

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 1724 Roseberry Lane – Classic Homes, applicant; Request for 1) a side yard (north) setback variance from 7.5 feet to 6 feet and 2) a side yard (south) setback variance from 7.5 feet to 6 feet for a proposed single family residence in R-1 (Single Family Dwelling) district.

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

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

Agenda Date 4/28/08 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Approve** the request for 1) a side yard (north) setback variance from 7.5 feet to 6 feet and 2) a side yard (south) setback variance from 7.5 feet to 6 feet for a proposed single family residence in R-1 (Single Family Dwelling) district; or
2. **Deny** the request for 1) a side yard (north) setback variance from 7.5 feet to 6 feet and 2) a side yard (south) setback variance from 7.5 feet to 6 feet for a proposed single family residence in R-1 (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Classic Homes Owner: Emily H Williams Location: 1724 Roseberry Lane Zoning: R-1 (Single Family Dwelling) district Subdivision: Roseland Park
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is proposing to construct a new single family home that will encroach 1.5 feet into both the north and south side yard setbacks. This new home will replace a home that was recently demolished.</li> <li>• The replacement home is 1,810 square feet including a garage with 1,323 as living area.</li> <li>• The subject property is located in the Roseland Park subdivision plat which in within a Community</li> </ul>

Reviewed by:  
Co Atty: \_\_\_\_\_  
Pln Mgr: \_\_\_\_\_

	<p>Development Target area as designated by Seminole County in order to promote new housing opportunities.</p> <ul style="list-style-type: none"> <li>• The adoption of County wide zoning in 1960 subsequently rendered the platted lots non-conforming thereby creating a hardship.</li> <li>• The size of the subject property is not inconsistent with the surrounding properties and development pattern of this neighborhood.</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>
<p><b>STAFF FINDINGS</b></p>	<p>The applicant has satisfied the criteria for the granting of a variance. Staff has determined that: <i>all six under the</i></p> <ul style="list-style-type: none"> <li>• 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> </ul> <p><i>Land Development Code</i></p> <p><i>Special conditions exist because the lot was platted in 1946 prior to the adoption of the Land Development Code in 1960. When the Land Development Code was adopted the subject lot became nonconforming.</i></p>
	<ul style="list-style-type: none"> <li>• Special conditions and circumstances do not result from the actions of the applicant.</li> <li>• The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li> </ul> <p><i>The subject area is a target area that encourages and supports new construction in the neighborhood.</i></p> <ul style="list-style-type: none"> <li>• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li> <li>• The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure.</li> <li>• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance.</li> <li>• The grant of the variance would be in harmony with the general intent of Chapter 30.</li> </ul>

<b>STAFF RECOMMENDATION</b>	Based on the stated findings, staff recommends approval of the request with the following conditions: <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the new home 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>
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**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*

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- 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

Application # BV2008-29  
Meeting Date 4-24-08

**COPY**



**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: Classic Homes  
Address: 155 Cranes Roost Blvd Suite 2050 City: Altamont Springs Zip code: 32701  
Project Address: 1724 Roseberry Lane City: Sanford Zip code: 32771  
Contact number(s): 407-875-3100 ext 1# / Fax 407-875-2200  
Email address: \_\_\_\_\_

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 type="checkbox"/> Addition	Please describe:
<input checked="" 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 MAR 07 2008

What type of variance is this request?			
Minimum lot size	Required lot size:	Actual lot size:	
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:	7.5	Proposed setback: 6
<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 checked="" type="checkbox"/> Side yard setback	Required setback:	7.5	Proposed setback:	6
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	

Total number of variances requested 2

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**

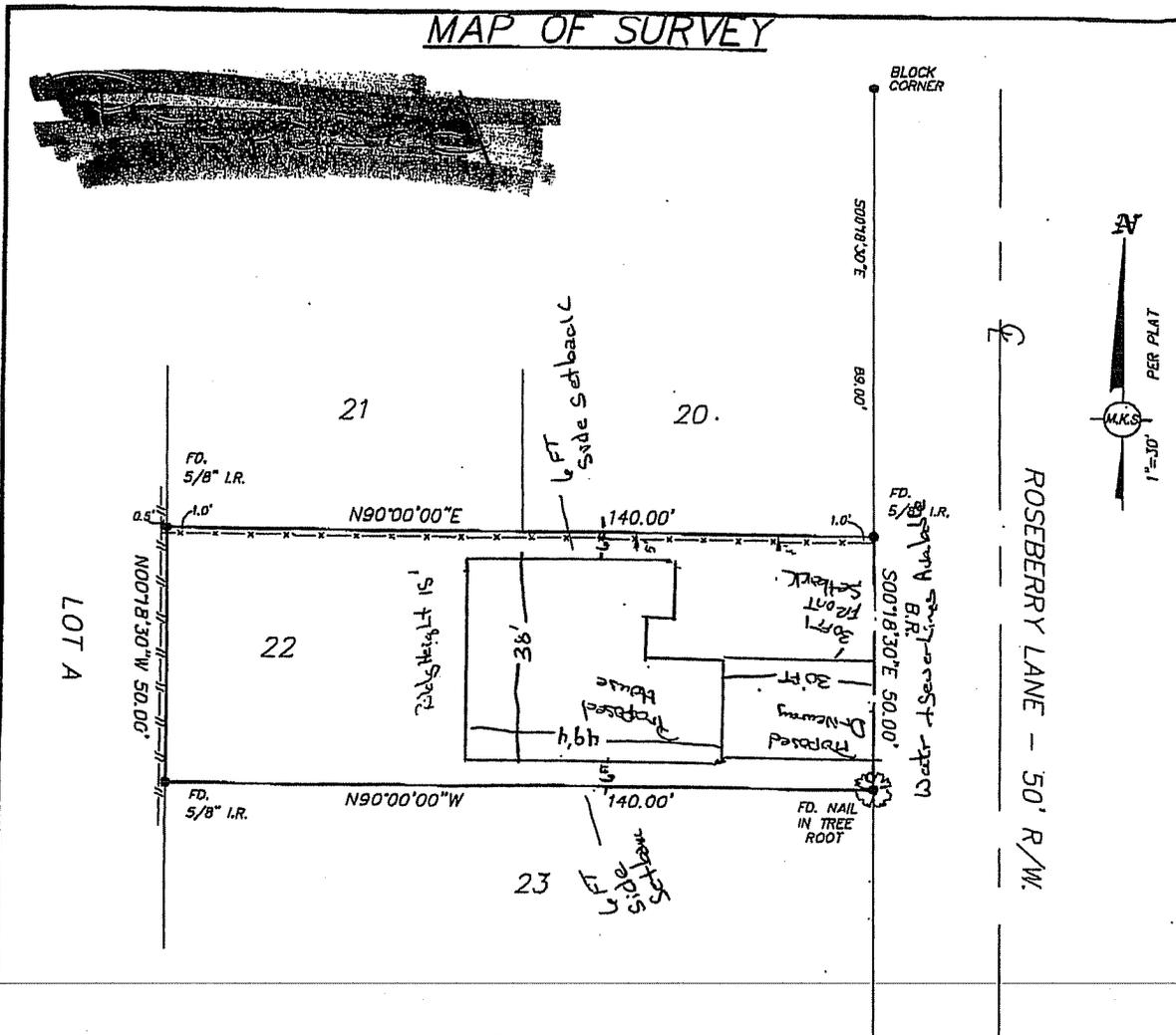
Date Submitted: 3-7-09 Reviewed By: F. Johnson  
 Tax parcel number: 32-19-31-602-0000-0220 Zoning/FLU R-1/DR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 Notes: lot size + width not needed

**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 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 <u>or</u> 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.

# MAP OF SURVEY



## LEGEND:

A/C	AIR CONDITIONER	C.M.	CONCRETE MONUMENT	FD.	FOUND	O.R.	OFFICIAL RECORDS	P.R.C.	POINT OF REVERSE CURVE	T.B.M.	TEMPORARY BENCH MARK
ASPH.	ASPHALT	C.A.	COVERED AREA	F.C.M.	FOUND CONCRETE MONUMENT	O.R.B.	OFFICIAL RECORDS BOOK	P.T.	POINT OF TANGENCY	T.O.B.	TOP OF BANK
B.B.	BARRIOWIRE FENCE	D.	DEED BOOK	F.I.R.	FOUND IRON ROD	O.W.	OVERHEAD WIRE(S)	P.L.	POINT ON LINE	T.R.	TRANSFORMED
B.M.	BENCH MARK	D.D.	DESCRIPTION OR DEED	F.I.P.	FOUND IRON PIPE	P.	PAGE	P.P.	PROPERTY CORNER	U.E.	UTILITY EASEMENT
C.	CONTORLINE	D.E.	DRAINAGE EASEMENT	F.P.K.	FOUND PAPER-KALON NAIL	P.A.	PAGE	P.P.C.	PERMANENT CONTROL POINT	U.L.	UTILITY LOC.
C.C.	CALCULATED	D.H.	DRILL HOLE	F.P.	FOUND PAPER	P.C.P.	PERMANENT CONTROL POINT	P.P.M.	PERMANENT REFERENCE MONUMENT	W.	WELL
C.A.T.V.	CABLE TIE	D.M.	DRIVEWAY	G.F.	GARAGE FLOOR	P.P.M.	PERMANENT REFERENCE MONUMENT	R.	RADIAL	W.M.	WATER METER
C.B.	CABLE RISER	E.	EASEMENT	L.	LANDSCAPE MAINTENANCE EASEMENT	P.	PLAT	R/W	RIGHT OF WAY	W.F.	WIRE FENCE
C.B.	CATCH BASIN	E.O.W.	EDGE OF WATER	L.L.	LANDSCAPE MAINTENANCE EASEMENT	P.B.	PLAT BOOK	R.	RADIAL	W.F.C.	WITNESS CORNER
C.	CENTRAL ANGLE/DELTA	E.L.M.	ELEVATION	L.A.E.	LIMITED ACCESS EASEMENT	P.B.R.	PLAT BOOK REFERENCE	R.C.L.	RIGHT OF WAY CURVATURE	W.F.	WOOD FENCE
C.	CHAIN LINK FENCE	E.M.	ENCROACHMENT	L.A.E.	LIMITED ACCESS EASEMENT	P.C.	POINT OF COMMENCEMENT	SUR.	SET IRON ROD & CAP	W.F.	WOOD FENCE
C.	CONC. BLOCK WALL TYP.	E.N.C.	ENCROACHMENT	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	S/W	SET IRON ROD & CAP	W.F.	WOOD FENCE
C.	CONCRETE	E.E.	EXISTING ELEVATION	L.A.E.	LIMITED ACCESS EASEMENT	P.C.	POINT OF CURVATURE	S/W	SET IRON ROD & CAP	W.F.	WOOD FENCE
		F.F.	FINISHED FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	P.L.	POINT OF INTERSECTION	T.E.L.	TELEPHONE FACILITIES		

**NOTE:**  
Flood Zone determination was performed by graphic plotting from Flood Insurance Rate Maps provided by FEMA. No field surveying was performed by this firm to determine this Zone. The exact zone location can only be determined by an elevation study. We assume no responsibility for actual flooding conditions concerning this parcel. Any questions regarding Zone determination should be directed to the local FEMA office.

## GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED AND GRAPHICALLY MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.

## SURVEYORS NOTES:

DRAWN BY:	JMD	CHECKED BY:	N.S.F.
REVISIONS:			

I HEREBY CERTIFY THAT THIS MEETS OR EXCEEDS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 41G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES

SIGNED: *Nicholas S. Frazzitta*  
FOR THE FIRM: *Nicholas S. Frazzitta*  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER NO. 5828

## LEGAL DESCRIPTION & CERTIFICATIONS

**Legal Description:**  
Lot 22, of ROSELAND PARK,  
according to the Plat thereof as recorded in Plat Book 7  
Page(s) 51, of the Public Records of Seminole County, Florida.

**Community Number 120239** Panel; 0090  
**Suffix: F F.I.R.M. Date: 9/28/2007 Flood Zone: X**

**Date of Survey: 2/26/2008 Completed: 2/27/2008**

**Certify To:**  
Classic Homes

**Address:**  
1742 Roseberry Lane  
Sanford, Florida 32711

**Survey Number- 26646**

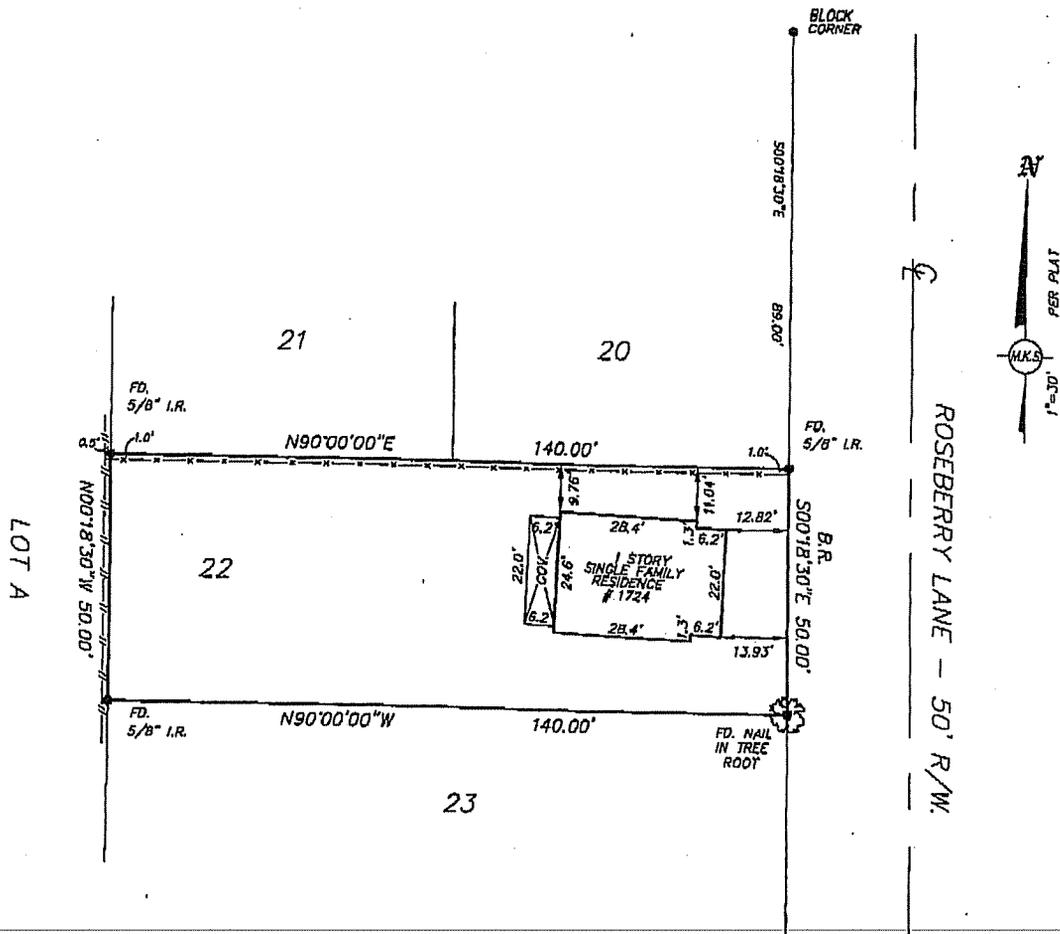
PREPARED BY:

# M.K. SURVEYING

4960 NORTH OAK AVENUE  
WINTER PARK, FLORIDA 32792

TELEPHONE: (407) 671-7400 FAX: (407) 671-7055

# MAP OF SURVEY



ROSEBERRY LANE - 50' R/W.

### LEGEND:

<b>A/B</b> AIR CONDITIONING <b>ADRTA</b> ASPHALT <b>BR</b> BOUNDARY REFERENCE <b>BLM</b> BENCH MARK <b>C</b> CENTERLINE <b>CL</b> CALCULATED <b>CS</b> CABLE ROSETT <b>CR</b> CATCH BASIN <b>CH</b> CENTRAL ANGLE/DELTA <b>CHD</b> CHAIN LINK FENCE <b>CHW</b> CONC. BLOCK WALL TYP. <b>CHC</b> CONCRETE	<b>CA</b> CONCRETE MONUMENT <b>CA</b> COVERED AREA <b>CD</b> CEDAR DOOR <b>D</b> DESCRIPTION OF DEED <b>DE</b> EGRESS EASEMENT <b>DL</b> DIRT HOLE <b>D/W</b> DRIVEWAY <b>CSMT</b> CEMENT <b>EW</b> EDGE OF WATER <b>ELK</b> ELEVATION <b>ENP</b> ENCROACHMENT <b>ENP</b> EXISTING ELEVATION <b>FL</b> FIELD MEASURED <b>FF</b> FINISHED FLOOR	<b>FD</b> FOUND <b>FCM</b> FOUND CONCRETE MONUMENT <b>FIR</b> FOUND IRON ROD <b>FIP</b> FOUND IRON PIPE <b>FIPK</b> FOUND IRON PIPES-KALON NAIL <b>GF</b> GARAGE FLOOR <b>LLE</b> LANDSCAPE MAINTENANCE EASEMENT <b>L</b> LOTORY <b>LAE</b> LIMITED ACCESS EASEMENT <b>MH</b> MARK <b>NAL</b> NAIL <b>N&amp;D</b> NAIL & DESS <b>N2</b> NEW BUCKLE <b>N.S.</b> NOT TO SCALE	<b>OR</b> OFFICIAL RECORDS <b>OR</b> OFFICIAL RECORDS BOOK <b>OR</b> OVERHEAD WIRE(S) <b>OR</b> OVERHEAD WIRE(S) <b>OR</b> PERMANENT <b>OR</b> PERMANENT CONTROL POINT <b>OR</b> PERMANENT REFERENCE MONUMENT <b>OR</b> PLAT BOOK <b>OR</b> POINT OF BEGINNING <b>OR</b> POINT OF COMMENCEMENT <b>OR</b> POINT OF CURVATURE <b>OR</b> POINT OF INTERSECTION	<b>OR</b> POINT OF REVERSE CURVE <b>OR</b> POINT OF TANGENCY <b>OR</b> POINT ON LINE <b>OR</b> POINT POLE <b>OR</b> PROPERTY CORNER <b>OR</b> PROPERTY LINE <b>OR</b> RADIAL DE <b>OR</b> RIGHT OF WAY <b>OR</b> ROAD (PUBUL) <b>OR</b> ROOF OVERHANG EASEMENT <b>OR</b> SET BACK ROD & CAP <b>OR</b> SIGN/BLK <b>OR</b> SITE BENCH MARK <b>OR</b> TELEPHONE FACILITIES	<b>OR</b> TEMPORARY BENCH MARK <b>OR</b> TOP OF BANK <b>OR</b> TRANSFORMER <b>OR</b> TYPICAL <b>OR</b> UTILITY EASEMENT <b>OR</b> WATER METER <b>OR</b> WELL <b>OR</b> WIRE FENCE <b>OR</b> WITNESS CORNER <b>OR</b> WOOD DECK <b>OR</b> WOOD FENCE <b>OR</b> WOODPOST FROM FENCE
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**NOTE:**  
 Flood Zone determination was performed by graphic plotting from Flood Insurance Rate Maps provided by FEMA. No field surveying was performed by this firm to determine this Zone. The exact zone location can only be determined by an elevation study. We assume no responsibility for actual flooding conditions concerning this parcel. Any questions regarding Zone determination should be directed to the local FEMA office.

### GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
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- 11) BEARINGS REFERENCED TO LINE NOTED AS E.L.R.
- 12) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.

### SURVEYORS NOTES:

DRAWN BY: JMD	CHECKED BY: N.S.F.
REVISIONS:	

### LEGAL DESCRIPTION & CERTIFICATIONS

**Legal Description:**  
 Lot 22, of ROSELAND PARK,  
 according to the Plat thereof as recorded in Plat Book 7  
 Page(s) 51, of the Public Records of Seminole County, Florida.

**Community Number 120289 Panel: 0090**  
**Suffix: F F.I.R.M. Date: 9/28/2007 Flood Zone: X**

**Date of Survey: 2/26/2008 Completed: 2/27/2008**

**Certify To:**  
 Classic Homes

**Address:**  
 1742 Roseberry Lane  
 Sanford, Florida 32771

**Survey Number- 26646**

PREPARED BY:  
**M.K. SURVEYING**

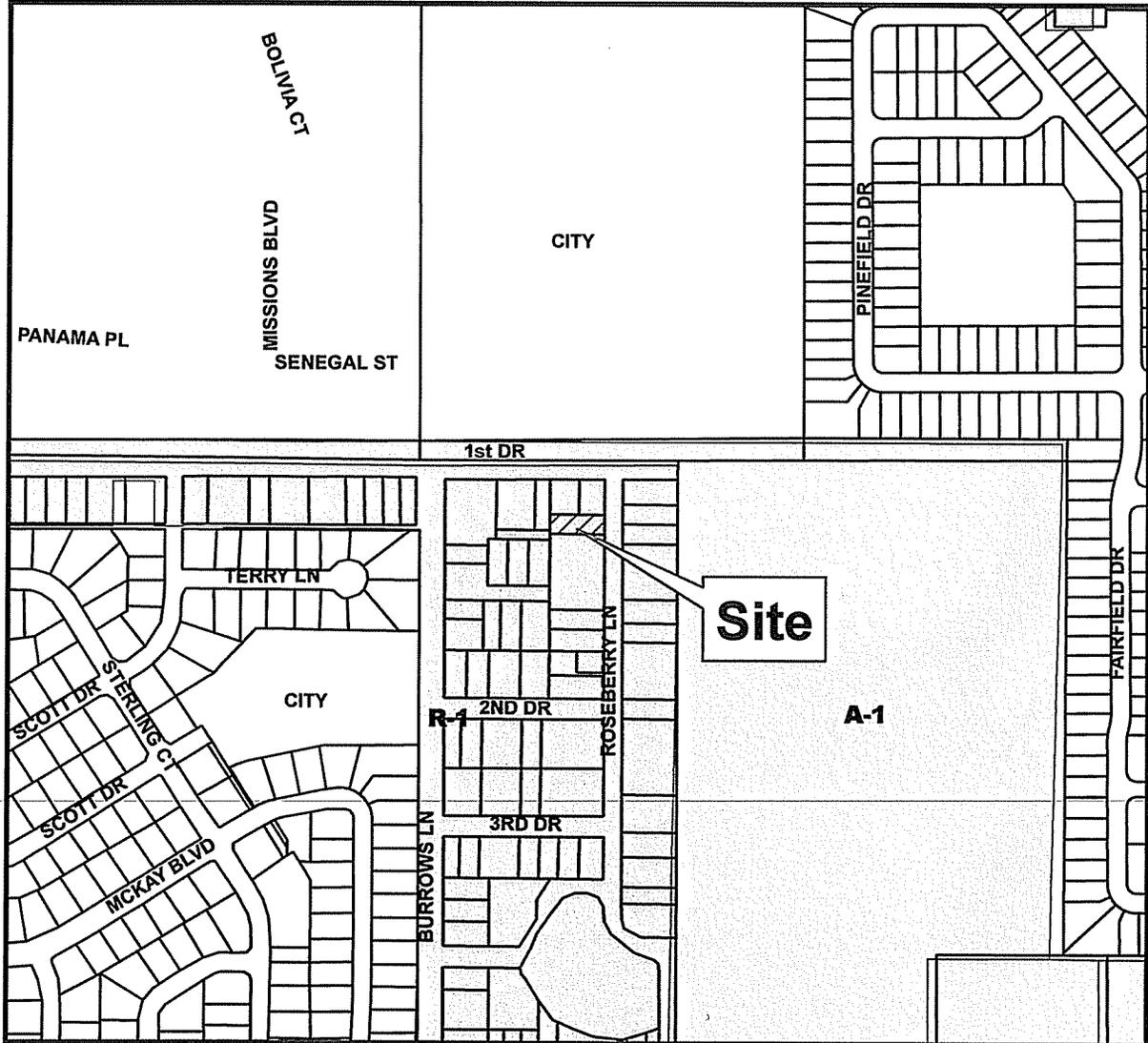
4960 NORTH OAK AVENUE  
 WINTER PARK, FLORIDA 32792  
 TELEPHONE: (407) 671-7400 FAX: (407) 671-7055

I HEREBY CERTIFY THAT THIS MEETS OR EXCEEDS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES

SIGNED: FOR THE FIRM

STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR & MAPPER NO. 5828

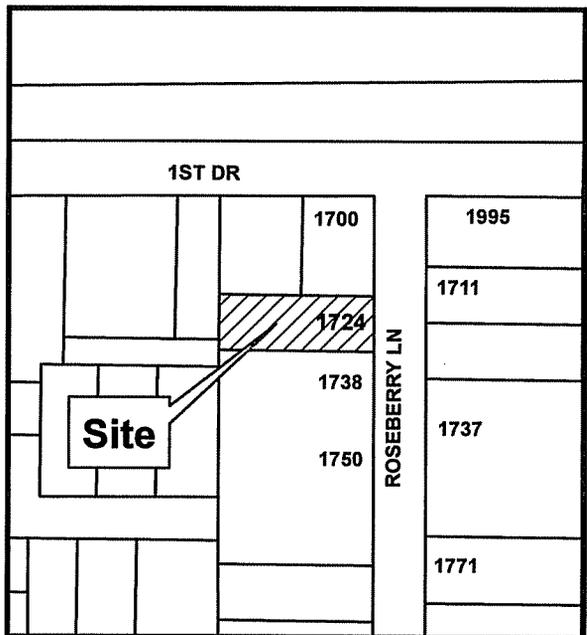
Classic Homes  
 1724 Roseberry Lane  
 Sanford, Florida 32771



Seminole County Board of Adjustment  
 April 28, 2008  
 Case: BV2008-29 (Map 3054, Grid A2)  
 Parcel No: 32-19-31-502-0000-0220

**Zoning**

-  BV2008-29
-  A-1
-  R-1

<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 407-855-7505</p>	<p><b>71A</b></p> <p><b>1ST DR</b></p>																						
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 32-19-31-502-0000-0220</p> <p>Owner: WILLIAMS EMILY H ET AL</p> <p>Mailing Address: 2911 E 20TH ST</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address: 1724 ROSEBERRY LN SANFORD 32771</p> <p>Subdivision Name: ROSELAND PARK</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 01-SINGLE FAMILY</p>		<p><b>2008 WORKING VALUE SUMMARY</b></p> <p>Amendment 1 impact not reflected.</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$22,951</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$14,850</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$37,801</p> <p>Assessed Value (SOH): \$37,801</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$37,801</p> <p><a href="#">Tax Estimator</a></p> <p><a href="#">Portability Calculator</a></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>QUIT CLAIM DEED</td> <td>11/2007</td> <td>06891</td> <td>1154</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>ADMINISTRATIVE DEED</td> <td>04/1987</td> <td>01885</td> <td>1658</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Find Comparable Sales within this Subdivision</a></p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	11/2007	06891	1154	\$100	Improved	No	ADMINISTRATIVE DEED	04/1987	01885	1658	\$100	Improved	No	<p><b>2007 VALUE SUMMARY</b></p> <p>2007 Tax Bill Amount: \$527</p> <p>2007 Taxable Value: \$35,697</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																	
QUIT CLAIM DEED	11/2007	06891	1154	\$100	Improved	No																	
ADMINISTRATIVE DEED	04/1987	01885	1658	\$100	Improved	No																	
<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT &amp; DEPTH</td> <td>50</td> <td>140</td> <td>.000</td> <td>300.00</td> <td>\$14,850</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	50	140	.000	300.00	\$14,850	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="button" value="Pick..."/></p> <p>LOT 22 ROSELAND PARK PB 7 PG 51</p>									
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																		
FRONT FOOT & DEPTH	50	140	.000	300.00	\$14,850																		
<b>BUILDING INFORMATION</b>																							
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New														
1	SINGLE FAMILY	1950	3	672	936	672	SIDING AVG	\$22,951	\$38,251														
Appendage / Sqft		SCREEN PORCH UNFINISHED / 132																					
Appendage / Sqft		OPEN PORCH UNFINISHED / 132																					
<p><b>NOTE:</b> Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p>																							
<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>																							

# POWER OF ATTORNEY

Date: \_\_\_\_\_

I hereby name and appoint: Orvest Partners, dba CLASSIC HOMES

to be my lawful attorney-in-fact to act for me to apply for, receipt for, sign for and do all things necessary to this appointment for (check only one option):

All permits and variances and lot split applications submitted by this contractor

Leg Lot 22,23,24,25,26 Roseland Park(1742 Roseberry Lane and 1738 Roseberry Lane  
Sanford, FL 32771

(Street Address)

Property Owners Name: \_\_\_\_\_

Signature of Property Owner: Emily H. Williams

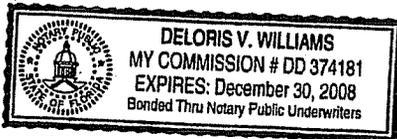
STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2008, by Emily H. Williams who is  personally known to me or  who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Deloris V. Williams  
Signature

(Notary Seal)

DELORIS V. WILLIAMS  
Print or type name



Notary Public - State of Florida  
Commission No. DD 374181  
My Commission Expires: 12-30-2008

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: Emily Williams  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

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.)

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.

3/6/08  
Date

Emily H. Williams  
Owner, Agent, Applicant Signature

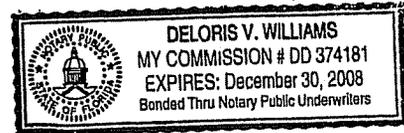
STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 6th day of March, 2008 by Emily H. Williams

Deloris V. Williams  
Signature of Notary Public

Deloris V. Williams  
Print, Type or Stamp Name of Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



**For Use by Planning & Development Staff**  
Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

### SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LOT 22 ROSELAND PARK PB 7 PG 51

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

#### FINDINGS OF FACT

**Property Owner:** WILLIAMS EMILY H ET AL  
1724 ROSEBERRY LN  
SANFORD FL 32771

**Project Name:** Roseberry Lane (1724)

**Requested Development Approval:**

Request for 1) a side yard (north) setback variance from 7.5 feet to 6 feet and 2) a side yard (south) setback variance from 7.5 feet to 6 feet for a proposed single family residence in R-1 (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.

*All if criteria for granting a variance under the land development Code have been satisfied.*

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 single family home 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 )**

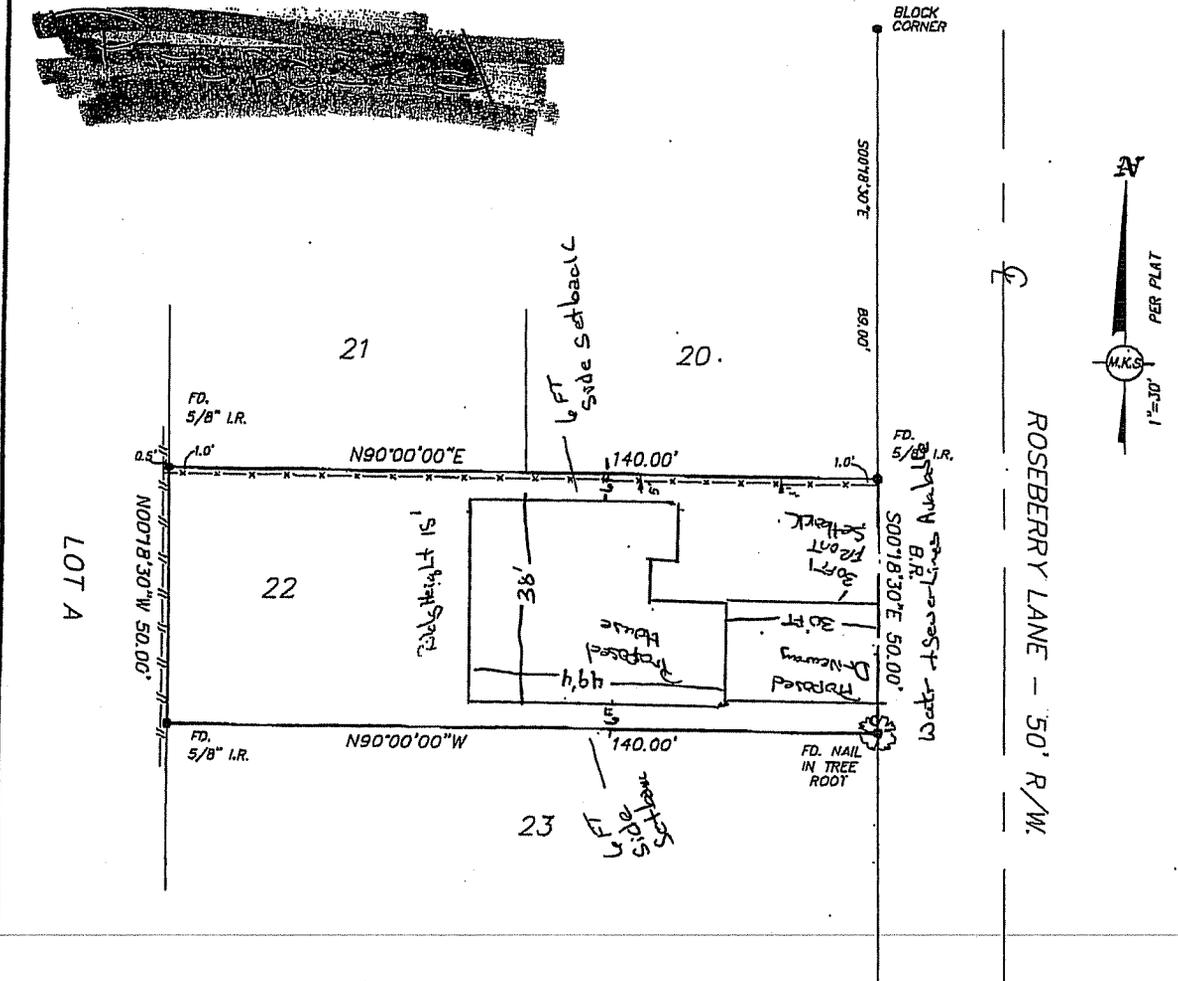
**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**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:

# MAP OF SURVEY



## LEGEND:

A/C	AIR CONDITIONER	C.M.	CONCRETE MONUMENT	FD.	FOUND	O.R.	OFFICIAL RECORDS	P.R.C.	POINT OF REVERSE CURVE	T.B.M.	TEMPORARY BENCH MARK
ASPH	ASPHALT	C.A.	COVERED AREA	F.C.M.	FOUND CONCRETE MONUMENT	O.R.B.	OFFICIAL RECORDS BOOK	P.L.	POINT OF TANGENCY	T.O.B.	TOP OF BANK
B.F.R.	BOUNDARY REFERENCE	D.	DEED BOOK	F.F.	FOUND IRON ROD	O.S.W.	OVERHEAD WIRE(S)	P.L.L.	POINT ON LINE	T.P.	TRANSFORMER
B.M.	BENCH MARK	D.E.	DESCRIPTION OR DEED	F.F.P.	FOUND IRON PIPE	P.	PAVE	P.P.	POISED POLE	T.P.S.	TYPICAL UTILITY EASEMENT
C.	CONTRIBUTOR	D.H.	DRILL HOLE	F.P.K.	FOUND PARKER-KALON NAIL	P.M.	PERMANENT	P.P.C.	PROPERTY CORNER	U.E.	UTILITY EASEMENT
C.	CALCULATED	D.M.	DITCH/MAT	G.F.	GARAGE FLOOR	P.C.P.	PERMANENT CONTROL POINT	P.P.L.	PROPERTY LINE	W.M.	WATER METER
CATV	CABLE TISSER	E.	EASEMENT	L.	LANDSCAPE MAINTENANCE EASEMENT	P.C.P.	PERMANENT REFERENCE MONUMENT	R.	RADIUS	W.	WELL
C.B.	CATCH BASIN	E.C.M.	EDGE OF CURB/MAT	L.L.	LANDSCAPE MAINTENANCE EASEMENT	P.	PLAT	R/M	RIGHT OF WAY	W.F.	WIRE FENCE
Δ	CENTRAL ANGLE/DELTA	E.L.	ELEVATION	L.L.E.	LANDSCAPE MAINTENANCE EASEMENT	P.B.	PLAT BOOK	R.R.	RADIUS (RADIAL)	W.F.C.	WIRE FENCE CORNER
CH	CHAIN LINK FENCE	E.M.	ENCROACHMENT	M.H.	MANHOLE	P.B.R.	POINT OF BEGINNING	R.O.E.	ROOF OVERHANG EASEMENT	W.D.	WOOD DECK
C.M.W.	CONCRETE MOUNTAIN WALL	E.E.	EXISTING ELEVATION	N.H.	NAIL & DISH	P.C.	POINT OF CURVATURE	S.L.E.	SET IRON ROD & CAP	W.F.	WOOD FENCE
C.M.W.T.P.	CONCRETE MOUNTAIN WALL TYP.	F.	FIELD MEASURED	N.R.	NAIL RADIAL	P.C.C.	POINT OF COMPOUND CURVATURE	S/W	SIDEWALK	W.F.F.	WOOD FENCE
C.	CONCRETE	F.F.	FINISHED FLOOR	N.S.	NOT TO SCALE	P.C.	POINT OF CURVATURE	S.M.	SITE BENCH MARK	W.R.F.	WROUGHT IRON FENCE
						P.I.	POINT OF INTERSECTION	T.	TELEPHONE FACILITIES		

**NOTE:**  
Flood Zone determination was performed by graphic plotting from Flood Insurance Rate Maps provided by FEMA. No field surveying was performed by this firm to determine this Zone. The exact zone location can only be determined by an elevation study. We assume no responsibility for actual flooding conditions concerning this parcel. Any questions regarding Zone determination should be directed to the local FEMA office.

## GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED AND GRAPHICALLY MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.

## SURVEYORS NOTES:

DRAWN BY:	JWD	CHECKED BY:	N.S.F.
REVISIONS:			

I HEREBY CERTIFY THAT THIS MEETS OR EXCEEDS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES

SIGNED: *Nicholas S. Frazzitta*  
FOR THE FIRM  
NICHOLAS S. FRAZZITTA  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER NO. 5828

## LEGAL DESCRIPTION & CERTIFICATIONS

**Legal Description:**  
Lot 22, of ROSELAND PARK,  
according to the Plat thereof as recorded in Plat Book 7  
Page(s) 51, of the Public Records of Seminole County, Florida.

**Community Number** I20289 **Parcel:** 0090  
**Suffix:** F F.I.R.M. **Date:** 9/28/2007 **Flood Zone:** X

**Date of Survey:** 2/26/2008 **Completed:** 2/27/2008

**Certify To:**  
Classic Homes

**Address:**  
1742 Roseberry Lane  
Sanford, Florida 32771

**Survey Number-** 26646

## PREPARED BY: M.K. SURVEYING

4960 NORTH OAK AVENUE  
WINTER PARK, FLORIDA 32792  
TELEPHONE: (407) 671-7400 FAX: (407) 671-7055

### SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOT 22 ROSELAND PARK PB 7 PG 51

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

#### FINDINGS OF FACT

**Property Owner:** WILLIAMS EMILY H ET AL  
1724 ROSEBERRY LN  
SANFORD FL 32771

**Project Name:** Roseberry Lane (1724)

**Requested Development Approval:**

Request for 1) a side yard (north) setback variance from 7.5 feet to 6 feet and 2) a side yard (south) setback variance from 7.5 feet to 6 feet for a proposed single family residence in R-1 (Single Family Dwelling) district.

The Development Approval was sought to construction a new home which would encroach into the side yard setback. The applicant still retains reasonable use of the property without the granting of the requested variance.

*ORDER*

The requested development approval is hereby denied.

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

*One or more of the six criteria under the land development code for granting a variance have not been satisfied.*

**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: