

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

**SUBJECT:** 1125 Kerwood Cir – James Edwards, applicant; Request for a rear yard setback variance from 30 feet to 24 feet for a covered screen porch in R-1A (Single Family Dwelling District).

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

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

**Agenda Date** 01/28/08   **Regular**    **Consent**    **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 30 feet to 24 feet for a covered screen porch in R-1A (Single Family Dwelling District); or
2. **Approve** the request for a rear yard setback variance from 30 feet to 24 feet for a covered screen porch in R-1A (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: James Edwards Location: 1125 Kerwood Cir Zoning: R-1A (Single Family Dwelling District) Subdivision: Tuska Ridge Unit 4
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting a variance for an existing 10-foot by 45-foot covered screen porch that encroaches 6 feet into the required 30-foot rear yard setback.</li> <li>• In September of 2007, the applicant received a notice of code violation for the un-permitted construction of the covered porch.</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,</li> </ul>

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none"><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.</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>
<p><b>STAFF RECOMMENDATION</b></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"><li>• Any variance granted shall apply only to the covered porch 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 # BV2007-148  
Meeting Date 1-28-08



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

RECEIVED OCT 23 2007

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

Name: James Edwards  
Address: 1125 Kerwood Circle City: Oviedo Zip code: 32765  
Project Address: 1125 Kerwood Circle City: Oviedo Zip code: 32765  
Contact number(s): 407 971 7623  
Email address: JEdwards@cfl.cr.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"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input checked="" 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>24</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:	
<b>[ 1 ] Total number of variances requested</b> <u>✓</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: James Edwards

**FOR OFFICE USE ONLY**

Date Submitted: 10/23/07 Reviewed By: LS  
 Tax parcel number: 17-21-31-SLU-0D00 Zoning/FLU R-1A/LDR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) 3050  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size 120 x 80  Meets minimum size and width  
 Application and checklist complete  
 Notes: Building Violation for roof in rear of house.

**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). 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>
	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 <u>or</u> addition (Label existing, label proposed, and include square footage and dimensions of each )
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<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 (ex: water, sewer, well or septic)
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

Please provide the information as requested below in accordance with Ordinance No. 07- \_\_\_\_\_:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: James Edwards  
Address: 1125 Kerwood Cir.  
Phone #: 407 971 7623

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: \_\_\_\_\_  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_

Beneficiaries: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

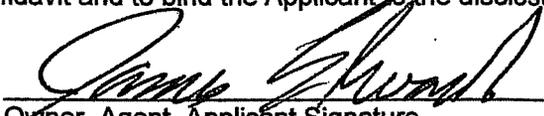
Contract Vendee:	Contract Vendee:
Name: _____	Name: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

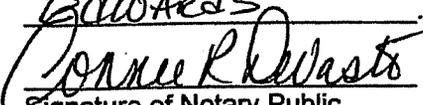
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezoning, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

10/23/07  
Date

  
\_\_\_\_\_  
Owner, Agent, Applicant Signature

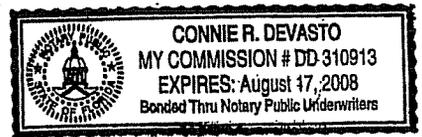
STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of October, 2007 by JAMES EDWARDS

  
\_\_\_\_\_  
Signature of Notary Public

Connie R. DeVasto  
\_\_\_\_\_  
Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced FL DL



**For Use by Planning & Development Staff**

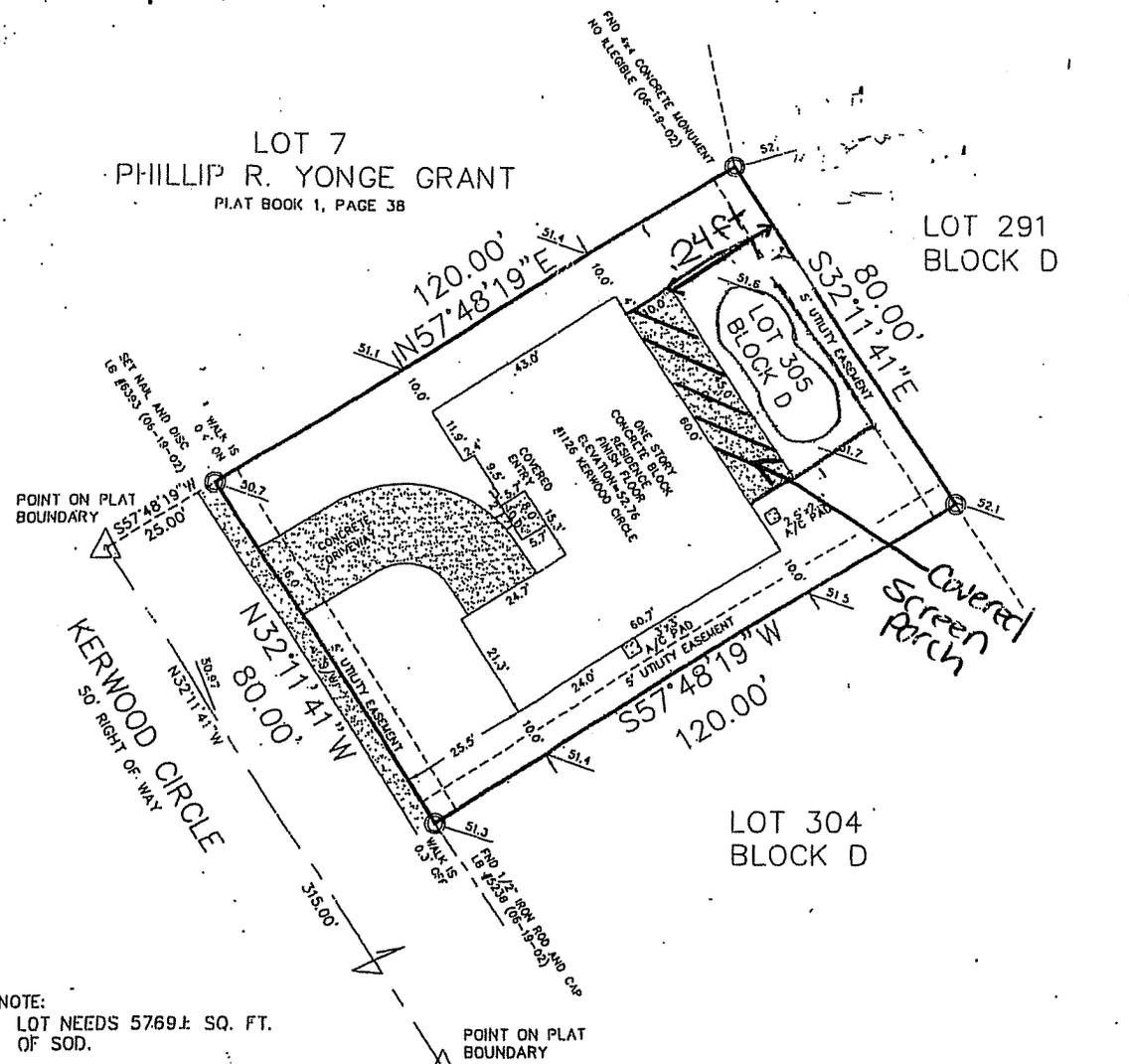
Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

# PLAT OF SURVEY

(DESCRIPTION: AS FURNISHED)

LOT 305 BLOCK D TUSKA RIDGE UNIT FOUR

AS RECORDED IN PLAT BOOK 46, PAGE 78 - 79 OF THE PUBLIC RECORDS OF SEMIOL COUNTY, FLORIDA



NOTE:  
LOT NEEDS 5769± SQ. FT.  
OF SOD.

CERTIFIED TO:  
JESSE B. HAMMEN  
CITRUS BANK  
ORANGE TITLE INC.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK  
IVANHOE FINANCIAL, INC.

## LEGEND

---	BUILDING SETBACK LINE	△	FND HAIL AND DISC LB #3421 (07-03-02)
---	CENTERLINE	○	FND 1/2" IRON ROD AND CAP LB #6393 (07-03-02)
---	RIGHT OF WAY LINE	CHA	CORNER NOT ACCESSIBLE
---	EXISTING ELEVATION	L	DEFINES ARC LENGTH
---		C.B.	DEFINES CHORD BEARING
---		PC	DEFINES POINT OF CURVATURE
---		PI	DEFINES POINT OF INTERSECTION
---		PTC	DEFINES POINT OF TANGENCY
---		PT	DEFINES POINT OF TANGENCY
---		TYP	TYPICAL
---		A/C	AIR CONDITIONER
---		CBW	1" REIC BLOCK WALL
---		RP	1" 405 POINT
---		CUH	HEAD UTILITY LINE
---		ID	IDENTIFICATION

NOTE:  
THIS BOUNDARY SURVEY MEETS THE  
MINIMUM TECHNICAL STANDARDS SET FORTH  
IN CHAPTER 61017-6 OF THE FLORIDA  
ADMINISTRATIVE CODE PURSUANT TO CHAPTER  
472.027, FLORIDA STATUTES.

I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL  
NO 130280 0165 E DATED 4/17/95 AND FOUND  
THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X,  
AREA OUTSIDE 100 YEAR FLOOD PLAIN.  
ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY  
VERTICAL CONTROL AS FURNISHED.

BEARINGS SHOWN HEREON ARE BASED ON  
THE THE NORTHERLY LINE OF LOT 305  
BEING N 52° 18' 19" E PER PLAT.

REVISION DATE: 07-3-02	REVISED: UP-DATE FINAL 7-3-02/CC
SCALE: 1" = 30 FEET	FINAL 08-19-02/CC
APPROVED BY: GKB	FOUNDATION 03-28-02/UB
ASMJ41935	REVISED FINISHED FLOOR
	ELEVATION 3-08-02 JML
	ADDED FINISHED FLOOR
	ELEV 2-1-02 JML
	PLAT PLAN 1-11-02 JML
	TRIAL PLAT PLAN 1-3-02 JML

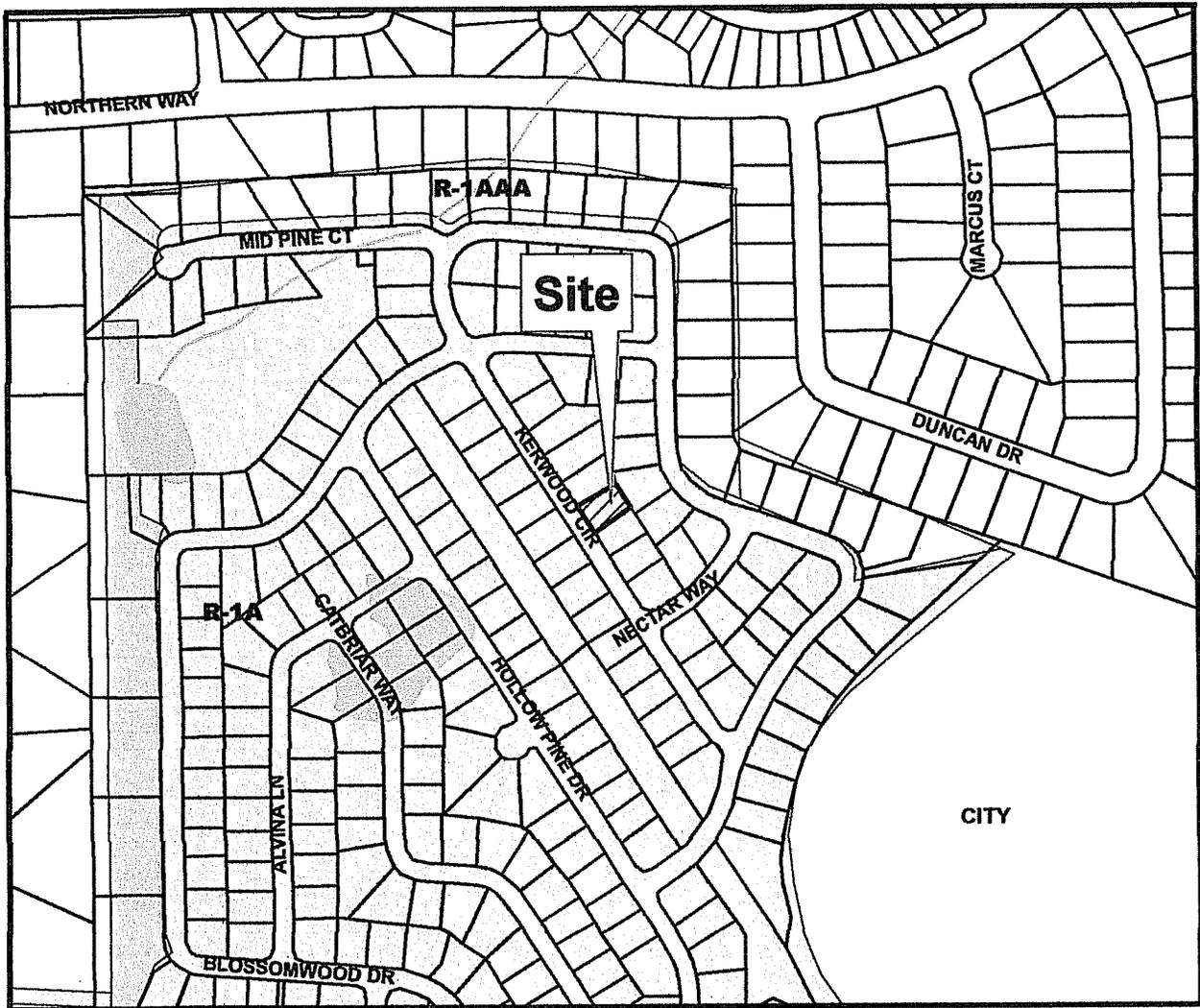


AMERICAN SURVEYING & MAPPING  
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393  
320 EAST SOUTH STREET, SUITE 160  
ORLANDO, FLORIDA  
32801 (407) 426-7879

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Galen K. Bell, PSM #4222  
FOR THE FIRM  
DATE

James Edwards  
1125 Kerwood Circle  
Oviedo, Florida 32765

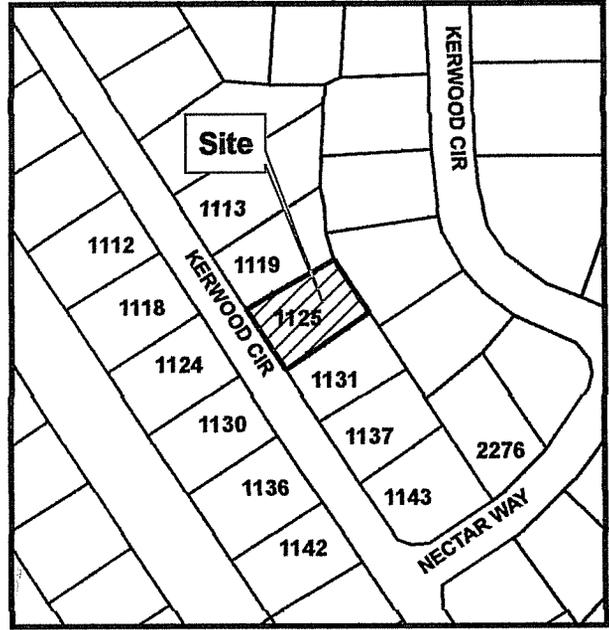


Seminole County Board of Adjustment  
January 28, 2008  
Case: BV2007-148 (Map 3159, Grid A7)  
Parcel No: 17-21-31-5LU-0D00-3050

**Zoning**

-  BV2007-148
-  A-1
-  RC-1
-  R-1AAA
-  R-1A

N  

<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 407-665-7506</p>																																				
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 17-21-31-5LU-0D00-3050</p> <p>Owner: EDWARDS JAMES F III</p> <p>Mailing Address: 1125 KERWOOD CIR</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 1125 KERWOOD CIR OVIEDO 32765</p> <p>Subdivision Name: TUSKA RIDGE UNIT 4</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2005)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p><b>2008 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$228,401</p> <p>Depreciated EXFT Value: \$3,061</p> <p>Land Value (Market): \$67,000</p> <p>Land Value Ag: \$0</p> <p><b>Just/Market Value:</b> \$298,462</p> <p>Assessed Value (SOH): \$209,237</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$184,237</p> <p><b>Tax Estimator</b></p> <p><b>Tax Reform Analysis</b></p>																																		
<p align="center"><b>SALES</b></p> <table border="1"> <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>WARRANTY DEED</td> <td>06/2004</td> <td><u>05369</u></td> <td><u>0484</u></td> <td>\$221,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/2001</td> <td><u>04241</u></td> <td><u>1612</u></td> <td>\$43,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>10/1996</td> <td><u>03151</u></td> <td><u>0429</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1996</td> <td><u>03138</u></td> <td><u>1093</u></td> <td>\$23,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2004	<u>05369</u>	<u>0484</u>	\$221,500	Improved	Yes	WARRANTY DEED	12/2001	<u>04241</u>	<u>1612</u>	\$43,000	Vacant	Yes	CORRECTIVE DEED	10/1996	<u>03151</u>	<u>0429</u>	\$100	Improved	No	WARRANTY DEED	09/1996	<u>03138</u>	<u>1093</u>	\$23,000	Vacant	Yes	<p><b>2007 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$4,058</p> <p><b>2007 Tax Bill Amount:</b> \$2,646</p> <p><b>Save Our Homes (SOH) Savings:</b> \$1,412</p> <p>2007 Taxable Value: \$179,134</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																				

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 28, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 305 BLK D  
TUSKA RIDGE UNIT 4 PB 46 PGS 78 & 79

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

### FINDINGS OF FACT

**Property Owner:** James Edwards  
1125 Kerwood Cir  
Oviedo, FL 32765

**Project Name:** Kerwood Circle (1125)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 24 feet for a covered screen porch 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 porch 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: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

**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 \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: