

	<p>and which are not applicable to other lands, 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 addition at the rear of the home 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

COPY

Application # BV 2008-91
Meeting Date 10/27/08



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: G. J. CARTER, JR, DAVE BREWER CONSTRUCTORS, INC.
Address: 4155 ST. JOHNS PARKWAY SUITE 2000 City: SANFORD Zip code: 32771
Project Address: 1183 ST. ALBANS LOOP City: HEATHROW Zip code: 32746
Contact number(s): OFFICE: 407-330-9901; CELL: 407-448-5367
Email address: JCARTER@DAVEBREWER.COM

Is the property available for inspection without an appointment?

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

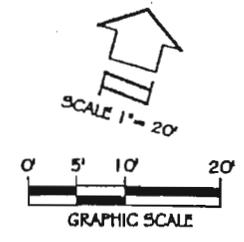
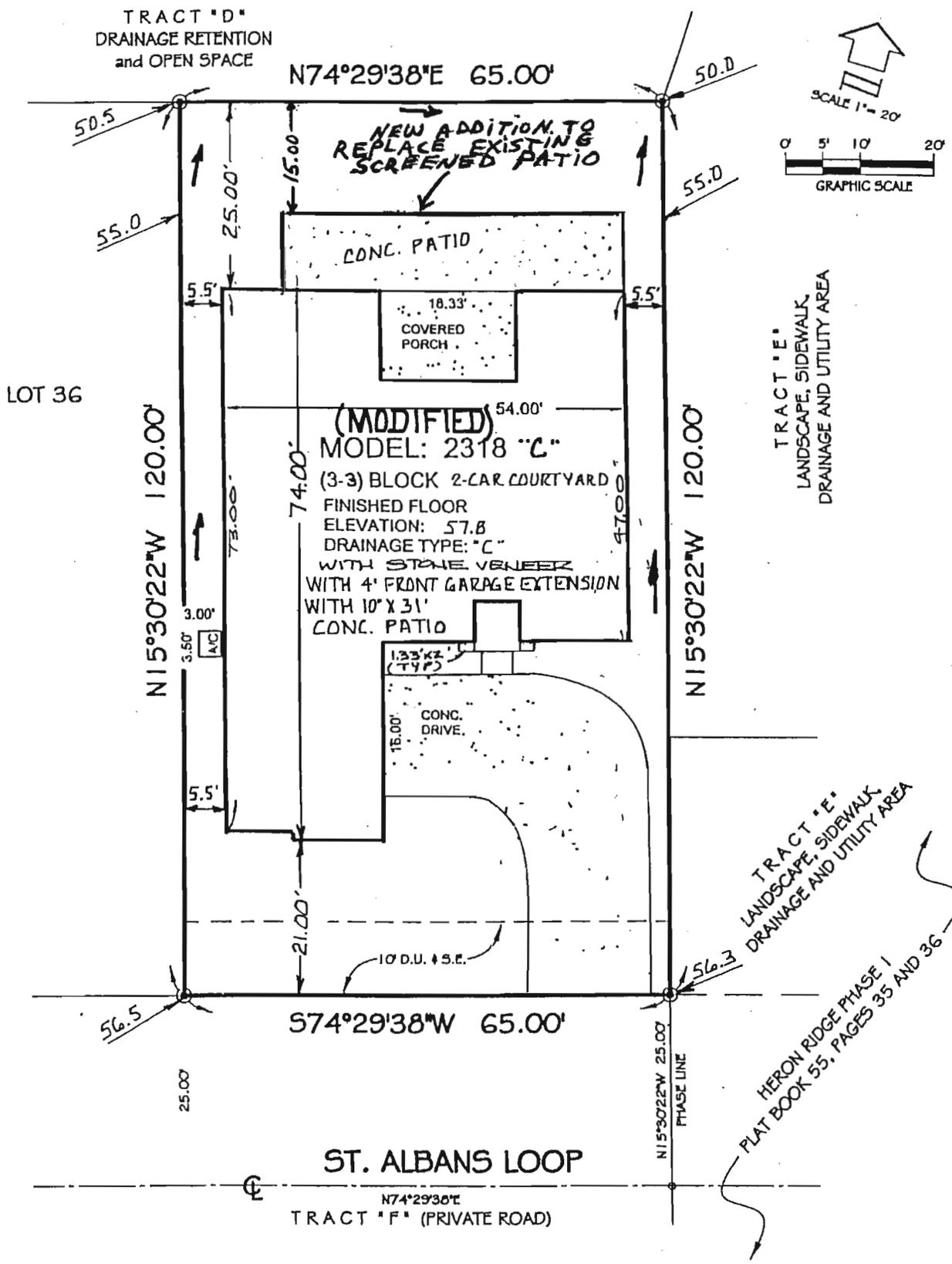
What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>covered lanai + sitting room</u>
<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>20'</u>	Proposed setback: <u>15'</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: _____

PLOT PLAN for: MORRISON HOMES, INC.
 DESCRIPTION: LOT 35, HERON RIDGE PHASE 2 (Unrecorded)
 RECORDED IN PLAT BOOK _____ PAGE(S) _____ PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

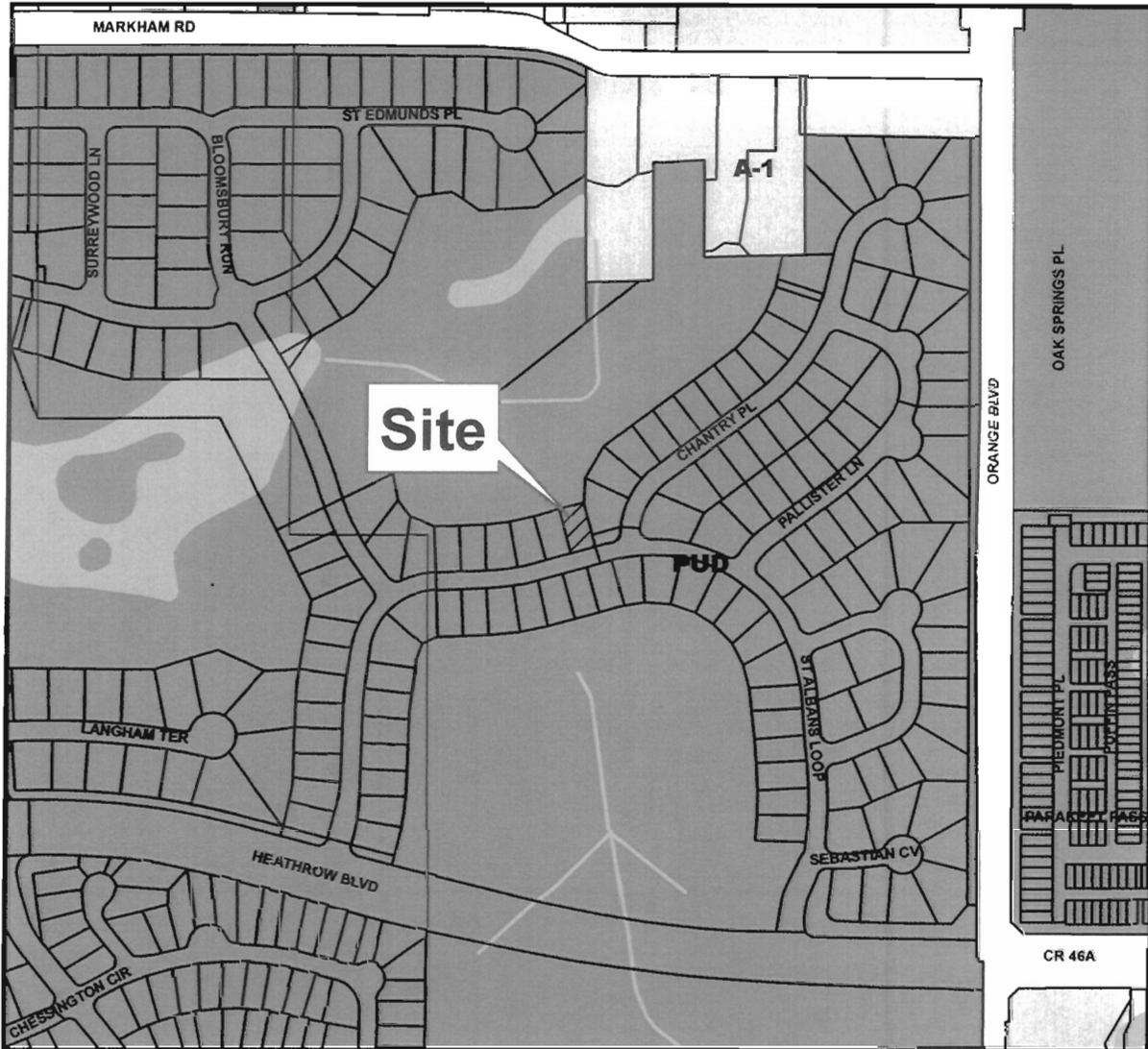


NOTES:
 1. BEARINGS ARE BASED ON THE CENTERLINE OF ST. ALBANS LOOP BEING N74°29'38\"/>

FLOOD CERTIFICATION
 BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE

BUILDING SETBACKS
 FRONT: 20'
 REAR: 20'

G. J. Carter, Jr.
1183 St. Albans Loop
Lake Mary, Florida 32746

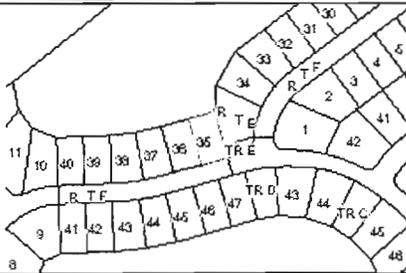
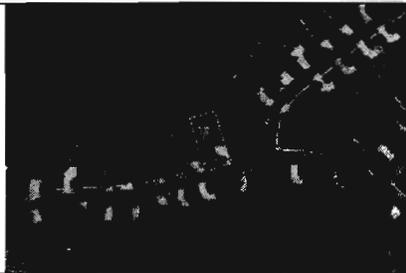


Seminole County Board of Adjustment
October 27, 2008
Case: BV2008-91 (Map 3051, Grid A4)
Parcel No: 36-19-29-506-0000-0350

Zoning

-  BV2008-91
-  A-1
-  PUD



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-565-7506</p>																																																				
<p align="center">GENERAL</p> <p>Parcel Id: 36-19-29-506-0000-0350 Owner: PLOURDE RACHEL & VON A Mailing Address: 1183 ST ALBANS LOOP City,State,ZipCode: LAKE MARY FL 32746 Property Address: 1183 ST ALBANS LOOP LAKE MARY 32746 Subdivision Name: HERON RIDGE PH 2 Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2001) Dor: 01-SINGLE FAMILY</p>		<p align="center">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2008 Working</th> <th>2007 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td align="center">1</td> <td align="center">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="right">\$278,551</td> <td align="right">\$318,486</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$4,998</td> <td align="right">\$5,167</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$95,000</td> <td align="right">\$95,000</td> </tr> <tr> <td>Land Value Ag</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td align="right">\$378,549</td> <td align="right">\$418,653</td> </tr> <tr> <td>Portability Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$75,797</td> <td align="right">\$124,719</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$302,752</td> <td align="right">\$293,934</td> </tr> </tbody> </table> <p align="center">Tax Estimator</p> <p align="center">Portability Calculator</p> <p align="center">2008 Notice of Proposed Property Tax</p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$278,551	\$318,486	Depreciated EXFT Value	\$4,998	\$5,167	Land Value (Market)	\$95,000	\$95,000	Land Value Ag	\$0	\$0	Just/Market Value	\$378,549	\$418,653	Portability Adj	\$0	\$0	Save Our Homes Adj	\$75,797	\$124,719	Assessed Value (SOH)	\$302,752	\$293,934																	
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<p>EXTRA FEATURE</p>																																																				

Description	Year Blt	Units	EXFT Value	Est. Cost New
CUSTOM PATIO/TILE/MARBLE ETC	2003	450	\$2,756	\$3,150
SCREEN ENCLOSURE	2003	1,345	\$2,242	\$2,690

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 ZONED: PUD SEC: 36 TWP: 19 RNG: 29
PROJ. #

DEVELOPMENT: Heron Ridge Phase 2		DEVELOPER: Heathrow Land Co.	
LOCATION:			
FILE#:		BA:	
P&Z:		SP:	
BCC:			
PB	57	PG	1-3
Lot		Blk	
Parcel		DBA	
Comm Dist			
DEVEL. ORDER #:		TAX PAR. I.D. #:	
SIDEWALKS: 4' sidewalks		SETBACK REQUIREMENTS	
		FY: 20'	SY: 5'
		SIDE ST.:	RY: 20'
ROAD TYPE: (CURB & GUTTER OR SWALE)		MAIN STRUCTURE OTHER:	
COMMENTS OTHER: Impact fees are required			
		ACCESSORY STRUCTURE SETBACKS:	
		SY: 5'	RY: 5'
		ACCESSORY STRUCTURE OTHER:	

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	5
LAND USE:	
1. ROAD-CO. WIDE	
2. ROAD-COLL.	
3. LIBRARY	\$54.00
4. FIRE	\$172.00
5. PARK	
6. SCHOOL	
7. LAW	
8. DRAINAGE	
TOTAL	\$226.00
REMARKS: 4' sidewalks; Curb & gutter	

COMMITMENT CARD

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

**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 VON PLOURDE, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s))
ID # 36-19-29-506-0000-0350

hereby affirm that G. J. CARTER, JR. is hereby designated to act as my /our
authorized agent and to file the attached application for the stated special exception / variance request and
make binding statements and commitments regarding the request.

VON PLOURDE
[Signature]
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 27 day of Aug, 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 Von Plourde, who is personally known to me or who has produced _____ 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 27 day of August, 2008

Laura C Diamond
Notary Public in and for the County and State
Aforementioned

My Commission Expires: 4/6/12



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

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: VON A. PLOURDE
Address: 1183 ST. ALBANS LOOP
City/Zip: HEATHROW, FL 32746
Phone #: 321-436-6181

Name: RACHEL PLOURDE
Address: 1183 ST. ALBANS LOOP
City/Zip: HEATHROW, FL 32746
Phone #: 321-436-6181

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: N/A
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: N/A
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: N/A 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: N/A Name: _____
Address: _____ Address: _____
City/Zip: _____ City/Zip: _____

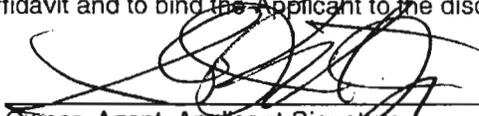
(Use additional sheets for more space.)

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.

8-28-08

Date


Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 28 day of August, 2008 by Grover J Carter

Laura C Diamond
Signature of Notary Public

Laura C Diamond
Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____



Homeowners Associations
1275 Lake Heathrow Lane, Suite 109
Heathrow, Florida USA 32746
407-333-0884 FAX: 407-333-4166
heathrow@csbonline.net

July 21, 2008

Von & Rachel Plourde
1183 St. Albans Loop
Heathrow FL 32746

**RE: DESIGN REVIEW BOARD REQUEST
HEATHROW LAKES – HERON RIDGE**

Dear Mr. and Mrs. Plourde:

The Heathrow Design Review Board has received notification that the Committee acting on behalf of the Heathrow Lakes Architectural Control Board has approved your request for a single story addition on the rear of the existing home; in addition, the five foot variance has been approved with the condition that you obtain a letter from the neighbor stating that they have no objection.

The Heathrow Master Design Review Board has reviewed your application and likewise approves your request with the above condition.

Please sign the Acknowledgement of Conditions form below and return your signed copy of the copy of the letter to the DRB at the address on the letterhead.

Sincerely,

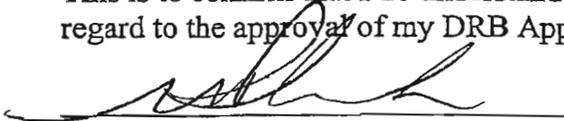
HEATHROW MASTER ASSOCIATION, INC.

Deanna B. Sims
Community Association Manager
For the Master Design Review Board

cc: Heron Ridge Neighborhood Committee
HLMA Board of Directors
Association File

ACKNOWLEDGEMENT OF CONDITIONS

This is to confirm that I do understand and agree to the conditions set forth above with regard to the approval of my DRB Application dated July 21, 2008.



Homeowner
Plourde

8/14/08
Date Signed

L.O. Heathrow Homeowners Assoc
C/o Mianna B. Sims

It line next door to Rachel
Bloude
My husband and I have no
problem with putting in
a glass patio.

My address is 1189 Saint Albans
loop. My phone # is 407-549-3972
if you have any questions.

Thanks,
Michael Combs
&
Donna Combs

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 35 HERON RIDGE PH 2 PB 57 PGS 1 THRU 3

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

FINDINGS OF FACT

Property Owner: Rachel & Von A Plourde
1183 St. Albans Loop
Lake Mary, FL 32746

Project Name: St. Albans Loop (1183)

Variance Approval:

Rear yard setback variance from 20 feet to 15 feet for a proposed 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 addition at the rear of the home 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:

PLOT PLAN for
DESCRIPTION:

MORRISON HOMES, INC
LOT 35, HERON RIDGE PHASE 2

(Unrecorded)

RECORDED IN PLAT BOOK

PAGE(S)

PLAT NUMBER OF

SEUBOLD

COUNTY: FLORIDA

TRACT 10
DRAINAGE RETENTION
AND OPEN SPACE

N74°29'38"E 65.00'

LOT 36

N15°30'22"W 120.00'

NEW ADDITION TO
REPLACE EXISTING
SCREENED PATIO

CONC. PATIO

16.33'
LANDSCAPE
POWER

(MODIFIED)
MODEL: 2318 "C"

(3-3) BLOCK 2-CAR COURTYARD
FINISHED FLOOR
ELEVATION: 57.8
DRAINAGE TYPE "C"
WITH 18" x 18" VENT
WITH 4' FRESH GARAGE EXTENSION
WITH 12' x 31'
CONC. PATIO

CONC. DRIVE

N15°30'22"W 120.00'

TRACT 12
LANDSCAPE, SIDEWALK,
DRAINAGE AND UTILITY AREA



S74°29'38"W 65.00'

ST. ALBANS LOOP

TRACT 11 (PRIVATE ROAD)

TRACT 11
LANDSCAPE, SIDEWALK,
DRAINAGE AND UTILITY AREA

HERON RIDGE PHASE 2
PLAT BOOK 29, PAGES 35 AND 36

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 35 HERON RIDGE PH 2 PB 57 PGS 1 THRU 3

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

FINDINGS OF FACT

Property Owner: Rachel & Von A Plourde
1183 St. Albans Loop
Lake Mary, FL 32746

Project Name: St. Albans Loop (1183)

Requested Development Approval:

Rear yard setback variance from 20 feet to 15 feet for a proposed addition in PUD (Planned Unit Development) district

The Development Approval was sought to replace an existing screen room with an addition. 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: