

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

SUBJECT: 3807 Anna Drive – Ron Smith, applicant; Request for a side yard setback variance from 7 ½ feet to 3 ½ feet for an existing screen porch in the R-1 (Single Family Dwelling) district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

Agenda Date 02/23/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a side yard setback variance from 7 ½ feet to 3 ½ feet for an existing screen porch in the R-1 (Single Family Dwelling) district; or
2. **Approve** the request for a side yard setback variance from 7 ½ feet to 3 ½ feet for an existing screen porch in the R-1 (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

| | |
|-----------------------------|---|
| GENERAL INFORMATION | Applicant: Ron Smith Location: 3807 Anna Drive Zoning: R-1 Subdivision: Bear Lake Hills |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant was cited for several projects that required permits including a screened porch. • The existing covered screened porch encroaches 4 feet into the 7 ½ side 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. |

Reviewed by: _____
 Co Atty: ELC
 Pln Mgr: _____

| | |
|-----------------------------|---|
| | <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30. |
| 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 screed porch 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

Application # BV 2009-05
Meeting Date 2-23-09

RECEIVED JAN 14 2009



VARIANCE APPLICATION NO HOA
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: RON SMITH & TOM MORTON
Address: 3807 ANNA DR, City: APOPKA Zip code: 32703
Project Address: SAME City: _____ Zip code: _____
Tax Parcel number: 1721295120000090
Contact number(s): 407 948 2592
Email address: OS-SMITH@EARTH LINK.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 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>SCREENED W HWY & WASH/DRYER</u> |
| <input type="checkbox"/> Addition | Please describe: |
| <input type="checkbox"/> New Single Family Home | Please describe: |
| <input type="checkbox"/> Other | Please describe: |
| <input type="checkbox"/> This request is for a structure that has already been built. <u>YES 20-24 YRS AGO</u> | |

| 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 type="checkbox"/> Rear yard setback | Required setback: | | Proposed setback: |
| <input type="checkbox"/> Side yard setback | Required setback: | | Proposed setback: |
| <input checked="" type="checkbox"/> Side street setback | Required setback: | <u>7 1/2'</u> | Proposed setback: <u>3 1/2'</u> |
| <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 _____ | | | |

Signed: Ronald Smith

Date: 1/14/09

FOR OFFICE USE ONLY

Date Submitted: 1/14/09 Reviewed By: P. Johnson
 Zoning/FLU R-1 / MOR
 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!

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist is provided to the Planning division.

| | |
|--|---|
| <p><i>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.</i></p> | |
| | 1. Completed application. |
| | 2. Ownership Disclosure Form (Seminole County Application & Affidavit). |
| | 3. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp |
| | 4. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan 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, drain field and wells |
| | o Location of all easements |
| | o Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| | o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | 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) |
| | 5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired. |

| <p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-663-7306</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|---|------------------|------------------|----------------|---------------|---------------------|-----------------------|---------------------|--------------------------|-----------|------------------------|--------------------------|---|------------------------|--------------------------|-------|---------------------|---------------|-------------------|---------------|--------------------------|------------------------------------|--------------------------|--------------------------|------------------|-----------------|--------------------------|-----------|--------------------|-----|---------------|-----------------------------|--------------------------|--------------------------|----------|-----|---------------|---------|--------------------------|----------|----------|-----|---------------|---------|--------------------------|----------|----------|-----|---------------|---------|--------------------------|----------|----------|-----|-----------------|---------|--------------------------|----------|----------|----|---|
| <p align="center">GENERAL</p> <p>Parcel Id: 17-21-29-512-0000-0190 Owner: MORTON THOMAS S & Own/Addr: SMITH RONALD C Mailing Address: PO BOX 182061 City,State,ZipCode: CASSELBERRY FL 32718 Property Address: 3807 ANNA DR APOPKA 32703 Subdivision Name: BEAR LAKE HILLS Tax District: 01-COUNTY-TX DIST 1 Exemptions: 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>2009 Working</th> <th>2008 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">\$80,221</td> <td align="right">\$88,098</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$734</td> <td align="right">\$734</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$25,000</td> <td align="right">\$25,000</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">\$105,955</td> <td align="right">\$113,832</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">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$105,955</td> <td align="right">\$113,832</td> </tr> </tbody> </table> <p align="center">Tax Estimator</p> | VALUES | 2009 Working | 2008 Certified | Value Method | Cost/Market | Cost/Market | Number of Buildings | 1 | 1 | Depreciated Bldg Value | \$80,221 | \$88,098 | Depreciated EXFT Value | \$734 | \$734 | Land Value (Market) | \$25,000 | \$25,000 | Land Value Ag | \$0 | \$0 | Just/Market Value | \$105,955 | \$113,832 | Portability Adj | \$0 | \$0 | Save Our Homes Adj | \$0 | \$0 | Assessed Value (SOH) | \$105,955 | \$113,832 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VALUES | 2009 Working | 2008 Certified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Value Method | Cost/Market | Cost/Market | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Buildings | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Bldg Value | \$80,221 | \$88,098 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated EXFT Value | \$734 | \$734 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value (Market) | \$25,000 | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value Ag | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Just/Market Value | \$105,955 | \$113,832 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portability Adj | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Save Our Homes Adj | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed Value (SOH) | \$105,955 | \$113,832 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>2009 TAXABLE VALUE WORKING ESTIMATE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Authority</th> <th>Assessment Value</th> <th>Exempt Values</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>County General Fund</td> <td align="right">\$105,955</td> <td align="right">\$0</td> <td align="right">\$105,955</td> </tr> <tr> <td>Schools</td> <td align="right">\$105,955</td> <td align="right">\$0</td> <td align="right">\$105,955</td> </tr> <tr> <td>Fire</td> <td align="right">\$105,955</td> <td align="right">\$0</td> <td align="right">\$105,955</td> </tr> <tr> <td>Road District</td> <td align="right">\$105,955</td> <td align="right">\$0</td> <td align="right">\$105,955</td> </tr> <tr> <td>SJWM(Saint Johns Water Management)</td> <td align="right">\$105,955</td> <td align="right">\$0</td> <td align="right">\$105,955</td> </tr> <tr> <td>County Bonds</td> <td align="right">\$105,955</td> <td align="right">\$0</td> <td align="right">\$105,955</td> </tr> </tbody> </table> | | | Taxing Authority | Assessment Value | Exempt Values | Taxable Value | County General Fund | \$105,955 | \$0 | \$105,955 | Schools | \$105,955 | \$0 | \$105,955 | Fire | \$105,955 | \$0 | \$105,955 | Road District | \$105,955 | \$0 | \$105,955 | SJWM(Saint Johns Water Management) | \$105,955 | \$0 | \$105,955 | County Bonds | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County General Fund | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Schools | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fire | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Road District | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SJWM(Saint Johns Water Management) | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County Bonds | \$105,955 | \$0 | \$105,955 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p 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>SPECIAL WARRANTY DEED</td> <td>12/2008</td> <td><u>07115</u> <u>0637</u></td> <td>\$40,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>08/2008</td> <td><u>07046</u> <u>1658</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/2005</td> <td><u>05935</u> <u>0107</u></td> <td>\$160,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/2005</td> <td><u>05692</u> <u>0571</u></td> <td>\$129,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2004</td> <td><u>05164</u> <u>1248</u></td> <td>\$103,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/2001</td> <td><u>04162</u> <u>0140</u></td> <td>\$88,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1994</td> <td><u>02795</u> <u>1359</u></td> <td>\$59,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1988</td> <td><u>01951</u> <u>1932</u></td> <td>\$40,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>06/1987</td> <td><u>01857</u> <u>1154</u></td> <td>\$36,700</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p> | | Deed | Date | Book Page | Amount | Vac/Imp | Qualified | SPECIAL WARRANTY DEED | 12/2008 | <u>07115</u> <u>0637</u> | \$40,000 | Improved | No | CERTIFICATE OF TITLE | 08/2008 | <u>07046</u> <u>1658</u> | \$100 | Improved | No | WARRANTY DEED | 09/2005 | <u>05935</u> <u>0107</u> | \$160,000 | Improved | Yes | WARRANTY DEED | 04/2005 | <u>05692</u> <u>0571</u> | \$129,000 | Improved | Yes | WARRANTY DEED | 01/2004 | <u>05164</u> <u>1248</u> | \$103,000 | Improved | Yes | WARRANTY DEED | 08/2001 | <u>04162</u> <u>0140</u> | \$88,000 | Improved | Yes | WARRANTY DEED | 06/1994 | <u>02795</u> <u>1359</u> | \$59,900 | Improved | Yes | WARRANTY DEED | 04/1988 | <u>01951</u> <u>1932</u> | \$40,000 | Improved | Yes | QUIT CLAIM DEED | 06/1987 | <u>01857</u> <u>1154</u> | \$36,700 | Improved | No | <p align="center">2008 VALUE SUMMARY</p> <p align="right">2008 Tax Bill Amount: \$1,714</p> <p align="center">2008 Certified Taxable Value and Taxes</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed | Date | Book Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPECIAL WARRANTY DEED | 12/2008 | <u>07115</u> <u>0637</u> | \$40,000 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CERTIFICATE OF TITLE | 08/2008 | <u>07046</u> <u>1658</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 09/2005 | <u>05935</u> <u>0107</u> | \$160,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/2005 | <u>05692</u> <u>0571</u> | \$129,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/2004 | <u>05164</u> <u>1248</u> | \$103,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 08/2001 | <u>04162</u> <u>0140</u> | \$88,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 06/1994 | <u>02795</u> <u>1359</u> | \$59,900 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/1988 | <u>01951</u> <u>1932</u> | \$40,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 06/1987 | <u>01857</u> <u>1154</u> | \$36,700 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p 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 align="center">0</td> <td align="center">0</td> <td align="center">1.000</td> <td align="right">25,000.00</td> <td align="right">\$25,000</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | LOT | 0 | 0 | 1.000 | 25,000.00 | \$25,000 | <p align="center">LEGAL DESCRIPTION</p> <p align="center">PLATS: <input type="text" value="Pick..."/></p> <p align="center">LEG LOT 19 BEAR LAKE HILLS PB 13 PG 37</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT | 0 | 0 | 1.000 | 25,000.00 | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td><u>Building Sketch</u> 1</td> <td>SINGLE FAMILY</td> <td>1960</td> <td align="center">5</td> <td align="right">1,136</td> <td align="right">1,264</td> <td align="right">1,136</td> <td>EW CONCRETE BLOCK</td> <td align="right">\$80,221</td> <td align="right">\$112,988</td> </tr> <tr> <td colspan="2">Appendage / Sqft</td> <td colspan="8">UTILITY UNFINISHED / 108</td> </tr> <tr> <td colspan="2">Appendage / Sqft</td> <td colspan="8">OPEN PORCH FINISHED / 20</td> </tr> </tbody> </table> <p><small>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</small></p> | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | <u>Building Sketch</u> 1 | SINGLE FAMILY | 1960 | 5 | 1,136 | 1,264 | 1,136 | EW CONCRETE BLOCK | \$80,221 | \$112,988 | Appendage / Sqft | | UTILITY UNFINISHED / 108 | | | | | | | | Appendage / Sqft | | OPEN PORCH FINISHED / 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Building Sketch</u> 1 | SINGLE FAMILY | 1960 | 5 | 1,136 | 1,264 | 1,136 | EW CONCRETE BLOCK | \$80,221 | \$112,988 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appendage / Sqft | | UTILITY UNFINISHED / 108 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appendage / Sqft | | OPEN PORCH FINISHED / 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>EXTRA FEATURE</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Description | Year | Bit | Units | EXFT Value | Est. Cost New |
|-----------------------------|------|-----|-------|------------|---------------|
| ALUM SCREEN PORCH W/CONC FL | 1989 | | 216 | \$734 | \$1,836 |

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.

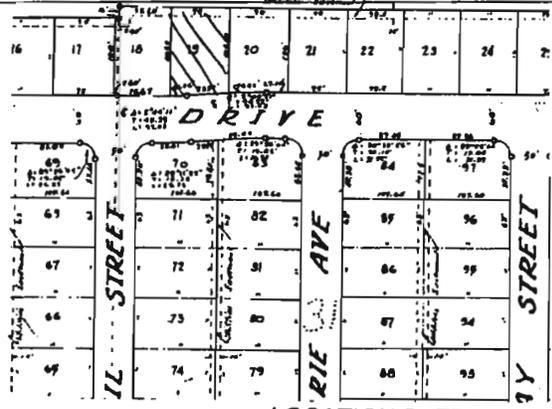
SWERDLOFF & HENRY SURVEYING, INC.

370 Waymont Court · Lake Mary, FL 32746 · Voice 407.688.7631 · Fax 407.688.7691

Lot 19, BEAR LAKE HILLS, according to the plat thereof, as recorded in Plat Book 13, Page(s) 37, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0140
 Suffix: F F.I.R.M. Date: 9/28/2007 Flood Zone: X
 Date of field work: 1/9/2009 Completion Date: 1/12/2009

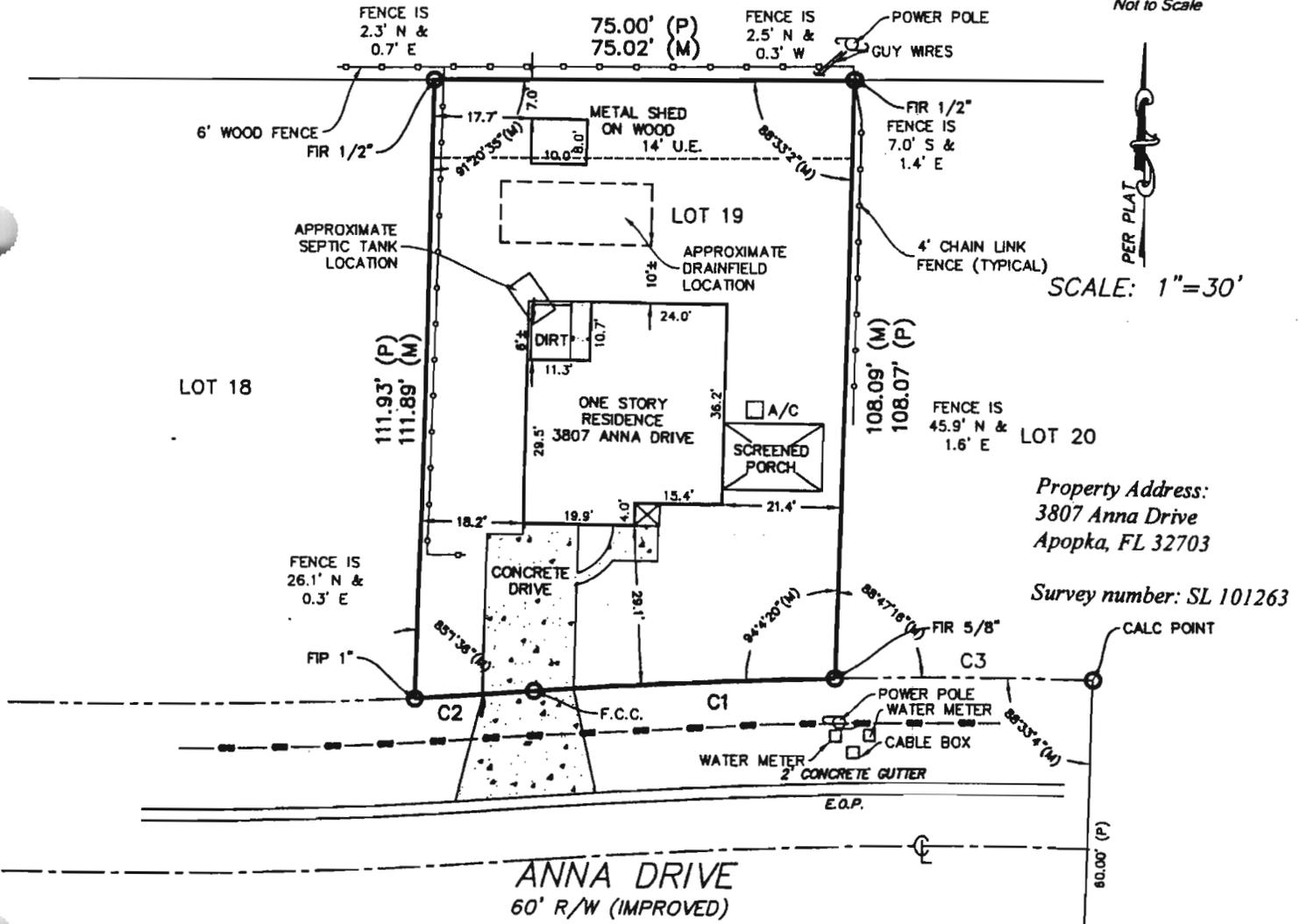
Certified to:
 Thomas S. Morton; Ronald C. Smith; Brokers Title of Longwood I, LLC.



BEVERLY TERRACE
 P.B. 11, PGS. 50-51

LOCATION SKETCH

Not to Scale

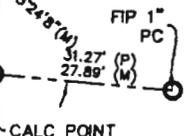


SCALE: 1"=30'

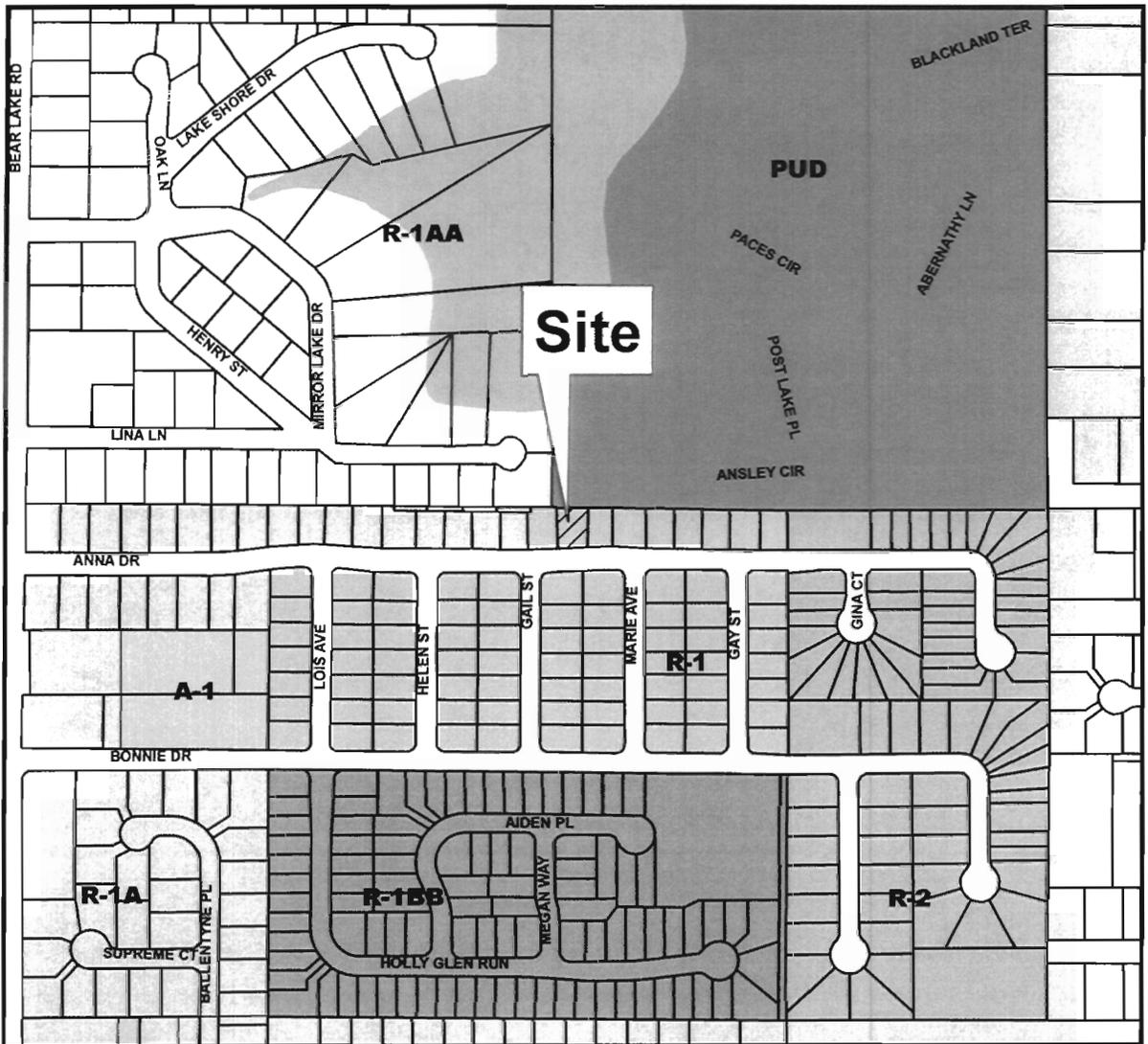
Property Address:
 3807 Anna Drive
 Apopka, FL 32703

Survey number: SL 101263

| CURVE TABLE | | | | | | |
|-------------|--------|---------|---------------|--------|-------------|---------|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD | DELTA ANGLE | TANGENT |
| C1(P) | 53.81' | 999.10' | S87°22'38"W | 53.71' | 3°04'50" | 26.87' |
| C1(M) | 53.72' | 999.10' | S87°22'38"W | 53.71' | 3°04'50" | 26.87' |
| C2(P) | 21.26' | 999.10' | S86°22'11"W | 21.29' | 1°13'16" | 10.65' |
| C2(M) | 21.29' | 999.10' | S86°22'11"W | 21.29' | 1°13'16" | 10.65' |
| C3(P) | 46.02' | 999.10' | N89°45'46"W | 46.02' | 2°38'21" | 23.01' |



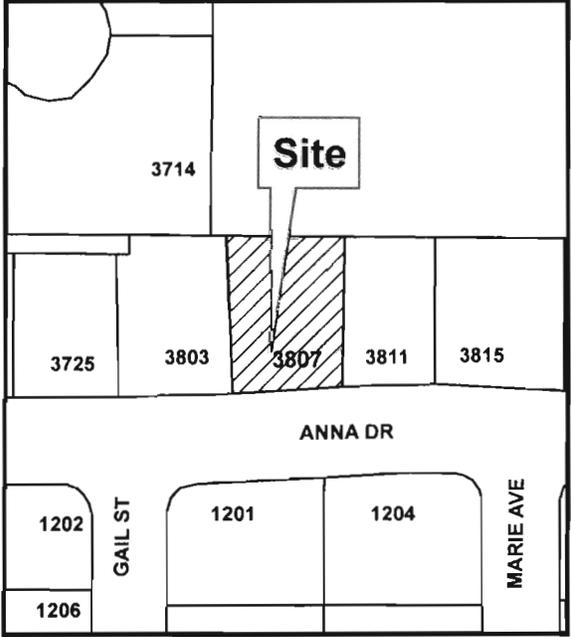
Ron Smith & Tom Morton
 3807 Anna Drive
 Apopka, Florida 32703



Seminole County Board of Adjustment
 February 23, 2009
 Case: BV2009-05 (Map 3154 Grid B7)
 Parcel No: 17-21-29-512-0000-0190

Zoning

-  BV2009-05
-  A-1
-  R-1AA
-  R-1A
-  R-1
-  R-1BB
-  R-2
-  PUD

SIDE SETBACK

REAR SETBACK

EXISTING RESIDENCE
3807 ANNA DRIVE
APOPKA, FL 32703

18'

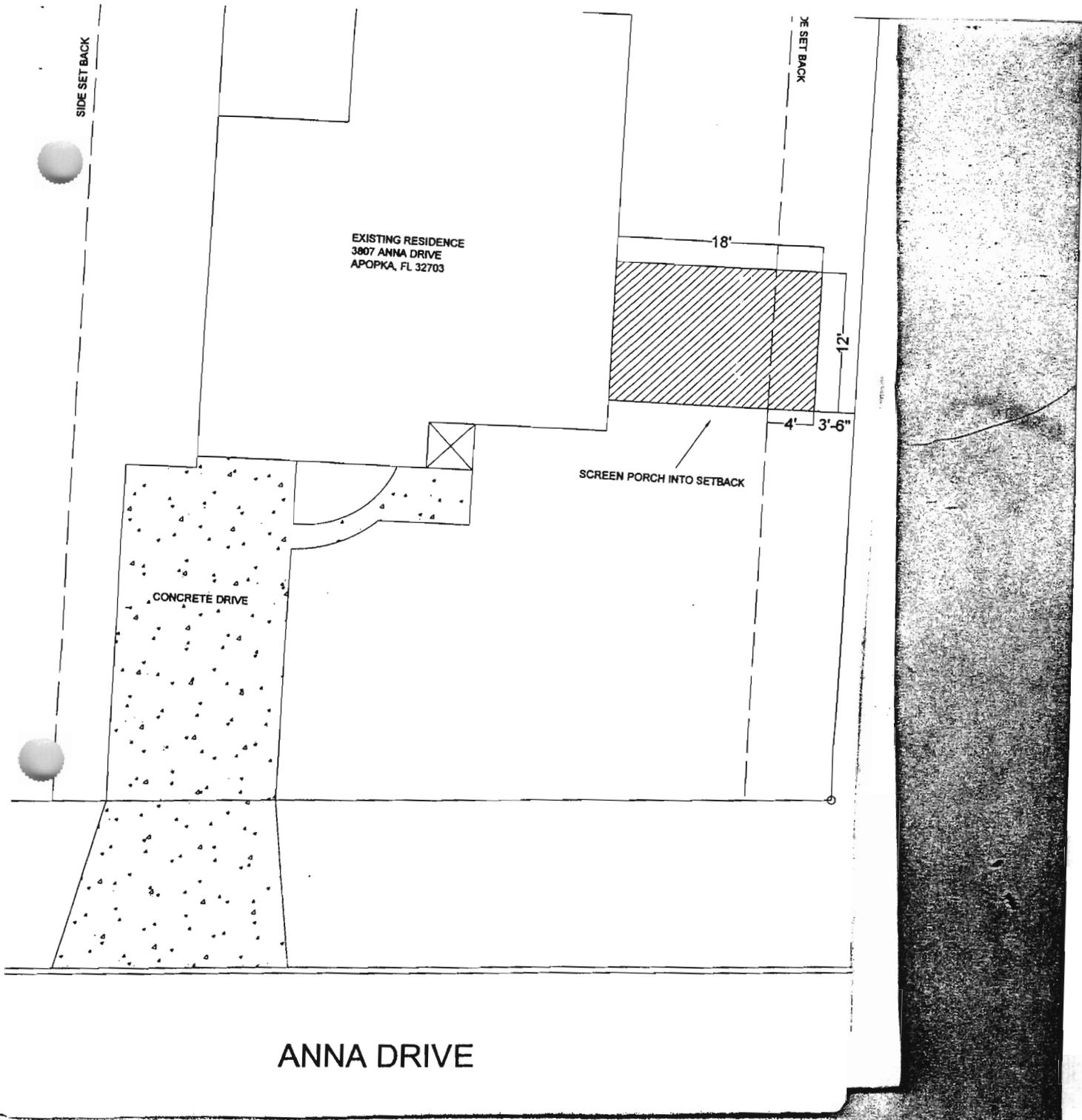
12'

4' 3'-6"

SCREEN PORCH INTO SETBACK

CONCRETE DRIVE

ANNA DRIVE



To whom it may concern:

We understand the screen porch is in the set back on the property at 3807 Anna Drive. We do not have any problem with this since the porch has been there for twenty years. Ron Smith has informed us of this and we are aware the porch does not touch our property line.



Carmen Cepeda

3811 Anna Drive

Apopka, FL 32703

407
247-5950 call



Rosa Cepeda

3811 Anna Drive

Apopka, FL 32703

Dec. 10. 2008 10:39AM

No. 3144 P. 2

NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 3807 ANNA DR

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.

172129512-00600190

DESCRIPTION OF VIOLATION:

ENCLOSED CARPORT TO CREATE A DUPLEX, INSTALLED A SCREEN ENCLOSURE, ENCLOSED A SECTION OF THE FRONT PORCH AND SCREEN ENCLOSURE, ADDED A BATHROOM AND KITCHEN SINK, RELOCATED THE WATER HEATER AND LAUNDRY BOX, ADDED ELECTRICAL CIRCUITS, INSTALLED A BACK DOOR, AND REPLACED SOME OF THE WINDOWS ALL WITHOUT PERMITS.

CORRECTIVE ACTIONS:

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

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: 01-07-08

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: 12-9-08
CASE NO: 08-514**

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

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

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 | ADDRESS | PHONE NUMBER |
|-----------|----------------------|------------------|
| RON SMITH | PO Box 909 Claremont | 32710 4079482592 |
| TOMMORTON | FIDELITY & BAN RT434 | 4076200727 |

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

| NAME | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|------|-----------------|---------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|------|------------------------|---------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

| NAME | ADDRESS | % OF INTEREST |
|--------------|--------------------------------|---------------|
| RONALD SMITH | PO BOX 909 CLARCONA FL | 50% |
| TOM MORTON | P.O. Box 182061 Casselberry FL | 50% |
| | | |

(Use additional sheets for more space.)

5. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

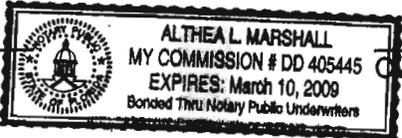
Name of Purchaser: _____

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

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 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.

Date 1/14/09  Thomas S. Morton
 STATE OF FLORIDA Owner, Agent, Applicant Signature
 COUNTY OF SEMINOLE Ronald Smith

Sworn to (or affirmed) and subscribed before me this 15th day of JANUARY, 2009 by THOMAS S. MORTON AND RONALD SMITH

Althea L. Marshall ALTHEA L. MARSHALL
 Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification N/A
 Type of Identification Produced N/A

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 23, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 19 Bear Lake Hills Pb 13 Pg 37

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

FINDINGS OF FACT

Property Owner: Ron Smith
3807 Anna Drive
Apopka, Fl. 32703

Project Name: Anna Drive (3807)

Variance Approval:

Side yard setback variance from 7 ½ feet to 3 ½ feet for an existing screen porch.

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: Kathy Fall, Principal 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 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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 23, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 19 Bear Lake Hills Pb 13 Pg 37

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

FINDINGS OF FACT

Property Owner: Ron Smith
3807 Anna Drive
Apopka, Fl. 32703

Project Name: Anna Drive (3807)

Variance Approval:

Side yard setback variance from 7 ½ feet to 3 ½ feet for an existing screen porch.

Approval was sought to bring into compliance the construction of an existing addition within the side 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: 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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: