

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

SUBJECT: 132 Burns Avenue – Wanda Melendez, applicant; Request for a rear yard setback variance from 30 feet to 18 feet for a proposed sun room addition in R-1A (Single Family Dwelling) district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Joy Williams **EXT.** 7399

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 18 feet for a proposed sun room addition in R-1A (Single Family Dwelling) district ; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 18 feet for a proposed sun room addition in R-1A (Single Family Dwelling) district ; or
3. **Continue** the request to a time and date certain.

| | |
|-----------------------------|--|
| GENERAL INFORMATION | <p>Applicant: Wanda Melendez Location: 132 Burns Avenue Zoning: R-1A (Single Family Dwelling) Subdivision: Country Club Heights Unit 1</p> |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant proposes to construct a 12-foot by 20-foot sunroom that would encroach 12 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. |
| 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: KFT
 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 sunroom 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 # BU2004-58
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: Wanda N. Melendez LOU GARCIA
Address: 132 BURNS AVE City: Longwood FL Zip code: 32750
Project Address: Same AS Above City: ↗ Zip code: ↗
Contact number(s): 407-737-2929
Email address: Mythreepalms@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 checked="" 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>SCREEN PORCH w/ WINDOWS (GLASS)</u> |
| <input type="checkbox"/> This request is for a structure that has already been built. | |

RECEIVED MAY 05 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 checked="" type="checkbox"/> Rear yard setback | Required setback: | Proposed setback: | <u>18 FT</u> |
| <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: Wanda N. Melendez

FOR OFFICE USE ONLY

Date Submitted: 5-5-08

Reviewed By: P. Johnson

Tax parcel number: 21-20-30-501-0000-0180 Zoning/FLU R-1A/MOR

- 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: _____

**APPLICATION TO SEMINOLE COUNTY PLANNING DIVISION
AND SEMINOLE COUNTY ZONNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444**

**To: Seminole County Planning And Zoning Divisions
FROM: THE MELENDEZ FAMILY**

05/05/08

132 BURNS AVE
LONGWOOD FL, 32750
PH: 407-321-4383
CELL: 407-670-9956

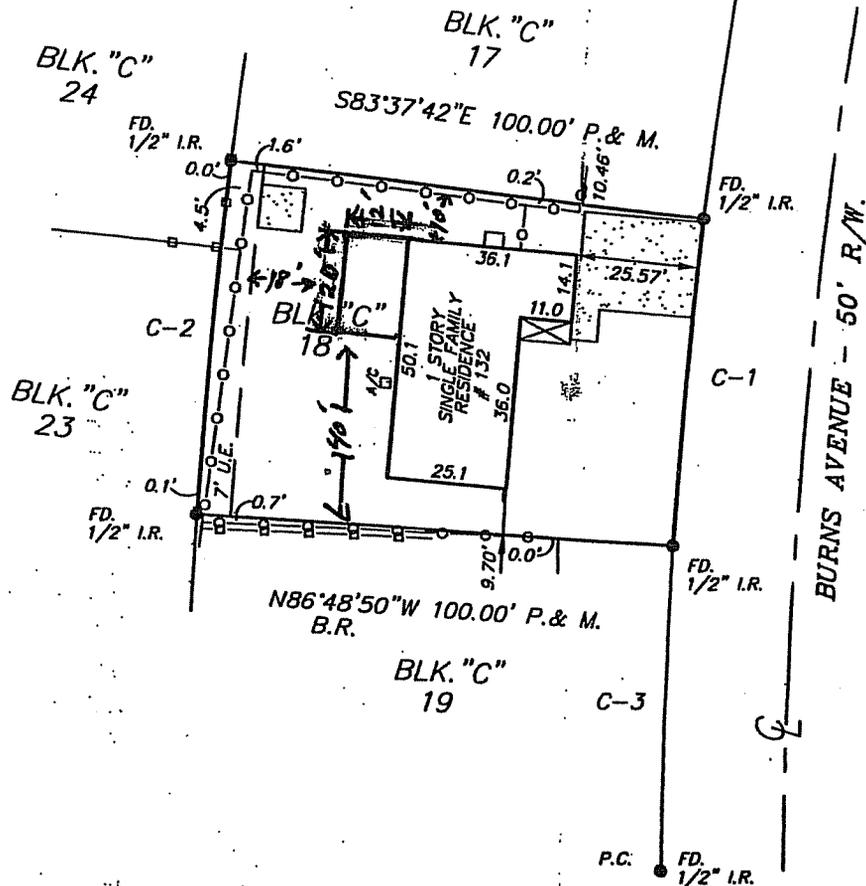
WE THE MELENDEZ FAMILY ARE ASKING TO BE ALLOWED TO ADD A GLASS ROOM ADDITION AT THE REAR SECTION OF OUR HOME; AS INDICATED ON THE PLAT SURVEY. THE MAIN PURPOSE IS TO HAVE EXTRA SPACE FOR RELAXATION AFTER A STRESSFUL DAY AT WORK, PLUS OTHER PERTINANT USES. THE GLASS ROOM ADDITION WILL BE CONSTRUCTED WITH ALUMINUM FRAMING AND COMPOSITE INSULATED ROOF PANELS AND PARTIAL WALLS OF SAME INSULATED COMPOSITE PANELS. THE ROOM SHALL MEASURE 12 FT X 20 FT. THE AFFORMATION GLASS ROOM SHALL MEASURE 240 SQ FT, AND SHALL BE 18 FT FROM REAR OF PROPERTY LINE IN LIEU OF 30 FT. THE GLASS ROOM ADDITION SHALL BE ALLINED WITH THE HOUSE WALL ON THE SOUTH SIDE OF REAR OF PROPERTY. THE PROPOSED HIGHT SHALL BE 8 FT AT HOUSE WALL AS SHOWN ON LAYOUT DRAWING. THE DEMENSIONS FROM PROPERTY LINES ARE AS FOLLOWS: 18 FT FROM REAR OF PROPRTY LINE IN LIEU OF 30 FT, 9 FT FROM SOUTH SIDE OF PROPERTY LINE (ALLINED WITH HOUSE WALL) AND 40 FT FROM NORTH SIDE OF PROPERTY LINE.

THE MELENDEZ FAMILY WILL LIKE TO THANK YOU IN ADVANCE FOR
WORKING WITH US TO IIEP US ACHIEVE OUR GOAL.

SINCERELY, WANDA MELENDEZ

AND FAMILY

MAP OF SURVEY



C-1 (P.)
 $\Delta = 03^{\circ}11'09''$
 $R = 1233.77'$
 $L = 68.60'$

C-2 (P.)
 $\Delta = 03^{\circ}11'09''$
 $R = 1333.77'$
 $L = 74.16'$

C-3 (P.)
 $\Delta = 03^{\circ}11'10''$
 $R = 1233.77'$
 $L = 68.61'$

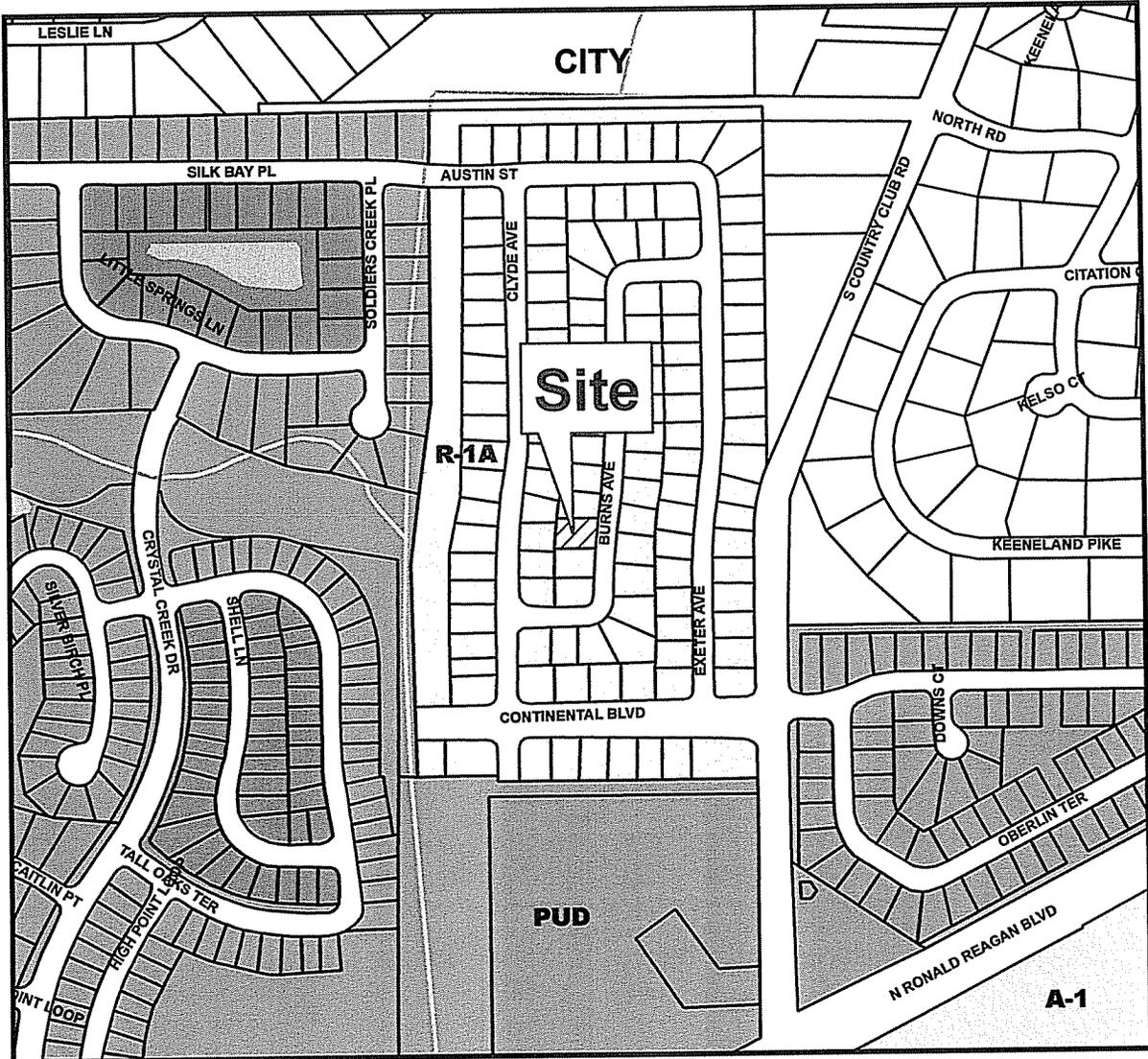
GENERAL NOTES:

- 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.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 6) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 7) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 8) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 9) FENCE OWNERSHIP NOT DETERMINED AND GRAPHICALLY MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- 10) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 11) BEARINGS REFERENCED TO LINE NOTED AS B.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.

| LEGEND: | | | |
|----------|-----------------------|--------|-----------------------|
| A/C | AIR CONDITIONER | FD. | FOUND |
| ASP | ASPHALT | F.C.M. | FOUND CONCRETE MONL. |
| — | BARBED WIRE FENCE | F.I.R. | FOUND IRON ROD |
| B.R. | BEARING REFERENCE | F.I.P. | FOUND IRON PIPE |
| B.M. | BENCH MARK | F.P.K. | FOUND PARKER-KALON |
| — | CENTERLINE | G.F. | GARAGE FLOOR |
| C. | CALCULATED | L.M.E. | LANDSCAPE MAINTENAN |
| CATV | CABLE RISER | L. | LENGTH |
| C.B. | CATCH BASIN | L.A.E. | LIMITED ACCESS EASEME |
| Δ | CENTRAL ANGLE/DELTA | M.H. | MANHOLE |
| CH | CHORD | N. | NAIL |
| — | CHAIN LINK FENCE | N&D | NAIL & DISC |
| — | CONC. BLOCK WALL TYP. | N&T | NAIL & TIN TAB |
| — | CONCRETE | N.R. | NON RADIAL |
| C.M. | CONCRETE MONUMENT | N.T.S. | NOT TO SCALE |
| — | COVERED AREA | O.R. | OFFICIAL RECORDS |
| D.B. | DEED BOOK | O.R.B. | OFFICIAL RECORDS BOOK |
| D. | DESCRIPTION OR DEED | —OH— | OVERHEAD WIRE(S) |
| D.E. | DRAINAGE EASEMENT | PG. | PAGE |
| D.H. | DRILL HOLE | P.C.P. | PERMANENT CONTROL PO |
| D/W | DRIVEWAY | P.R.M. | PERMANENT REFERENCE I |
| ESMT | EASEMENT | P. | PLAT |
| E.O.W. | EDGE OF WATER | P.B. | PLAT BOOK |
| ELEV. | ELEVATION | P.O.B. | POINT OF BEGINNING |
| ENCR. | ENCROACHMENT | P.O.C. | POINT OF COMMENCEMENT |
| XX.XX | EXISTING ELEVATION | P.C.C. | POINT OF COMPOUND CUR |
| M. | FIELD MEASURED | P.C. | POINT OF CURVATURE |
| FF. | FINISHED FLOOR | | |

1" = 40'

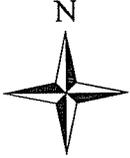
Wanda Melendez
 132 Burns Avenue
 Longwood, Florida 32750



Seminole County Board of Adjustment
 June 23, 2008
 Case: BV2008-58 (Map 3104, GridB4)
 Parcel No:21-20-30-501-0C00-0180

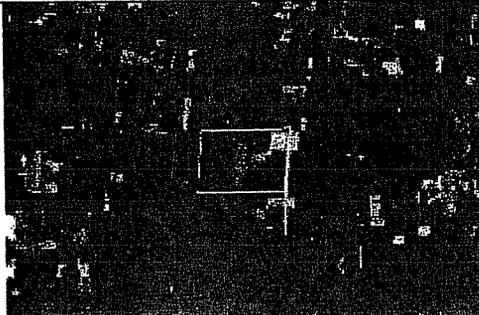
Zoning

-  BV2008-58
-  A-1
-  R-1A
-  PUD

N




| | | | | | |
|--|-------|--|--|----|----|
| PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506 | ~10.0 | | | 10 | 23 |
| | 11 | | | | |
| | 11.0 | | | 9 | 24 |
| | 12 | | | | |
| | 12.0 | | | 8 | 25 |
| | 13 | | | 7 | 26 |
| | 14 | | | 6 | 27 |
| 15 | | | | 28 | |



GENERAL

Parcel Id: 21-20-30-501-0C00-0180
 Owner: MELENDEZ WANDA N
 Mailing Address: 132 BURNS AVE
 City,State,ZipCode: LONGWOOD FL 32750
 Property Address: 132 BURNS AVE LONGWOOD 32750
 Subdivision Name: COUNTRY CLUB HEIGHTS UNIT 1
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2006)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$93,115
 Depreciated EXFT Value: \$0
 Land Value (Market): \$21,833
 Land Value Ag: \$0
Just/Market Value: \$114,948
 Assessed Value (SOH): \$114,948
 Exempt Value: \$25,000
 Taxable Value: \$89,948

Tax Estimator
Portability Calculator

SALES

| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|---------------|---------|-------|------|-----------|----------|-----------|
| WARRANTY DEED | 05/2005 | 05788 | 0100 | \$159,900 | Improved | Yes |
| WARRANTY DEED | 10/2002 | 04570 | 1623 | \$93,000 | Improved | Yes |
| WARRANTY DEED | 08/1990 | 02210 | 0514 | \$61,000 | Improved | Yes |
| WARRANTY DEED | 01/1977 | 01129 | 1428 | \$24,300 | Improved | Yes |

[Find Comparable Sales within this Subdivision](#)

2007 VALUE SUMMARY

Tax Amount(without SOH): \$1,654
2007 Tax Bill Amount: \$1,592
Save Our Homes (SOH) Savings: \$62
 2007 Taxable Value: \$107,764
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| FRONT FOOT & DEPTH | 71 | 100 | .000 | 375.00 | \$21,833 |

LEGAL DESCRIPTION

PLATS:

LEG LOT 18 BLK C COUNTRY CLUB HEIGHTS UNIT 1 PB 13 PG 98

BUILDING INFORMATION

| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New |
|-------------------------|---------------|--------------------------|----------|---------|----------|-----------|------------|-----------|---------------|
| 1 | SINGLE FAMILY | 1972 | 5 | 1,054 | 1,459 | 1,054 | CONC BLOCK | \$93,115 | \$112,187 |
| Appendage / Sqft | | GARAGE FINISHED / 350 | | | | | | | |
| Appendage / Sqft | | OPEN PORCH FINISHED / 55 | | | | | | | |

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

Permits

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.

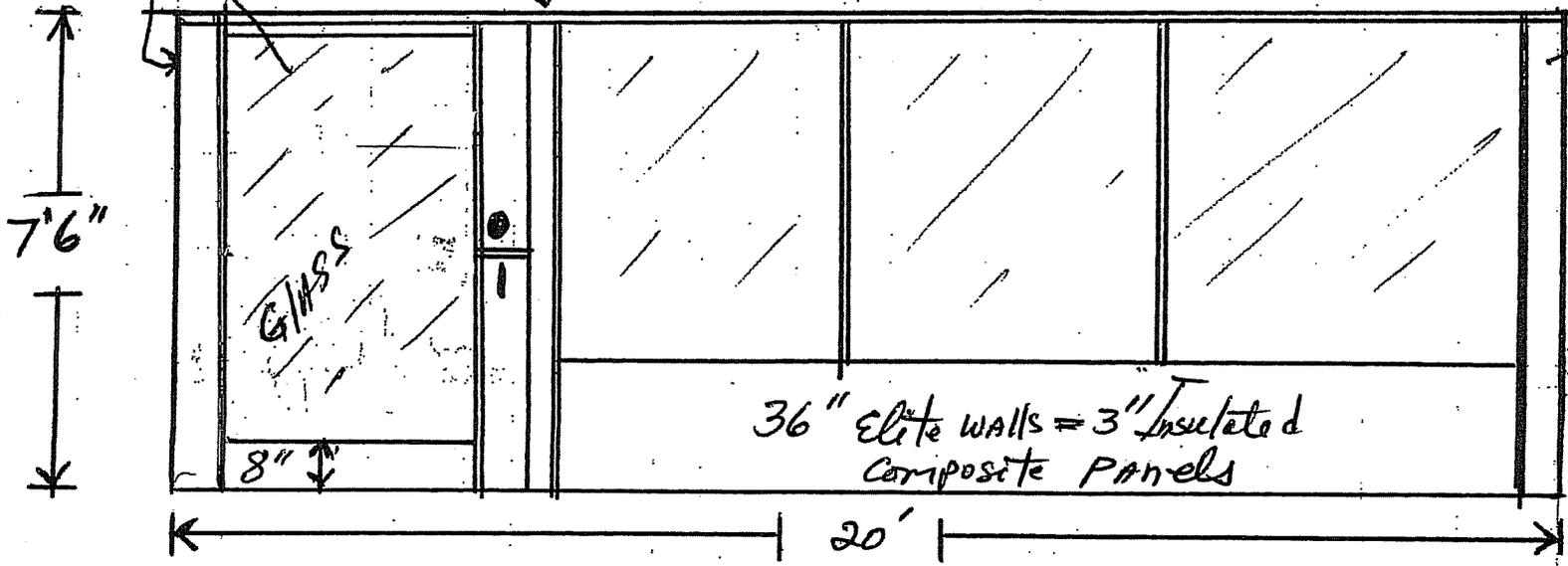
Wanda N. Melendez
 132 BURNS AVE
 Longwood, FL 32750

2 FT. WALL
 Single Hung
 STORM DOOR
 1 FT WALL elite Composite panel

FRONT WALL

3" Insulate & Composite
 ROOF (PANELS)

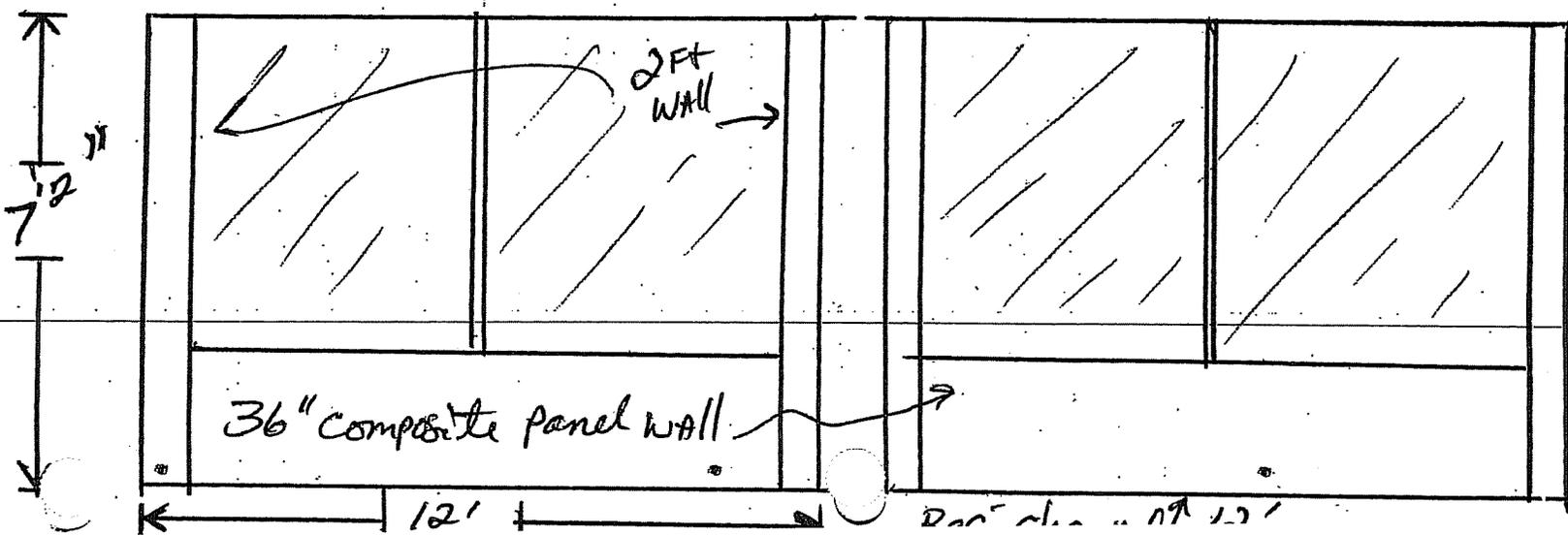
2 Ft. Composite
 panel (elite)



36" elite walls = 3" Insulated
 Composite Panels

LEFT WALL

Right Wall



36" Composite panel wall

FLORIDA SCREEN ROOMS, LLC
 1430 ADDIE AVE
 ORLANDO, FL 32816
 PH: 407-737-2828
 CELL: 321-377-3380

FLORIDA SCREEN ROOMS, LLC

7'2"

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Wanda N. Meléndez, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) Lot 18, Block c of
Courtesy Club Heights-unit one, according to the plat
thereof as recorded in Plat Book 13, page(s) 98, of the Public Rec. Seminole
City,

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map
(circle one or more) from 5/5/08 to July 30th 08 and affirm that _____

Florida Screen Rooms/ Luis Garcia is hereby designated to act as my / our authorized agent and to file the
attached application for the stated amendment and make binding statements and commitments regarding the
amendment request.

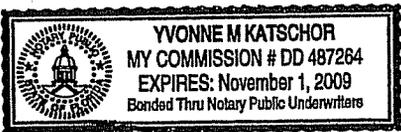
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and
accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become
part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 5th day of May, 2008.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to
take acknowledgments, personally appeared Wanda N. Meléndez, who is personally known to me or
who has produced Florida Driver License has identification and who executed the foregoing instrument and sworn
an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of
May, 2008



[Signature]
Notary Public in and for the County and State
Aforementioned
My Commission Expires: 11/1/2009

**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>Wanda N. Melendez</u> | Name: _____ |
| Address: <u>132 Burns Ave. Longwood, FL 32750</u> | Address: _____ |
| Phone #: <u>407-321-4383</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: <u>N/A</u> | Directors: <u>N/A</u> |
| 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: <u>N/A</u> | Address: _____ |
| 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.

5/5/08
Date

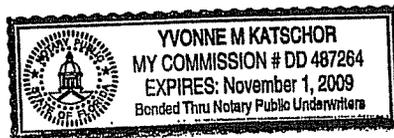
Wanda M Melendez
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this 5th day of May, 2008 by Wanda M Melendez

[Signature]
Signature of Notary Public

Yvonne M Katschor
Print, Type or Stamp Name of Notary Public



Personally Known _____ OR Produced Identification X
Type of Identification Produced Florida Driver License

For Use by Planning & Development Staff

Date: _____ Application Number: _____

05/05/08

To: SEMINOLE COUNTY PLANNING DIVISION (S.C.P.D.)

From: The Home Owners Association at Country Club Heights subdivision and the neighbors of Wanda N. Melendez and family located at 132 Burns Ave. Longwood FL 32750.

We, the undersigned do not object to the Melendez family adding a glass room addition at rear of property.

President of H.O.A. N/A (If applicable.)

Address 136 BURNS AVE

Ph. 407-322-9389 Signature [Handwritten Signature]

1. Name: JOAN E BRANT

Address _____

Ph. _____ Signature _____

2. Name: Dellbet Lust

Address 138 BURNS AVE

Ph. 407-323-2191 Signature [Handwritten Signature]

3. Name: Aaron DePinto

Address 146 Burns Ave

Ph. 407 227-2785 Signature [Signature]

4. Name Keith R. Tinker

Address 105 Burns

Ph. 322-0547 Signature Keith R. Tinker

5. Name Betty Turner

Address 105 Clyde Av.

Ph. 407-323-0320 Signature Betty Turner

6. Name Michelle Starr

Address 111 Clyde Ave

Ph. 321-377-6061 Signature Michelle Starr

7. Name Michelle Calderon

Address 115 Clyde Ave

Ph. 407-330-6156 Signature Michelle Calderon

8. Name Lillian Vaughan

Address 725 Clyde Ave Longwood Fla

Ph. _____ Signature Lillian A. Vaughan

9. Name Penny Contron

Address 129 Clyde Ave, Longwood

Ph. (407) 330-9725 Signature Penny Contron

10. Name MR & MRS GARCIA

Address 137 Clyde Ave

Ph. (407) 710-3738 Signature Mr Garcia

11. Name Marry Sanders

Address 141 Clyde Ave

Ph. 407-324-1674 Signature Marry A. Sanders

12. Name Margaret Wolfe

Address 153 Clyde Ave

Ph. 407-327-8207 Signature Margaret Wolfe

13. Name Tempest Bly

Address 157 Burns Ave

Ph. 407 402-3480 Signature Tempest Bly

14. Name RAY FOSHAN

Address 134 Burns Ave

Ph. 407-383-4061 Signature [Signature]

15. Name Tiger Arnold

Address 128 Burns Ave

Ph. 407 312 8334 Signature [Signature]

16. Name _____

Address _____

Ph. _____ Signature _____

17. Name _____

Address _____

Ph. _____ Signature _____

18. Name _____

Address _____

Ph. _____ Signature _____

19. Name _____

Address _____

**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:

LOT 18 BLK C
COUNTRY CLUB HEIGHTS UNIT 1 PB 13 PG 98

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

FINDINGS OF FACT

Property Owner: Wanda Melendez
132 Burns Ave
Longwood, FL 32750

Project Name: Burns Ave (132)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 18 feet for a proposed sunroom addition in R-1A (Single Family Dwelling) district.

The Development Approval was sought to permit a sunroom addition to encroach 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: Joy Williams, 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:

LOT 18 BLK C
COUNTRY CLUB HEIGHTS UNIT 1 PB 13 PG 98

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

FINDINGS OF FACT

Property Owner: Wanda Melendez
132 Burns Ave
Longwood, FL 32750

Project Name: Burns Avenue (132)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 18 feet for a proposed sunroom addition 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: Joy Williams, 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 rear 12-foot by 20-foot, single story sunroom 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:

