

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

**SUBJECT:** 1496 Ashdown Court – Elaina Giarrusso, applicant; Request for a rear yard setback variance from 20 feet to 17 feet for a covered screen porch in PUD (Planned Unit Development).

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

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

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

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 20 feet to 17 feet for a covered screen porch in PUD (Planned Unit Development); or
2. **Approve** the request for a rear yard setback variance from 20 feet to 17 feet for a covered screen porch in PUD (Planned Unit Development); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Elaina Giarrusso Location: 1496 Ashdown Court Zoning: PUD (Planned Unit Development) Subdivision: Lansdowne
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a 10-foot by 30-foot covered screen porch that would encroach 3 feet into the required 20-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 are peculiar to the land, structure, or building involved and which are not applicable to other lands,</li> </ul>

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

	<p>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 10-foot by 30-foot covered screen porch 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 # BV2008-103  
Meeting Date 12/1/08



### VARIANCE APPLICATION

#### SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 665-7444

**COPY**

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

Name: Elaina Giarrusso  
Address: 1496 Ashdown Ct. City: Sanford Zip code: 32771  
Project Address: 1496 Ashdown Ct. City: Sanford Zip code: 32771  
Contact number(s): 407-721-2450  
Email address: \_\_\_\_\_

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 checked="" type="checkbox"/> Covered screen room	Please describe: <u>10' x 30' (insulated roof)</u>
<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>17'</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: Elaina Giarrusso

**FOR OFFICE USE ONLY**

Date Submitted: 10/8/08 Reviewed By: Darlene  
 Tax parcel number: 20-19-30-521-0000-0210 Zoning/FLU PU# / PD  
 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!*

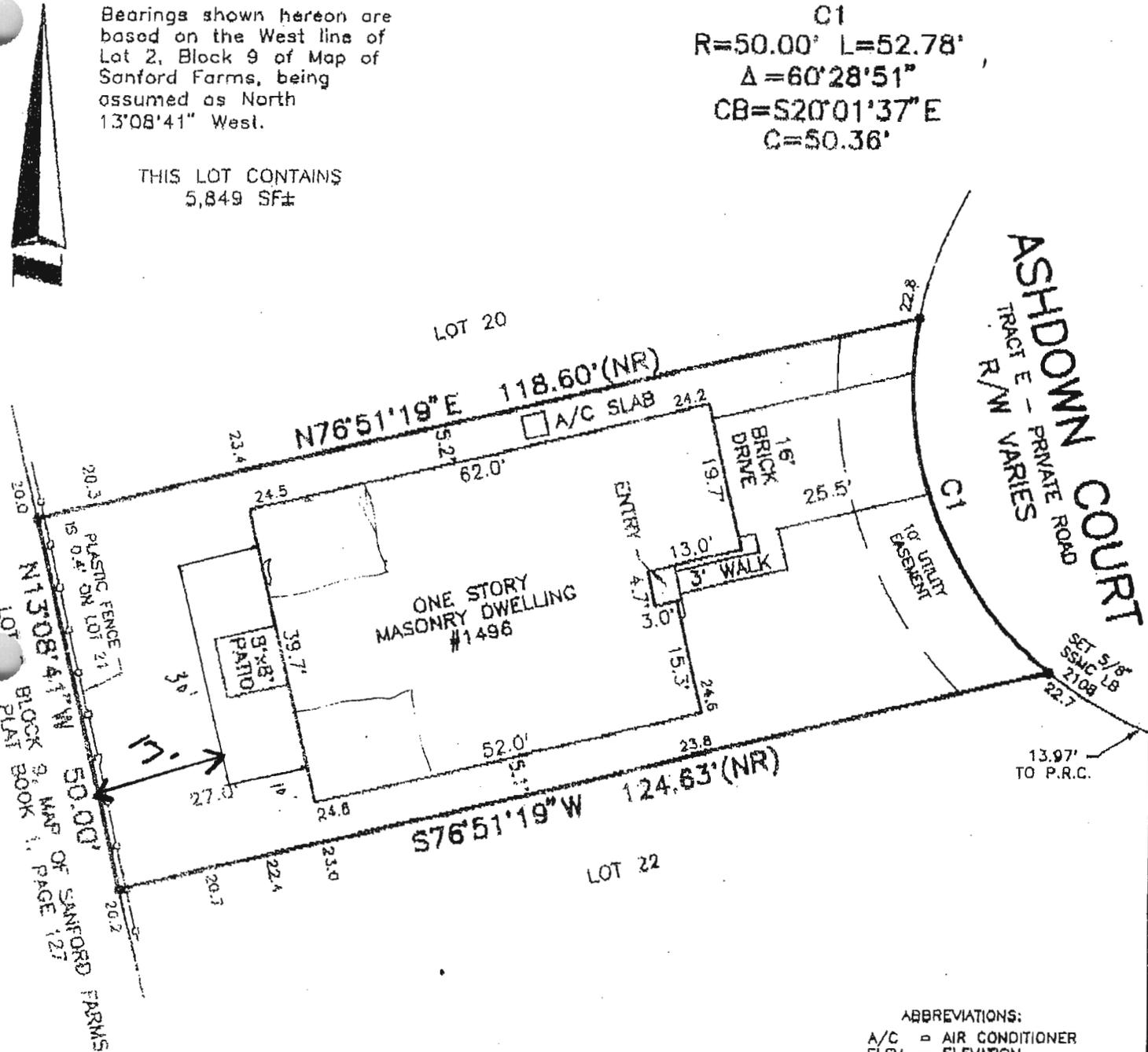
<p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <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>
	<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 <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<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 <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.

Description: Lot 21, Lansdowne  
 Recorded in Plat Book 67, Page(s) 63-67 of the Public Records of Seminole County, Florida

Bearings shown hereon are based on the West line of Lot 2, Block 9 of Map of Sanford Farms, being assumed as North 13°08'41" West.

C1  
 R=50.00' L=52.78'  
 Δ=60°28'51"  
 CB=S20°01'37"E  
 C=50.36'

THIS LOT CONTAINS  
 5,849 SF±



RECOMMENDED F.F. ELEV. 24.60  
 FINISHED FLOOR ELEV. 24.98  
 BACK OF CURB ELEV. 22.35  
 DATUM SEMINOLE COUNTY

- ABBREVIATIONS:
- A/C □ AIR CONDITIONER
  - ELEV. = ELEVATION
  - F.F. = FINISHED FLOOR
  - FND. = FOUND
  - R/W - RIGHT-OF-WAY
  - SF = SQUARE FEET
  - L = LENGTH OF CURVE
  - R = RADIUS
  - Δ = CENTRAL ANGLE
  - CB = CHORD BEARING
  - C = CHORD
  - P.R.C. = POINT OF REVERSE-CURVATURE

MEYORS REPORT:

1. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
2. Based on the National Flood Insurance Program FIRM Map No. 12117C0030E, dated 04/17/1995, the above described property lies within Zone "X".
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.

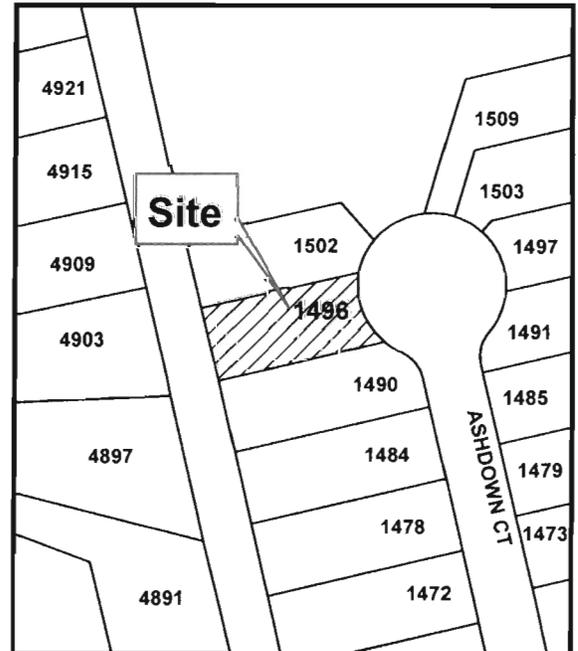
Elaina Giarrusso  
1496 Ashdown Court  
Sanford, Florida 32771



Seminole County Board of Adjustment  
December 1, 2008  
Case: BV2008-103 (Map 2999, Grid D5)  
Parcel No: 20-19-30-521-0000-0210

**Zoning**

- BV2008-103
- A-1
- R-1A
- R-AH
- PUD



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-655-7506</p>		
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<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 20-19-30-521-0000-0210                  Owner: GIARRUSSO ELAINA                  Mailing Address: 1496 ASHDOWN CT                  City,State,ZipCode: SANFORD FL 32771                  Property Address: 1496 ASHDOWN CT SANFORD 32771                  Subdivision Name: LANSDOWNE                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 01-SINGLE FAMILY</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2008 Working</th> <th style="text-align: center;">2007 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$166,347</td> <td style="text-align: right;">\$190,576</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$38,500</td> <td style="text-align: right;">\$50,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$204,847</td> <td style="text-align: right;">\$240,576</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$204,847</td> <td style="text-align: right;">\$240,576</td> </tr> <tr> <td colspan="3" style="text-align: center;"><a href="#">Tax Estimator</a></td> </tr> <tr> <td colspan="3" style="text-align: center;"><a href="#">Portability Calculator</a></td> </tr> <tr> <td colspan="3" style="text-align: center;"><a href="#">2008 Notice of Proposed Property Tax</a></td> </tr> </table>	VALUE SUMMARY			VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$166,347	\$190,576	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$38,500	\$50,000	Land Value Ag	\$0	\$0	Just/Market Value	\$204,847	\$240,576	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$204,847	\$240,576	<a href="#">Tax Estimator</a>			<a href="#">Portability Calculator</a>			<a href="#">2008 Notice of Proposed Property Tax</a>		
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2008 Taxes and Taxable Value Estimate					
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$204,847	\$0	\$204,847	4.5153	\$924.95
Schools	\$204,847	\$0	\$204,847	7.5430	\$1,545.16
Fire	\$204,847	\$0	\$204,847	2.3299	\$477.27
Road District	\$204,847	\$0	\$204,847	.1107	\$22.68
SJWM(Saint Johns Water Management)	\$204,847	\$0	\$204,847	.4158	\$85.18
Natural Lands/Trails I/S Debt	\$204,847	\$0	\$204,847	.1451	\$29.72
<b>Total</b>				<b>15.0598</b>	<b>\$3,084.96</b>

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

<p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>05/2008</td> <td>07007 1775</td> <td>\$230,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/2005</td> <td>06004 0937</td> <td>\$189,400</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Find Comparable Sales within this Subdivision</a></p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	05/2008	07007 1775	\$230,000	Improved	Yes	WARRANTY DEED	11/2005	06004 0937	\$189,400	Improved	Yes	<p style="text-align: center;"><b>2007 VALUE SUMMARY</b></p> <p style="text-align: right;">2007 Tax Bill Amount: \$3,553                  2007 Taxable Value: \$240,576                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	38,500.00	\$38,500								

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	2005	8	1,805	2,280	1,805	CB/STUCCO FINISH	\$166,347	\$168,880
		Appendage / Sqft		OPEN PORCH FINISHED / 15					
		Appendage / Sqft		GARAGE FINISHED / 460					

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

**Permits**

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



**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: Elaina Giarrusso  
Address: 1496 Ashdown Ct.  
City/Zip: Sanford FL 32771  
Phone #: 407-781-2450

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

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 rezoning, 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.

10/8/08  
Date

Elaina Maricasso  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 8th day of October, 2008 by \_\_\_\_\_

Darlene McGuire Darlene McGuire  
Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification ✓ 620-213-58-837-D  
Type of Identification Produced Florida Driver's License



**For Use by Planning & Development Staff**  
Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

**Lansdowne HOA, Inc.**  
c/o Premier Prop Mgmt CFL, Inc  
735 Primera Blvd., Suite 110  
Lake Mary FL 32746

BV2008-103

**ADDRESS SERVICE REQUESTED**

**NOTICE OF ARCHITECTURAL CHANGE APPROVAL**

July 22, 2008

Elaina Giarrusso  
1496 Ashdown Court  
Sanford FL 32771

**RE: 1496 Ashdown Court**

Dear Owner:

Your Request for Architectural Change as been approved. Specifically, you have approval to proceed with the following:

**Add on a screen porch with aluminum roof-extending concrete slab to 10 x 30 from 8 x 8 has been APPROVED as per plan and specs only.**

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices. This approval is also contingent that the fence guidelines are met.

Our approval here is only based on the aesthetics of your proposed change. With the following stipulations:

**Screen Porch.**

This approval should not be taken as any certification as to the construction worthiness or or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Alina Baehre, LCAM  
Association Manager

BY: **LANSDOWNE HOMEOWNERS ASSOCIATION**

# APPLICATION FOR HOME IMPROVEMENT APPROVAL

Every homeowner considering improvements or alterations to their home or property (examples: patio enclosures, pools, fences) must submit a Request for Home Improvement Approval to the Architectural Review Board PRIOR to initiating work on planned improvements. If any change is made that has not been approved, the committee has the right to ask the homeowner to remove the improvement from the property. This form must be filled out in detail.

Owners Name Elaina Giarrusso

Property Address 1496 Ashdown Ct. Sanford, Fl. 32771

Mailing Address 1496 Ashdown Ct. Sanford, Fl. 32771

Phones: Day 407-721-2450 Evening 321-363-1719 E-Mail emgia1984@yahoo.com

Briefly describe the improvement you propose: (Include colors, materials, etc. with samples if applicable. If architectural, include plans, drawings, etc.) (ALL requests for tree removal will be denied unless the tree is visibly dead and/or diseased or the owner provides written proof from a certified arborist that the tree is dead and/or diseased - NO EXCEPTIONS)

1. ADD ON A SCREEN PORCH WITH ALUMINUM  
ROOF - EXTENDING CONCRETE SLAB TO 10 X 30  
FROM 8 X 8. SEE ATTACHED SITE PLAN.

Location of improvement (Circle applicable areas): Front  Rear Side Roof  
Patio Garage

Other \_\_\_\_\_

I understand that the Architectural Review Board will act on this request as quickly as possible and contact me in writing regarding their decisions. I agree not to begin property improvements until the Architectural Review Board notifies me of their approval.

Signature Elaina Giarrusso Date: 7-14-08

MAIL THIS COMPLETED APPLICATION TO:

Lansdowne Homeowners Association, Inc.  
c/o Premier Property Management of Central Florida, Inc.  
PO Box 1596  
Sanford, FL 32772-1596  
Or fax to **407-322-8922**

## 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:

LOT 21  
LANSDOWNE PB 67 PGS 63 - 67

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

### FINDINGS OF FACT

**Property Owner:** Elaina Giarrusso  
1496 Ashdown Ct  
Sanford, FL 32771

**Project Name:** Ashdown Court (1496)

### Requested Variance

Rear yard setback variance from 20 feet to 17 feet for a covered screen porch in PUD (Planned Unit Development).

Approval was sought to allow for a covered screen porch to encroach within the rear yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Joy Williams, Planner  
1101 East First Street  
Sanford, Florida 32771

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LOT 21  
LANSDOWNE PB 67 PGS 63 - 67

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

### FINDINGS OF FACT

**Property Owner:** Elaina Giarrusso  
1496 Ashdown Ct  
Sanford, FL 32771

**Project Name:** Ashdown Court (1496)

**Variance Approval:**

Rear yard setback variance from 20 feet to 17 feet for a covered screen porch in PUD (Planned Unit Development).

All six criteria for granting a variance under the Land Development Code have been satisfied.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Joy Williams, Planner  
1101 East First Street  
Sanford, Florida 32771

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - a. The variance granted will apply only to the rear yard setback from 20 feet to 17 feet for a 10-foot by 30-foot covered screen porch 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:

FROM CAPITAL PLSS MURK.

INSTRUMENT 2 (2008 0003) 9.03/NO. 00291700017

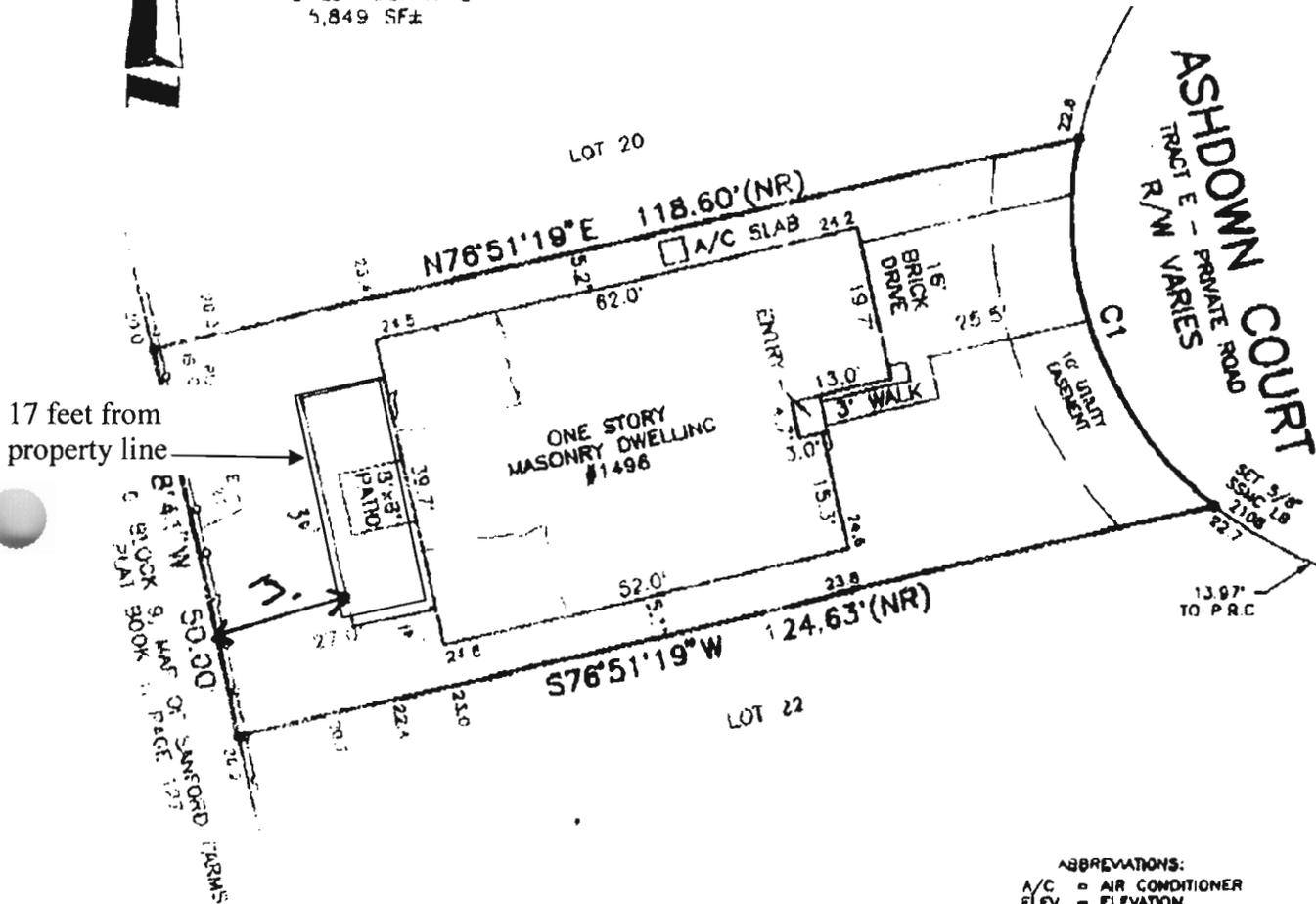
Description: Lot 21, Lansdowne  
Recorded in Plat Book 67, Page(s) 63-67 of the Public Records of Seminole County, Florida



Bearings shown hereon are based on the West line of Lot 2, Block 9 of Map of Sanford Farms, being assumed as North 13°08'41" West.

THIS LOT CONTAINS 5,849 SF±

C1  
R=50.00' L=52.78'  
Δ=60°28'51"  
CB=S20°01'37"E  
C=50.36'



17 feet from property line

RECOMMENDED F.F. ELEV.	24.60
FINISHED FLOOR ELEV.	24.98
BACK OF CURB ELEV.	22.35
DATUM	SEMINOLE COUNTY

ABBREVIATIONS:

A/C	= AIR CONDITIONER
ELEV.	= ELEVATION
FF	= FINISHED FLOOR
FND	= FOUND
R/W	= RIGHT-OF-WAY
SF	= SQUARE FEET
L	= LENGTH OF CURVE
R	= RADIUS
Δ	= CENTRAL ANGLE
CB	= CHORD BEARING
C	= CHORD
P.R.C.	= POINT OF REVERSE CURVATURE

SURVEYORS REPORT:

1. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
2. Based on the National Flood Insurance Program FIRM Map No. 1217C0030E, dated 04/17/1995, the above described property lies within Zone "X".
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.