

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 111 Pine Tree Lane – Norman Lamberty, applicant; Request for a side yard (east) setback variance from 10 feet to 7 feet for a proposed addition in R-1AAA (Single Family Dwelling District).

DEPARTMENT: Planning & Development DIVISION: Planning

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

Agenda Date 2/25/08 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Deny** the request for a side yard (east) setback variance from 10 feet to 7 feet for a proposed addition in R-1AAA (Single Family Dwelling District); or
2. **Approve** the request for a side yard (east) setback variance from 10 feet to 7 feet for a proposed addition in R-1AAA (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Norman Lamberty Location: 111 Pine Tree Lane Zoning: R-1AAA (Single Family Dwelling District) Subdivision: Spring Valley Farms
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct an addition on the east side of the residence that will encroach 3 feet into the required 10-foot side yard setback. • 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,

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none">• 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 addition 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
- Applicant Authorization Form
- 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 # BV2008-02
Meeting Date 2-25-08



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: NORMAN LAMBERTY
Address: 111 Pine Tree Lane City: Altamonte Springs zip code: 32714
Project Address: 111 Pine Tree Ln. City: Altamonte Springs zip code: 32714
Contact number(s): 407-405-2041 / 407-770-9374
Email address: nlamberty@paof.com paof.com

Is the property available for inspection without an appointment?

Yes No If gated please provide a gate code to staff.

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>LAUNDRY RM OFF MASTER BOARD</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.	

RECEIVED JAN 04 2008

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 type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	Proposed setback: <u>10ft.</u>	<u>7ft.</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:	
<input checked="" type="checkbox"/> 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: [Signature]

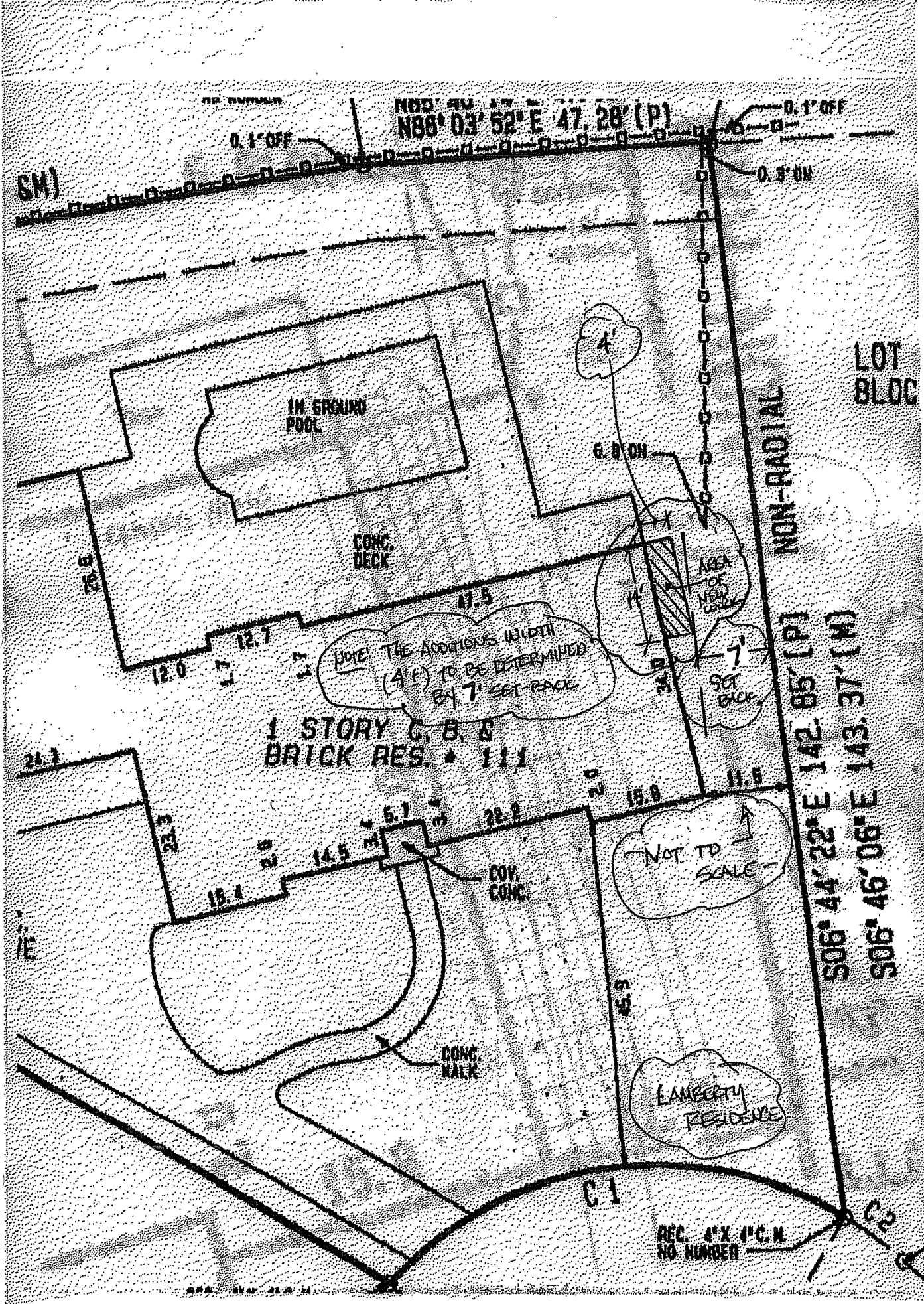
FOR OFFICE USE ONLY

Date Submitted: 1-4-09 Reviewed By: P. Johnson
 Tax parcel number: 22-21-29-523-0E00-0380 zoning/FLU R-1AAA/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: _____

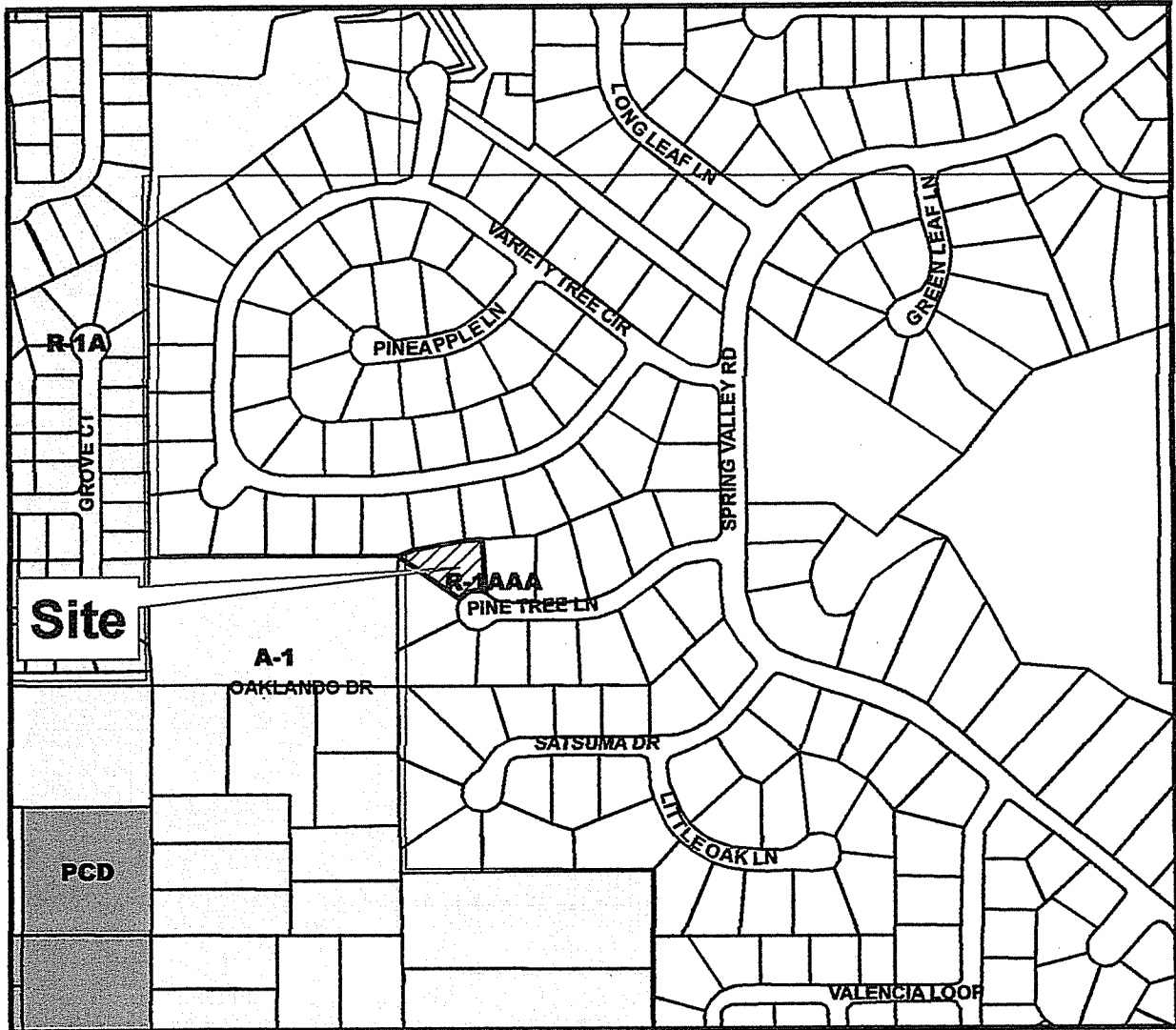
VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

<p><i>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.</i></p>	
	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 ½ x 11 inch site plan with the following information <p>NOTE: Please use your property survey for your site plan, if available. View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</p> <ul style="list-style-type: none"> <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.









Norman Lamberty
111 Pine Tree Lane
Altamonte Springs, Florida 32714

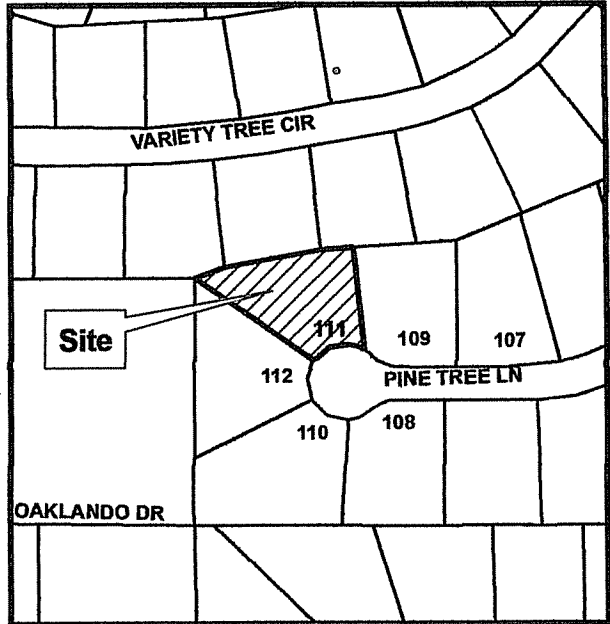


Seminole County Board of Adjustment
February 25, 2008
Case: BV2008-02 (Map 3208, Grid B1)
Parcel No: 22-21-29-503-0E00-0380

Zoning

 BV2008-02	 R-1A
 A-1	 PCD
 R-1AAA	

N




<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1488 407-665-7506</p>																																																																	
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 22-21-29-503-0E00-0380 Owner: LAMBERTY NORMAN L & ANA L Mailing Address: 111 PINE TREE LN City,State,ZipCode: ALTAMONTE SPRINGS FL 32714 Property Address: 111 PINE TREE LN ALTAMONTE SPRINGS 32714 Subdivision Name: SPRING VALLEY FARMS SEC 05 Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY</p>		<p>2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$366,869 Depreciated EXFT Value: \$6,426 Land Value (Market): \$90,000 Land Value Ag: \$0 Just/Market Value: \$463,295 Assessed Value (SOH): \$463,295 Exempt Value: \$0 Taxable Value: \$463,295</p> <p style="text-align: center;">Tax Estimator Tax Reform Calculator</p>																																																															
<p style="text-align: center;">SALES</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>WARRANTY DEED</td> <td>06/2005</td> <td><u>05820</u></td> <td><u>1002</u></td> <td>\$481,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/2003</td> <td><u>04764</u></td> <td><u>1113</u></td> <td>\$365,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1987</td> <td><u>01815</u></td> <td><u>1764</u></td> <td>\$211,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/1985</td> <td><u>01639</u></td> <td><u>1952</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1985</td> <td><u>01639</u></td> <td><u>1948</u></td> <td>\$200,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1982</td> <td><u>01387</u></td> <td><u>1788</u></td> <td>\$183,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/1979</td> <td><u>01243</u></td> <td><u>1499</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1978</td> <td><u>01186</u></td> <td><u>0363</u></td> <td>\$120,000</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2005	<u>05820</u>	<u>1002</u>	\$481,900	Improved	Yes	WARRANTY DEED	02/2003	<u>04764</u>	<u>1113</u>	\$365,000	Improved	Yes	WARRANTY DEED	02/1987	<u>01815</u>	<u>1764</u>	\$211,500	Improved	Yes	QUIT CLAIM DEED	05/1985	<u>01639</u>	<u>1952</u>	\$100	Improved	No	WARRANTY DEED	04/1985	<u>01639</u>	<u>1948</u>	\$200,000	Improved	Yes	WARRANTY DEED	04/1982	<u>01387</u>	<u>1788</u>	\$183,900	Improved	Yes	QUIT CLAIM DEED	09/1979	<u>01243</u>	<u>1499</u>	\$100	Improved	No	WARRANTY DEED	08/1978	<u>01186</u>	<u>0363</u>	\$120,000	Improved	Yes	<p style="text-align: center;">2007 VALUE SUMMARY</p> <p>2007 Tax Bill Amount: \$6,893 2007 Taxable Value: \$466,734 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																								
1	SINGLE FAMILY	1968	9	3,302	3,968	3,302	BRICK/WOOD FRAMING	\$366,869	\$458,586																																																								
			Appendage / Sqft OPEN PORCH FINISHED / 18 Appendage / Sqft GARAGE FINISHED / 648																																																														
<p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p>Permits</p>																																																																	
EXTRA FEATURE																																																																	
Description		Year Blt	Units	EXFT Value	Est. Cost New																																																												
FIREPLACE		1968	1	\$800	\$2,000																																																												

COOL DECK PATIO	1969	1,304	\$1,826	\$4,564
POOL GUNITE	1969	450	\$3,600	\$9,000
BBQ GRILL	1968	1	\$200	\$500

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
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: <u>Norman Lamberty</u>	Name: <u>Ana Lamberty</u>
Address: <u>111 Pine Tree Lane Altamonte Springs</u>	Address: <u>111 Pine Tree Ln Altamonte Springs 32714</u>
Phone #: <u>407-405-2041</u>	Phone #: <u>407-770-9374-</u>

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	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: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	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: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

Form #
Date

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

4. 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 rezone, 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.

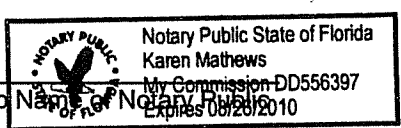
1-4-08
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 4 day of January, 2008 by _____

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification yes
Type of Identification Produced Fla Drivers License

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 38 BLK E SPRING VALLEY FARMS SEC 5 PB 14 PG 85

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

FINDINGS OF FACT

Property Owner: NORMAN L & ANA L LAMBERTY
111 PINE TREE LN
ALTAMONTE SPRINGS FL 32714

Project Name: Pine Tree Ln (111)

Requested Development Approval:

Request for a side yard (east) setback variance from 10 feet to 7 feet for a proposed addition in R-1AAA (Single Family Dwelling District).

The Development Approval was sought to construct an addition within a setback. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

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:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 38 BLK E SPRING VALLEY FARMS SEC 5 PB 14 PG 85

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

FINDINGS OF FACT

Property Owner: NORMAN L & ANA L LAMBERTY
111 PINE TREE LN
ALTAMONTE SPRINGS FL 32714

Project Name: Pine Tree Ln (111)

Requested Development Approval:

Request for a side yard (east) setback variance from 10 feet to 7 feet for a proposed addition in R-1AAA (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: Denny Gibbs, Senior 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:
 - a. 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: _____
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:

