighbor's line of sight

The roof would have gutters and downspouts

I have signatures of support from the neighbors

At the meeting of the Civic Association of West Lake Brantley on 6 of June 2007 a request for the CAWLB to consider the approval of the construction of the shed/carport at 2421 Oak Dr., Longwood. The Board had no exception or objection and was passed unanimously by all officers present .

I have the support from the adjacent neighbor located on the side of the proposed project.

I have the support from the adjacent neighbor located on the rear of the proposed project.

Thank you

Martin vanDuyvenbode

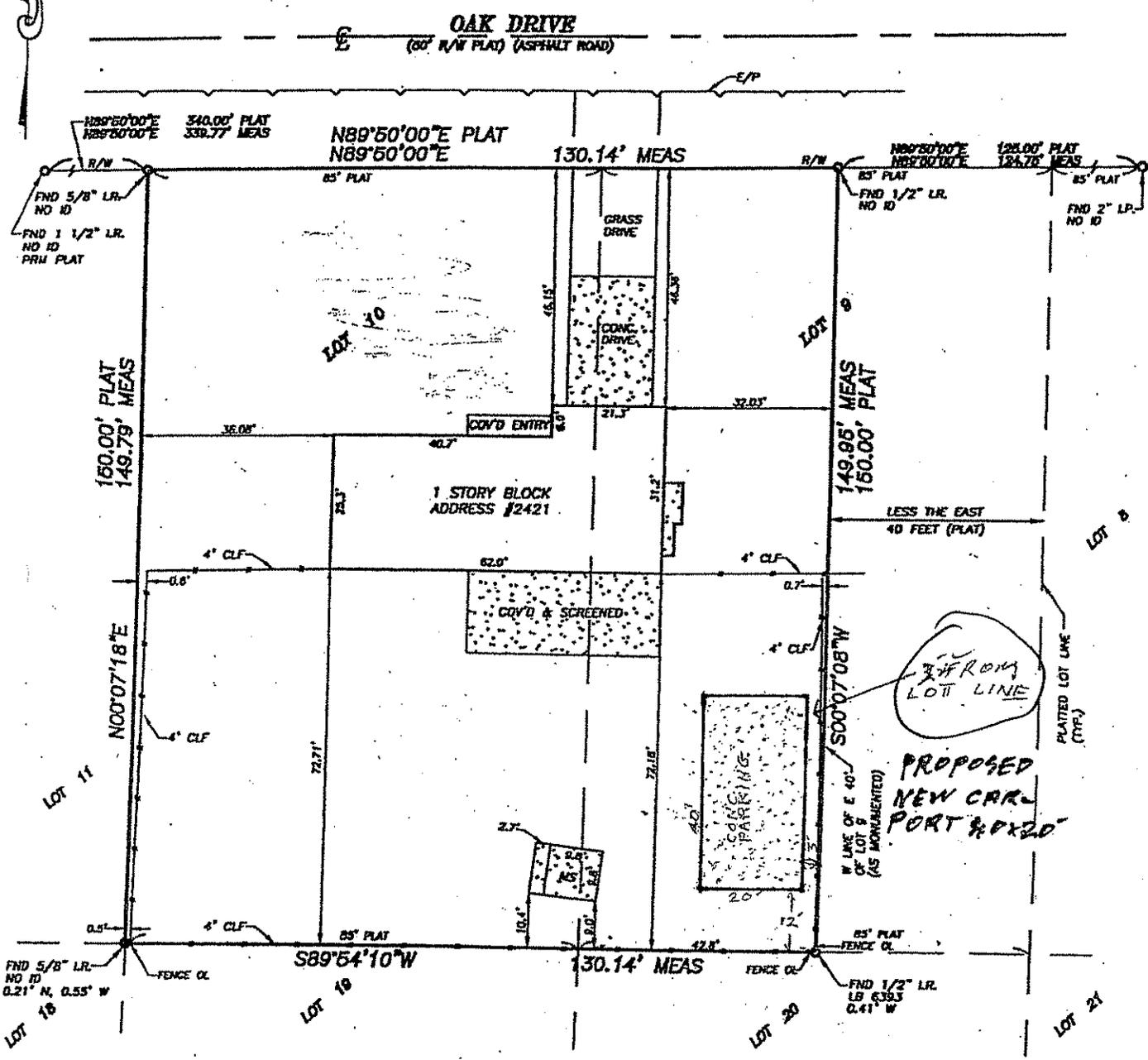
407-383-5160

[Mvand@cfl.rr.com](mailto:Mvand@cfl.rr.com)

# MAP OF BOUNDARY SURVEY

## DESCRIPTION (AS FURNISHED)

LOT 9 & 10 LESS THE E 40' OF LOT 9 BRANTLEY SHORES FIRST ADDITION, AS RECORDED IN PLAT BOOK 9, PAGE 41, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



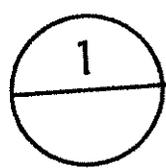
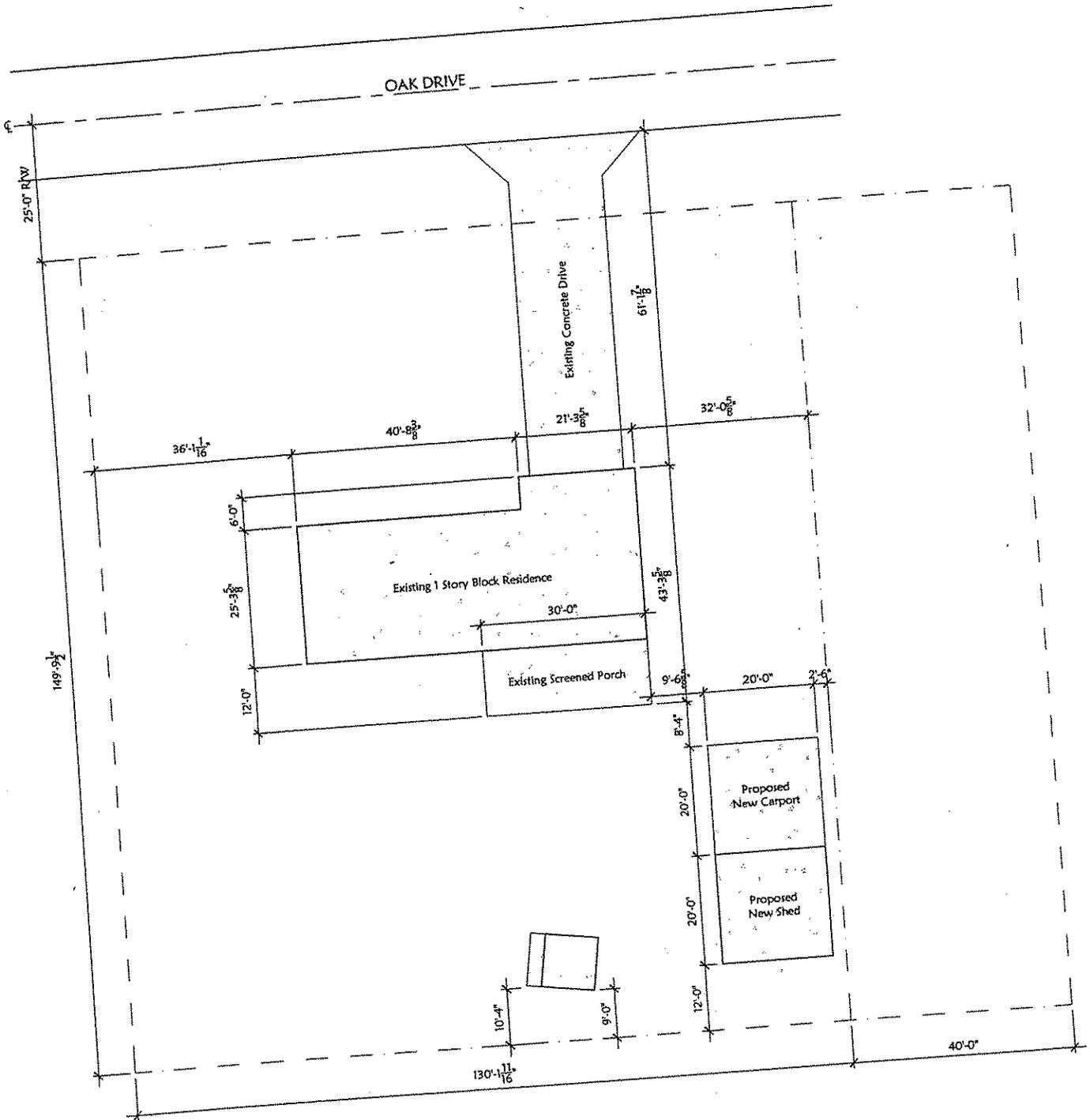
### SURVEYORS NOTES

1) THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N89°50'00"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK DRIVE AS PER THE RECORD PLAT OF BRANTLEY SHORES FIRST ADDITION, AS RECORDED IN PLAT BOOK 9, PAGE 41.

2) THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE RECORD PLAT OF BRANTLEY SHORES FIRST ADDITION AND TO EXISTING FIELD MONUMENTATION.

MEASUREMENT STANDARDS SHOWN HEREON WERE MADE TO UNITED STATES

3) THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AN AREA OUTSIDE 500 YEAR FLOOD PLAIN, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 1202B9 0110 E DATED APR. 17, 1995, FLOOD ZONE DATA SCALED FROM FLOOD INSURANCE RATE MAPS SHOULD BE VERIFIED THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM AT (800) 638-6620 OR YOUR LOCAL COUNTY, DUE TO SCALING AND INCONSISTENCIES IN INDIVIDUAL MAPS, ERRORS MAY OCCUR AND SHOULD BE BROUGHT TO OUR ATTENTION UPON DISCOVERY. WE ASSUME NO LIABILITY FOR DAMAGES ARISING



Site Plan for 2421 Oak Drive

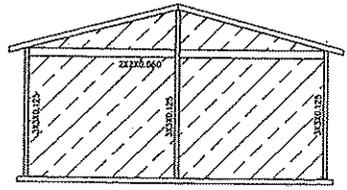
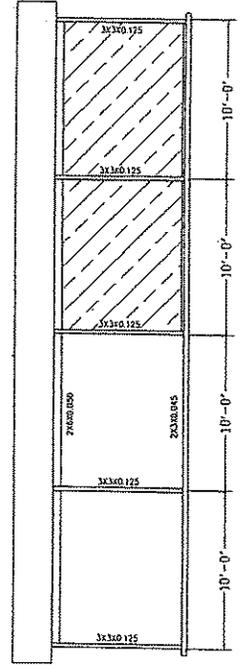
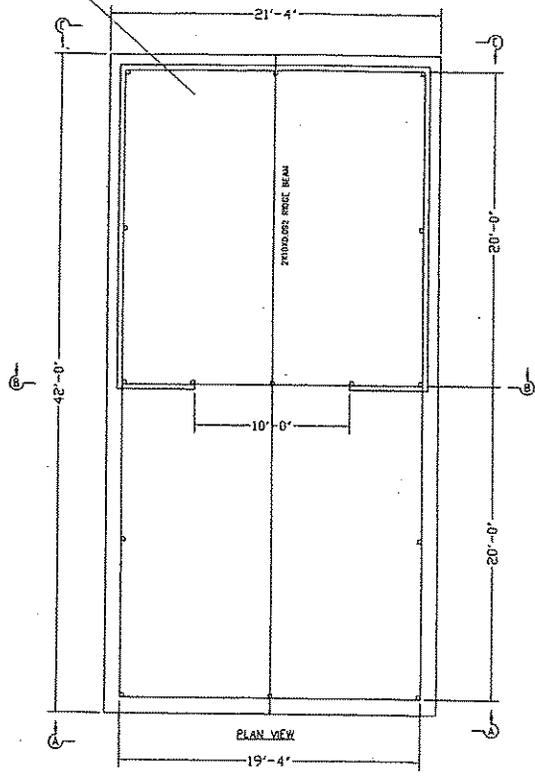
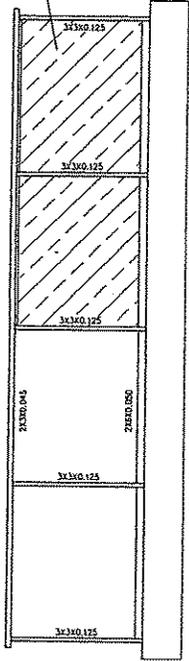
SCALE: 1" = 20'-0"



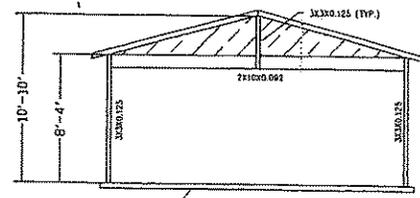
<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7506</p>	<p>51.A</p> <p>5</p> <p>4 E</p> <p>3</p> <p>2</p> <p>1</p> <p>7</p> <p>WESTWOOD DR</p> <p>OAK DR</p> <p>PLEASANT DR</p> 	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">14.A</td> <td style="width:10%;">13</td> <td style="width:10%;">12</td> <td style="width:10%;">11</td> <td style="width:10%;">10</td> <td style="width:10%;">9</td> <td style="width:10%;">11</td> <td style="width:10%;">10</td> </tr> <tr> <td>14.B</td> <td></td> <td></td> <td style="text-align:center;">A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>14</td> <td>13</td> <td>12</td> <td>11</td> <td>10</td> <td>9</td> <td>8</td> <td>7</td> </tr> <tr> <td>15</td> <td>16</td> <td>17</td> <td>18</td> <td>19</td> <td>20</td> <td>21</td> <td>22</td> </tr> <tr> <td>14</td> <td>13</td> <td>12</td> <td>11</td> <td>10</td> <td>9</td> <td>8</td> <td>7</td> </tr> <tr> <td>14</td> <td>13</td> <td>12</td> <td>11</td> <td>10</td> <td>9</td> <td>8</td> <td>7</td> </tr> </table>	14.A	13	12	11	10	9	11	10	14.B			A					14	13	12	11	10	9	8	7	15	16	17	18	19	20	21	22	14	13	12	11	10	9	8	7	14	13	12	11	10	9	8	7
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<p style="text-align:center;"><b>GENERAL</b></p> <p>Parcel Id: 05-21-29-503-0C00-0090</p> <p>Owner: GOLDBERG R TRUSTEE</p> <p>Own/Addr: FBO</p> <p>Mailing Address: 2440 OAK DR</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 2421 OAK AVE LONGWOOD 32779</p> <p>Subdivision Name: BRANTLEY SHORES 1ST ADD</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 01-SINGLE FAMILY</p>		<p style="text-align:center;"><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$157,297</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$57,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$214,297</p> <p>Assessed Value (SOH): \$214,297</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$214,297</p> <p>Tax Estimator</p>																																																
<p style="text-align:center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>TRUSTEE DEED</td> <td>04/2002</td> <td>04419</td> <td>0345</td> <td>\$97,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/2000</td> <td>03895</td> <td>1445</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	TRUSTEE DEED	04/2002	04419	0345	\$97,000	Improved	No	WARRANTY DEED	07/2000	03895	1445	\$100	Improved	No	<p style="text-align:center;"><b>2006 VALUE SUMMARY</b></p> <p>2006 Tax Bill Amount: \$3,059</p> <p>2006 Taxable Value: \$189,808</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																											
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Martin VanDuyvenbode  
 2730 Oak Dr.  
 Longwood, FL 32779  
 Lot 12  
 Lake Brantley Isles

4x4x0.024 COMPOSITE ROOF PANELS ON ROOF AND INDICATED WALLS (FL. PRODUCT APPROVAL #6636)

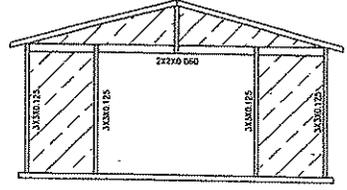


ELEVATION C-C



ELEVATION A-A

4" NOMINAL CONCRETE SLAB  
 WITH 8"x8" TURNDOWN  
 (2500 PSI MIN) W/8-B-10/10  
 W.W.M. OR FIBER REINFORCED  
 [POLYPROPYLENE FIBER =  
 1.5 POUND (MIN) PER C.Y.]



ELEVATION B-B

BV2007-76

ATT: - PATTY



Limited Power of Attorney

Date: 6/11/07

I hereby name and appoint M VAN DUYNENBODE  
(Name)

of \_\_\_\_\_  
(Company Name) to be my lawful

attorney in fact to act for me and apply to Seminole County Building and  
Fire Division for a VARIANCES AND/OR permit for  
(Type of Permit)

AND  
PLANNING  
AND  
ZONING

work to be performed at the location described as:

Parcel ID#: 05-21-29-503-0000-0090

Address of Job: 2421 Oak DR, Longwood FL 32779

Property Owner: 2421 OAK SEMINOLE PL TRUST

and to sign my name and do all things necessary to this appointment.

R. GOLDBERG AS TRUSTEE  
(Contractor's Company and License)

[Signature]  
(Signature of Contractor) TRUSTEE

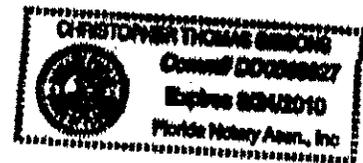
Acknowledged: [Signature] Chris Gibbons

Sworn to and subscribed before me this 11 day of June A.D. 2007

Notary Public

(Seal)

My Commission expires on: 8/24/2010





*Civic Association of  
West Lake Brantley*

RE: 2421 OAK DR, LONGWOOD  
FL 32779

June 6, 2007

Attention: Martin van Duyvenbode 407-383-5160  
FX 407-772-8861  
EMAIL: - MVAND@CFL.RR.COM.

Regarding your application to the board for the  
Carport/shed construction on your premises at 2421 Oak Drive,  
Longwood, FL 32779.

Further to the specific adoption of a proposed  
Carport and shed to be constructed on the existing concrete slab

At the meeting of the Civic Association of West  
Lake Brantley on 6 of June 2007 a request for the CAWLB to  
consider the approval of the construction of the shed/carport at  
2421 Oak Dr., Longwood. The Board had no exception or  
objection and was passed unanimously by all officers present .

Vice President  
Alison Cody  
cell 321 231 9304

Application for a variance

14HE 07

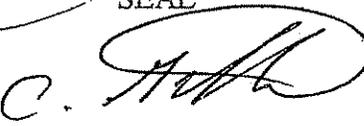
REF: Lot 9 and 10 less the East 40' (Forty Feet) of lot 9 Brantley Shores First Edition, as Recorded in Plat book 9, Page 41, P R of S C Fl. Also known as 2421 Oak Drive, Longwood, Fl 32779

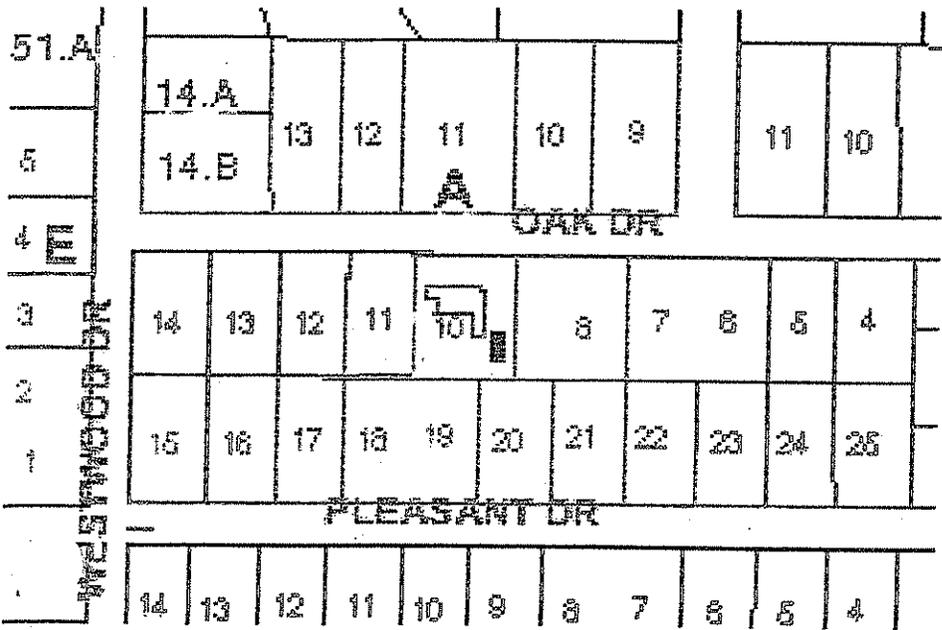
We herewith would like to apply for a variance to install a Carport on the existing Concrete slab.

This existing concrete slab is 3 ft from the lot line on the East side.

We therefore request a variance due to the 3ft space from the E boundary Lot Line instead of the required space or setback..

Below the names and signatures from neighbors and home owners that do not oppose this application.

NAME	ADDRESS	SEAL
Juan Hofle	2460 Oak Dr.	
C Gibbons	2440 Oak Dr.	
G Taylor	2410 Oak Dr.	
J Heinemann	2401 Oak Dr.	
D Lewis	2320 Oak Dr.	
R Beresheim	2330 Oak Dr.	
W Bowmar	2441 Oak Dr.	



5	14.B								11	10	
4	A OAK DR										
3	14	13	12	11	9.0	8.0	7	6	5	4	
2	15	16	17	18	19	20	21	22	23	24	25
1	PLEASANT DR										
7	14	13	12	11	10	9	8	7	6	5	4
6	15	16	17	18	19	20	21	22	23	24	25
5	15	16	17	18	19	20	21	22	23	24	25

Parcel Id: 05-21-29-503-0C00-0180

Owner: BAKER BILLY W

Mailing Address: 2430 PLEASANT DR

City,State,ZipCode: LONGWOOD FL 32779

Property Address: 2430 PLEASANT DR LONGWOOD 32779

Subdivision Name: BRANTLEY SHORES 1ST ADD

Tax District: 01-COUNTY-TX DIST 1

Exemptions: 00-HOMESTEAD (1994)

Dor: 01-SINGLE FAMILY

*I am not opposed to Martin construction a shed on the location as indicated.*

*Billy W. Baker*

Application for a variance

JUNE 07

Ref: Lot 9 and 10 less the East 40ft of lot 9 Brantley Shores First Edition, as Recorded in Plat book 9, Page 41 P R of SC FL. Also known as 2421 Oak Drive, Longwood FL 32779

Wherewith apply for a variance to install a shed and carport combination on the existing concrete slab.

The variance pertains to the 7.5ft of the 10ft encroachments on the side and 18ft of the 30ft at the rear of the setbacks

Below signatures would indicate that said person/s have no objection to the erection of the shed/carport.

Name	Address	Seal	Date
Barbara Benstun	2330 Oak Dr	B3B	6/4/07
Louise M. Lewis	2320 OAK DR.	Louise M. Lewis	6-4-2007
Jeffrey P. Lewis	2330 CLAY CT.	Jeff Lewis	6-4-2007
Alison Gody	2401 Island Dr.	Alison Gody	6-4-2007
Robert Soloway	2471 ISLAND DR.	Robert Soloway	6/4/07
Nancy Sprinkle	2471 Island Dr.	N Sprinkle	6/4/07
JOHN KALEPP	2481 ISLAND DR	John Kalepp	6-4-07
Robert M. Nueby	2431 Island Drive	Robert M. Nueby	6-4-07
Robert Farmer	2430 ISLAND DR	Robert Farmer	6-4-07
Michele Gibbons	2420 Oak Dr.	Michele Gibbons	6/4/07

Application for a variance

JUNE 07

REF: Lot 9 and 10 less the East 40' (Forty Feet) of lot 9 Brantley Shores First Edition, as Recorded in Plat book 9, Page 41, P R of S C Fl. Also known as 2421 Oak Drive, Longwood, Fl 32779

We herewith would like to apply for a variance to install a Carport on the existing Concrete slab.

This concrete slab is only 3 ft from the lot line on the East side.

We therefore request a variance due to the 3ft space from the E boundary Lot Line instead of the required space or setback.

Below the names and signatures from the surrounding neighbors that do not oppose this application.

NAME	ADDRESS	SEAL
Juan Hofle	2460 Oak Dr.	
C Gibbons	2440 Oak Dr.	
aylor	2410 Oak Dr.	
R & J Heinemann	2401 Oak Dr	
D lewis	2320 Oak Dr	
R Beresheim	2330 Oak Dr	
W Bowmar	2441 Oak Dr.	
B. BAKER	2430 PLEASANT	Billy W. Baker

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 27<sup>th</sup>, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 9 & 10 (LESS E 40 FT OF LOT 9) BLK C  
BRANTLEY SHORES 1ST ADD PB 9 PG 41

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

### FINDINGS OF FACT

**Property Owner:** R. Goldberg, Trustee  
2421 Oak Dr  
Longwood, FL 32779

**Project Name:** Oak Dr (2421)

**Requested Development Approval:**

Request for a 1) rear yard setback variance from 30 feet to 12 feet; and a 2) side yard (east) setback variance from 7.5 feet to 2.5 feet for a carport/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 carport/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: