

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 652 Longmeadow Circle – Mark & Kathleen Ruff, applicant; Request for a rear yard setback variance from 30 feet to 10.2 feet for a proposed single story addition in PUD (Planned Unit Development) district.

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

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

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

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 10.2 feet for a proposed single story addition in PUD (Planned Unit Development) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 10.2 feet for a proposed single story addition in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Mark & Kathleen Ruff Location: 652 Longmeadow Circle Zoning: PUD (Planned Unit Development) Subdivision: Sabal Glen at Sabal Point
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single story, bath and bedroom addition, approximately 800 square feet, that will encroach approximately 20 feet into the required 30-foot rear yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.

Reviewed by: KEP
Co Atty: AS
Pln Mgr: AS

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, structures or building in the same zoning district.• 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.
STAFF RECOMMENDATION	<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 addition as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2008-48
Meeting Date 6-23-08

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: MARK H. & KATHLEEN S. RUFF
Address: 652 Longmeadow Cir. City: Longwood Zip code: 32779
Project Address: SAME City: SAME Zip code: SAME
Contact number(s): (H) 407-786-2742 (C) 321-356-9018
Email address: KRuff@cfl.wr.com

Is the property available for inspection without an appointment?

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

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>Bedroom & Bath</u>
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input checked="" type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:	Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:	Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	<u>10.2</u> <i>at closest point.</i>
<input type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Fence height	Required height:	Proposed height:	
<input type="checkbox"/> Building height	Required height:	Proposed height:	

Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>			

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: _____ *[Signature]*

FOR OFFICE USE ONLY

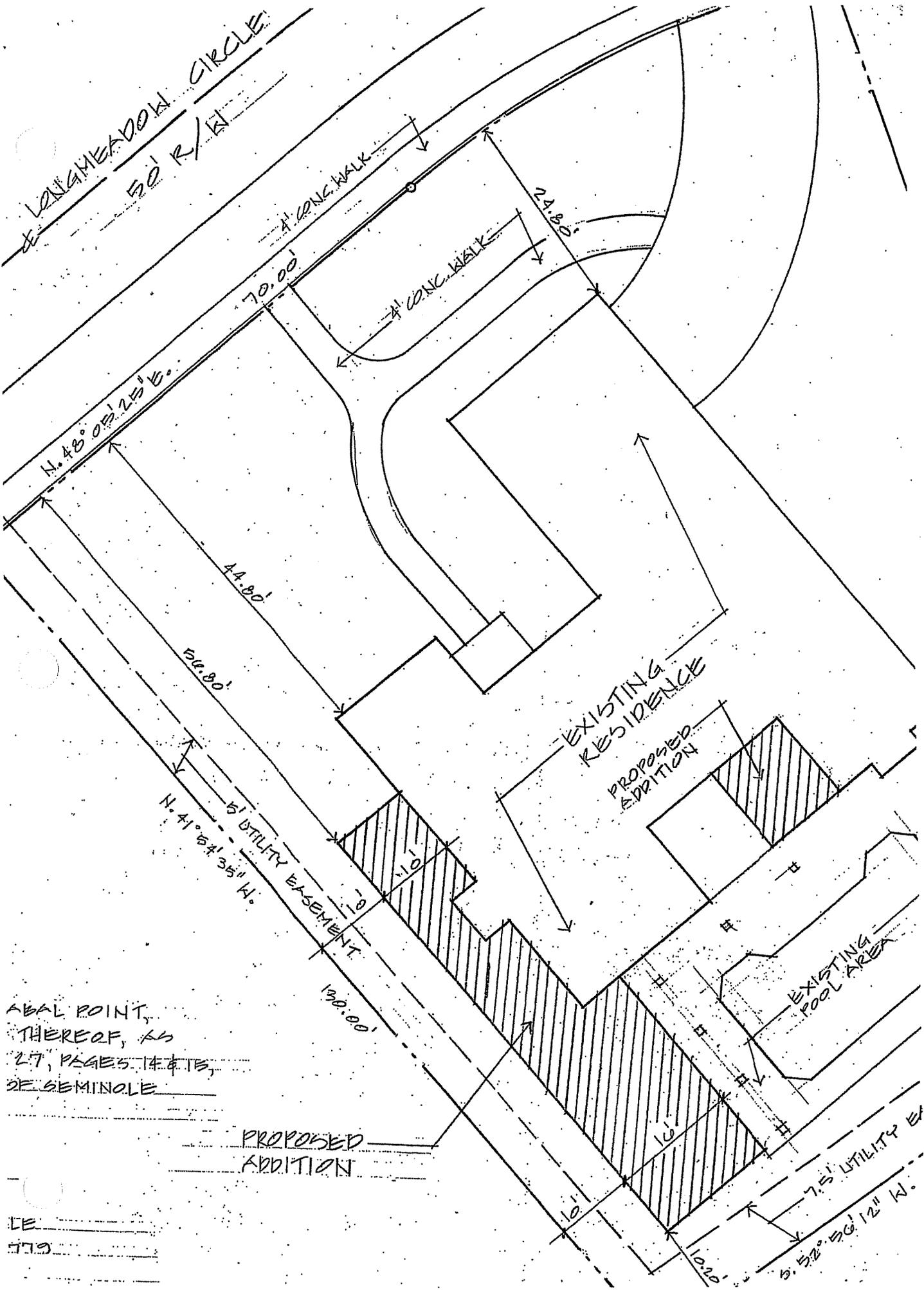
Date Submitted: 4-23-08 Reviewed By: P Johnson
 Tax parcel number: 34-20-29-507-0000-0210 Zoning/FLU PUD/PD
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

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.

	1. Completed application.
	2. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	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.

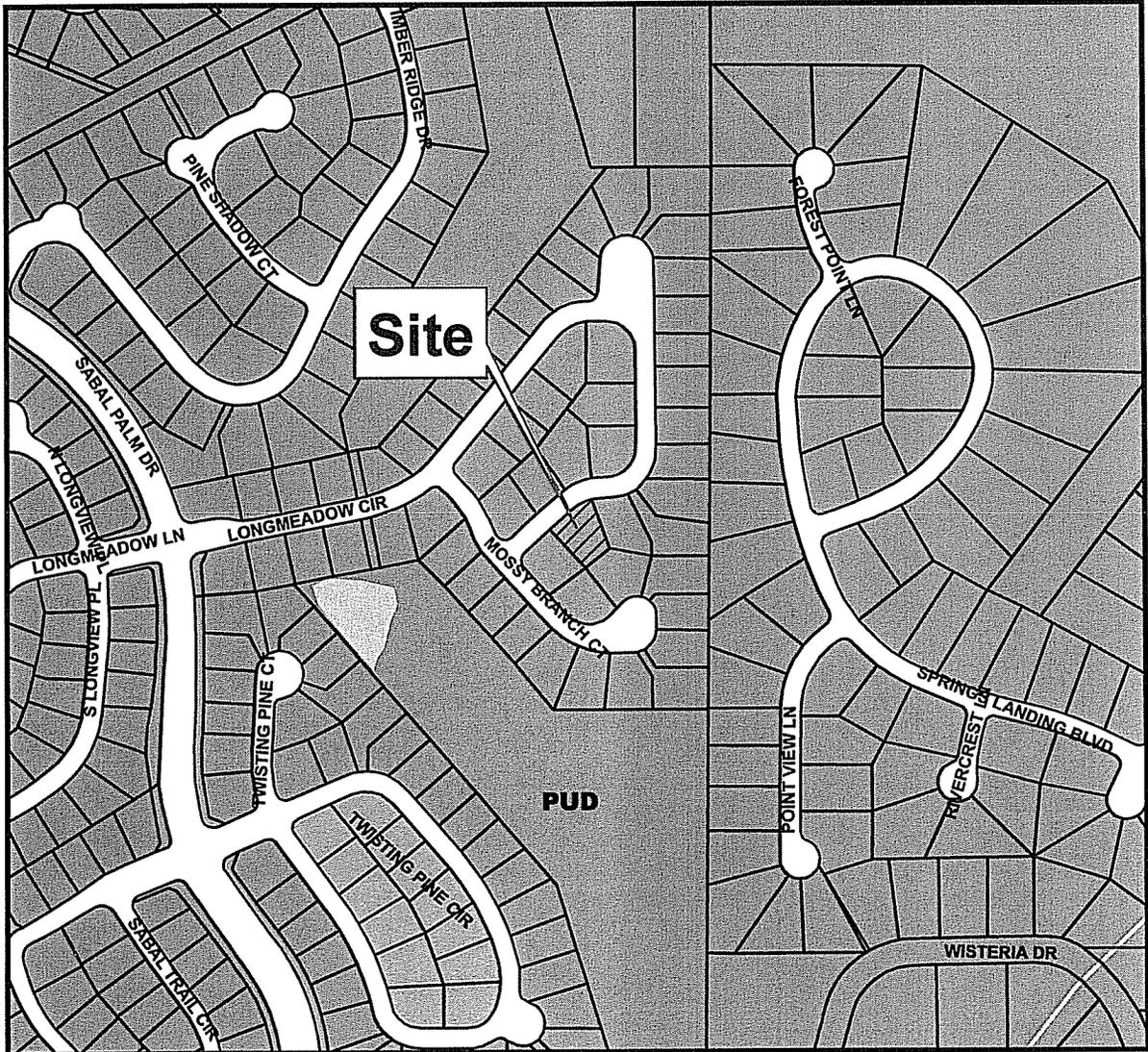


ABAL POINT,
THEREOF, AS
27, PAGES 14 & 15,
OF SEMINOLE

PROPOSED
ADDITION

CE
579

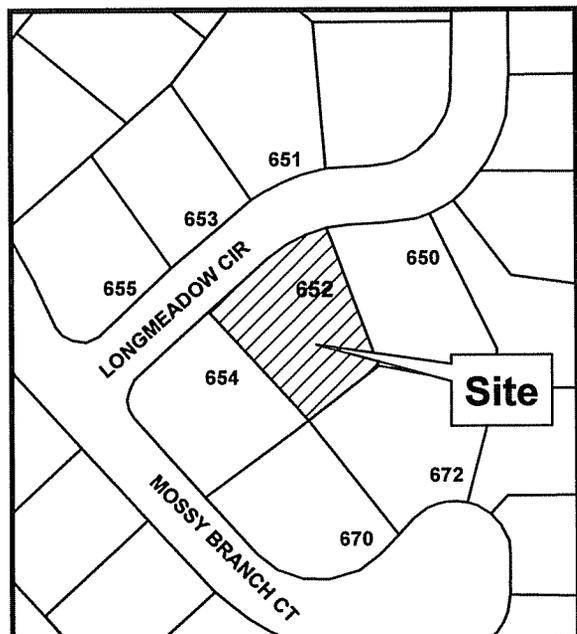
Mark & Kathleen Ruff
652 Longmeadow Circle
Longwood, Florida 32779



Seminole County Board of Adjustment
June 23, 2008
Case: BV2008-48 (Map 3155, Grid B1)
Parcel No:34-20-29-507-0000-0210

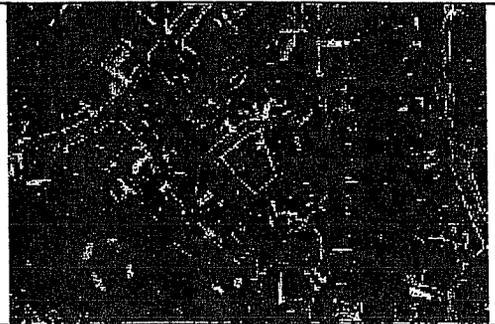
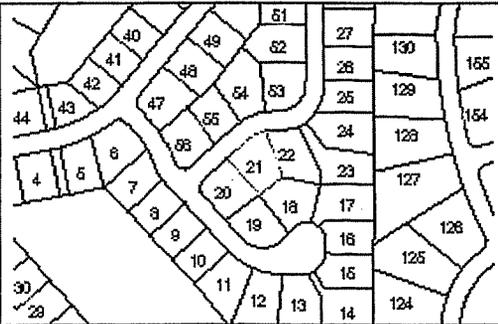
Zoning

-  BV2008-48
-  PUD



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7508



GENERAL

Parcel Id: 34-20-29-507-0000-0210
 Owner: RUFF MARK H & KATHLEEN S
 Mailing Address: 652 LONGMEADOW CIR
 City,State,ZipCode: LONGWOOD FL 32779
 Property Address: 652 LONGMEADOW CIR LONGWOOD 32779
 Subdivision Name: SABAL POINT SABAL GLEN AT
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1996)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$211,276
 Depreciated EXFT Value: \$8,420
 Land Value (Market): \$90,000
 Land Value Ag: \$0
 Just/Market Value: \$309,696
 Assessed Value (SOH): \$199,048
 Exempt Value: \$25,000
 Taxable Value: \$174,048

Tax Estimator

Portability Calculator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	05/1995	02911	0128	\$188,800	Improved	Yes
SPECIAL WARRANTY DEED	12/1993	02730	0712	\$145,000	Improved	No
CERTIFICATE OF TITLE	04/1993	02567	0048	\$100	Improved	No
WARRANTY DEED	08/1984	01576	1469	\$171,900	Improved	Yes
WARRANTY DEED	08/1983	01482	0036	\$36,100	Vacant	Yes

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount(without SOH): \$4,378
 2007 Tax Bill Amount: \$2,485
 Save Our Homes (SOH) Savings: \$1,893
 2007 Taxable Value: \$168,250
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	90,000.00	\$90,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 21 SABAL GLEN AT SABAL POINT PB 27 PGS 14 & 15

BUILDING INFORMATION

Building Sketch	Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
	1	SINGLE FAMILY	1983	9	2,350	3,154	2,350	CB/STUCCO FINISH	\$211,276	\$234,751
Appendage / Sqft			OPEN PORCH FINISHED / 252							
Appendage / Sqft			GARAGE FINISHED / 504							
Appendage / Sqft			OPEN PORCH FINISHED / 48							

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 Bld	Units	EXFT Value	Est. Cost New
FIREPLACE	1983	1	\$1,200	\$3,000
POOL GUNITE	1983	512	\$4,096	\$10,240
COOL DECK PATIO	1983	710	\$994	\$2,485
SCREEN ENCLOSURE	1983	2,113	\$1,690	\$4,226

SOLAR HEATER	1985	1	\$440	\$1,100
--------------	------	---	-------	---------

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.

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 34

TWP: 20

RNG: 29

DEVELOPMENT:		Sabal Glen		DEVELOPER:		Sabal Point Development Corp.	
LOCATION:		56 Lots – 23.52 Acres PB: 27 PG: 14, 15					
FILE#:		BA:		SP:		BCC:	11/4/82
P&Z:							
DEVEL. ORDER #:			TAX PAR. I.D. #:				
SIDEWALKS:				SETBACK REQUIREMENTS			
				FY:	25	SIDE ST.:	
				SY:	10	RY:	30
ROAD TYPE: (CURB & GUTTER OR SWALE)				MAIN STRUCTURE OTHER:			
COMMENTS OTHER:				ACCESSORY STRUCTURE SETBACKS:			
1) School: \$300.00 per unit to be paid at time of issuance of permit as of 3/29/85.				SY:	10	RY:	10
2) Must convey an off-site drainage easement to the pond on the golf course.				ACCESSORY STRUCTURE OTHER:			

	IMPACT FEES	
	SCREEN:	
	TARAFFIC ZONE:	
	LAND USE:	
	1. ROAD-CO. WIDE	
	2. ROAD-COLL.	
	3. LIBRARY	
	4. FIRE	
	5. PARK	
	6. SCHOOL	
	7. LAW	
	8. DRAINAGE	
	TOTAL	
REMARKS:		

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

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: MARK HOWARD RUFF
Address: 652 Longmeadow Cir
City/Zip: Longwood Florida 32779
Phone #: 407-786-2742

Name: KATHLEEN S. RUFF
Address: 652 Longmeadow Cir.
City/Zip: Longwood Florida 32779
Phone #: 407-786-2742

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
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: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
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: _____
City/Zip: _____

Beneficiaries: _____
Address: _____
City/Zip: _____

(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: _____
City/Zip: _____ City/Zip: _____
(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: _____
City/Zip: _____ City/Zip: _____
(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.

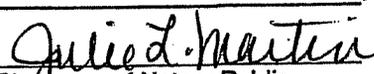
I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this 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.

4-17-08
Date


Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 17 day of April, 2008 by MARK H. RUFF


Signature of Notary Public

Print, Type or Stamp Name of Notary Public **Julie L. Martin**
Commission # DD295415
Expires May 23, 2008
Bonded Troy Fain - Insurance, Inc. #99-386-7019

Personally Known OR Produced Identification _____
Type of Identification Produced _____

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

**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 21 SABAL GLEN AT SABAL POINT PB 27 PGS 14 & 15

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

FINDINGS OF FACT

Property Owner: RUFF MARK H & KATHLEEN S
652 LONGMEADOW CIR
LONGWOOD FL 32779

Project Name: Longmeadow Circle (652) (BV #2008-48)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 10.2 feet for a proposed single story addition in PUD (Planned Unit Development) district.

The Development Approval was sought to construct an addition within the rear 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: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LEG LOT 21 SABAL GLEN AT SABAL POINT PB 27 PGS 14 & 15

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

FINDINGS OF FACT

Property Owner: RUFF MARK H & KATHLEEN S
652 LONGMEADOW CIR
LONGWOOD FL 32779

Project Name: Longmeadow Circle (652) (BV #2008-48)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 10.2 feet for a proposed single story addition in PUD (Planned Unit Development) 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 single story addition as depicted on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

