

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

SUBJECT: 116 Sweetbriar Branch – Polly Wilson, applicant; Request for a side yard (east) setback variance from 10 feet to 5 feet for a pool screen enclosure in R-1AA (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. **Deny** the request for a side yard (east) setback variance from 10 feet to 5 feet for a pool screen enclosure in R-1AA (Single Family Dwelling) district; or
2. **Approve** the request for a side yard (east) setback variance from 10 feet to 5 feet for a pool screen enclosure in R-1AA (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Polly Wilson</p> <p>Location: 116 Sweetbriar Branch</p> <p>Zoning: R-1AA (Single Family Dwelling) district</p> <p>Subdivision: The Woodlands</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a pool screen enclosure over an existing pool that will encroach 5 feet into the required 10-foot side yard setback. • In 2005 a rear yard setback variance was granted to this property for a shed. • There are currently no code enforcement or building violations for this property.
STAFF FINDINGS	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands,

Reviewed by:
Co Atty: _____
Pln Mgr: _____

	<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 that all six criteria under the Land Development Code for granting a variance have been satisfied. 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 pool screen enclosure 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

Application # BV 2008-31
Meeting Date April 28, 08



VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-1444

RECEIVED MAR 13 2008

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

Name: Polly H Wilson
Address: 116 Sweetbriar Branch City: Longwood Zip code: 32750
Project Address: same City: _____ Zip code: _____
Contact number(s): 407-332-6985 (H) 407-620-9653 (C)
Email address: wilsonp11@earthlink.net

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 checked="" type="checkbox"/> Pool screen enclosure	Please describe: <u>39' x 24' x 13' High, 8' walls</u>
<input type="checkbox"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>10 ft</u>	Proposed setback:	<u>5 ft</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: Polly H Wilson

FOR OFFICE USE ONLY

Date Submitted: 3-13-08 Reviewed By: Jay Williams
 Tax parcel number: 36-20-29-502-0600-0010 Zoning/FLU R-1AA/LDR
 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: Site Plan Shows 7 FT, Applicant is asking for 5 feet just to make sure they have enough room.

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 http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
✓	3. Provide a legible 8 ½ x 11 inch site plan with the following information 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.
✓	o Please start with a clean survey (ex: white out old approval stamps)
✓	o Size and dimension of the parcel
✓	o Location and name of all abutting streets
✓	o Location of driveways
✗	o Location, size and type of any septic systems, drainfield and wells
✓	o Location of all easements
✓	o Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
✓	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	o Building height ✓
✓	o Setbacks from each building to the property lines
✗	o Location of proposed fence(s)
✗	o 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.

SEMINOLE COUNTY, FLORIDA
DESCRIPTION

LOT 8, BLOCK G, THE WOODLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 2 AND 3 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

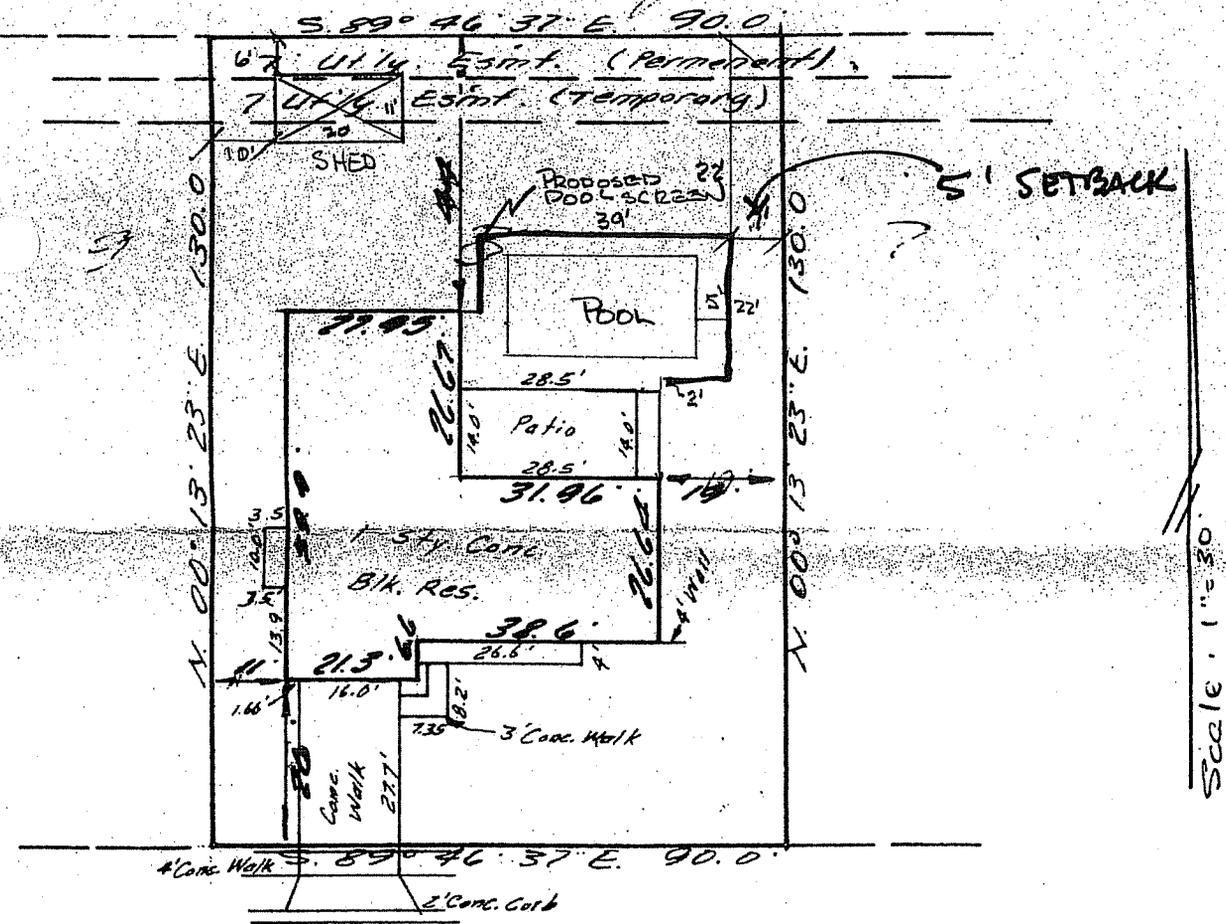
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR, HAS COMPLETED THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DELINEATED IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THE LOCATION OF THE BUILDING ON THE SITE AS TO MINIMUM DISTANCES FROM SIDE AND REAR LOT LINES MINIMUM DISTANCES FROM THE FRONTLINE OF THE DWELLING TO BUILDING LINE ON OPPOSITE SIDE OF THE STREET, AND THE FINISH GRADE OF THE FIRST FLOORS, STREET CURBS, DRIVES, WALKS, YARDS, AND INVERTS OF THE SANITARY AND STORM SEWERS AND CATCHBASINS, ETC. ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS

A. C. Doudney 26 MAY 71
A. C. DOUDNEY SURVEYORS, INC.
A. C. DOUDNEY, REGISTERED LAND SURVEYOR No. 87

FOUNDATION SURVEY *A. C. Doudney* 9 JULY 71

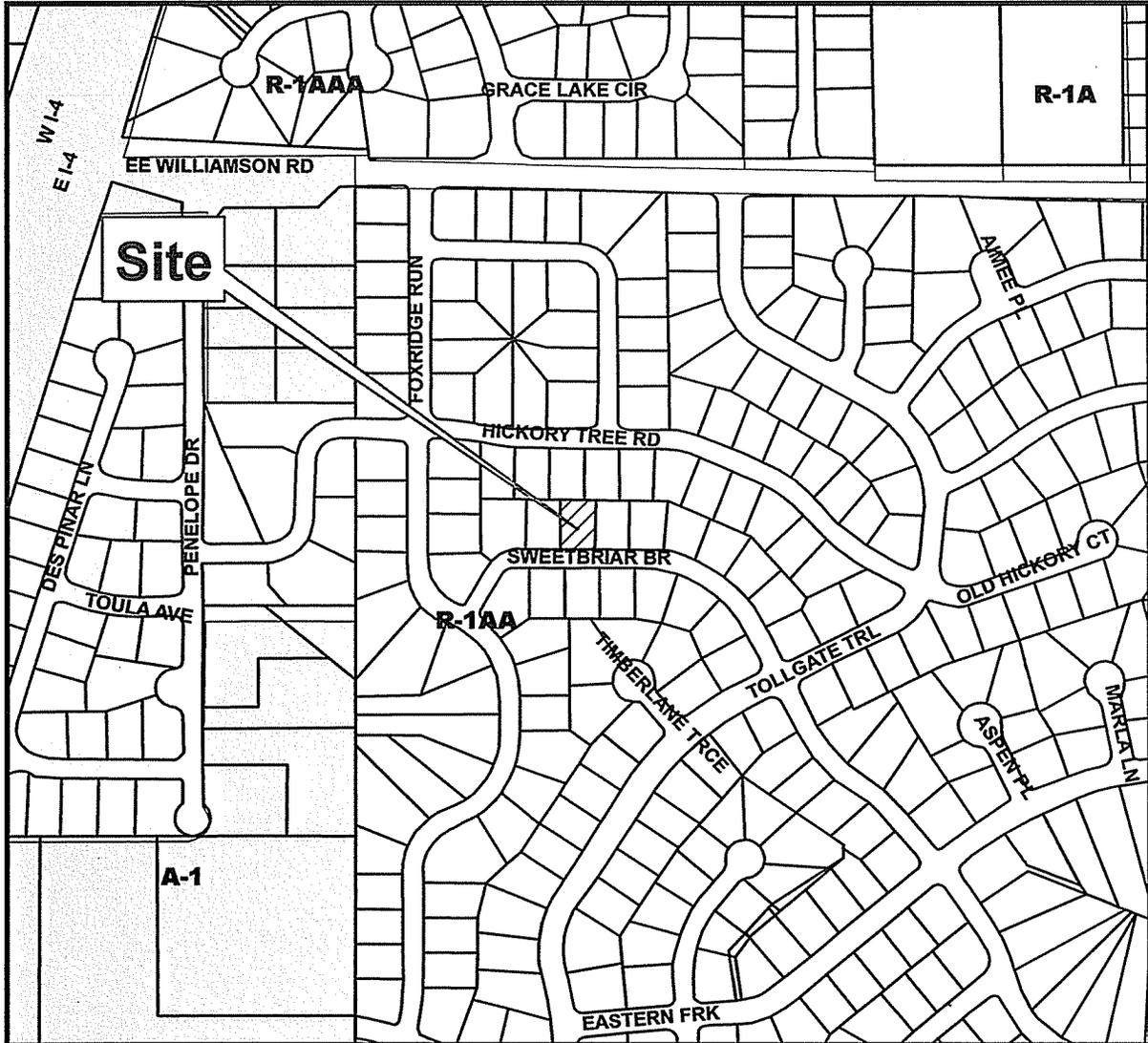
FINAL SURVEY *A. C. Doudney* 1 DECEMBER 71



SWEETBRIAR BRANCH 50' R / W

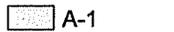
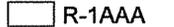
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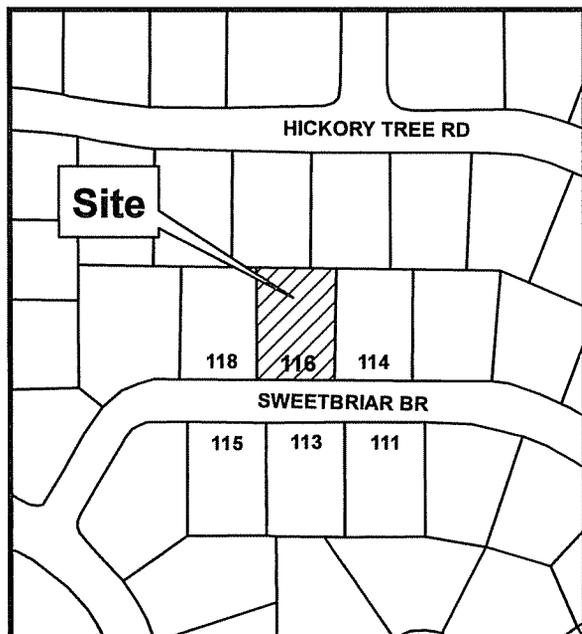
Polly Wilson
 116 Sweetbriar Branch
 Longwood, Florida 32750



Seminole County Board of Adjustment
 April 28, 2008
 Case: BV2008-31 (Map 3102, Grid E7)
 Parcel No: 36-20-29-502-0G00-0080

Zoning

- | | |
|---|---|
|  BV2008-31 |  R-1AA |
|  A-1 |  R-1A |
|  R-1AAA | |



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>		
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GENERAL

Parcel Id: 36-20-29-502-0G00-0080
 Owner: WILSON POLLY H
 Mailing Address: 116 SWEETBRIAR BR
 City,State,ZipCode: LONGWOOD FL 32750
 Property Address: 116 SWEETBRIAR BRANCH LONGWOOD 32750
 Subdivision Name: WOODLANDS THE
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1994)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$172,843
Depreciated EXFT Value:	\$8,378
Land Value (Market):	\$44,000
Land Value Ag:	\$0
Just/Market Value:	\$225,221
Assessed Value (SOH):	\$123,852
Exempt Value:	\$25,500
Taxable Value:	\$98,352

Tax Estimator
Portability Calculator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1973	00981	0802	\$100	Improved	No

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount(without SOH):	\$3,111
<u>2007 Tax Bill Amount:</u>	<u>\$1,407</u>
<u>Save Our Homes (SOH) Savings:</u>	<u>\$1,704</u>
2007 Taxable Value:	\$95,245

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	44,000.00	\$44,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 8 BLK G THE WOODLANDS PB 16 PG 3

BUILDING INFORMATION

Building Sketch	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
	1	SINGLE FAMILY	1971	6	2,061	2,618	2,061	CONC BLOCK	\$172,843	\$210,143
Appendage / Sqft			OPEN PORCH FINISHED / 116							
Appendage / Sqft			GARAGE FINISHED / 441							

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

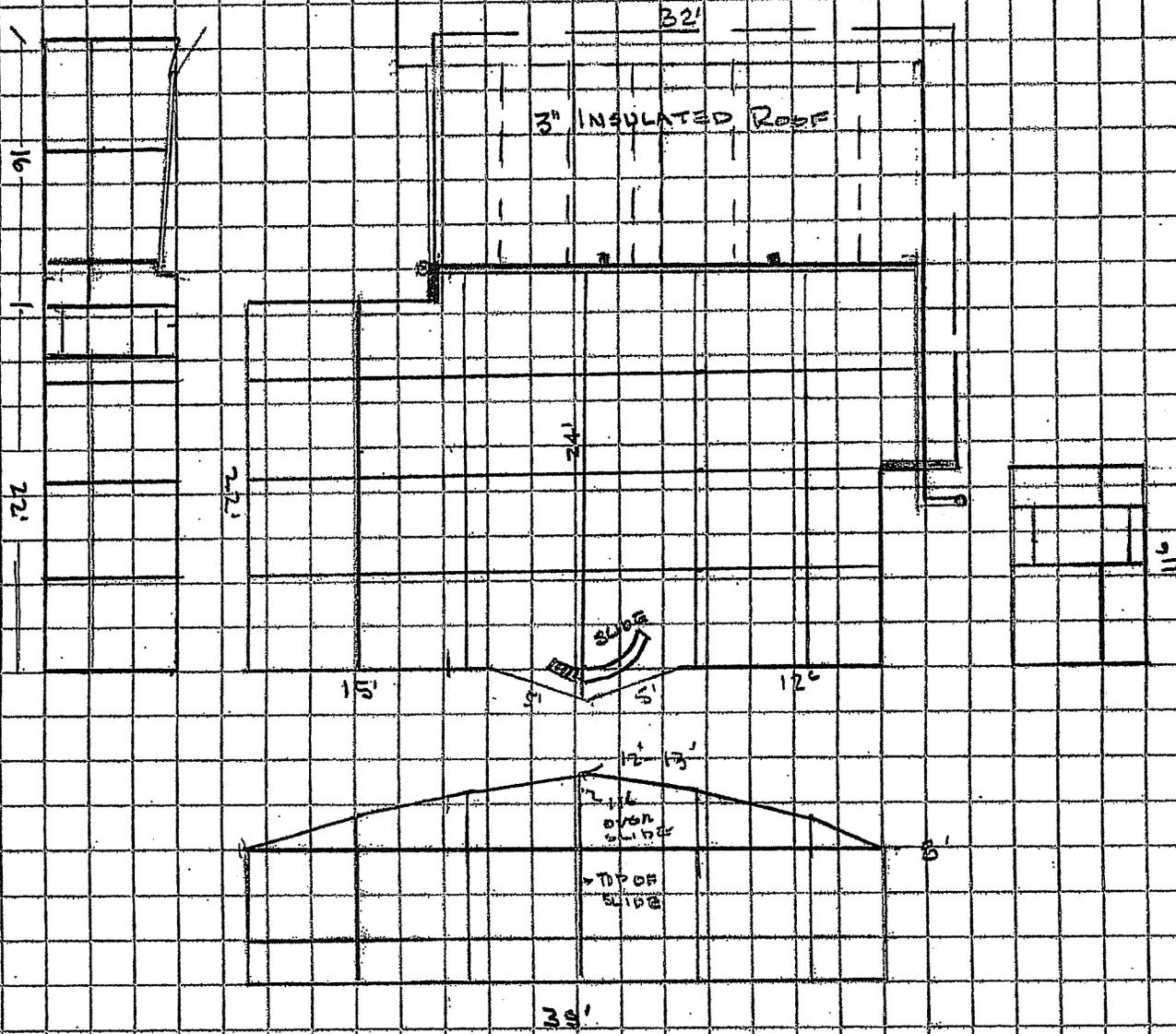
Permits

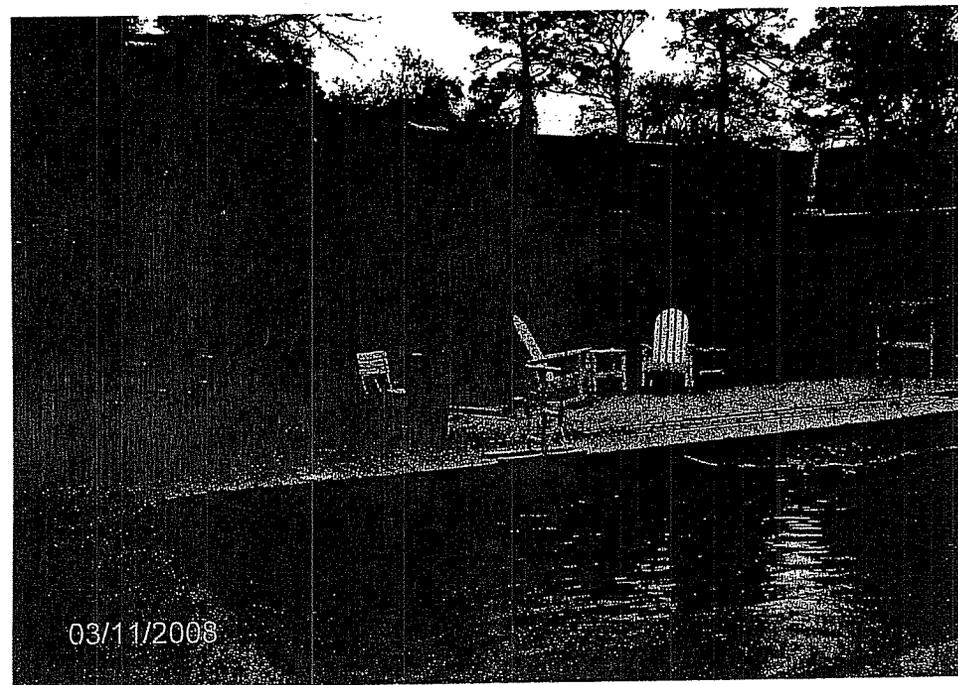
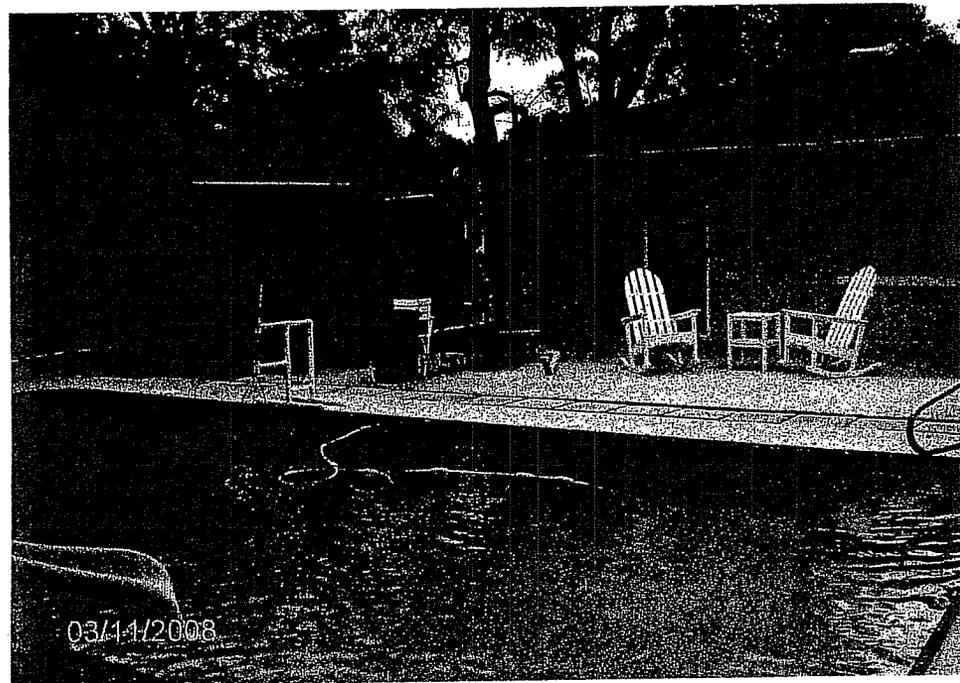
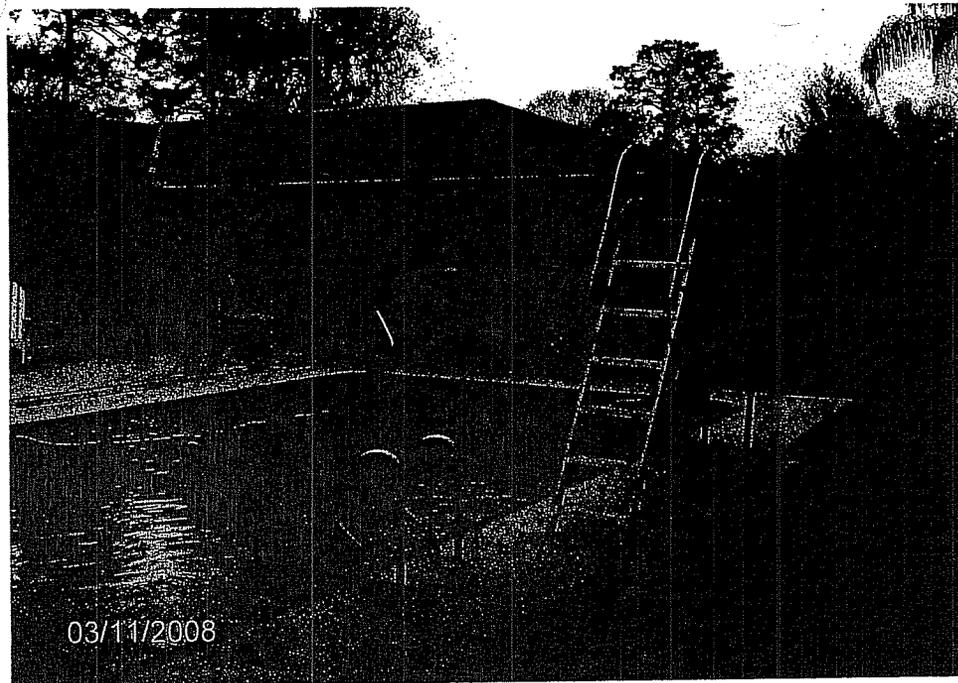
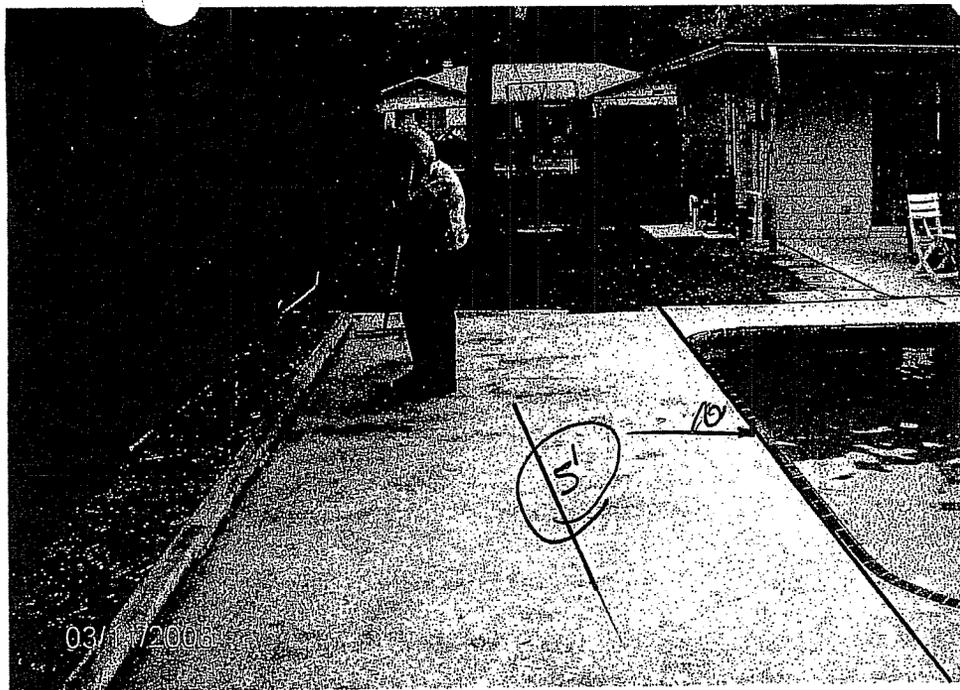
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL GUNITE	1979	512	\$4,096	\$10,240
ALUM GLASS PORCH	1979	448	\$2,509	\$6,272
COOL DECK PATIO	1979	456	\$638	\$1,596
WOOD UTILITY BLDG	2005	180	\$950	\$1,080
WOOD PORCH NO FLOOR	2005	60	\$185	\$210

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.

PROPOSED PATIO/POOL SCREEN FOR
POLLY WILSON
116 SWEETBRIAR BRANCH
LONGWOOD, FL 32750





03/11/2008



**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 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.

3/13/08

Date

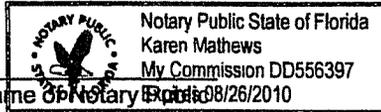
Polly H. Wilson

Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 13 day of March, 2008 by _____

Karen Mathews
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification

Type of Identification Produced FLA. Drivers License

For Use by Planning & Development Staff

Date: _____ Application Number: _____

Form #
Date

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>Polly H Wilson</u>	Name: _____
Address: <u>116 Sweet Briar Dr</u>	Address: _____
Phone #: <u>407 332 6985</u>	Phone #: _____
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 APPROVAL DEVELOPMENT ORDER

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

LEG LOT 8 BLK G THE WOODLANDS PB 16 PG 3

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

FINDINGS OF FACT

Property Owner: POLLY WILSON
116 SWEETBRIAR BRANCH
LONGWOOD FL 32750

Project Name: Sweetbriar Branch (116)

Requested Development Approval:

Request for a side yard (east) setback variance from 10 feet to 5 feet for a pool screen enclosure in R-1AA (Single Family Dwelling) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

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 pool screen enclosure 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:

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:

LEG LOT 8 BLK G THE WOODLANDS PB 16 PG 3

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

FINDINGS OF FACT

Property Owner: POLLY WILSON
116 SWEETBRIAR BRANCH
LONGWOOD FL 32750

Project Name: Sweetbriar Branch (116)

Requested Development Approval:

Request for a side yard (east) setback variance from 10 feet to 5 feet for a pool screen enclosure in R-1AA (Single Family Dwelling) district.

The Development Approval was sought to construct a pool screen enclosure within the side yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. 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

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, FLORIDA
DESCRIPTION

LOT 8, BLOCK G, THE WOODLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 2 AND 3 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR, HAS COMPLETED THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DELINEATED IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THE LOCATION OF THE BUILDING ON THE SITE AS TO MINIMUM DISTANCES FROM SIDE AND REAR LOT LINES MINIMUM DISTANCES FROM THE FRONTLINE OF THE DWELLING TO BUILDING LINE ON OPPOSITE SIDE OF THE STREET, AND THE FINISH GRADE OF THE FIRST FLOORS, STREET CURBS, DRIVES, WALKS, YARDS, AND INVERTS OF THE SANITARY AND STORM SEWERS AND CATCHBASINS, ETC. ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS

A. C. Doudney

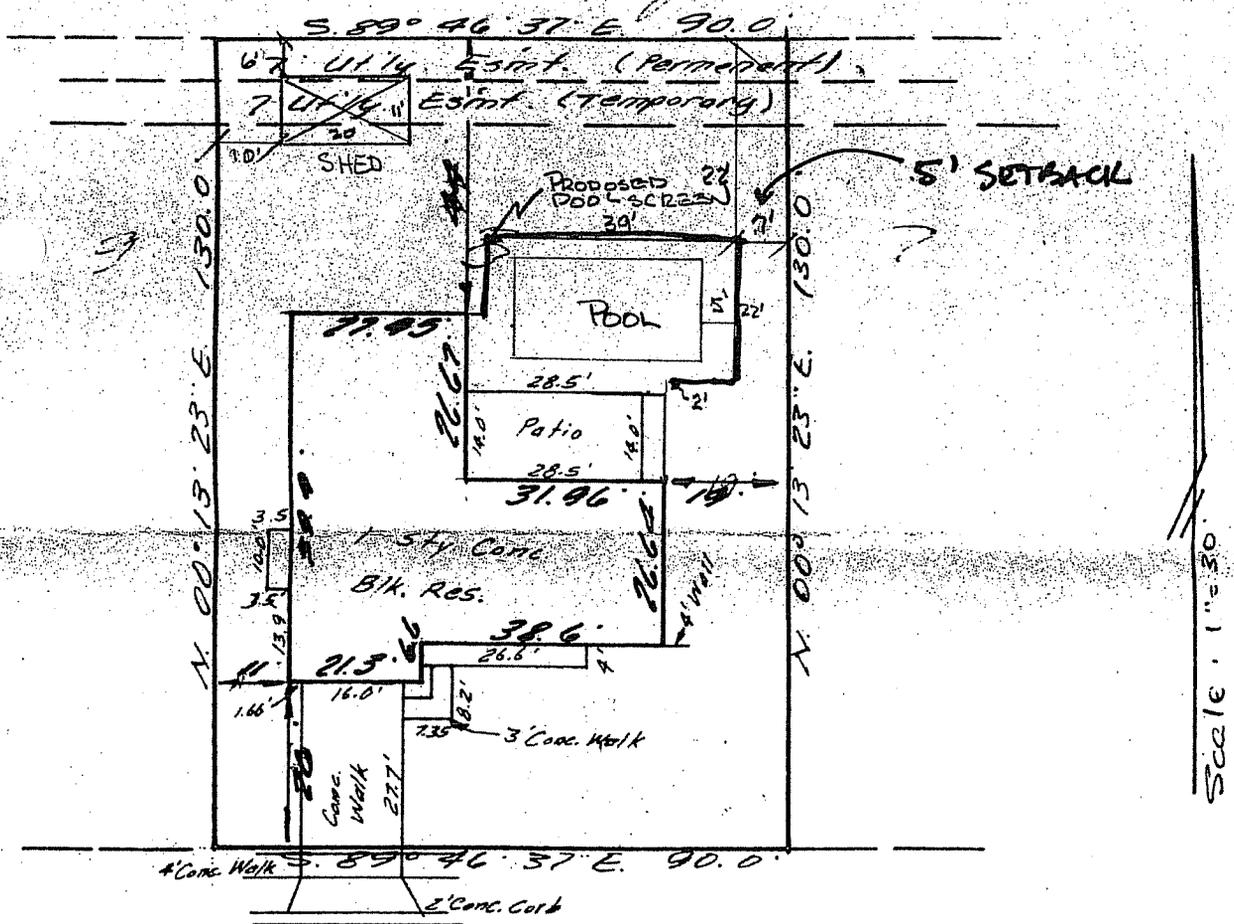
26 MAY 71

A. C. DOUDNEY SURVEYORS, INC.

A. C. DOUDNEY, REGISTERED LAND SURVEYOR No. 87

FOUNDATION SURVEY *A. C. Doudney* 9 JULY 71

FINAL SURVEY *A. C. Doudney* 1 DECEMBER 71



SWEETBRIAR BRANCH 50' R / W

Scale 1" = 30'