

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

**SUBJECT:** 3613 Leota Drive – Edward & Elizabeth Batcheller, applicants; Request for a rear yard setback variance from 30 feet to 25-feet-8-inches for a proposed addition in R-1AA (Single Family Dwelling District);

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

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

**Agenda Date** 10/22/07    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **DENY** the request for a rear yard setback variance from 30 feet to 25-feet-8-inches for a proposed addition in R-1AA (Single Family Dwelling District); or
2. **APPROVE** the request for a rear yard setback variance from 30 feet to 25-feet-8-inches for a proposed addition in R-1AA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Edward & Elizabeth Batcheller Location: 3613 Leota Drive Zoning: R-1AA (Single Family Dwelling District) Subdivision: Placid Hill
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicants propose to construct a 966 square foot addition that would provide a garage and additional living space for the existing home.</li> <li>• The proposed addition would encroach 4-feet-4-inches into the required 30-foot rear yard setback.</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>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:

	<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 addition could be reduced in size to minimize encroachment.</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 addition 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

Application # BV2007-118  
Meeting Date 10-22-07



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

RECEIVED AUG 21 2007

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

Name: Edward and Elizabeth Batcheller  
Address: 3613 Leota Drive City: Apopka Zip code: 32703  
Project Address: 3613 Leota Drive City: Apopka Zip code: 32703  
Contact number(s): 407-772-0717 or 321-303-4865  
Email address: bethbatcheller@hotmail.com

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 type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>Adding 1 Car Garage, Craft Room, 1 Bedroom, 1 Bathroom</u>
<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>25'8"</u>
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<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: Edward F. Batcheller

**FOR OFFICE USE ONLY**

Date Submitted: 8-21-07 Reviewed By: P. Johnson  
 Tax parcel number: 17-21-29-509-0A00-0040 Zoning/FLU R-1AA/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!*

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 <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 ½ 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.

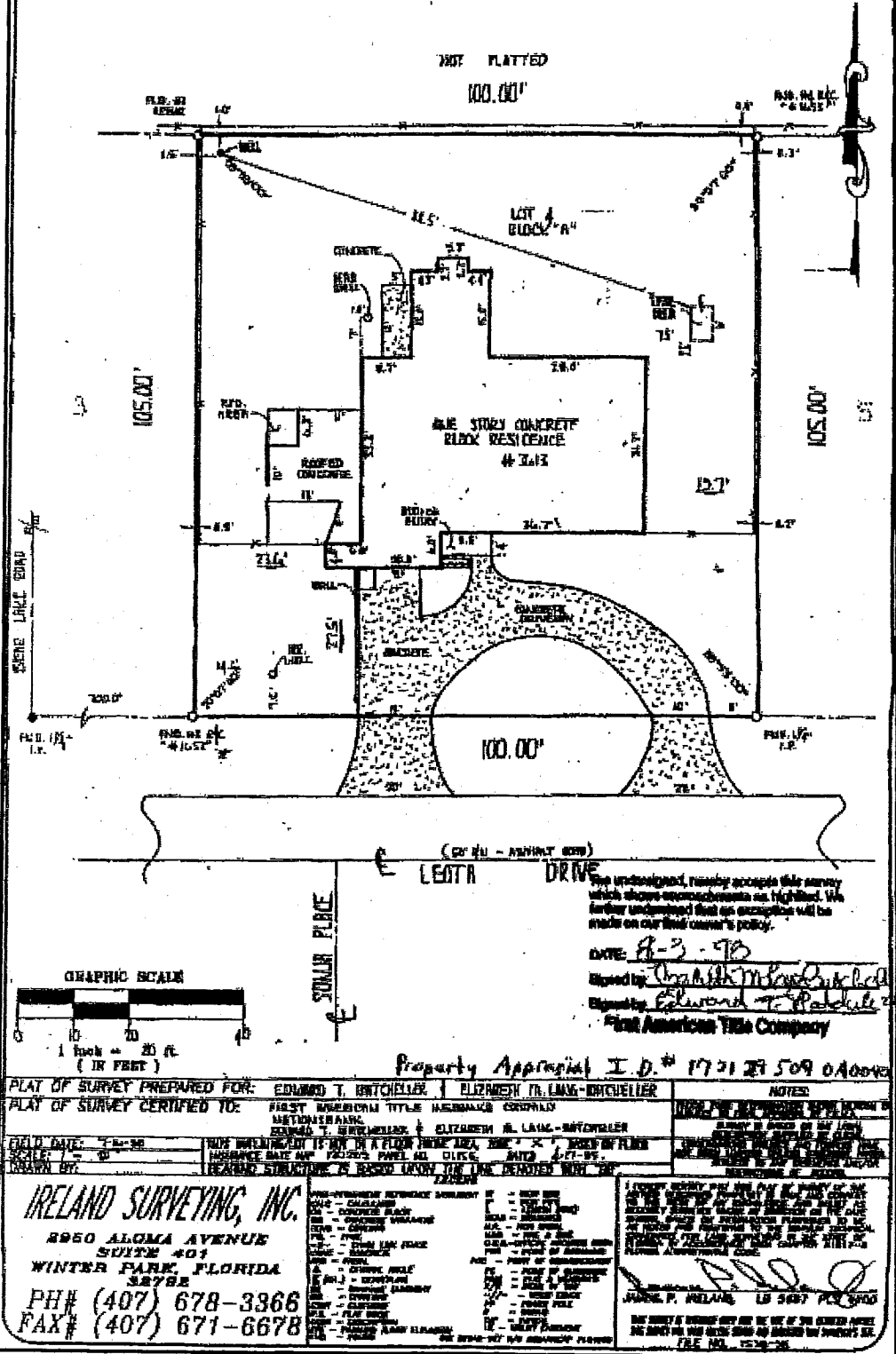
NO HOA

# EXISTING

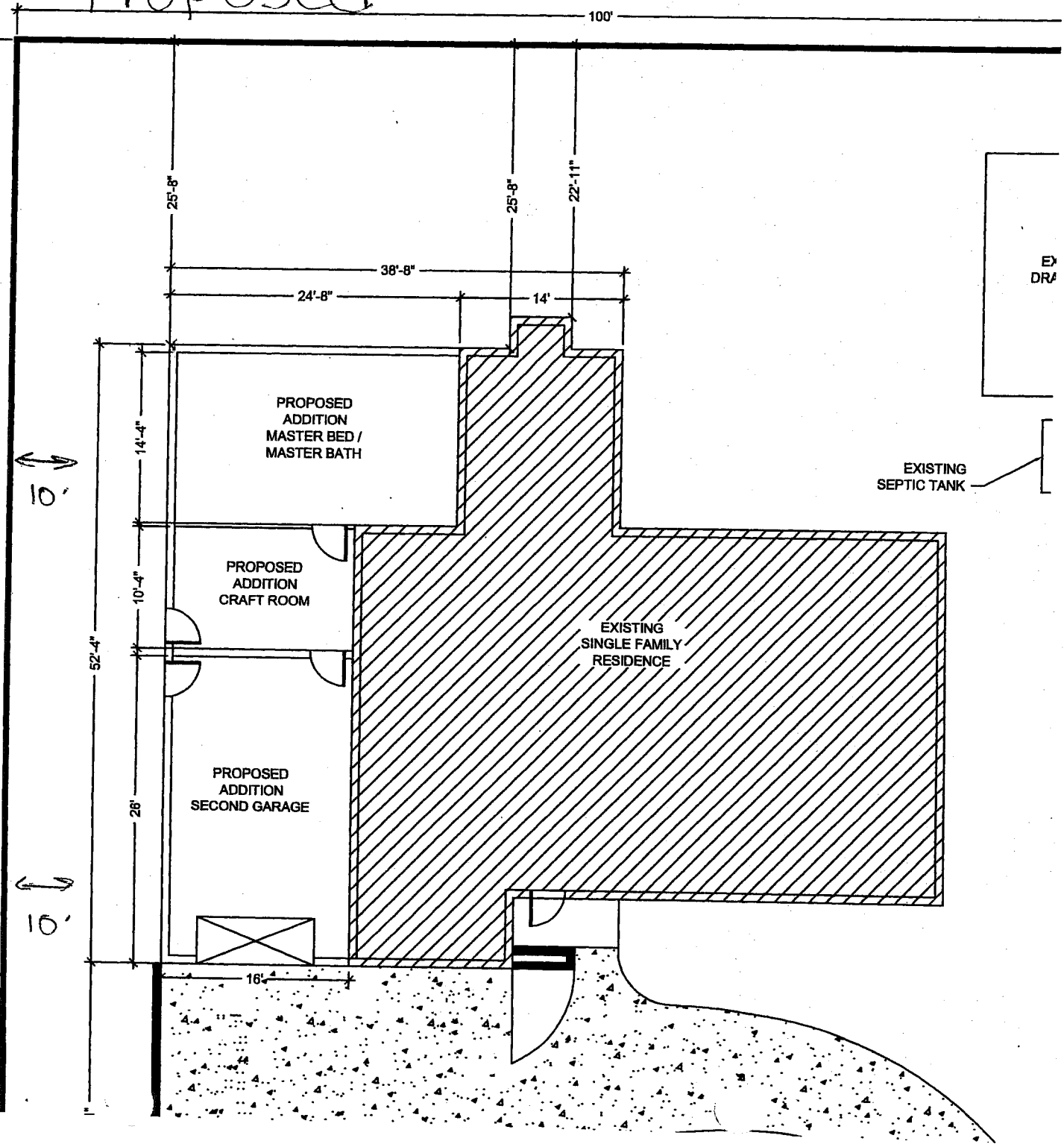
## PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 4, BLOCK "A", PLACID HILL  
 AS RECORDED IN PLAT BOOK 3, PAGE(S) 43, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

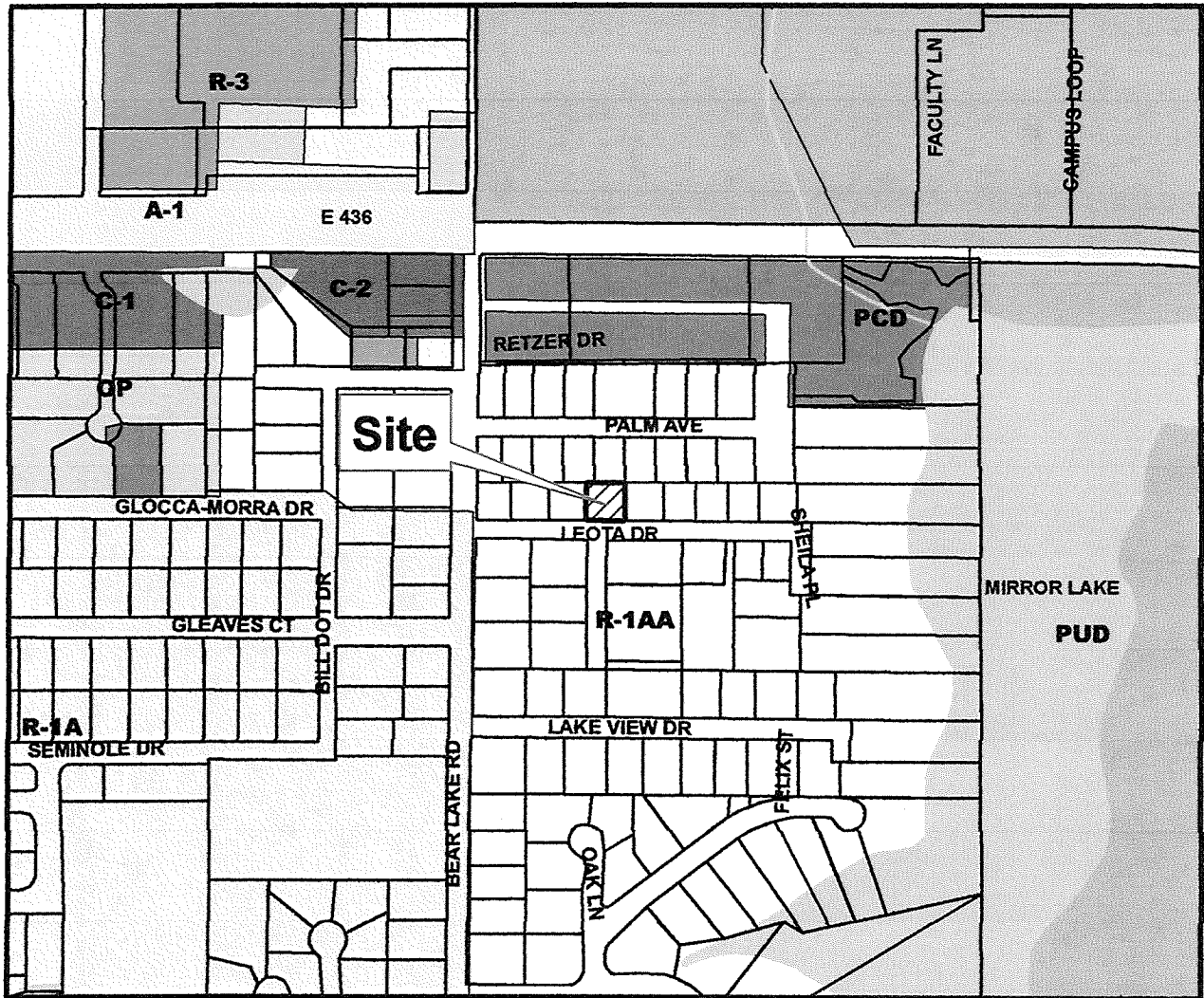


# Proposed



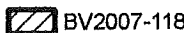


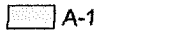
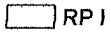

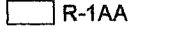


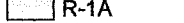

EX  
DRA

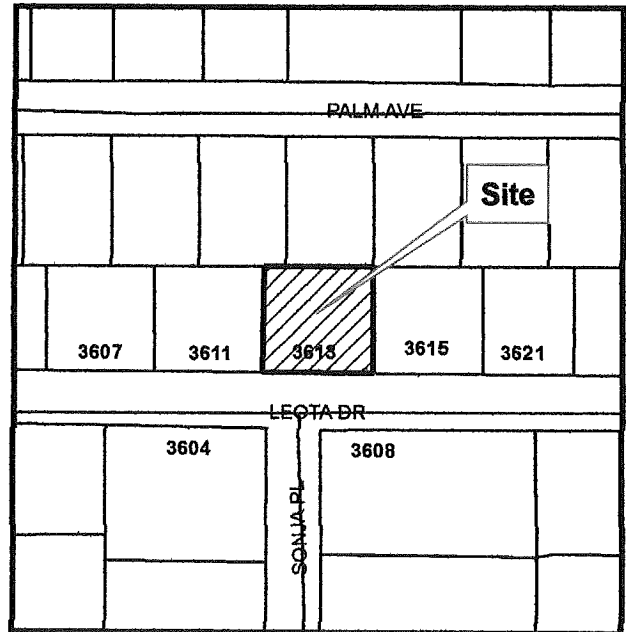
Edward & Elizabeth Batcheller  
 3613 Leota Drive  
 Apopka, Florida 32703



Seminole County Board of Adjustment  
 October 22, 2007  
 Case: BV2007-118 (Map 3154, Grid B6)  
 Parcel No: 17-21-29-509-0A00-0040

Zoning

	BV2007-118		R-3		C-2
	A-1		RP1		PUD
	R-1AA		OP		PCD
	R-1A		C-1		





<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7506	PALM AVE									
	25	26	27	28	29	30	31	32	33	
	1	1.A	2	3	4	5	5.A	6	6.A	6.B
				2.0			8		7	
	LEOTA DR									
	1		4			1.B		3.0		4.A
			4.0							

**GENERAL**

Parcel Id: 17-21-29-509-0A00-0040  
 Owner: BATCHELLER EDWARD T II &  
 Own/Addr: LANG ELIZABETH M  
 Mailing Address: 3613 LEOTA DR  
 City,State,ZipCode: APOPKA FL 32703  
 Property Address: 3613 LEOTA DR APOPKA 32703  
 Subdivision Name: PLACID HILL  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD (1999)  
 Dor: 01-SINGLE FAMILY

**2007 WORKING VALUE SUMMARY**

Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$117,687  
 Depreciated EXFT Value: \$1,000  
 Land Value (Market): \$38,200  
 Land Value Ag: \$0  
 Just/Market Value: \$156,887  
 Assessed Value (SOH): \$69,135  
 Exempt Value: \$25,000  
 Taxable Value: \$44,135

**Tax Estimator**  
**Tax Reform Analysis**  
 2007 Notice of Proposed Property Tax

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/1998	03480	0598	\$74,500	Improved	Yes
WARRANTY DEED	04/1991	02290	0223	\$58,000	Improved	Yes
WARRANTY DEED	12/1988	02027	0286	\$50,000	Improved	Yes
ARTICLES OF AGREEMENT	11/1986	01801	0098	\$44,000	Improved	Yes
QUIT CLAIM DEED	02/1986	01717	0029	\$100	Improved	No

Find Comparable Sales within this Subdivision

**2006 VALUE SUMMARY**

Tax Amount(without SOH): \$2,191  
 2006 Tax Bill Amount: \$684  
 Save Our Homes (SOH) Savings: \$1,507  
 2006 Taxable Value: \$42,449  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	38,200.00	\$38,200.

**LEGAL DESCRIPTION**

PLATS:   
 LEG LOT 4 BLK A PLACID HILL PB 9 PG 63

**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	1955	5	1,385	1,941	1,595	CONC BLOCK	\$117,687	\$174,351
	Appendage / Sqft		BASE SEMI FINISHED / 210						
	Appendage / Sqft		OPEN PORCH FINISHED / 42						
	Appendage / Sqft		UTILITY UNFINISHED / 24						
	Appendage / Sqft		GARAGE UNFINISHED / 280						

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

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1955	1	\$480	\$1,200
ALUM PORCH W/CONC FL	1997	120	\$520	\$780

**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 October 22, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 BLK A  
PLACID HILL PB 9 PG 63

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

### FINDINGS OF FACT

**Property Owner:** Edward & Elizabeth Batchellor  
3613 Leota Drive  
Apopka, FL 32703

**Project Name:** 3613 Leota Drive (BV2007-118)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 25-feet-8-inches for a proposed addition in R-1AA (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 Wililams, 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 addition 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: