

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 561 Auburn Avenue - Veronica & Charles Beckwith, applicants; Request for a (1) rear yard setback variance from 30 feet to 14 feet, and a (2) side yard setback variance from 7.5 feet to 5.5 feet for an existing shed in R-1 (Single Family Dwelling) district;

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

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

Agenda Date 01/26/09 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Deny** the request for a (1) rear yard setback variance from 30 feet to 14 feet, and a (2) side yard setback variance from 7.5 feet to 5.5 feet for an existing shed in R-1 (Single Family Dwelling) district; or
2. **Approve** the request for a (1) rear yard setback variance from 30 feet to 14 feet, and a (2) side yard setback variance from 7.5 feet to 5.5 feet for an existing shed in R-1 (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Veronica & Charles Beckwith Location: 561 Auburn Avenue Zoning: R-1 (Single Family Dwelling) district Subdivision: Weathersfield 1 st Add
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting a variance for a 256 square foot shed that was constructed in 2005 without a permit. • The shed encroaches 16 feet into the required 30-foot rear yard setback, and 2 feet into the required 7.5-foot side yard setback. • The applicant was issued a notice of code violation on October 22, 2008, for the un-permitted construction of the shed. • There is no record of prior variances for this property.

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

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 rear and side yard (north) setbacks for the 256 square foot shed 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 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: Veronica & Charles Beckwith
Address: 561 Auburn Ave. City: Alt. Spgs. Zip code: 32714
Project Address: 561 Auburn Ave City: Alt. Spgs. Zip code: 32714
Tax Parcel number: 15-21-29-510-1000-0070
Contact number(s): 407-389-0547 Cell 407-920-7420
Email address: beckwith45@yahoo.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>16' x 16' Workshop</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:

RECEIVED NOV 28 2008

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>14'</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>7.5</u>	Proposed setback: <u>5'-6"</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:

Total number of variances requested 2

Signed: Veronica Beckwith

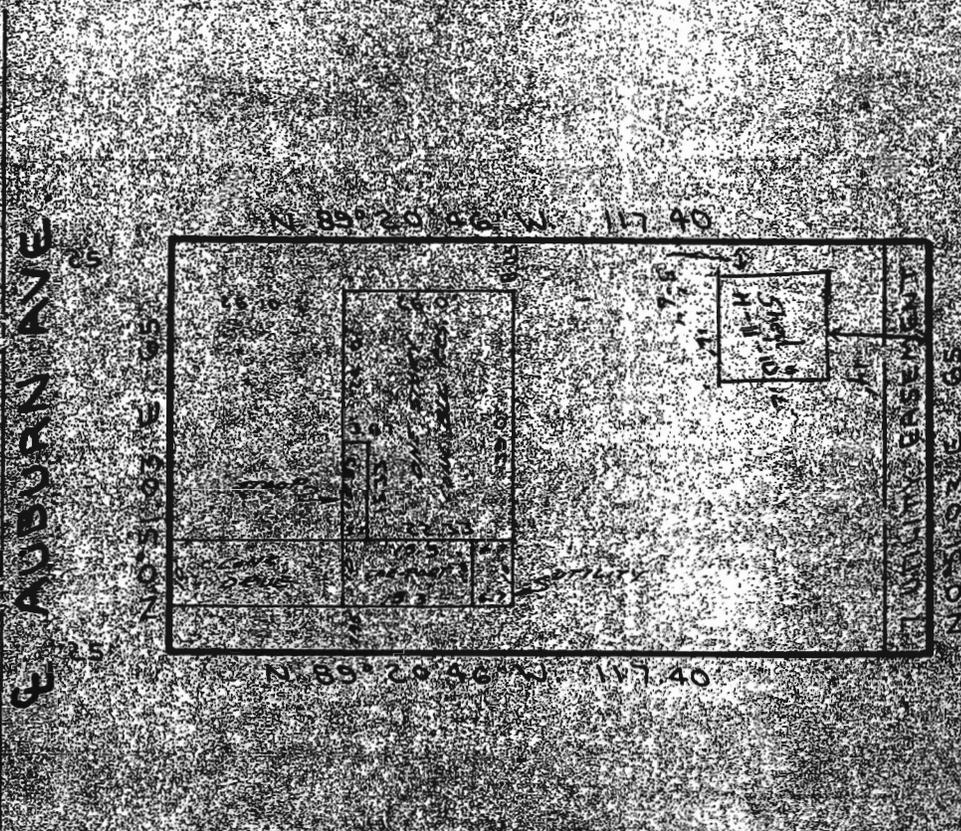
Date: 11-17-08

PLAT OF SURVEY

FOR HOUSE P. ROSE LTD

DESCRIPTION: LOT 7, BLOCK 10, WEATHERSFIELD, FIRST ADDITION

RECORDED IN PLAT BOOK 12, PAGE 2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



I hereby certify that the location of the building, the finished grades and the elevation of the drainage facilities containing therein, are in substantial conformity with the approved plans of construction and adequately acceptable to the W.A. minimum project standards.

L.F. HENRICH

MAITLAND, FLORIDA
PHO 647-7346

FILE NO. 5-21-70
FOUND 4-16-70
DATE APRIL 7 1970
SCALE 1" = 30'
FILE NO. 136-70

CERTIFIED CORRECT

L.F. Henrich
REG. LAND SURVEYOR NO 1263

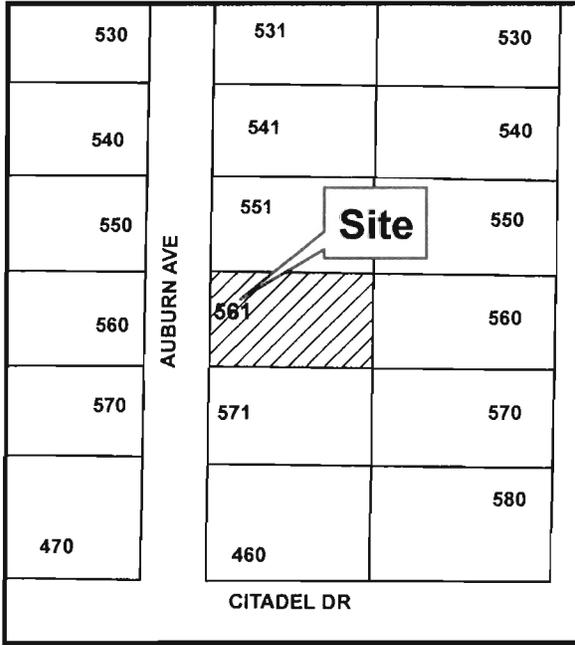
Veronica and Charles Beckwith
 561 Auburn Avenue
 Altamonte Springs, Florida 32714

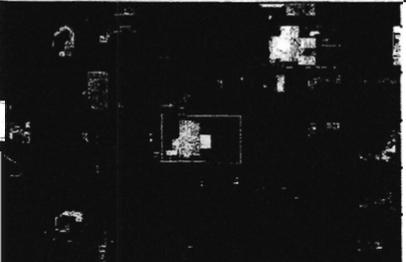


Seminole County Board of Adjustment
 January 26, 2009
 Case: BV2008-117 (Map 3208 Grid B1)
 Parcel No: 15-21-29-510-1000-0070

Zoning

-  BV2008-117
-  A-1
-  R-1AAA
-  R-1
-  C-2

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7505</p>	<p>18</p> <table border="1" style="margin: auto;"> <tr><td>5</td><td>11</td><td>5</td><td>10</td><td>14</td></tr> <tr><td>6</td><td></td><td>6</td><td></td><td>13</td></tr> <tr><td>7</td><td></td><td>7</td><td></td><td>12</td></tr> <tr><td>8</td><td></td><td>8</td><td></td><td>11</td></tr> <tr><td>9</td><td></td><td>9</td><td></td><td>10</td></tr> </table> <p style="text-align: center;">AUBURN AVE CARLISLE AVE</p>	5	11	5	10	14	6		6		13	7		7		12	8		8		11	9		9		10	
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6		6		13																							
7		7		12																							
8		8		11																							
9		9		10																							

<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 15-21-29-510-1000-0070 Owner: BECKWITH VERONICA & CHARLES L Mailing Address: 561 AUBURN AVE City,State,ZipCode: ALTAMONTE SPRINGS FL 32714 Property Address: 561 AUBURN AVE ALTAMONTE SPRINGS 32714 Subdivision Name: WEATHERSFIELD 1ST ADD Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (1994) Dor: 01-SINGLE FAMILY</p>	<p>VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> <tr> <th>Value Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr><td>Number of Buildings</td><td>1</td><td>1</td></tr> <tr><td>Depreciated Bldg Value</td><td>\$82,455</td><td>\$90,241</td></tr> <tr><td>Depreciated EXFT Value</td><td>\$0</td><td>\$0</td></tr> <tr><td>Land Value (Market)</td><td>\$33,000</td><td>\$33,000</td></tr> <tr><td>Land Value Ag</td><td>\$0</td><td>\$0</td></tr> <tr><td>Just/Market Value</td><td>\$115,455</td><td>\$123,241</td></tr> <tr><td>Portability Adj</td><td>\$0</td><td>\$0</td></tr> <tr><td>Save Our Homes Adj</td><td>\$56,195</td><td>\$65,707</td></tr> <tr><td>Assessed Value (SOH)</td><td>\$59,260</td><td>\$57,534</td></tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u> <u>Portability Calculator</u></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$82,455	\$90,241	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$33,000	\$33,000	Land Value Ag	\$0	\$0	Just/Market Value	\$115,455	\$123,241	Portability Adj	\$0	\$0	Save Our Homes Adj	\$56,195	\$65,707	Assessed Value (SOH)	\$59,260	\$57,534
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2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$59,260	\$39,260	\$20,000
Schools	\$59,260	\$30,000	\$29,260
Fire	\$59,260	\$39,260	\$20,000
Road District	\$59,260	\$39,260	\$20,000
SJWM(Saint Johns Water Management)	\$59,260	\$39,260	\$20,000
County Bonds	\$59,260	\$39,260	\$20,000

Potential Portability Amount is \$56,195
 The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>04/2002</td> <td>05252 1027</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/1984</td> <td>01593 1226</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	04/2002	05252 1027	\$100	Improved	No	QUIT CLAIM DEED	10/1984	01593 1226	\$100	Improved	No	<p style="text-align: center;">2008 VALUE SUMMARY</p> <p>Tax Amount (without SOH): \$1,856 2008 Tax Bill Amount: \$358 Save Our Homes (SOH) Savings: \$1,498 2008 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book Page	Amount	Vac/Imp	Qualified														
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QUIT CLAIM DEED	10/1984	01593 1226	\$100	Improved	No														

<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>33,000.00</td> <td>\$33,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	33,000.00	\$33,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="button" value="Pick..."/> </p> <p>LEG LOT 7 BLK 10 WEATHERSFIELD 1ST ADD PB 12 PG 67</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	33,000.00	\$33,000								

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	3	954	1,274	954	EW CONCRETE BLOCK	\$82,455	\$102,112
Building Sketch									
Appendage / Sqft		UTILITY FINISHED / 70							
Appendage / Sqft		OPEN PORCH FINISHED / 60							
Appendage / Sqft		CARPORT FINISHED / 190							

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.

NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 561 AUBURN AVE

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF THE FLORIDA BUILDING CODE CHAPTER ONE, SECTION 105.1, PERMITS REQUIRED.

DESCRIPTION OF VIOLATION:

CONSTRUCTED SHED IN BACK YARD BACK IN 2005 WITHOUT A PERMIT.

CORRECTIVE ACTIONS:

**** OBTAIN REQUIRED PERMITS FOR ALL WORK THAT IS BEING DONE. ****

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: 11-7-08

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING TURNED OVER TO THE CODE ENFORCEMENT BOARD FOR FURTHER ACTION. THE CODE ENFORCEMENT BOARD HAS AUTHORITY TO LEVY FINES UP TO \$250.00 A DAY FOR EVERY DAY THE VIOLATION EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS



For further information contact:

Building and Fire Inspection Division
Seminole County Services Building
1101 East First Street, Room 1020
Sanford, FL 32771
PHONE: (407) 665-7465 OR (407) 665-7423

DATE: 10-22-08

CASE NO: 08-442

INSPECTOR: Jason Rucker, (407) 665-7465
Cell Number, (407) 463-7638

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

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: VERONICA BELKWITH
Address: 561 AUBURN AVE.
Phone #: Alt. Spgs, Fl. 32714
407-389-0547

Name: CHARLES BELKWITH
Address: 561 AUBURN AVE
Phone #: Alt. Spgs, Fl. 32714
407-389-0547

Name: _____
Address: _____
Phone #: _____

Name: _____
Address: _____
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: _____
Directors: _____
Address: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
Directors: _____
Address: _____
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: _____

Beneficiaries: _____
Address: _____

(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: _____

(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: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject 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.

11-17-08
Date

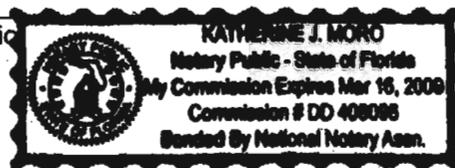
Veronica Beckwith
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 17 day of November, 2008 by Veronica Beckwith

Katherine J. Moro
Signature of Notary Public

KATHERINE J. MORO
Print, Type or Stamp Name of Notary Public



Personally Known OR Produced Identification _____
Type of Identification Produced _____

Commission expires March 16, 2009

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

I, Eliseo Rosario owner of property at
550 Carlisle Ave.

Do hereby state that I have no objection to the shed/workshop located at 561 Auburn Ave., which is adjacent to my property.

Eliseo Rosario
Signature of Property Owner

11/20/08
Date

Eliseo Rosario
Printed Name of Property Owner

Veronica Beckwith
Witness Signature

11-20-08
Date

Veronica Beckwith
Printed Name of Witness

407 862 1644

I, EDUARDO GONZALEZ, owner of property at

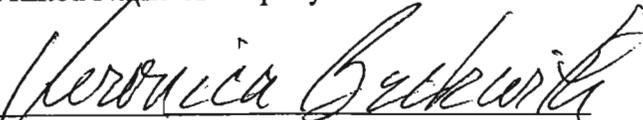
560 Carlisle Ave

Do hereby state that I have no objection to the shed/workshop located at 561 Auburn Ave., which is adjacent to my property.


Signature of Property Owner

11/26/08
Date

EDUARDO GONZALEZ
Printed Name of Property Owner


Witness Signature

11/26/08
Date

VERONICA BECKWITH
Printed Name of Witness

321-297-7759
~~407~~

I, SANTA ACCUEDO owner of property at
571 Auburn Ave

Do hereby state that I have no objection to the shed/workshop located at 561 Auburn Ave., which is adjacent to my property.

SANTA ACCUEDO
Signature of Property Owner

11-17-08
Date

Santa Accuedo
Printed Name of Property Owner

Veronica Beckwith
Witness Signature

11-17-08
Date

Veronica Beckwith
Printed Name of Witness

407-865-6448

I, Robert Uphouse, owner of property at
551 Auburn Ave, Alt. Sigs, FL 32714

Do hereby state that I have no objection to the shed/workshop located at 561 Auburn Ave., which is adjacent to my property.

Signature of Property Owner

11-17-08
Date

Robert Uphouse
Printed Name of Property Owner

spoke to said owner
stated no problem with
said structure.

Claudine Doyle
Witness Signature

Date

11. 17. 2008

CLAUDINE DOYLE
Printed Name of Witness

407-862-8044

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK 10
WEATHERSFIELD 1ST ADD PB 12 PG 67

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

FINDINGS OF FACT

Property Owner: Veronica & Charles Beckwith
561 Auburn Avenue
Altamonte Springs, FL 32714

Project Name: Auburn Avenue (561)

Requested Variance:

Request for a (1) rear yard setback variance from 30 feet to 14 feet, and a (2) side yard setback variance from 7.5 feet to 5.5 feet for an existing shed in R-1 (Single Family Dwelling) district.

Approval was sought to bring into compliance an existing shed. 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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK 10
WEATHERSFIELD 1ST ADD PB 12 PG 67

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

FINDINGS OF FACT

Property Owner: Veronica & Charles Beckwith
561 Auburn Avenue
Altamonte Springs, FL 32714

Project Name: Auburn Avenue (561)

Variance Approval:

A (1) rear yard setback variance from 30 feet to 14 feet, and a (2) side yard setback variance from 7.5 feet to 5.5 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: 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 and side yard (north) setbacks for the 256 square foot shed 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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

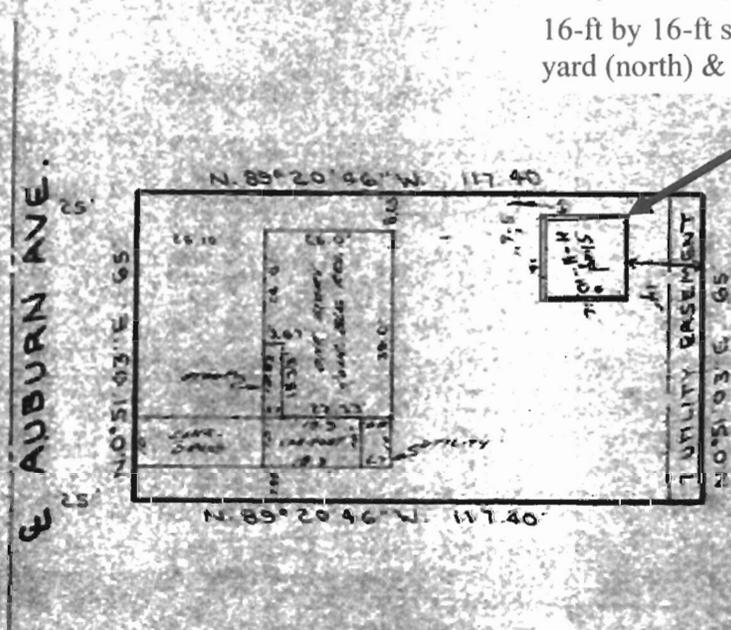
My Commission Expires:

PLAT OF SURVEY

FOR HOUSE & HOME LTD.

DESCRIPTION: LOT 7, BLOCK 10, WEATHERSFIELD FIRST ADDITION

RECORDED IN PLAT BOOK 12, PAGE 27 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



16-ft by 16-ft shed: 5.5 ft from side yard (north) & 14 ft from rear yard

I hereby certify that the location of the boundaries, the location of grades and the location of the proposed facilities concerning this plat, as shown on this plat, were correctly ascertained in accordance with the approved plan of the project and the applicable provisions of the Florida Statutes and the provisions of the Florida Land Surveyor's Act.

L.F. HENRICH
MAITLAND, FLORIDA
PHO 647-7346

PLAT 5-121-70
FOUND 4-16-70
DATE APRIL 7, 1970
SCALE 1" = 30'
FILE NO. 136-70

CERTIFIED CORRECT
L.F. Henrich
REG. LAND SURVEYOR NO 1263