

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

**SUBJECT:** 2811 Willow Bay Terrace – Doreen Thompson, applicant; Request for a rear yard setback variance from 30 feet to 16 feet for a proposed screen room in R-1A (Single Family Dwelling) district.

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

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

**Agenda Date** 7/28/08 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 30 feet to 16 feet for a proposed screen room in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 16 feet for a proposed screen room in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p>Applicant: Doreen Thompson          Owner: Tian Chan          Location: 2811 Willow Bay Terrace          Zoning: R-1A (Single Family Dwelling) district          Subdivision: Lakehurst</p>
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a screen room that encroaches 14 feet into the required 30-foot rear yard setback.</li> <li>• The screen room will be 16 feet x 29 feet (464 square feet).</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>

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

<b>STAFF FINDINGS</b>	<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"><li>• 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.</li><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>
<b>STAFF RECOMMENDATION</b>	<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 screen room addition at the rear of the property 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

**COPY** Application # B11 2008-01  
Meeting Date 7-28-08



**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: TIAN CHAN  
Address: 2811 WILLOW BAY TERRACE City: CASSELBERRY Zip code: 32707  
Project Address: SAME City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Contact number(s): 407 462 9905 Doreen Thompson 407 927-0602  
Email address: TIAN.CHAN@ATT.NET

Is the property available for inspection without an appointment?

Yes  No If gated please provide a gate code to staff. 4321 #

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe: <b>RECEIVED MAY 22 2008</b>
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe: <u>3 WALL SCREEN ROOM 29'x16', HEIGHT 7'6"</u>
<input checked="" 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 checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>30 Ft.</u>	Proposed setback: <u>16 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 type="checkbox"/> Total number of variances requested _____			

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]

DCI

**FOR OFFICE USE ONLY**

Date Submitted: 6-22-08 Reviewed By: P. Johnson  
 Tax parcel number: 22-21-30-512-0000-0690 Zoning/FLU R-1A1 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: \_\_\_\_\_  
 \_\_\_\_\_

**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). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	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.

Application# BV-2008-61

LAKEHURST COMMUNITY  
Lakehurst Homeowners Association, Inc.  
Board of Directors  
Architectural Review Board

640803

RECEIVED  
APR 28 2008

ALTERATION APPLICATION

HOMEOWNER(s): Tian Chan  
ADDRESS: 2811 Willow Bay Terrace, Casselberry, FL 32707  
PHONE: 407.482.9905

BY:.....

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:

Three wall screen room to be attached to the rear of house on top of a 29' x 16' concrete slab. Height will be approximately 7' x 6" and will have two double screen doors centered on either side. Two 13' x 13' concrete slabs will be adjoining on either side.

Location: Back yard of house  
Size: 16' x 29'  
Type of Construction: White aluminum with charcoal black screen

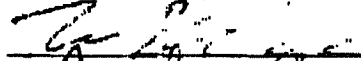
(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM, THANK YOU)

The homeowner, by submitting this application, requests an approval for an alteration which occurs outside the exterior walls of the dwelling. Such improvement, therefore, is subject to the Declaration and final approval from the Architectural Review Board (ARB). A DETAILED SKETCH OF THE IMPROVEMENTS REQUESTED ON YOUR LOT SURVEY INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION, AND OTHER PERTINENT INFORMATION AS MAY BE NECESSARY, MUST ACCOMPANY YOUR APPLICATION, OR THE ARB WILL DEEM THE APPLICATION INCOMPLETE AND DENY THE REQUEST.

If approval is granted, it is not to be construed to cover approval of any County or City code requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The homeowner shall bear the sole responsibility for all matters relating to compliance with County Code requirements. *The ARB shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.*

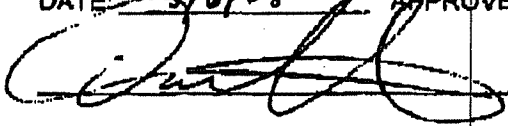
As a condition precedent to granting approval of any request for change, alteration or addition to an existing basic structure, the homeowner, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. THE HOMEOWNER UNDERSTANDS AND AGREES THAT LAKEHURST HOMEOWNERS ASSOCIATION, INC. IS NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, ON ANY STRUCTURE OR ANY OTHER PROPERTY THE HOMEOWNER AND ITS' ASSIGNS ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

HOMEOWNER(S) SIGNATURE:

  
Tian Chan 4/28/2008 DATE: 04/28/2008

ACTION TAKEN BY THE ASSOCIATION

DATE: 5/6/08 APPROVED:  NOT APPROVED:



# Herx & Associates Inc.

Land Surveying

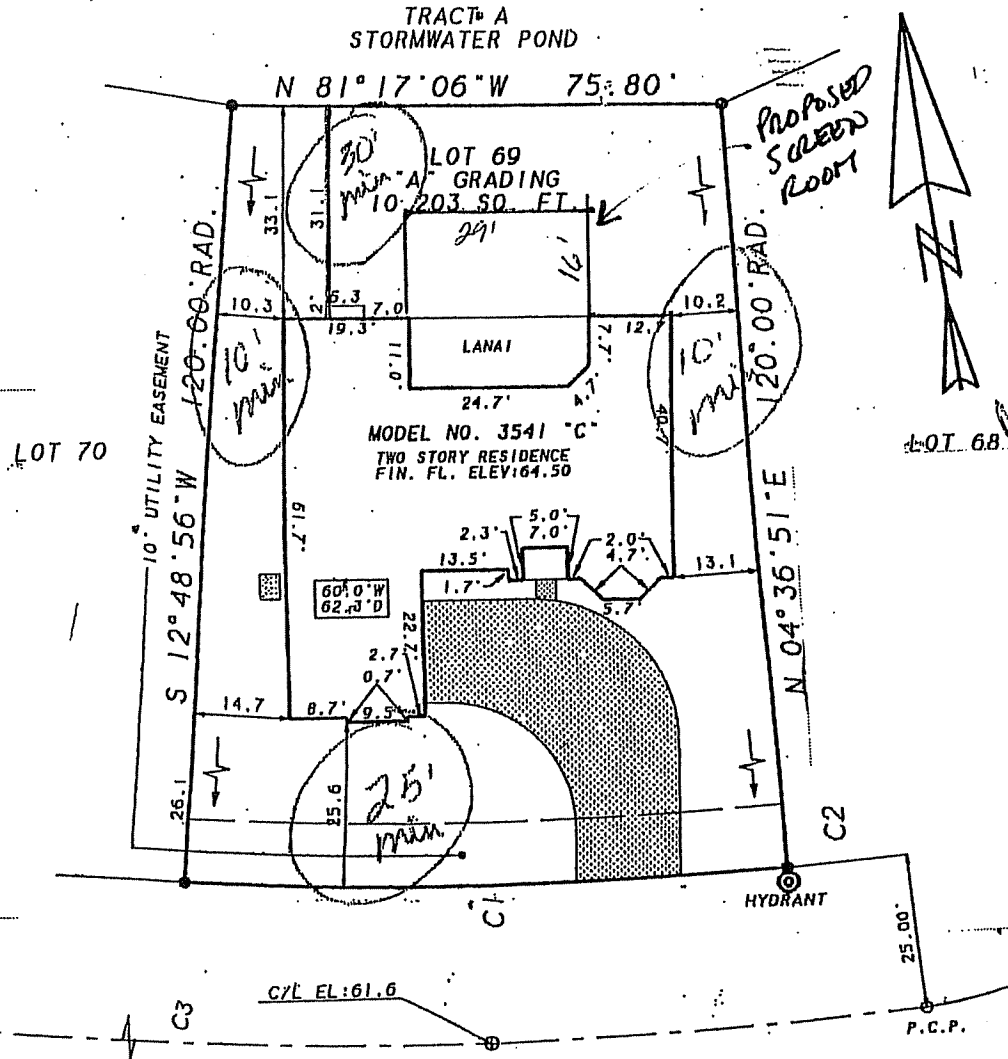
455 Douglas Avenue Suite 1255, Altamonte Springs, Florida. 32714 (407)788-8808

Member of the Florida Surveying and Mapping Society and American Congress on Surveying and Mapping

## Map of Boundary Survey

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	08°12'04"	650.00'	93.04'	46.60'	92.96'	S 81°17'06"E
C 2	01°38'00"	650.00'	18.53'	9.27'	18.53'	S 86°12'09"E
C 3	46°48'10"	675.00'	551.38'	292.12'	536.18'	N 63°37'04"W

TRACT A  
STORMWATER POND



REFERENCED BEARING  
N 40°12'59"W  
P.C.P.

C/L WILLOW BAY TERRACE (50' R/W) **SIDEWALKS REQUIRED**  
TRACT 1 (PRIVATE STREET)

ADDRESS \* 2 8 1 1 WILLOW BAY TERRACE

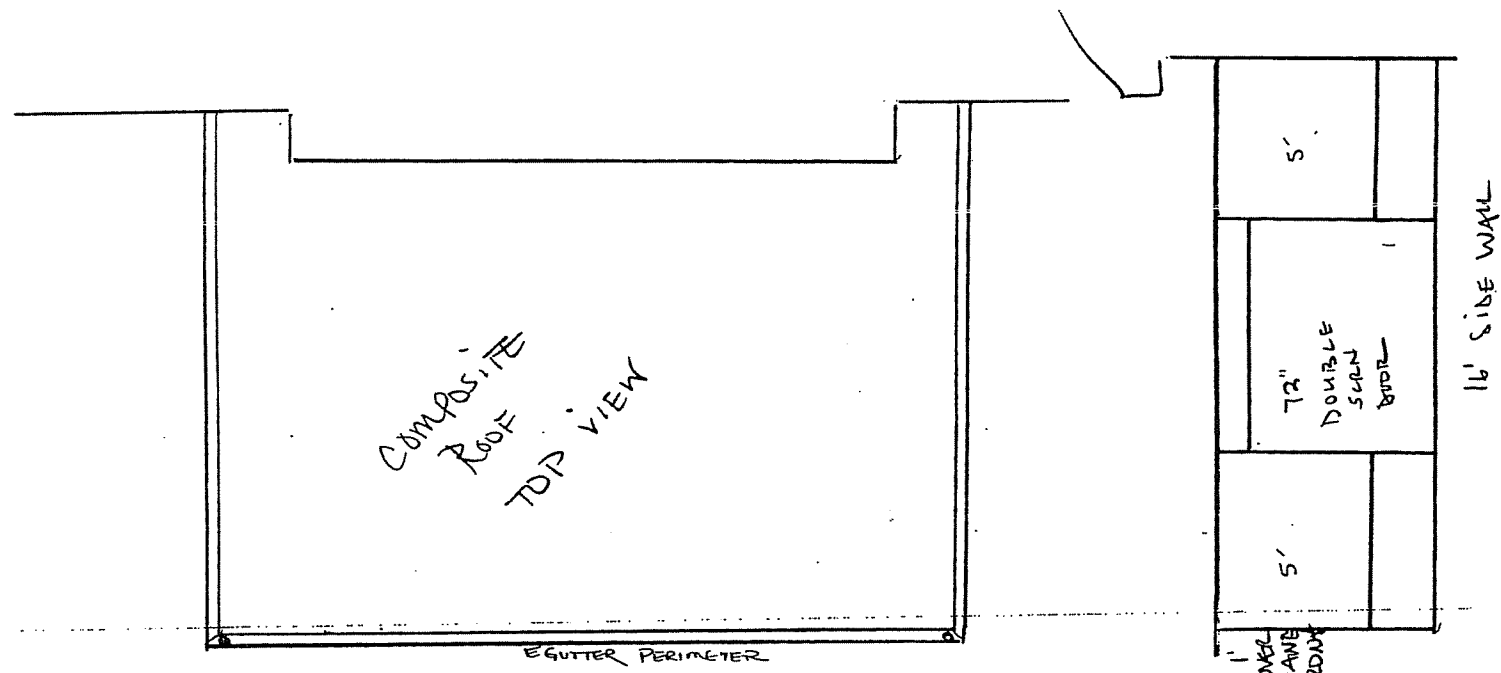
LEGAL DESCRIPTION: Lot 69, "LAKEHURST" according to the plat thereof as recorded in Plat Book 55, at pages 17 - 20 of the Public Records of Seminole County, Florida.  
 FLOOD HAZARD DATA: The Parcel shown hereon lies within Flood Zone I according to the Flood Insurance Rate Map Community Panel Number 120289-0145E, Dated 04/17/95.

Setbacks:  
Front 25' Rear 30'  
Side 10' Corner 25'

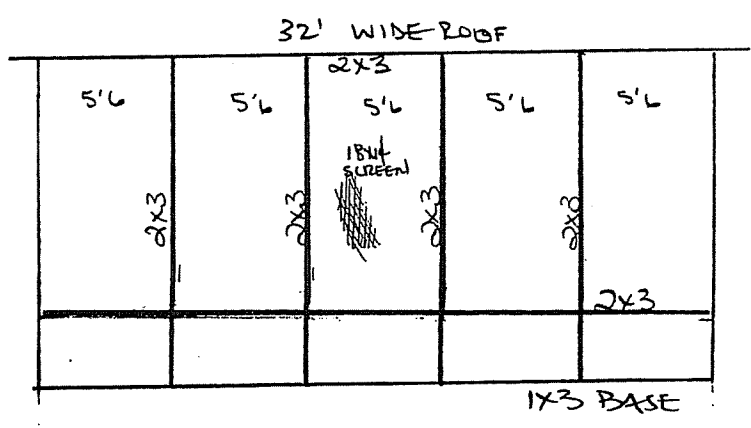
Note: Bearings shown hereon are referenced to the C/L of WILLOW BAY TERRACE as being N 40°12'59"W. Vertical datum is based on NGVD per Engineering construction plans by Bowyer-Singleton & Associates, Inc. and has not been verified. Information used to determine vertical difference between design finished floor and crown of pavement. All elevations assumed.

- Legend**
- Temporary Benchmark (assumed datum)
  - Back of sidewalk
  - Centerline
  - Central or (Delta) Angle
  - Calculated
  - O/S
  - O.R.B.
  - PB
  - PC
  - PCC
  - P.C.P.
  - PG
  - P.M.
  - Offset
  - Official Records Book
  - Plat Book
  - Point of Curvature
  - Point of Compound Curvature
  - Permanent Control Point
  - Page
  - Permanent Reference Monument

**General Notes:**  
 1. This is a BOUNDARY Survey performed in the field on Proposed surface utility installations, underground improvements or



- 2x3 TOP EDGE BEAM
- 2x3 CROSS CHAIR RAIL
- 2x3 UPRIGHT POSTS
- 1x3 BASE PLATE
- WHITE ROOF
- WHITE GUTTER
- CHARCOAL BLACK SCREEN

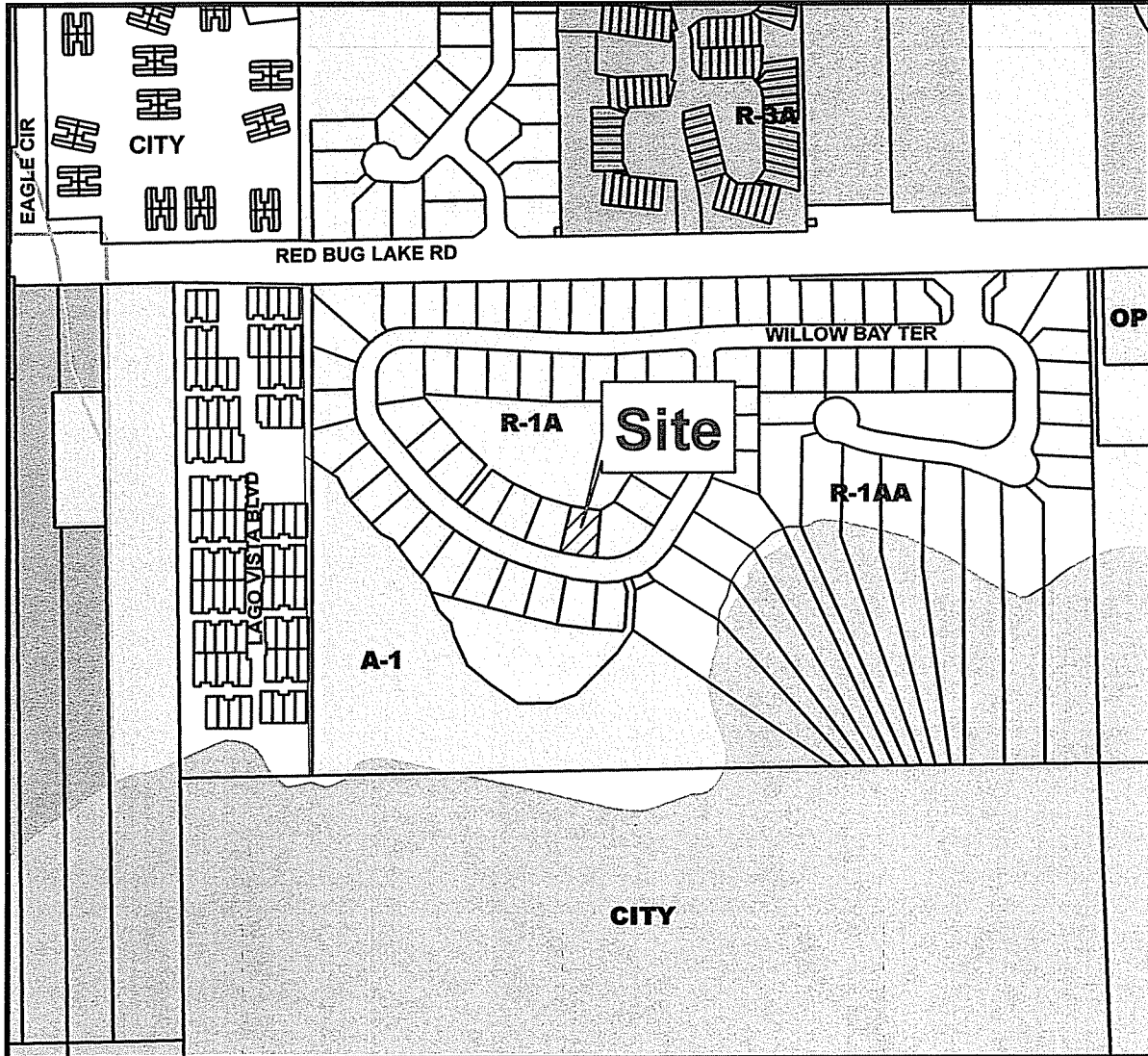


28'6 FRONT

↑  
BOTH SIDE WALLS



Tian Chan  
2811 Willow Bay Terrace  
Casselberry, Florida 32707

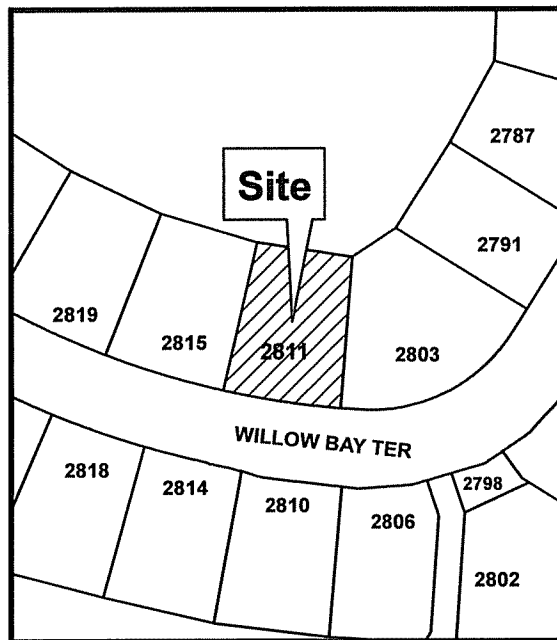


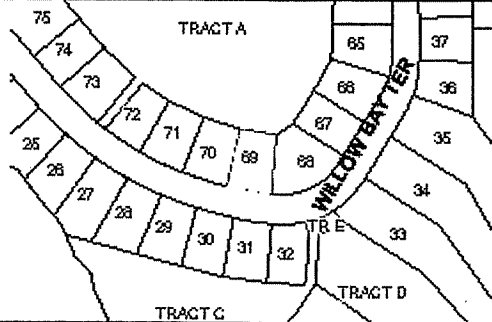
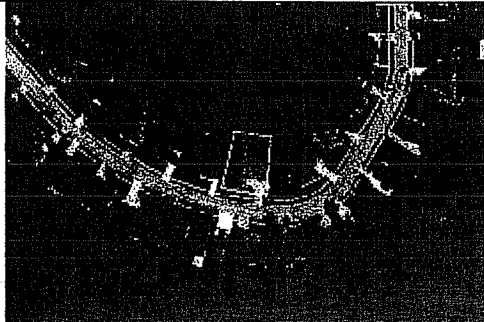
Seminole County Board of Adjustment  
July 28, 2008  
Case: BV2008-61 (Map 3210, Grid C2)  
Parcel No: 22-21-30-512-0000-0690

**Zoning**

BV2008-61	R-1A
A-1	R-3A
R-1AA	OP

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 407-885-7508</p>																
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 22-21-30-512-0000-0690</p> <p>Owner: CHAN TAKCHILEEY &amp; TIAN H</p> <p>Mailing Address: 2811 WILLOW BAY TER</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: 2811 WILLOW BAY TER CASSELBERRY 32707</p> <p>Subdivision Name: LAKEHURST</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2001)</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: \$297,473</p> <p>Depreciated EXFT Value: \$1,600</p> <p>Land Value (Market): \$50,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$349,073</p> <p>Assessed Value (SOH): \$276,208</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$251,208</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 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>08/2000</td> <td>03900</td> <td>0191</td> <td>\$291,600</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	08/2000	03900	0191	\$291,600	Improved	Yes	<p style="text-align: center;"><b>2007 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$5,745</p> <p><u>2007 Tax Bill Amount:</u> \$3,591</p> <p><u>Save Our Homes (SOH) Savings:</u> \$2,154</p> <p>2007 Taxable Value: \$243,163</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified										
WARRANTY DEED	08/2000	03900	0191	\$291,600	Improved	Yes										
<p style="text-align: center;"><b>LAND</b></p> <table 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>50,000.00</td> <td>\$50,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	50,000.00	\$50,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 69 LAKEHURST PB 55 PGS 17 THRU 20</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value											
LOT	0	0	1.000	50,000.00	\$50,000											
<p><b>BUILDING INFORMATION</b></p>																
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New							
1	SINGLE FAMILY	2000	15	2,045	4,406	3,539	CB/STUCCO FINISH	\$297,473	\$308,262							
Appendage / Sqft		SCREEN PORCH FINISHED / 333														
Appendage / Sqft		GARAGE FINISHED / 492														
Appendage / Sqft		OPEN PORCH FINISHED / 42														
Appendage / Sqft		UPPER STORY FINISHED / 1494														
<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>																
<p><b>EXTRA FEATURE</b></p>																
Description		Year Blt	Units	EXFT Value	Est. Cost New											
FIREPLACE		2000	1	\$1,600	\$2,000											
<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. 07-23:

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: TIAN CHAN  
Address: 2811 WILLOW BAY TERRACE  
City/Zip: CASSELBERRY 32707  
Phone #: 407 462 9905

Name: TAKCHILEEY CHAN  
Address: 2811 WILLOW BAY TERRACE  
City/Zip: CASSELBERRY 32707  
Phone #: 407 696 2348

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.

05/14/08  
Date

[Signature]  
Owner, Agent, Applicant Signature

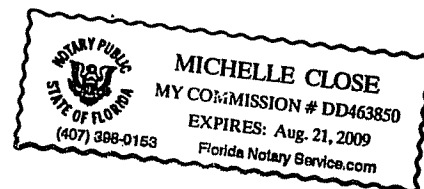
STATE OF FLORIDA  
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 14<sup>th</sup> day of May, 2008 by Tian Chan

[Signature]  
Signature of Notary Public

Michelle Close  
Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification x  
Type of Identification Produced FL DL



**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

**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 TIAN CHAN, the fee simple owner of the following  
(Owner's Name)  
described property (Provide Legal Description or Tax Parcel ID Number(s) 22-21-30-512  
6000-0690

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map  
(circle one or more) from \_\_\_\_\_ to \_\_\_\_\_ and affirm that \_\_\_\_\_

Doreen Thompson 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.

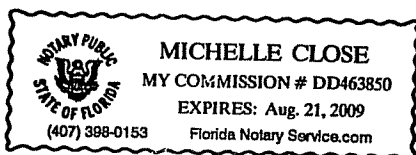
**SWORN TO AND SUBSCRIBED** before me this 14<sup>th</sup> day of May 2008.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to  
take acknowledgments, personally appeared Tian Chan, who is personally known to me or  
who has produced FL DL 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 14<sup>th</sup> day of  
May, 2008.

Michelle Close  
Notary Public in and for the County and State  
Aforementioned

My Commission Expires: 8-21-09



**SEMINOLE COUNTY DENIAL DEVELOPMENT  
ORDER**

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

LOT 69 LAKEHURST PB 55 PGS 17 THRU 20

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

**FINDINGS OF FACT**

**Property Owner:** Takchileey & Tian H Chan  
2811 Willow Bay Ter  
Casselberry FL 32707

**Project Name:** Willow Bay Ter (2811)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 16 feet for a proposed screen room in R-1A (Single Family Dwelling) district.

The Development Approval was sought to construct a screen room 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 July 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 69 LAKEHURST PB 55 PGS 17 THRU 20

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

**FINDINGS OF FACT**

**Property Owner:** Takchileey & Tian H Chan  
2811 Willow Bay Ter  
Casselberry FL 32707

**Project Name:** Willow Bay Ter (2811)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 16 feet for a proposed screen room 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: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

LOT 69 LAKEHURST PB 55 PGS 17 THRU 20

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

**FINDINGS OF FACT**

**Property Owner:** Takchileey & Tian H Chan  
2811 Willow Bay Ter  
Casselberry FL 32707

**Project Name:** Willow Bay Ter (2811)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 16 feet for a proposed screen room at the rear of the property 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: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

