

STAFF FINDINGS	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• 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.• 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 shed at the northeast corner of property 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

COPY

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV2008-110
Meeting Date 12/1/08



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: RICHARD R. HUNT
Address: 5171 ORANGE AVENUE N City: WINTER PARK Zip code: 32792
Project Address: 5171 ORANGE AVENUE N City: WINTER PARK Zip code: 32792
Contact number(s): 407-657-7144 - CELL 407 579 6190
Email address: ORAKE.SAN@ATT.NET

Is the property available for inspection without an appointment?

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

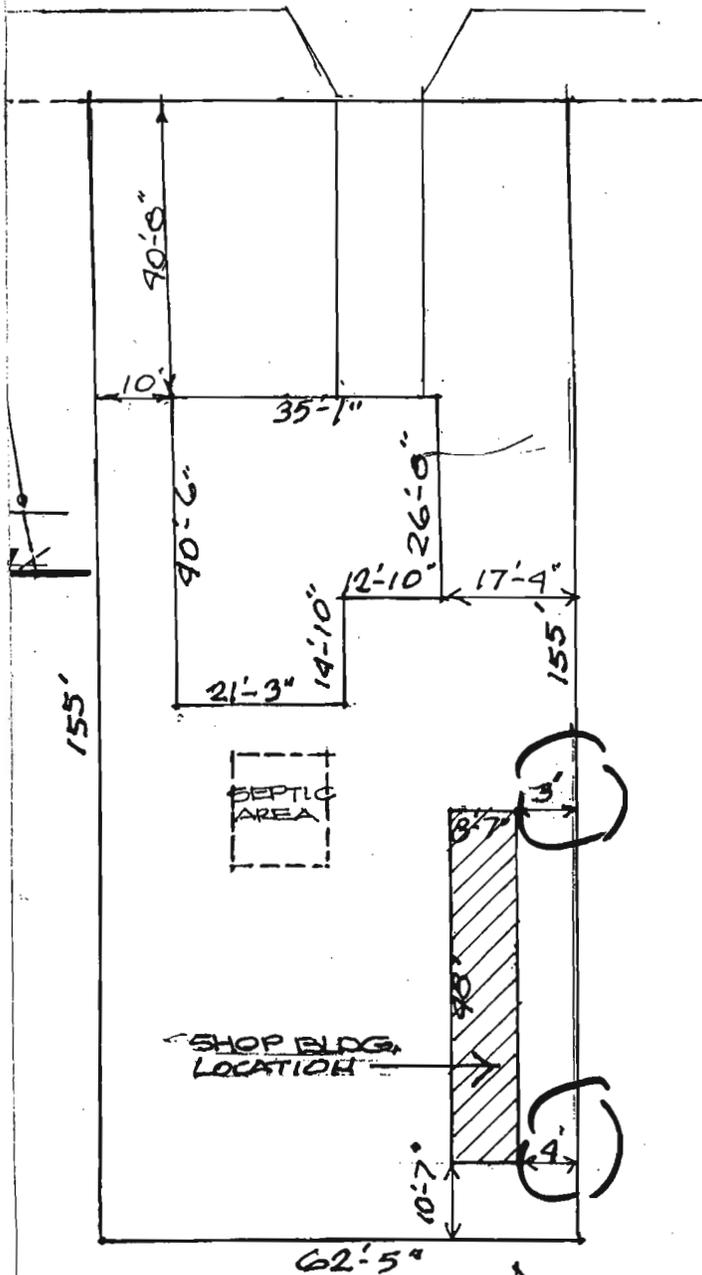
What type of structure is this request for?	
<input checked="" type="checkbox"/> Shed	Please describe: <u>METAL EXTERIOR 48' X 8'7" 8'9"</u>
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<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:	<u>30'</u>	Proposed setback: <u>10'7"</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>7'</u>	Proposed setback: <u>3'</u>
<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>2</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: _____

N. ORANGE AVENUE



Site Plan

LEGAL: 1"=20'
LOT NO. 3 AND THE NORTH 12.5'
OF LOT NO. 4 P.B. 5 PAGE 61

SHOP BUILDING FOR THE
CHARD HUNT RESIDENCE
NOLE COUNTY, FLORIDA

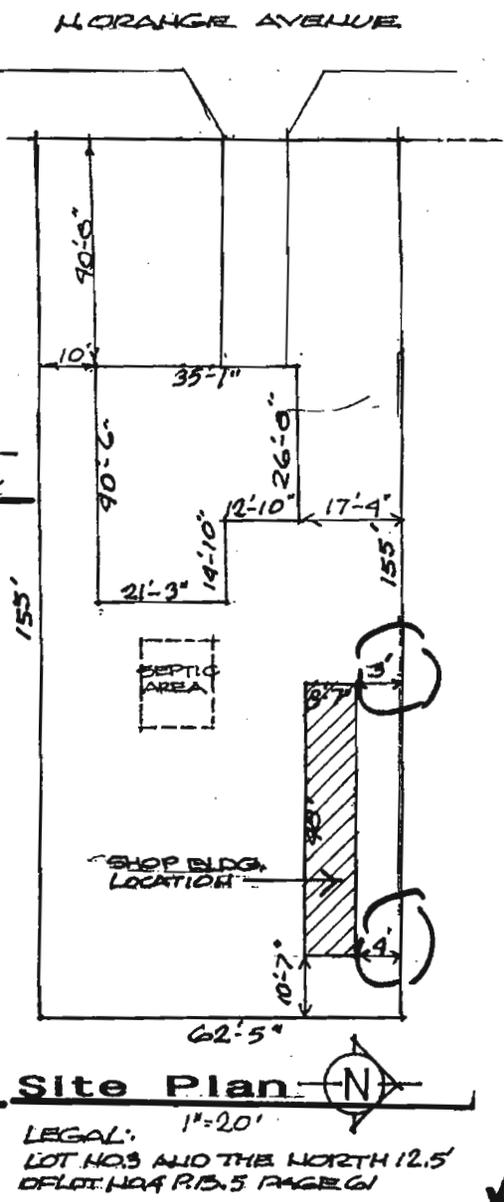
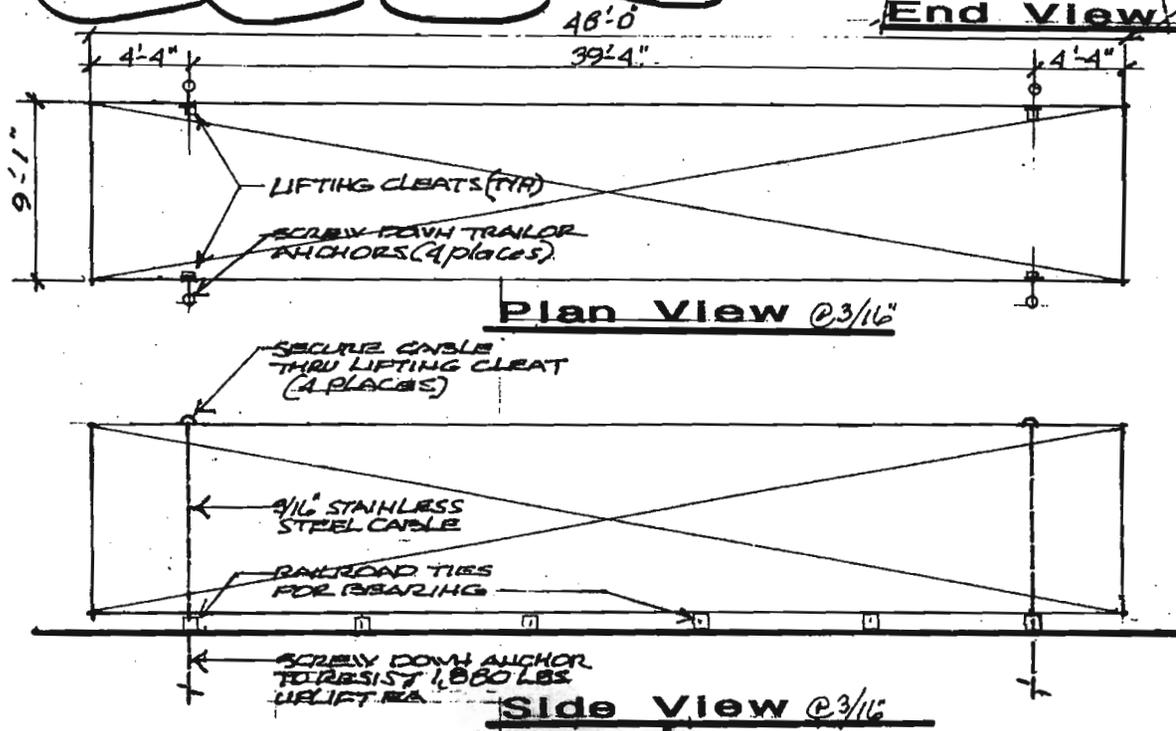
10/15/2008
[Handwritten signature]
7/19/2008

GENERAL NOTES:

1. TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH APPLICABLE BUILDING CODES.
2. AIA DOCUMENT A201, "THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS", SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AND SHALL GOVERN ALL WORK OF THE CONTRACTOR AND SUBCONTRACTOR.
3. ALL WORK SHALL BE IN ACCORDANCE WITH STATE, LOCAL AND ALL APPLICABLE CODES AND ORDINANCES.
4. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ALL ROUGH OPENING DIMENSIONS FOR WINDOW AND DOOR OPENINGS, EQUIPMENT, ETC. SHALL BE VERIFIED WITH THE MANUFACTURERS AS APPLICABLE.
5. MATERIALS AND EQUIPMENT ARE TO BE INSTALLED IN STRICT ACCORD WITH MANUFACTURERS WRITTEN SPECIFICATIONS AND IN CONFORMANCE WITH STANDARDS OF THE TRADE.

Construction materials used and design meet or exceed wind load requirements for 120 MPH.

Tie downs to be manufactured by Tie Down Engineering, model number M12H5/8, 48" X 5/8" with 6" disc, working load 3150lbs, ultimate load 4725lbs, with Tie Down Engineering Galvanized Strapping G-120 1 X" X .035, working load 2150lbs, ultimate load 4725lbs, installed per manufacturer's specifications.



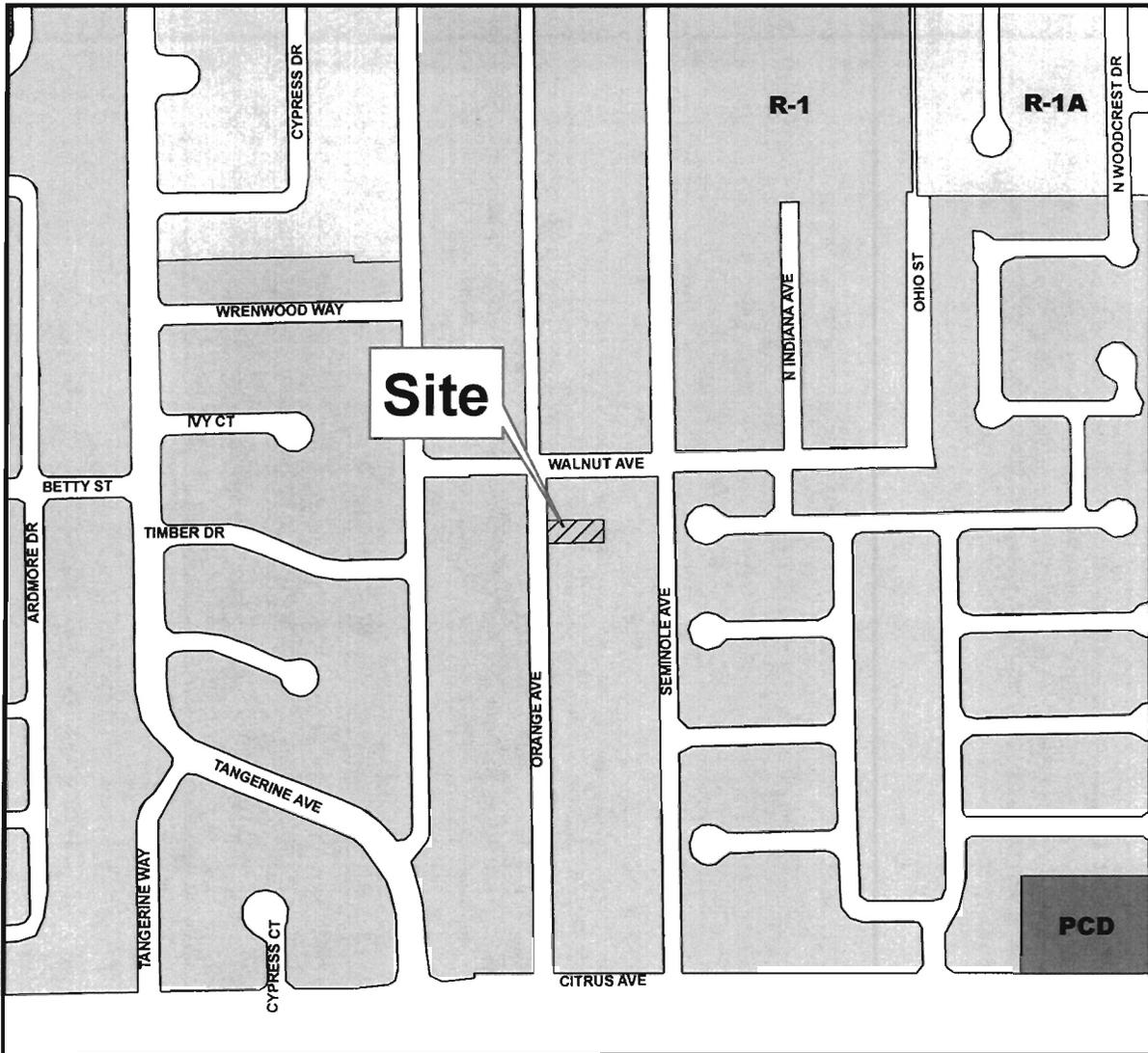
Handwritten notes and signatures:
 12/15/2008
 [Signature]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Ronald M. [Signature]
 architect, p.a. 3178
 architecture • planning • interior design
 701 S. [Address] • [Phone]

SHOP BUILDING FOR THE RICHARD HUNT RESIDENCE. SEMINOLE COUNTY, FLORIDA

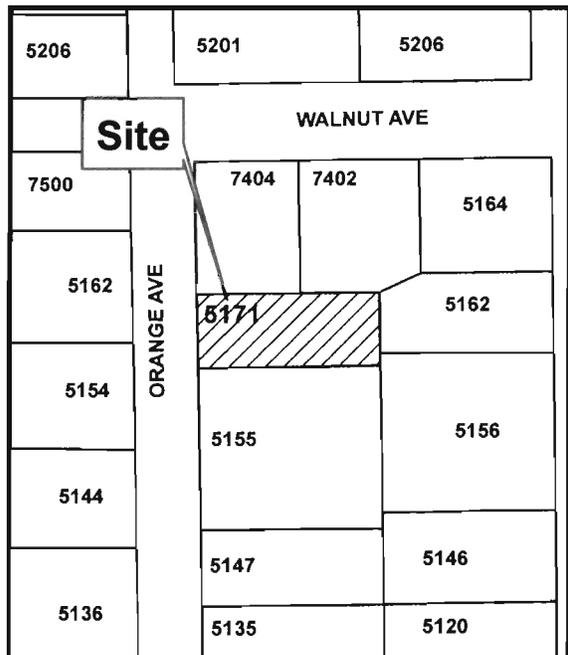
Richard R. Hunt
 5171 Orange Avenue N
 Winter Park, Florida 32792



Seminole County Board of Adjustment
 December 1, 2008
 Case: BV2008-110 (Map 3210 Grid E7)
 Parcel No: 35-21-30-501-2000-0030

Zoning

-  BV2008-110
-  R-1A
-  R-1
-  PCD

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7306</p>																																																		
<p align="center">GENERAL</p> <p>Parcel Id: 35-21-30-501-2000-0030 Owner: HUNT MICHELLE G & RICHARD R Mailing Address: PO BOX 425 City,State,ZipCode: GOLDENROD FL 32733 Property Address: 5171 ORANGE AVE N Subdivision Name: SUBURBAN HOMES Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (1994) 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">\$99,719</td> <td align="right">\$106,389</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$750</td> <td align="right">\$780</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$35,000</td> <td align="right">\$35,000</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">\$135,469</td> <td align="right">\$142,169</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">\$74,491</td> <td align="right">\$82,967</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$60,978</td> <td align="right">\$59,202</td> </tr> </tbody> </table> <p align="center">Tax Estimator</p> <p align="center">Portability Calculator</p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$99,719	\$106,389	Depreciated EXFT Value	\$750	\$780	Land Value (Market)	\$35,000	\$35,000	Land Value Ag	\$0	\$0	Just/Market Value	\$135,469	\$142,169	Portability Adj	\$0	\$0	Save Our Homes Adj	\$74,491	\$82,967	Assessed Value (SOH)	\$60,978	\$59,202															
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<p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p>																																																		
<p>EXTRA FEATURE</p>																																																		

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1993	1	\$750	\$1,200

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: RICHARD R HUNT
Address: 5171 ORANGE AVENUE N
City/Zip: WINTER PARK 32792
Phone #: 407 657 7144 - Cell 407 519 6190

Name: MICHELLE G. HUNT
Address: 5171 ORANGE AVENUE N
City/Zip: WINTER PARK 32792
Phone #: 407 657 7144

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: <u>N/A</u>	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.

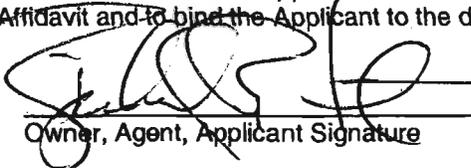
Contract Vendee: Name: <u>N/A</u>	Contract Vendee: Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____

(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.

11-12-08
Date


Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 12th day of November, 2008 by Richard Hunt

Patricia Johnson
Signature of Notary Public

Print, Type or Stamp Name of Notary Public
PATRICIA JOHNSON
Comm# DD0759966
Florida Notary Assn., Inc

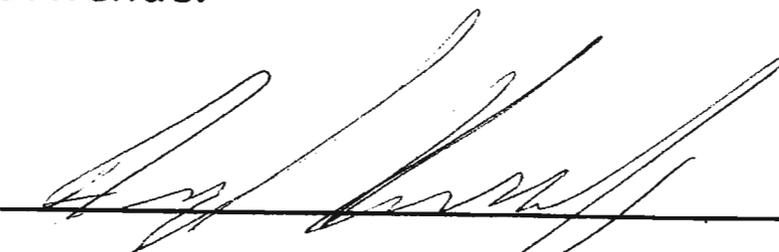
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

My address is 5154 ORANGE AVE

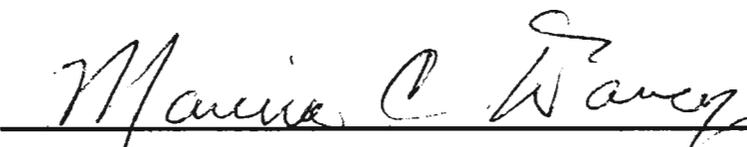
I support the variance proposed for the shop at 5171 Orange Avenue.

Signed 

ANGEL RODRIGUEZ

My address is 5162 ORANGE AVE

I support the variance proposed for the shop at 5171 Orange Avenue.

Signed 

MAURICE DANCY

My address is 7404 WALNUT AVE

I support the variance proposed for the shop at 5171 Orange Avenue.

Signed Mary + Bob Kartz
MARY + BOB KORTZ

My address is 7402 Walnut Ave

I support the variance proposed for the shop at 5171 Orange Avenue.

Signed Juan L. Perez
Juan L. Perez

My address is 5162 SEMINOLE AVE

I support the variance proposed for the shop at 5171 Orange Avenue.

Signed Karen King
KAREN KING

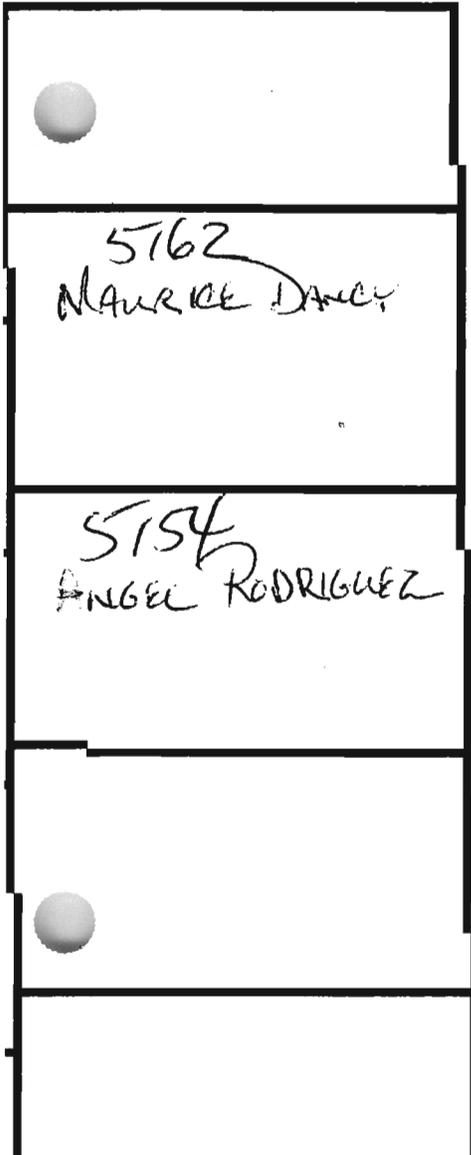
My address is 5156 SEMINOLE AVE

I support the variance proposed for the shop at 5171 Orange Avenue.

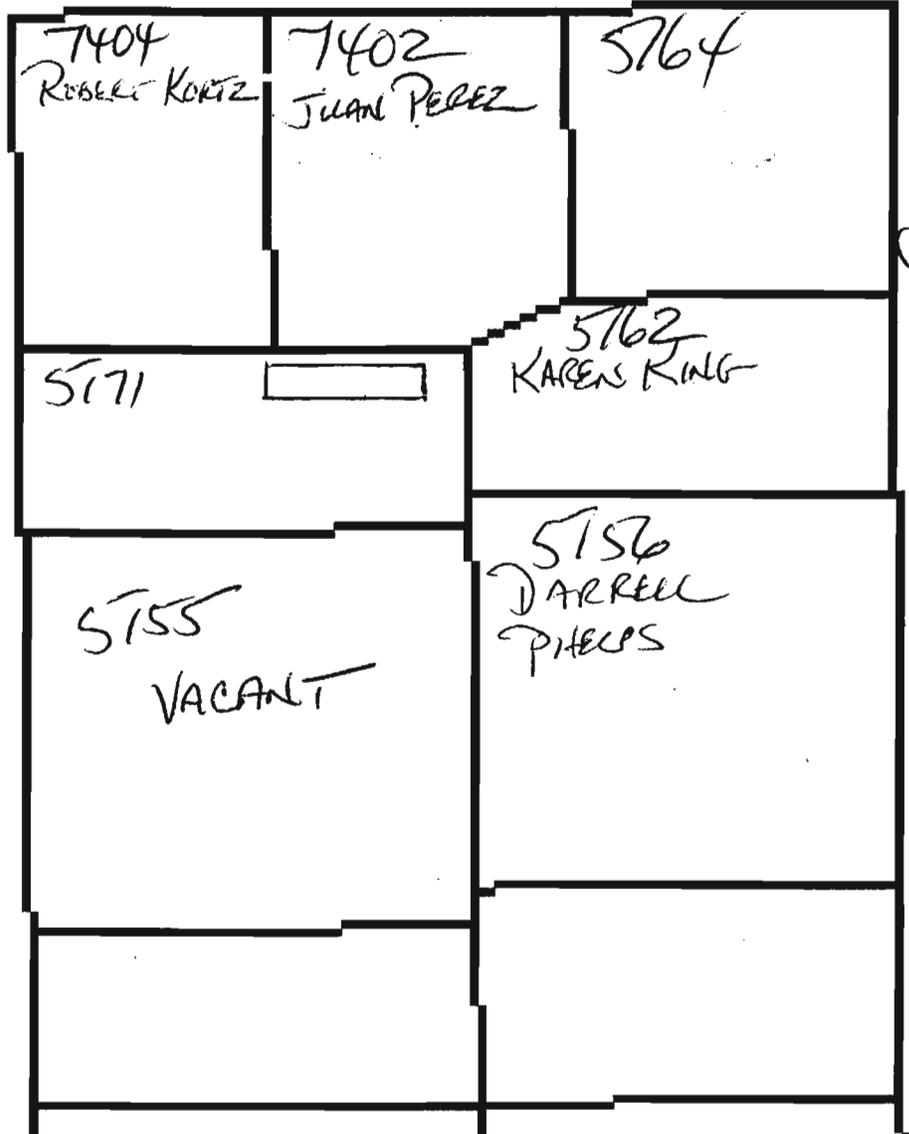
Signed Darrell Phelps
DARRELL PHELPS

WALNUT AVE

WALNUT



ORANGE AVE



GENUINE AVE

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 3 + N 12.5 FT OF LOT 4 BLK 20 SUBURBAN HOMES
PB 5 PG 61

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

FINDINGS OF FACT

Property Owner: Hunt Michelle G & Richard R
5171 Orange Ave N
Goldenrod Fl 32733

Project Name: Orange Avenue North (5171)

Requested Variance:

Rear yard setback variance from 30 feet to 10 feet – 7 inches and a side yard (north) setback variance from 7 feet to 3 feet for an existing shed in R-1 (Single Family Dwelling) district.

Approval was sought to bring into compliance the construction of a shed within the side and rear yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

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

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

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LEG LOT 3 + N 12.5 FT OF LOT 4 BLK 20 SUBURBAN HOMES
PB 5 PG 61

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

FINDINGS OF FACT

Property Owner: Hunt Michelle G & Richard R
5171 Orange Ave N
Goldenrod Fl 32733

Project Name: Orange Avenue North (5171)

Variance Approval:

Rear yard setback variance from 30 feet to 10 feet – 7 inches and a side yard (north) setback variance from 7 feet to 3 feet for an existing shed in R-1 (Single Family Dwelling) district.

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

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

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

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

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 shall apply only to the shed at the northeast corner of 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:

