

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

SUBJECT: 738 Baywood Circle – John and Tana Sauls, applicant; Request for a rear yard setback variance from 30 feet to 24 feet for an existing shed in the R-1A (single family dwelling) district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 12/01/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 24 feet for an existing shed in the R-1A (single family dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 24 feet for an existing shed in the R-1A (single family dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: John and Tana Sauls Location: 738 Baywood Circle Zoning: R-1A Subdivision: Sunland Estates
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant constructed a 336 (14' x 24') square foot shed that encroaches 6 feet into the rear yard setback. • There is no record of prior variances for this property.
STAFF FINDINGS	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district. • Special conditions and circumstances result from the actions of the applicant.

Reviewed by: _____
 Co Atty: gll
 Pln Mgr: AS

	<ul style="list-style-type: none">• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the 336 square foot shed (14' x 24') 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

RECEIVED SEP 29 2008
Application # BV 2008-102
Meeting Date Dec. 1, 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: John L. Jr or TANA K SAULS
Address: 738 BAYWOOD CR City: SANFORD Zip code: 32773
Project Address: 738 BAYWOOD CR City: SANFORD Zip code: 32773
Contact number(s): 407-416-2421
Email address: jsauls@cfl.rr.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 checked="" type="checkbox"/> Shed	Please describe: <u>14x24 shed</u>
<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 type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input checked="" type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:	Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:	Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	<u>24'</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 <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: Tana K Sauls / John L. Sauls Jr.

FOR OFFICE USE ONLY

Date Submitted: 9-29-08 Reviewed By: P. Johnson
 Tax parcel number: 13-20-30-502-0000-0490 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

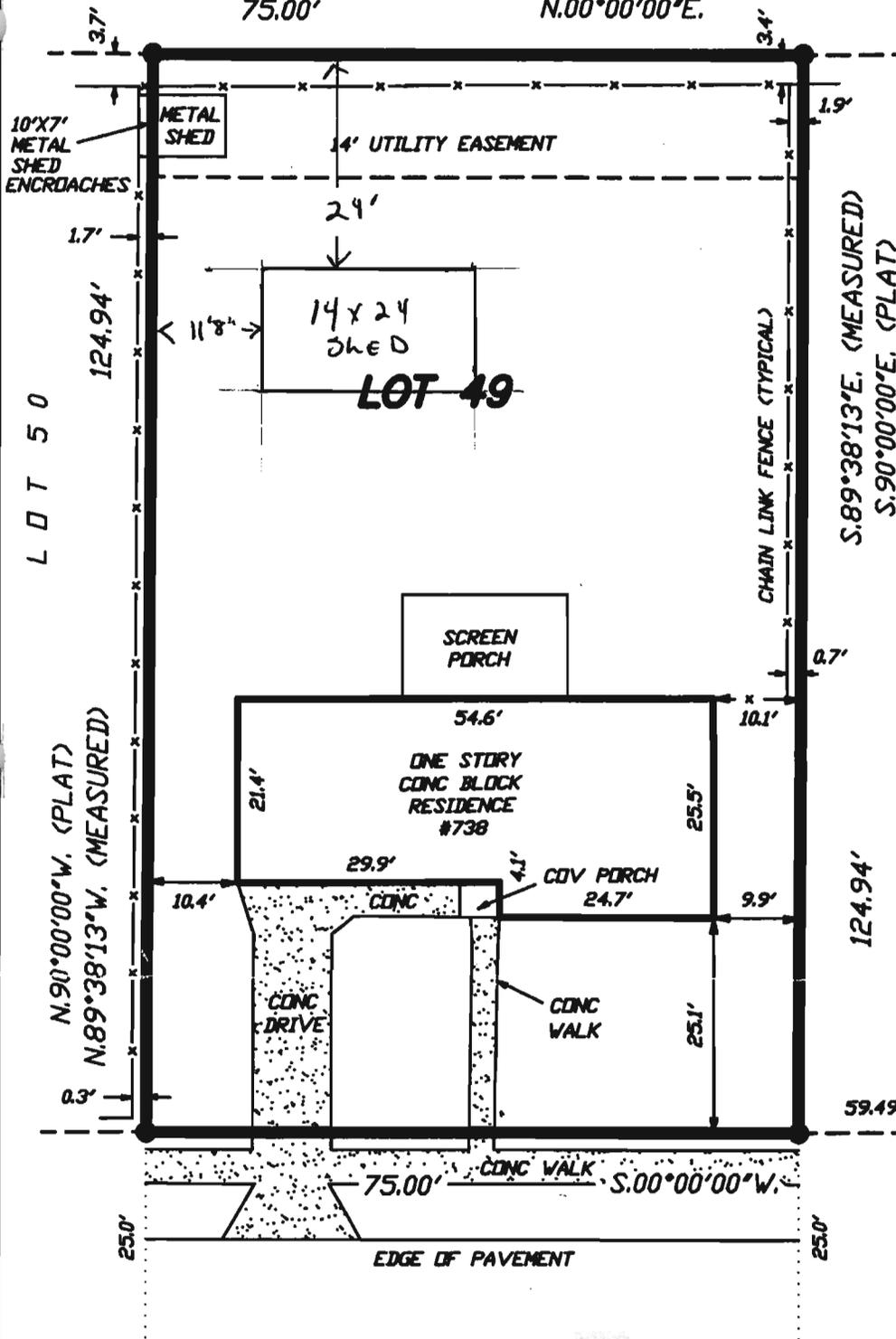
Please return this checklist with your application!

<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 http://www.seminolecountyfl.gov/pd/planning/forms.asp
	3. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.
	o Please start with a clean survey (ex: white out old approval stamps)
	o Size and dimension of the parcel
	o Location and name of all abutting streets
	o Location of driveways
	o Location, size and type of any septic systems, drainfield and wells
	o Location of all easements
	o Existing or proposed house or addition (Label existing, label proposed, and include square footage and dimensions of each)
	o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	o Building height
	o Setbacks from each building to the property lines
	o Location of proposed fence(s)
	o 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.

NOT PLATTED

75.00'

N.00°00'00"E.



LEGEND

- CONC = CONCRETE
- R/W = RIGHT-OF-WAY
- (P.) = PLAT
- (M.) = MEASURED
- = FOUND 5/8" IRON ROD (NO #)

NOTES :

1. BEARINGS BASED ON THE W. LINE OF LOT 49 AS BEING NORTH.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #120294 0045 E, DATED 4/17/95, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 8/25/03.

CENTERLINE OF 50' PLATTED R/W

BAYWOOD CIRCLE

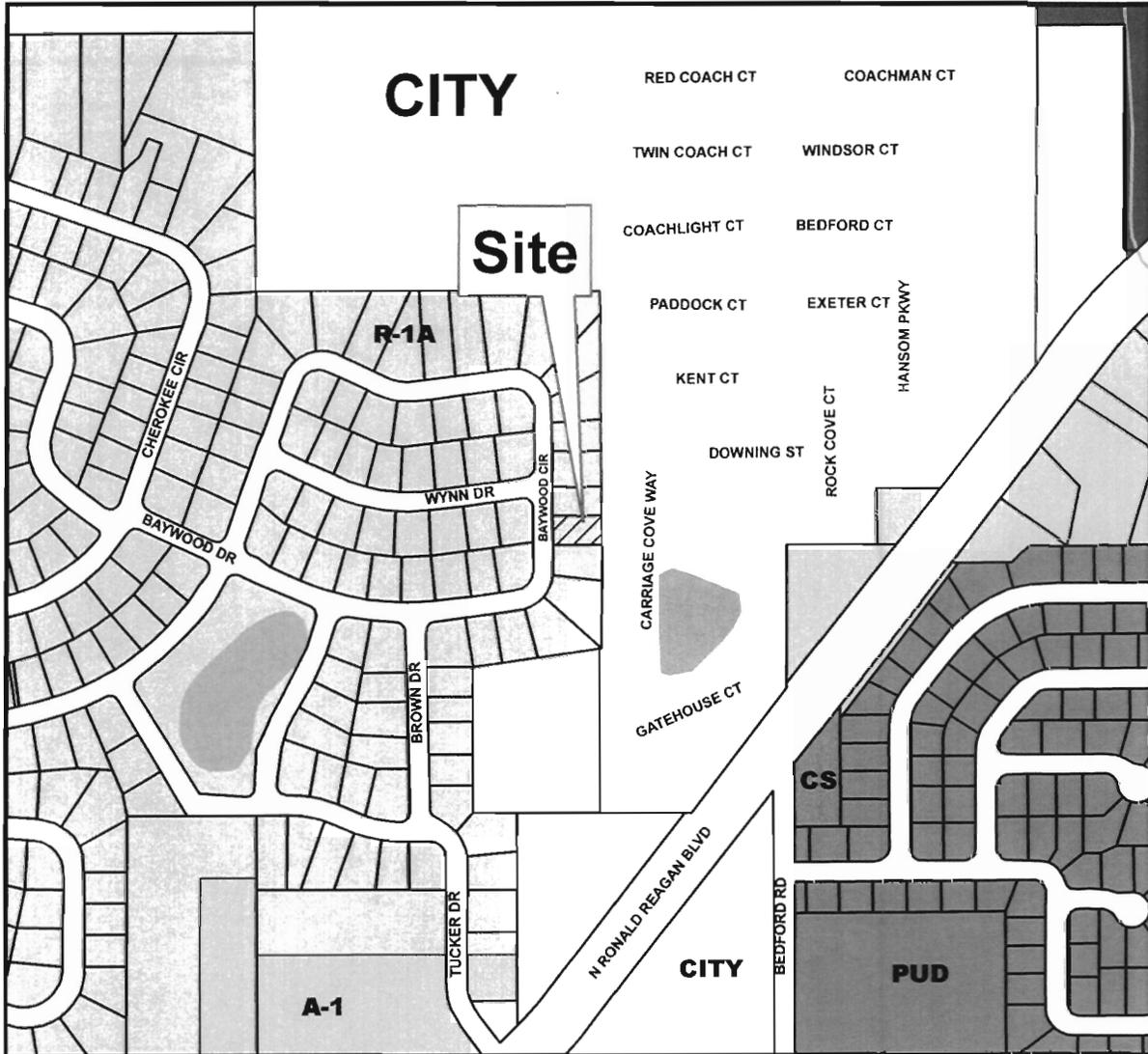
BOUNDARY SURVEY

DESCRIPTION:

LOT 49, SUNLAND ESTATES FIRST ADDITION,
 AS RECORDED IN PLAT BOOK 12, PAGES 97-98,
 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



John and Tana Sauls
 738 Baywood Circle
 Sanford, Florida 32773

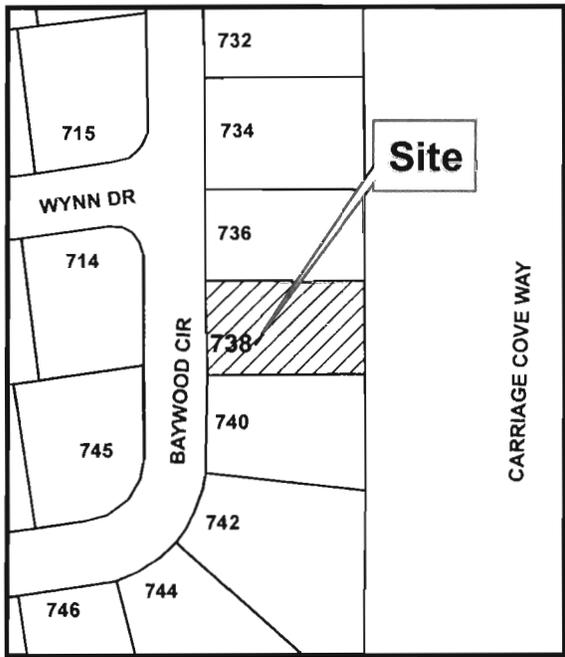


Seminole County Board of Adjustment
 December 1, 2008
 Case: BV2008-102 (Map 3105, Grid B2)
 Parcel No: 13-20-30-502-0000-0490

Zoning

-  BV2008-102
-  A-1
-  R-1A
-  CS
-  C-2
-  PUD

N

CENTRAL FLORIDA STORAGE BUILDINGS, INC.

SALES ORDER AGREEMENT

DATE 2-6-08	LOT LONGWOOD	SALES REPRESENTATIVE DOUGLAS R GRAY
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BUYER LAST NAME SAULS	BUYER FIRST NAME JOHN
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DAY PHONE (407) 322-7377	EVENING PHONE ()	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> OTHER NAME JOHN (407) 416-2421
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ADDRESS 738 Baywood Ave	IF DIFFERENT, DELIVERY ADDRESS "SAME"
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CITY SANFORD FL	COUNTY SEMINOLE	ZIP 32713	CITY	COUNTY	ZIP
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14' x 24' PEAK	COLORS: BODY: SAGE ROOF: CREAM TRIM: BURGUNDY	WINDOWS <input checked="" type="checkbox"/> XS 2	VENTS SV <input type="checkbox"/> LV <input type="checkbox"/> Ridge <input type="checkbox"/>	WALL HEIGHT 76" <input type="checkbox"/> 84"
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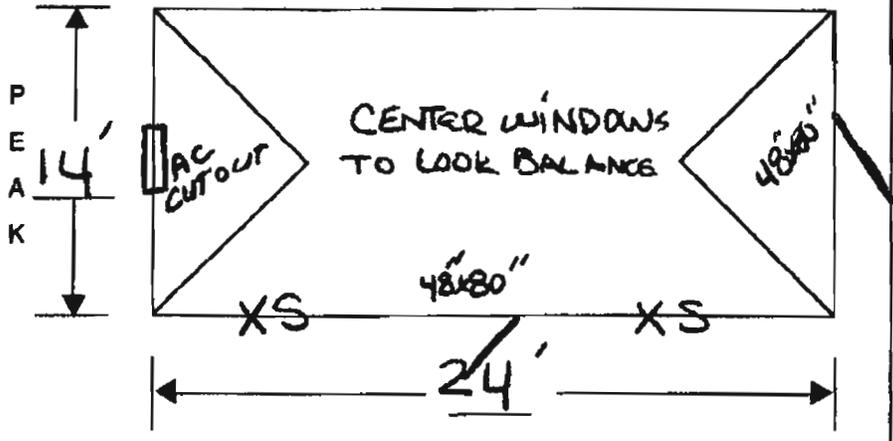
AC HOLE W SEE CUST	NOTE: FLOWER BOXES & RAMPS ARE NO LONGER AVAILABLE FROM CFSS, INC.
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STYLE: <input type="checkbox"/> COTTAGE <input checked="" type="checkbox"/> BUNGALOW	ENTRY DOOR(S): 48" x 72" / 80" 72" x 72" / 80" 6', 8' or 9' GD 48x80" 48x80"	EVERLAST: WHITE, CREAM, BEIGE OR BC GRAY, OR ROLL-UP CREAM CREAM	RHH, LHH RHH & LHH N/A RHH RHH	CENTER OFFSET SIDEWALL CENTER CENTER PEAK	ELECTRICAL STD. PKG(S) <input checked="" type="checkbox"/> ADD LIGHT <input type="checkbox"/> ADD OUTLET <input type="checkbox"/>
--	---	--	--	---	--

WIND LOAD 150 M.P.H.	NOTE: 80" TALL DOORS MUST HAVE 84" SW TO GO IN SW. (84" SW IS STD. WITH GARAGE DOOR.)	ALL FLOORS 3/4" ADVANTECH DECK (UNPAINTED)
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ANCHOR SURFACE (Circle One) <input type="checkbox"/> ROUND OR CONCRETE SLAB	HIGH SET? (If yes, additional fee to deliv. crew) (Circle One) YES <input type="checkbox"/> NO <input type="checkbox"/>
---	--

PRICE.....\$ 5185.00
** TAX (7 %) \$ 362.95 (ROUND UP TO NEAREST PENNY)
TOTAL.....\$ 5,547.95
50% DEPOSIT.....\$ IN FULL CASH
EXACT BALANCE DUE.....\$ 0
(POST-DATED CHECKS WILL BE DEPOSITED WHEN RECEIVED)
ADDITIONAL FEE / INSTRUCTION: SPECIAL DELIVERY FEE OF \$ 500.00 TO BE PAID SEPARATELY, C.O.D. TO INDEPENDENT DELIVERY CREW



20% OF BUILDING COST WILL BE RETAINED FOR RETURNED OR CANCELLED ORDERS.

AMPLE ROOM IS NEEDED FOR DELIVERY. FENCES, SHRUBS, ETC. ARE BUYER'S RESPONSIBILITY. ANY SITE PREP. BY DELIVERY CREW WILL BE AT ADDITIONAL CHARGE.

ONE SET OF BLOCK AND/OR ANCHORS WILL BE PROVIDED. ADDITIONAL BLOCKS AND/OR ANCHORS MUST BE REQUESTED AND WILL BE AT OWNER'S EXPENSE.

50% DEPOSIT REQUIRED WITH BALANCE DUE UPON DELIVERY.

ALL GOODS REMAIN PROPERTY OF CENTRAL FLORIDA STORAGE BUILDINGS, INC. UNTIL PAID IN FULL.

BUYER IS RESPONSIBLE FOR PERMITS WHEN REQUIRED. DRAWINGS AND STATE CERTIFICATION ARE PROVIDED.

COLLECTION COSTS, INCLUDING, BUT NOT LIMITED TO ATTORNEYS FEES AND SERVICE CHARGES WILL BE THE RESPONSIBILITY OF BUYER.

BUYER UNDERSTANDS ALL TERMS AND CONDITIONS OF THIS AGREEMENT.

BUYER: Jana Sauls
SIGNATURE
Jana Sauls
PRINT NAME

PLEASE MAKE CHECKS PAYABLE TO CFSS, INC.

DATE: 2-6-08 REP. SIGNATURE: [Signature]

LOT ADDRESS: 1057 Hwy 17-92 LONGWOOD FL 32750

PHONE: (407) 696-2006

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

MINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506



CARRIAGE COVE WAY



GENERAL

Parcel Id: 13-20-30-502-0000-0490
 Owner: SAULS JOHN L JR OR
 Own/Addr: SAULS TANA K
 Mailing Address: 738 BAYWOOD CIR
 City,State,ZipCode: SANFORD FL 32773
 Property Address: 738 BAYWOOD CIR SANFORD 32773
 Subdivision Name: SUNLAND ESTATES 1ST ADD
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1994)
 Dor: 01-SINGLE FAMILY

VALUE SUMMARY

VALUES	2008 Working	2007 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$90,134	\$105,241
Depreciated EXFT Value	\$775	\$841
Land Value (Market)	\$28,000	\$25,000
Land Value Ag	\$0	\$0
Just/Market Value	\$118,909	\$131,082
Portability Adj	\$0	\$0
Save Our Homes Adj	\$60,801	\$74,666
Assessed Value (SOH)	\$58,108	\$56,416
Tax Estimator		
Portability Calculator		
2008 Notice of Proposed Property Tax		

2008 Taxes and Taxable Value Estimate

Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$58,108	\$33,108	\$25,000	4.5153	\$112.88
Schools	\$58,108	\$25,000	\$33,108	7.5430	\$249.73
Fire	\$58,108	\$33,108	\$25,000	2.3299	\$58.25
Road District	\$58,108	\$33,108	\$25,000	.1107	\$2.77
SJWM(Saint Johns Water Management)	\$58,108	\$33,108	\$25,000	.4158	\$10.40
Natural Lands/Trails I/S Debt	\$58,108	\$33,108	\$25,000	.1451	\$3.63
Total				15.0598	\$437.66

Potential Portability Amount is \$60,801

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	02/1998	03370	1544	\$100	Improved	No
QUIT CLAIM DEED	08/1979	01240	0626	\$1,600	Improved	No

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount(without SOH):	\$1,567
2007 Tax Bill Amount:	\$464
Save Our Homes (SOH) Savings:	\$1,103
2007 Taxable Value:	\$31,416
DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	28,000.00	\$28,000

LEGAL DESCRIPTION

PLATS:
 LEG LOT 49 SUNLAND ESTATES 1ST ADD PB 12 PG 97 & 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	1970	5	903	1,250	903	CONC BLOCK	\$90,134	\$110,594
Appendage / Sqft		ENCLOSED PORCH UNFINISHED / 231							
Appendage / Sqft		UTILITY FINISHED / 100							
Appendage / Sqft		OPEN PORCH FINISHED / 16							

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

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1990	228	\$775	\$1,938

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.

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: JOHN L SAULS JR
Address: 738 BAYWOOD CR
City/Zip: SAUGERD FL 32773
Phone #: 407-322-7377

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

Name: TANA K SAULS
Address: 738 BAYWOOD CR
City/Zip: SAUGERD FL 32773
Phone #: 407-322-7377

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.

9/29/08
Date

John L. Sauls, Jr.
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 29 day of SEPT., 2008 by _____

John L. Sauls, Jr.

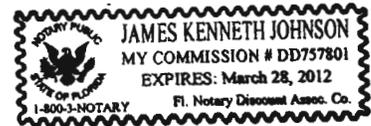
JAMES KENNETH JOHNSON

James Kenneth Johnson
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____

Type of Identification Produced N/A



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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 49 Sunland Estates 1st Add PB 12 PG 97 & 98

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

FINDINGS OF FACT

Property Owner: John and Tana Sauls
738 Baywood Circle
Sanford, Fl. 32773

Project Name: Baywood Circle (738)

Variance Approval:

Rear yard setback variance from 30 feet to 24 feet for an existing shed.in the R-1A zoning 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: (Name), 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 yard setback 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:

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On December 1, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 49 Sunland Estates 1st Addition PB 12 PG 97 & 98.

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

FINDINGS OF FACT

Property Owner: John and Tara Sauls
738 Baywood Circle
Sanford, Fl. 32771

Project Name: Baywood Circle (738)

Requested Variance:

Rear yard setback variance from 30 feet to 24 feet for a 14' x 24' shed.

Approval was sought to bring into compliance the construction of an existing shed 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 Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal 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: