

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 3001 Woodchase Court – Terry Coe Jr., applicant; Request for a side street setback variance from 25 feet to 3 feet 5 inches for a proposed privacy fence in R-1A (Single Family Dwelling) district.

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

Agenda Date 6/23/08 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side street setback variance from 25 feet to 3 feet 5 inches for a proposed privacy fence in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for a side street setback variance from 25 feet to 3 feet 5 inches for a proposed privacy fence in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Terry Coe, Jr. Location: 3001 Woodchase Court Zoning: R-1A Subdivision: Springview
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to place a six foot privacy fence that will encroach 21 feet and 7 inches into the 25 foot side street setback.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances for this property.</li> </ul>
<b>STAFF FINDINGS</b>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> <li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved</li> </ul>

Reviewed by:  
Co Atty: KFT  
Pln Mgr: AS

	<p>and which are not applicable to other lands, 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 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"><li>• Any variance granted shall apply only to the 6 foot privacy fence 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
- 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 # BV2008-47  
Meeting Date 6-23-08



**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: Terry Coe Jr.  
Address: 3001 Woodchase Ct. City: Winter Park Zip code: 32792  
Project Address: same as above City: Winter Park Zip code: 32792  
Contact number(s): 407-649-5088  
Email address: stuffmebuy@yahoo.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"/> 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 checked="" type="checkbox"/> Other	Please describe: <u>fence (wood privacy fence) 6 feet</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED APR 22 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 type="checkbox"/> Side yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>25ft.</u>	Proposed setback: <u>3ft. 5inches</u>
<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: TJ Coe Jr.

**FOR OFFICE USE ONLY**

Date Submitted: 4-22-08 Reviewed By: P. JOHNSON

Tax parcel number: 26-21-30-509-0000-0870 Zoning/FLU R-1A/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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

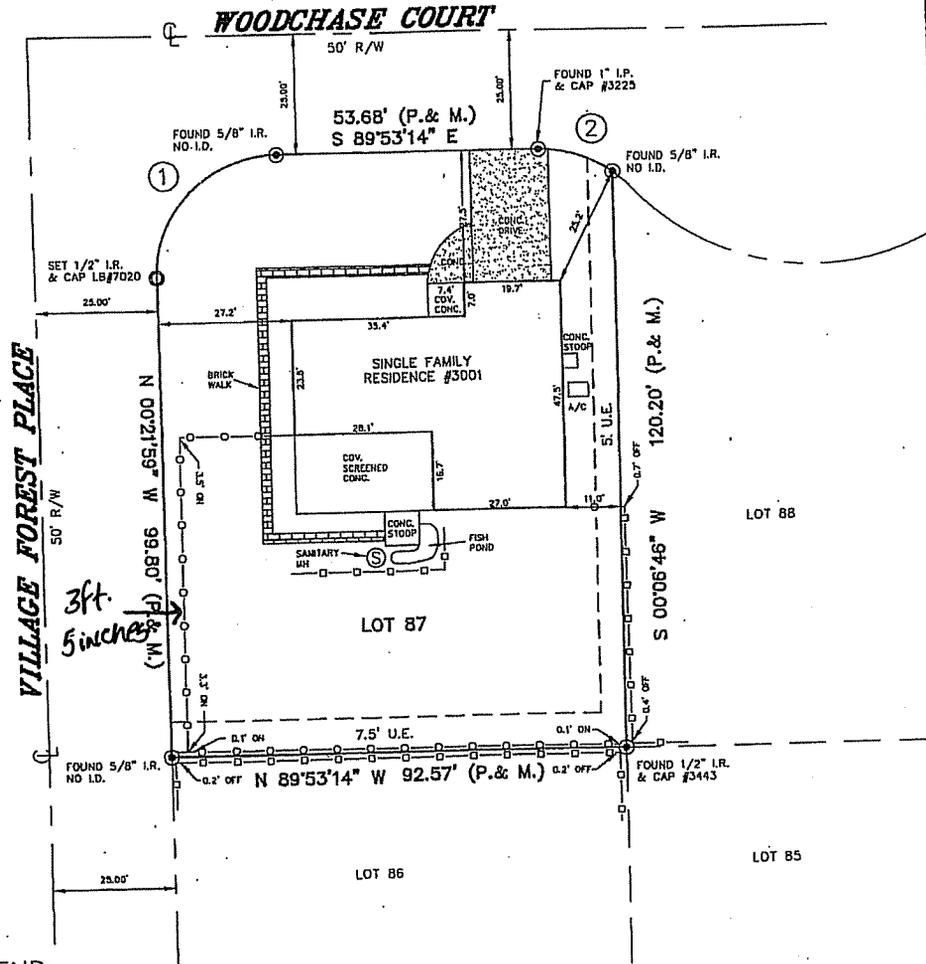
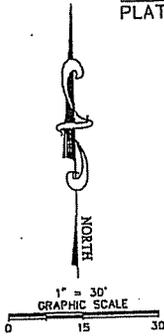
# BOUNDARY SURVEY

PROPERTY DESCRIPTION: LOT 87, SPRINGVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 42-43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## CURVE DATA

- |  |   |
|--|---|
| ① - (P&M)<br>R=25.00'<br>L=39.48'<br>Tan=25.21'<br>Δ=90°28'45" | ② - (P&M)<br>R=25.00'<br>L=15.76'<br>Tan=8.15'<br>Δ=36°06'17" |
|--|---|

R-1A



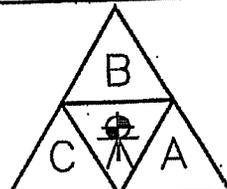
### LEGEND:

- |  |   |   |  |
|--|---|---|--|
| <ul style="list-style-type: none"> <li> CONCRETE</li> <li> BRICK</li> <li> UTILITY POLE</li> <li> SET 1/2" I.R. &amp; CAP LB #7020</li> <li> FOUND PROPERTY CORNER</li> <li> FOUND CONCRETE MONUMENT</li> <li> WELL</li> <li> GAS METER</li> <li> GUYWIRE</li> <li> FIRE HYDRANT</li> <li> LINE BREAK</li> <li> CENTERLINE</li> <li> RIGHT-OF-WAY LINE</li> <li> BUILDING SETBACK LINE</li> <li> HOD WIRE FENCE/HWF</li> <li> WOOD FENCE/WF</li> <li> CHAIN LINK FENCE/CLF</li> <li> OVERHEAD UTILITY LINES</li> </ul> | <ul style="list-style-type: none"> <li>Δ = DELTA/CENTRAL ANGLE</li> <li>A/C = AIR CONDITIONER</li> <li>APT. = APARTMENT</li> <li>BLDG. = BUILDING</li> <li>C = CALCULATED</li> <li>CH = CHORD</li> <li>CB = CHORD BEARING</li> <li>CBW = CONCRETE BLOCK WALL</li> <li>C.M. = CONCRETE MONUMENT</li> <li>CNA = CORNER NOT ACCESSIBLE</li> <li>CONC. = CONCRETE</li> <li>CDV. = COVERED</li> <li>D = DESCRIPTION</li> <li>D/B/A = DONE BUSINESS AS</li> <li>D.E. = DRAINAGE EASEMENT</li> <li>D.U.E. = DRAINAGE &amp; UTILITY EASEMENT</li> <li>E.O.P. = EDGE OF PAVEMENT</li> <li>E.O.W. = EDGE OF WATER</li> <li>F = FIELD</li> <li>FF ELEV = FINISHED FLOOR ELEVATION</li> </ul> | <ul style="list-style-type: none"> <li>I.D. = IDENTIFICATION</li> <li>I.R. = IRON ROD</li> <li>I.P. = IRON PIPE</li> <li>L = ARC LENGTH</li> <li>LS = LAND SURVEYOR</li> <li>LB = LAND SURVEYING BUSINESS</li> <li>M = MEASURED</li> <li>NR = NON-RADIAL</li> <li>O.R. = OFFICIAL RECORDS</li> <li>P = PLAT</li> <li>PC = POINT OF CURVATURE</li> <li>PCC = POINT OF COMPOUND CURVATURE</li> <li>PCP = PERMANENT CONTROL POINT</li> <li>PI = POINT OF INTERSECTION</li> <li>PBB = POINT OF BEGINNING</li> <li>POC = POINT OF COMMENCEMENT</li> <li>PDL = POINT ON LINE</li> <li>PRC = POINT OF REVERSE CURVATURE</li> <li>PRM = PERMANENT REFERENCE MONUMENT</li> <li>PSM = PROFESSIONAL SURVEYOR &amp; MAPPER</li> </ul> | <ul style="list-style-type: none"> <li>PT = POINT OF TANGENT</li> <li>R = RADIUS</li> <li>RAD = RADIAL</li> <li>RES. = RESIDENCE</li> <li>RP = RADIUS POINT</li> <li>R/W = RIGHT OF WAY</li> <li>S/W = SIDEWALK</li> <li>TBD = TO BE DETERMINED</li> <li>T.O.B. = TOP OF BANK</li> <li>(TYP) = TYPICAL</li> <li>U.R. = UTILITY ROOM</li> <li>U.E. = UTILITY EASEMENT</li> <li>W.M. = WATER METER</li> <li>WPP = WOOD POWER POLE</li> </ul> |
|--|---|---|--|

**CERTIFIED TO:**  
 TERRY L. COE & BROOKE JONES COE  
 ALL CENTRAL FLORIDA TITLE  
 OLD REPUBLIC  
 AM TRUST BANK

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WOODCHASE COURT AS BEING S89°53'14"E PER PLAT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12117C 0145 E DATED 04/17/95 THE PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE X.



**BRADLEY COX & ASSOCIATES**  
 LAND SURVEYING  
 405 W. 25TH STREET  
 SANFORD, FLORIDA 32771  
 (407) 323-9202

JOB NO. BCA13561	(FIELD DATE:) 07/27/07
DRAWN BY: WCS-JC	REVISED:
CHECKED BY: BC	
FIELD BY: J-J	
OPERATING UNDER L.B. # 7020	

- NOTES:**
1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
  2. THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
  3. DO NOT RECONSTRUCT PROPERTY LINES FROM BUILDING TIES.
  4. NO FOOTING OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  5. NO IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
  6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE HEREON DESCRIBED PROPERTY, THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Bradley Cox* 07/30/07  
 BRADLEY G. COX, PSM #5567 (DATE)

Terry Coe Jr.  
3001 Woodchase Court  
Winter Park, Florida 32792

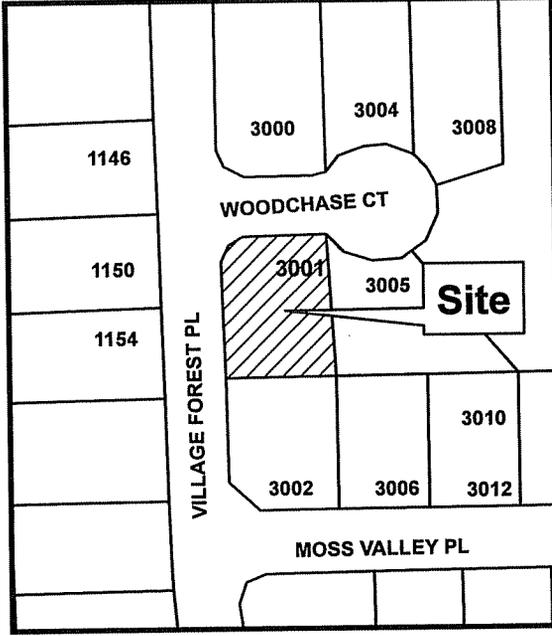


Seminole County Board of Adjustment  
June 23, 2008  
Case: BV2008-47 (Map 3210, Grid D4)  
Parcel No: 26-21-30-509-0000-0870

**Zoning**

-  BV2008-47
-  A-1
-  R-1AA
-  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 407-865-7506</p>																																																								
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 26-21-30-509-0000-0870</p> <p>Owner: COE TERRY L JR &amp; BROOKE J</p> <p>Mailing Address: 3001 WOODCHASE CT</p> <p>City,State,ZipCode: WINTER PARK FL 32792</p> <p>Property Address: 3001 WOODCHASE CT WINTER PARK 32792</p> <p>Subdivision Name: SPRINGVIEW</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2008)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><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: \$127,006</p> <p>Depreciated EXFT Value: \$918</p> <p>Land Value (Market): \$40,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$167,924</p> <p>Assessed Value (SOH): \$167,924</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$142,924</p> <p style="text-align: center;"><u>Tax Estimator</u></p> <p style="text-align: center;"><u>Portability Calculator</u></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>WARRANTY DEED</td> <td>07/2007</td> <td><b>06794</b></td> <td><b>0487</b></td> <td>\$224,800</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1999</td> <td><b>03637</b></td> <td><b>1212</b></td> <td>\$91,300</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1995</td> <td><b>03015</b></td> <td><b>1511</b></td> <td>\$81,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1985</td> <td><b>01640</b></td> <td><b>0252</b></td> <td>\$78,000</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	07/2007	<b>06794</b>	<b>0487</b>	\$224,800	Improved	Yes	WARRANTY DEED	04/1999	<b>03637</b>	<b>1212</b>	\$91,300	Improved	Yes	WARRANTY DEED	12/1995	<b>03015</b>	<b>1511</b>	\$81,500	Improved	Yes	WARRANTY DEED	05/1985	<b>01640</b>	<b>0252</b>	\$78,000	Improved	Yes	<p style="text-align: center;"><b>2007 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$2,526</p> <p><b>2007 Tax Bill Amount:</b> \$988</p> <p><b>Save Our Homes (SOH) Savings:</b> \$1,538</p> <p><b>2007 Taxable Value:</b> \$66,911</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																			
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																		
WARRANTY DEED	07/2007	<b>06794</b>	<b>0487</b>	\$224,800	Improved	Yes																																																		
WARRANTY DEED	04/1999	<b>03637</b>	<b>1212</b>	\$91,300	Improved	Yes																																																		
WARRANTY DEED	12/1995	<b>03015</b>	<b>1511</b>	\$81,500	Improved	Yes																																																		
WARRANTY DEED	05/1985	<b>01640</b>	<b>0252</b>	\$78,000	Improved	Yes																																																		
<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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>40,000.00</td> <td>\$40,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	40,000.00	\$40,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 87 SPRINGVIEW PB 29 PGS 42 &amp; 43</p>																																										
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																			
LOT	0	0	1.000	40,000.00	\$40,000																																																			
<p style="text-align: center;"><b>BUILDING INFORMATION</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td><u>Building Sketch</u> 1</td> <td>SINGLE FAMILY</td> <td>1985</td> <td>6</td> <td>1,479</td> <td>2,189</td> <td>1,479</td> <td>CONC BLOCK</td> <td>\$127,006</td> <td>\$139,567</td> </tr> <tr> <td colspan="2"><b>Appendage / Sqft</b></td> <td colspan="8">OPEN PORCH FINISHED / 221</td> </tr> <tr> <td colspan="2"><b>Appendage / Sqft</b></td> <td colspan="8">GARAGE FINISHED / 440</td> </tr> <tr> <td colspan="2"><b>Appendage / Sqft</b></td> <td colspan="8">OPEN PORCH FINISHED / 49</td> </tr> </tbody> </table> <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>Permits</b></p>							Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	<u>Building Sketch</u> 1	SINGLE FAMILY	1985	6	1,479	2,189	1,479	CONC BLOCK	\$127,006	\$139,567	<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 221								<b>Appendage / Sqft</b>		GARAGE FINISHED / 440								<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 49							
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																															
<u>Building Sketch</u> 1	SINGLE FAMILY	1985	6	1,479	2,189	1,479	CONC BLOCK	\$127,006	\$139,567																																															
<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 221																																																						
<b>Appendage / Sqft</b>		GARAGE FINISHED / 440																																																						
<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 49																																																						
<p style="text-align: center;"><b>EXTRA FEATURE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>ALUM SCREEN PORCH W/CARPET</td> <td>1990</td> <td>255</td> <td>\$918</td> <td>\$2,295</td> </tr> </tbody> </table>							Description	Year Blt	Units	EXFT Value	Est. Cost New	ALUM SCREEN PORCH W/CARPET	1990	255	\$918	\$2,295																																								
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																				
ALUM SCREEN PORCH W/CARPET	1990	255	\$918	\$2,295																																																				
<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  
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: Terry Coe Jr.  
Address: 3001 Woodchase Ct- Winter Park 32792  
Phone #: 407-649-5088

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

Name: Brooke J. Coe  
Address: 3001 Woodchase Ct- Winter Park, FL 32792  
Phone #: 407-677-6619

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 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.

4/22/08  
Date

Terry Coe  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 22<sup>nd</sup> day of April, 2008 by Terry Coe

Patricia Johnson  
Signature of Notary Public      Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced C000-812-76-251-0

<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____

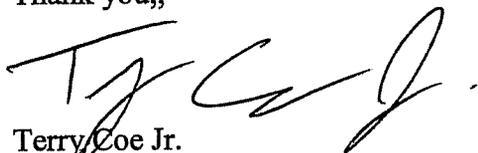
May 1, 2008

Seminole County Planning Division  
1101 East First Street, Suite 2201  
Sanford, FL 32771

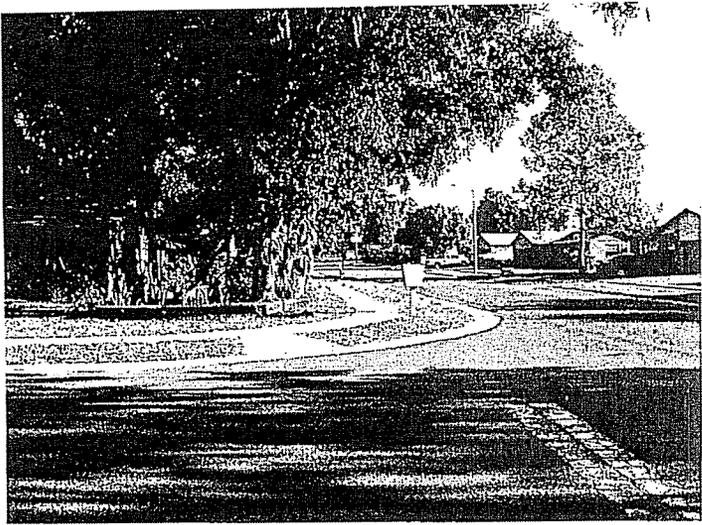
Dear Ms. Johnson,

I have applied for a Variance, application # BU2008-47, meeting date 6/23/08. Enclosed are the copy of the application for reference, pictures showing where I would like to put up a 6 foot wood privacy fence, and a letter from a neighbor. I would like the pictures and letter put in with my application for my Variance request to help get approval to put up the privacy fence on my property. If you have any questions, please let me know.

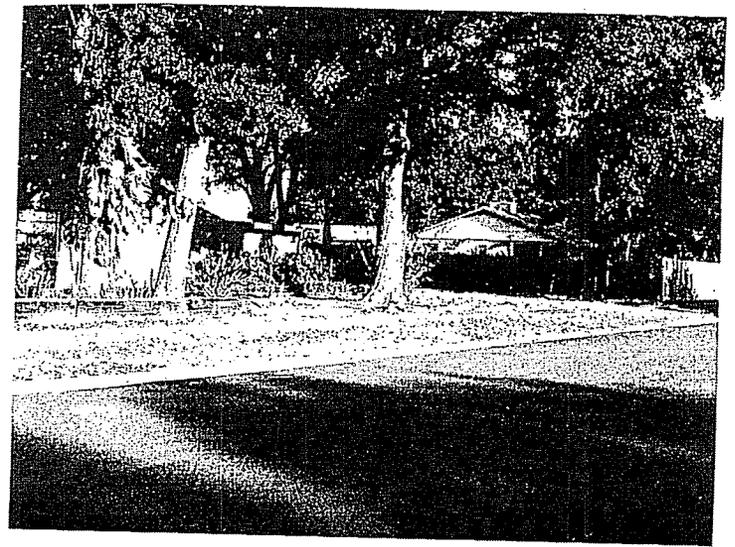
Thank you,,



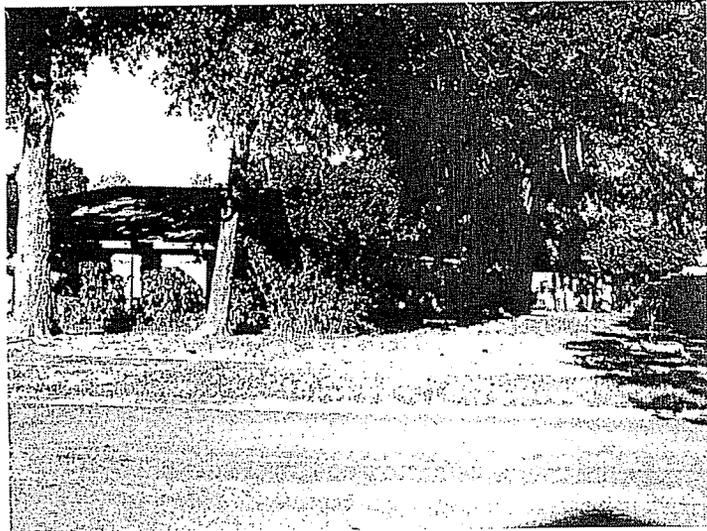
Terry Coe Jr.  
3001 Woodchase Court  
Winter Park, FL 32792  
(407) 649-5088 office  
(407) 677-6617 home



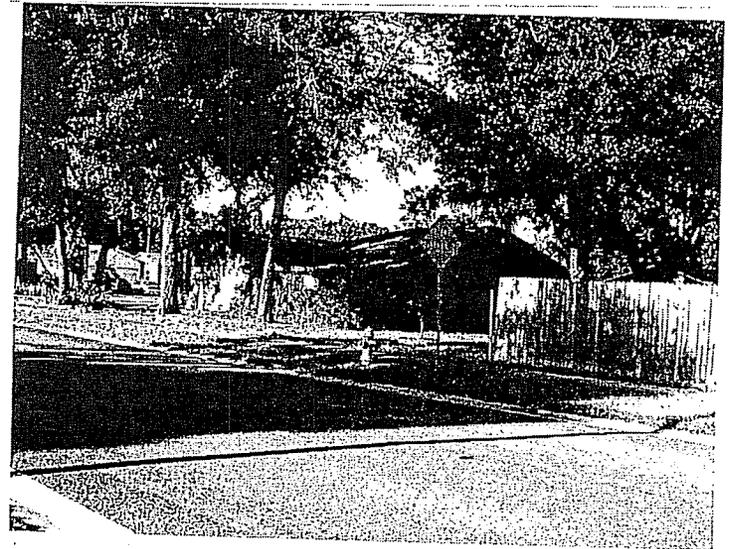
view from stop sign turning left to  
leave neighborhood. Dead end if you  
turn right.



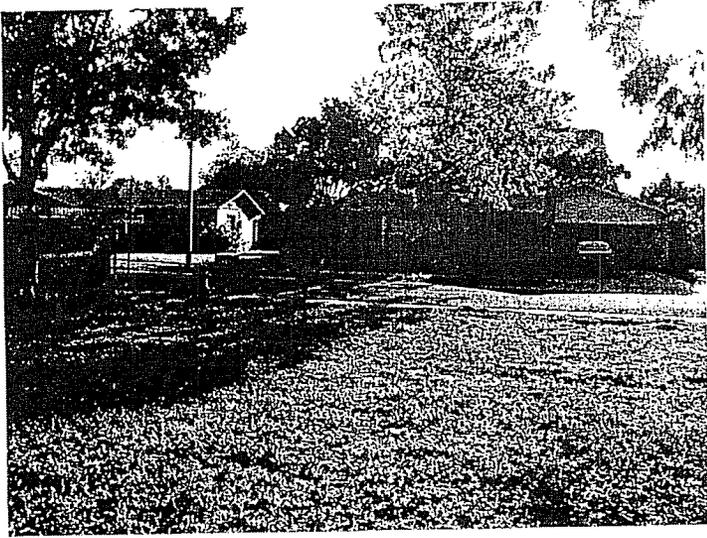
Driveway view from house at 1150 Village  
Forest Place (cady corner)



Driveway view from house at  
1154 Village Forest Place (across  
street)



Driveway view from house at  
1158 Village Forest Place (cady corner)



View from backyard

April 30, 2008

To Whom It May Concern:

Mr. and Mrs. Coe have spoken to me about their desire to put up a wood privacy fence in their backyard. My home is located on Village Forest Place which faces the side of Coe's home looking directly into their backyard. This letter is to inform you that I do not have any objection to the Coe's putting up a privacy fence.

Thank you,



Steven Fleming

1154 Village Forest Place

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On June 23, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 87 Springview PB 29 PGS 42 & 43

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

**FINDINGS OF FACT**

**Property Owner:** Terry Coe, Jr.  
3001 Woodchase Court  
Winter Park, Fl. 32792

**Project Name:** Woodchase Court (3001)

**Requested Development Approval:**

Request for a side street setback variance from 25 feet to 3 feet 5 inches for a proposed privacy fence in R-1A (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: Kathy Fall, Principal 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 fence 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 June 23, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 87 Springview PB 29 PGS 42 & 43

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

**FINDINGS OF FACT**

**Property Owner:** Terry Coe, Jr.  
3001 Woodchase Court  
Winter Park, Fl. 32792

**Project Name:** Woodchase Court (3001)

**Requested Development Approval:**

Request for a side street setback variance from 25 feet to 3 feet 5 inches for a proposed privacy fence in R-1A (Single Family Dwelling) district.

The Development Approval was sought to construct a 6 foot privacy fence within the side street 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.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

FILE NO.:

DEVELOPMENT ORDER #

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: