

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

**SUBJECT:** 182 Lakeside Drive - Gary Dangleman, applicant; Request for a rear yard setback from 30 feet to 3 feet for a proposed detached garage in R-1A (Single Family Dwelling) district.

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

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

**Agenda Date** 8/25/08 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

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

<b>GENERAL INFORMATION</b>	Applicant: Gary Dangleman Location: 182 Lakeside Drive Zoning: R-1A (Single Family Dwelling) Subdivision: Fairlane Estates Sec 1
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a 24-foot by 44-foot detached garage in the rear yard.</li> <li>• The 1,056 square foot garage will be made of wood frame and tin construction and will encroach 27 feet into the required 30-foot rear yard 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</li> </ul>

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

	<p>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.</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 24-foot by 44-foot detached garage 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 # BV2009-76  
Meeting Date 8-25-08



# VARIANCE APPLICATION

## SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 65-7444

# COPY

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

Name: GARY DANGLAMAN  
Address: 198 LAKESIDE DR. City: SANFORD Zip code: 32773  
Project Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Contact number(s): (407) 402-3912  
Email address: \_\_\_\_\_

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"/> Fence	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>DETACHED GARAGE 24X44</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED JUL 10 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:	<u>30 Ft.</u>	Proposed setback:	<u>3 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: [Signature]

**FOR OFFICE USE ONLY**

Date Submitted: 7-10-08 Reviewed By: P. Johnson  
 Tax parcel number: 11-20-30-5AM-0600-0050 Zoning/FLU R-1A/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!*

<p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). 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>
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house or addition (Label existing, label proposed, and include square footage and dimensions of each)
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

PLAT OF SURVEY FOR GARY DANGLEMAN  
 SEMINOLE COUNTY, FLORIDA  
 DESCRIPTION

5, BLOCK G, FAIRLANE ESTATES SECTION 1, ACCORDING TO THE PLAT THEREOF AS  
 ORDERED IN PLAT BOOK 11, PAGE 80 THROUGH 83 INCLUSIVE OF THE PUBLIC RECORDS  
 SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR, HAS  
 COMPLETED THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON  
 PRESENTED IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THE LOCATION OF  
 THE BUILDING, THE FINISHED GRADES AND ELEVATIONS AND THE INVERTS OF ALL  
 DRAINAGE MOVEMENTS ARE IN SUBSTANTIAL AGREEMENT WITH THE APPROVED PLANS AND  
 SPECIFICATIONS AND ADEQUATELY ACCOMPLISH THE OBJECTIVES OF THE VA MINIMUM  
 PROPERTY REQUIREMENTS.

*A. C. Doudney* 25 SEPTEMBER 75  
 A. C. DOUDNEY SURVEYORS, INC.  
 BY A. C. DOUDNEY, PRESIDENT, R.L.S. No. 873



REVISED: 7/11/08 REMOVED EASEMENT  
 DAVID A. DOUDNEY

<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 407-665-7508</p>																																													
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 11-20-30-5AM-0G00-0050</p> <p>Owner: DANGLEMAN GARY F</p> <p>Mailing Address: 182 LAKESIDE DR</p> <p>City,State,ZipCode: SANFORD FL 32773</p> <p>Property Address: 182 LAKESIDE DR SANFORD 32773</p> <p>Subdivision Name: FAIRLANE ESTATES SEC 1</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (1994)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p 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: \$75,111</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$26,481</p> <p>Land Value Ag: \$0</p> <p><u>Just/Market Value:</u> \$101,592</p> <p>Assessed Value (SOH): \$57,358</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$32,358</p> <p align="center"><u>Tax Estimator</u></p> <p align="center"><u>Portability Calculator</u></p>																																											
<p 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>QUIT CLAIM DEED</td> <td>08/1985</td> <td><u>01666</u></td> <td><u>0500</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1975</td> <td><u>01065</u></td> <td><u>1422</u></td> <td>\$22,700</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p align="center"><u>Find Comparable Sales within this Subdivision</u></p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	08/1985	<u>01666</u>	<u>0500</u>	\$100	Improved	No	WARRANTY DEED	01/1975	<u>01065</u>	<u>1422</u>	\$22,700	Improved	Yes	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$1,220</p> <p><u>2007 Tax Bill Amount:</u> \$453</p> <p><u>Save Our Homes (SOH) Savings:</u> \$767</p> <p><u>2007 Taxable Value:</u> \$30,687</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																						
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<b>Appendage / Sqft</b>		CARPORT FINISHED / 250																																											

10002'

W

4'

DIMENSION OF PROPERTY

101'

3'

4'

29'

BUILDING ?

15' 3' 10' 8'

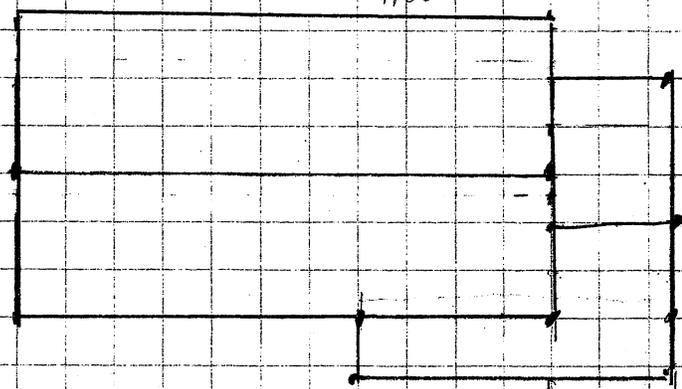
44'

S

main house

135'

N



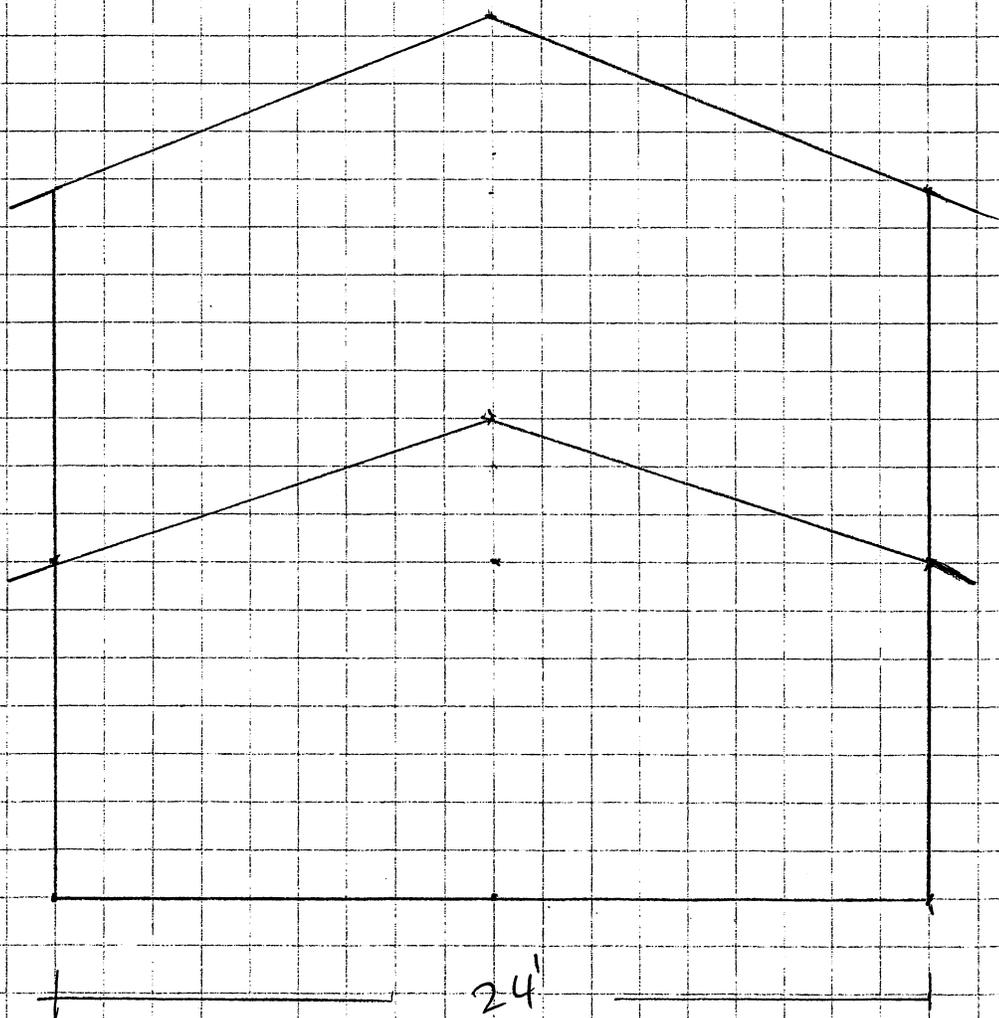
43'6"

30.6"

E

91'

110'



24'

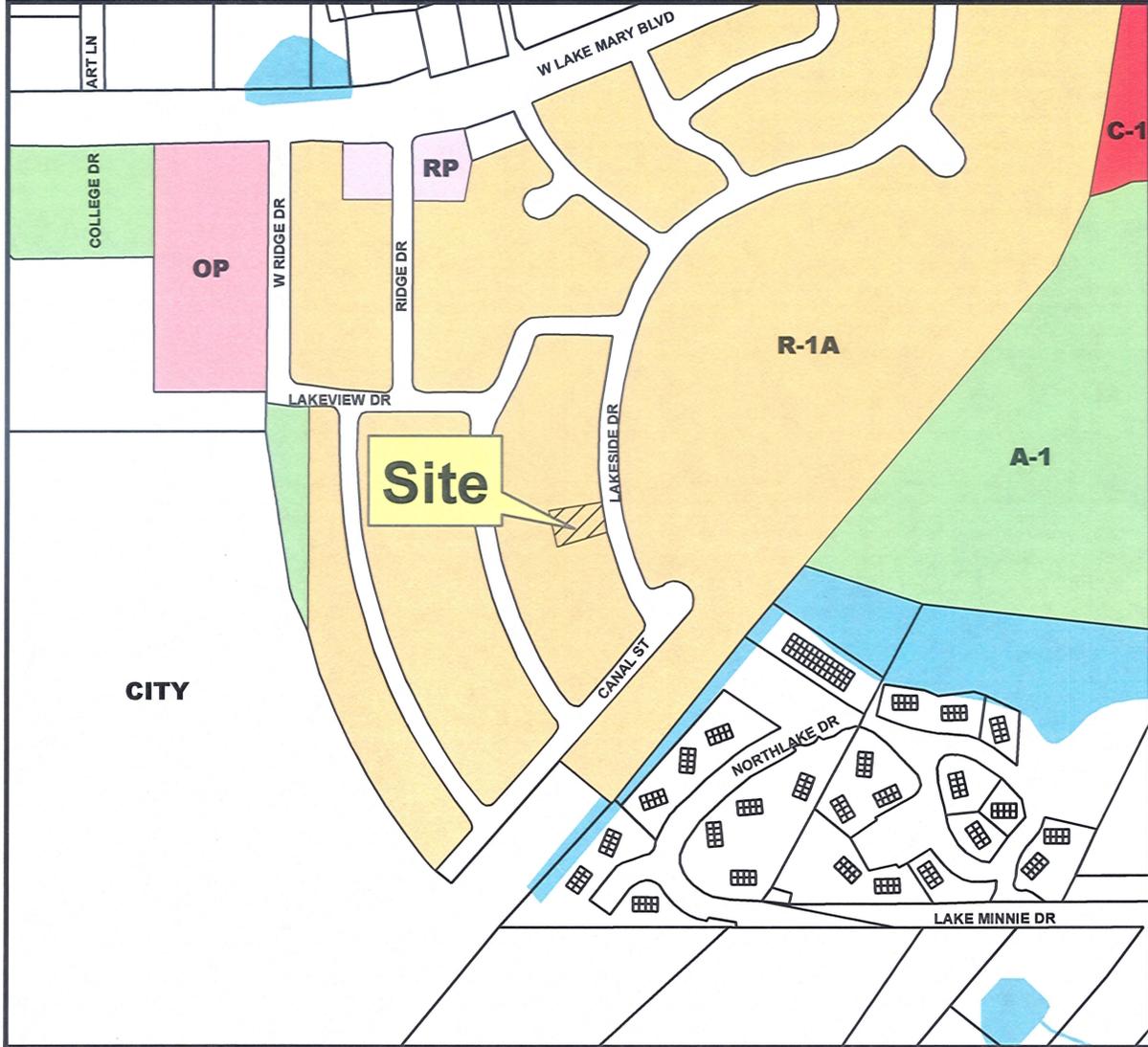
9'11"

12'

2

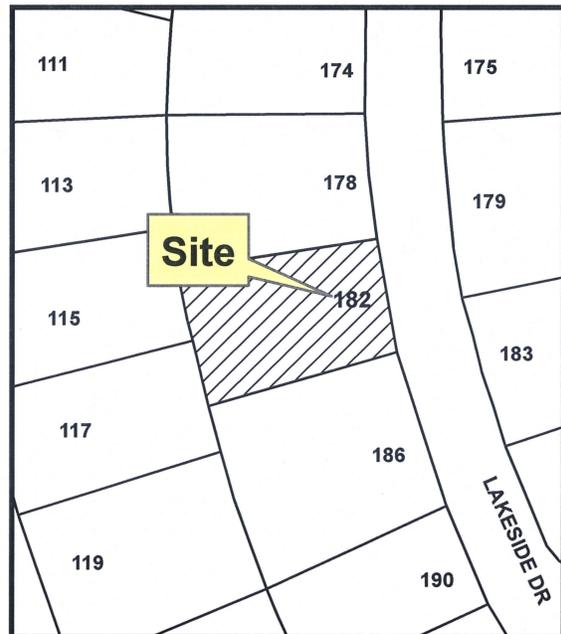


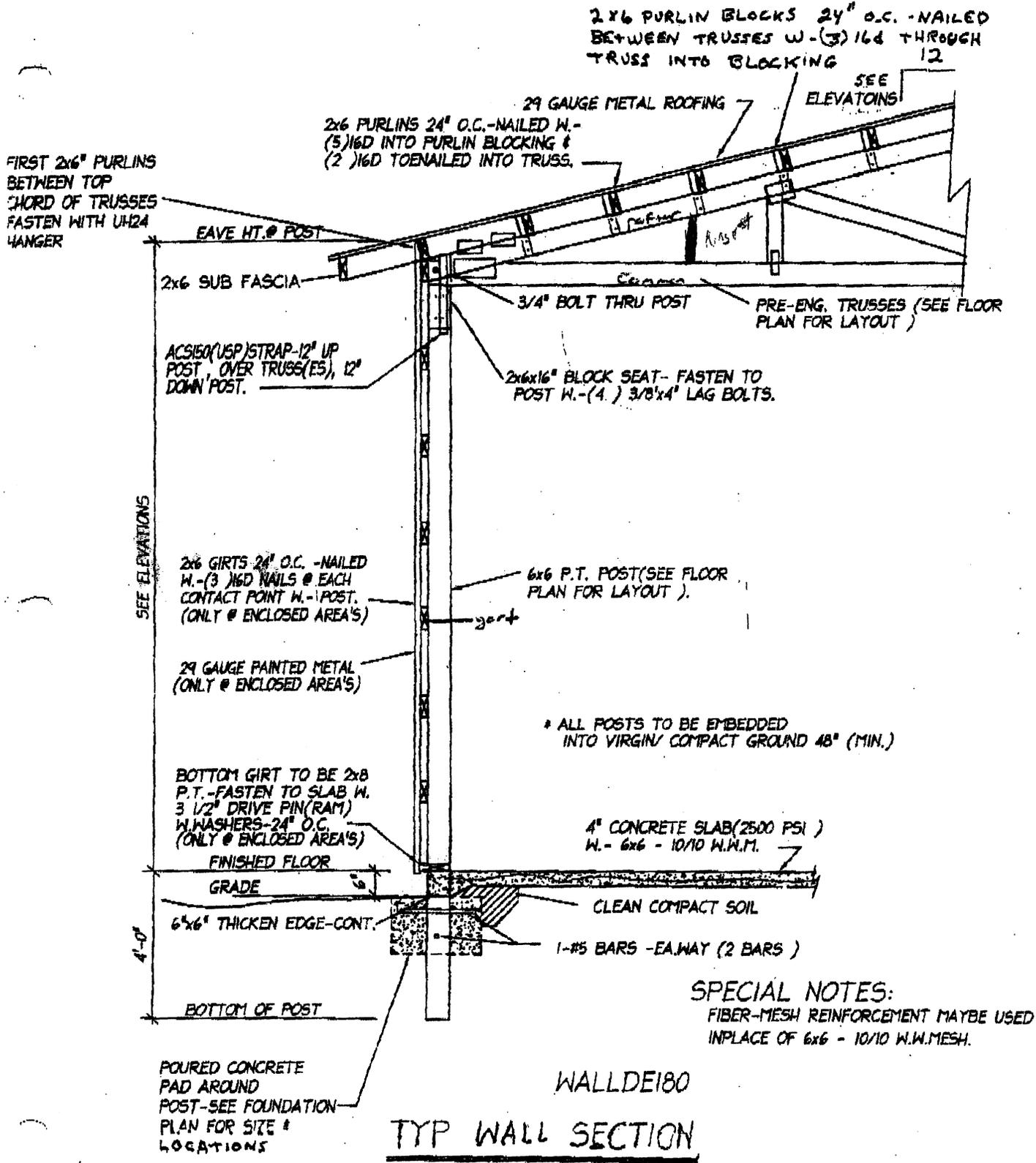
Gary Dangleman  
182 Lakeside Drive  
Sanford, Florida 32773



Seminole County Board of Adjustment  
August 25, 2008  
Case: BV2008-76 (Map 3104, Grid E1)  
Parcel No: 11-20-30-5AM-0G00-0050

- Zoning**
-  BV2008-76
  -  A-1
  -  R-1A
  -  RP I
  -  OP
  -  C-1





2x6 PURLIN BLOCKS 24" O.C. - NAILED BETWEEN TRUSSES W. (3) 16D THROUGH TRUSS INTO BLOCKING 12

SEE ELEVATIONS

2x6 PURLINS 24" O.C. - NAILED W. (5) 16D INTO PURLIN BLOCKING & (2) 16D TO ENAILED INTO TRUSS.

29 GAUGE METAL ROOFING

FIRST 2x6" PURLINS BETWEEN TOP CHORD OF TRUSSES FASTEN WITH UH24 HANGER

EAVE HT. @ POST

2x6 SUB FASCIA

AC308 (USP) STRAP - 12" UP POST, OVER TRUSS(ES), 12" DOWN POST.

2x6x16" BLOCK SEAT - FASTEN TO POST W. (4) 3/8"x4" LAG BOLTS.

6x6 P.T. POST (SEE FLOOR PLAN FOR LAYOUT).

2x6 GIRTS 24" O.C. - NAILED W. (3) 16D NAILS @ EACH CONTACT POINT W. 1 POST. (ONLY @ ENCLOSED AREA'S)

29 GAUGE PAINTED METAL (ONLY @ ENCLOSED AREA'S)

\* ALL POSTS TO BE EMBEDDED INTO VIRGIN/COMPACT GROUND 48" (MIN.)

BOTTOM GIRTS TO BE 2x8 P.T. - FASTEN TO SLAB W. 3 1/2" DRIVE PIN (RAM) W. WASHERS - 24" O.C. (ONLY @ ENCLOSED AREA'S)

4" CONCRETE SLAB (2500 PSI) W. - 6x6 - 10/10 W.W.M.

FINISHED FLOOR

GRADE

CLEAN COMPACT SOIL

6x6" THICKENED EDGE - CONT.

1-#5 BARS - EA. WAY (2 BARS)

BOTTOM OF POST

POURED CONCRETE PAD AROUND POST - SEE FOUNDATION PLAN FOR SIZE & LOCATIONS

SPECIAL NOTES:  
FIBER-MESH REINFORCEMENT MAYBE USED IN PLACE OF 6x6 - 10/10 W.W.MESH.

WALLDEIBO  
TYP WALL SECTION

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: GARY F. DANDEMAN  
Address: 192 Lakeside Dr.  
City/Zip: SANFORD, FLA. 32773  
Phone #: (407) 402-3912

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

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**

4. 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.
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.

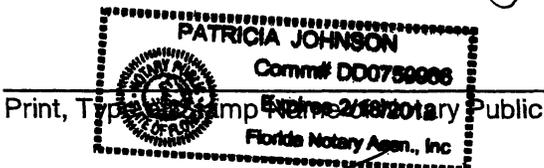
10 July 08  
Date

Gary Dangleman  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 10<sup>th</sup> day of July, 2008 by GARY  
DANGLEMAN

\_\_\_\_\_  
Signature of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced D524-286-47-027-0

**For Use by Planning & Development Staff**

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

BV 2008-76

July 11, 2008

Dear Neighbors,

My name is Gary Dangleman, I live at 182 Lakeside Dr. Sanford, Florida.

I am requesting a variance for a detached garage I want to build in my back yard, the dimensions would be 24' by 44'.

**VARIANCE:** Gary Dangleman to construct a detached Garage located at 182 Lakeside Dr., legally described as Lot 5 , Block G , Section 1 in Fairlane Estates, Sanford, Florida in Seminole County. The applicant is requesting approximately a 3' Back Yard Setback instead of the 30' that is required.

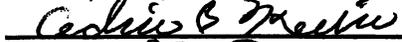
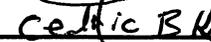
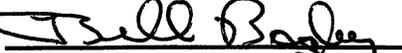
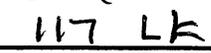
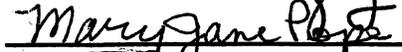
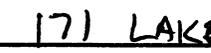
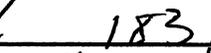
I am asking if you would sign this form stating you will have no objections, or concerns either now or in the future to my constructing this garage.

Thank you,

  
Gary Dangleman

Name: SIGNATURE

Address:

		178 Lakeside
		156 Central
		117 LK Minnie Dr.
		115 LK. Minnie Dr.
		171 LAKESIDE DR.
		174 LAKESIDE DR.
		183 Lakeside Dr.
		175 LAKESIDE DR.

July 11, 2008

Dear Neighbors,

My name is Gary Dangleman, I live at 182 Lakeside Dr. Sanford, Florida.

I am requesting a variance for a detached garage I want to build in my back yard, the dimensions would be 24' by 44'.

**VARIANCE:** Gary Dangleman to construct a **detached Garage** located at 182 Lakeside Dr., legally described as Lot 5 , Block G , Section 1 in Fairlane Estates, Sanford, Florida in Seminole County. The applicant is requesting approximately a 3' Back Yard Setback instead of the 30' that is required.

I am asking if you would sign this form stating you will have no objections, or concerns either now or in the future to my constructing this garage.

Thank you,

  
Gary Dangleman

Name:

Address:

Teresa Brannon Teresa A. Brannon 186 Lakeside Dr.

Ralph H. Wright 132 Lakeview Dr.

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## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK G  
FAIRLANE ESTATES SEC 1 PB 11 PG 81

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

### FINDINGS OF FACT

**Property Owner:** Gary Dangleman  
182 Lakeside Dr  
Sanford, Fl 32773

**Project Name:** Lakeside Drive (182)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 3 feet for a proposed detached garage in R-1A (Single Family Dwelling) district.

The Development Approval was sought to allow a detached garage to encroach within the required 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 August 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK G  
FAIRLANE ESTATES SEC 1 PB 11 PG 81

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

**FINDINGS OF FACT**

**Property Owner:** Gary Dangleman  
182 Lakeside Dr  
Sanford, Fl 32773

**Project Name:** Lakeside Drive (182)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 3 feet for a proposed detached garage 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 24-foot by 44-foot detached garage to the rear of the property 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: