

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 1797 Cinnamon Circle – James and Crystal Fisher, applicant; Request for a (1) a side yard setback variance (south) from 7 ½ feet to 5 feet and (2) a side yard setback variance (east) from 7 ½ feet to 2 feet for a proposed shed in R-1A (Single Family Dwelling) district.

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

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

Agenda Date 3/23/09 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a (1) a side yard setback variance (south) from 7 ½ feet to 5 feet and (2) a side yard setback variance (east) from 7 ½ feet to 2 feet for a proposed shed in R-1A (Single Family Dwelling) district.; or
2. **Approve** the request for a (1) a side yard setback variance (south) from 7 ½ feet to 5 feet and (2) a side yard setback variance (east) from 7 ½ feet to 2 feet for a proposed shed in R-1A (Single Family Dwelling) district.; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: James and Crystal Fisher Location: 1797 Cinnamon Circle Zoning: R-1A Subdivision: Spicewood
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting variances to the side yard setback of an corner lot to place a 8' x 14' shed. The south side yard setback will be encroached by 2 ½ feet and the east side yard setback will be encroached by 5 ½ feet.</li> <li>• The applicant has been advised that the structure also encroaches into utility easement that will be required to be vacated.</li> <li>• There are currently no code enforcement or building</li> </ul>

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

	<p>violations for this property.</p> <ul style="list-style-type: none"><li>• There is no record of prior variances for this property.</li></ul>
<b>STAFF FINDINGS</b>	<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"><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, structures or building in the same zoning district.</li><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>
<b>STAFF RECOMMENDATION</b>	<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 shed 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

**COPY** Application # BU2009-09  
Meeting Date 3-23-09



**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: James and Crystal Fisher  
Address: 1797 Cinnamon Circle City: Casselberry Zip code: 32707  
Project Address: 1797 Cinnamon Circle City: Casselberry Zip code: 32707  
Tax Parcel number: 10-21-30-5HR-0000-0410  
Contact number(s): 407-951-5408 (H) - 407-432-7252 (C) - 321-972-4239 (W)  
Email address: Jimfish98@aol.com

Is the property available for inspection without an appointment?

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

RECEIVED JAN 30 2008

What type of structure is this request for?	
<input checked="" type="checkbox"/> Shed	Please describe: <u>zoning restrict any shed being placed on property in any location other than dead center of back yard. Shed is 8x14 and made by Tough Shed</u>
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input 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>10ft</u>	Proposed setback: <u>5ft</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>7.5ft</u>	Proposed setback: <u>2ft</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>			

Signed: [Signature] Crystal M. Fish

Date: 1-29-9

**FOR OFFICE USE ONLY**

Date Submitted: <u>1-30-09</u>	Reviewed By: <u>F. Johnson</u>
Zoning/FLU <u>R-1A/LDR</u>	
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	
<input type="checkbox"/> Platted Lot (check easements as shown on lots, in notes or in dedication)	
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Application and checklist complete	
Notes: <u>Shed located in utility, easement</u>	

**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.

<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>	
	1. Completed application.
	2. Ownership Disclosure Form (Seminole County Application & Affidavit).
	3. <b>Owner's authorization letter (if needed). 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></b>
	4. 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. See the attached site plan 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, drain field and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> 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 (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.

1266081

**Boundary Survey**

①  
 R=25.00  
 Δ=90°00'00"  
 L=38.27  
 CB=S49°55'01"W  
 C=35.38



CINNAMON CIRCLE  
 50' Platted Right-of-Way  
 Asphalt Roadway

CINNAMON CIRCLE

FOUND 1" IRON PIPE WALK IS NO NUMBER 0.4' OFF

50' Platted Right-of-Way Asphalt Roadway

FOUND 1" IRON PIPE NO NUMBER

FOUND 1" IRON PIPE NO NUMBER

WALK IS 0.4' OFF

WALK IS 0.4' OFF

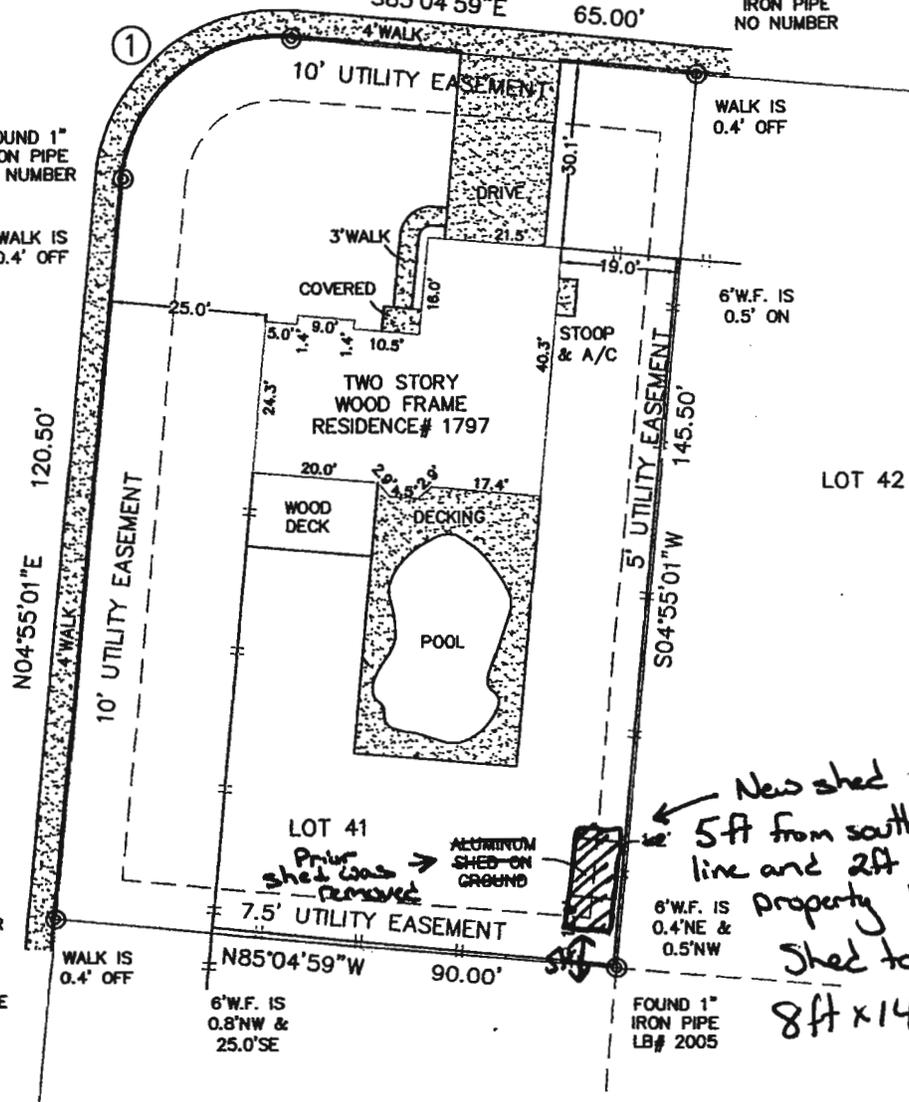
6'W.F. IS 0.5' ON

WITNESS CORNER FOUND 1" IRON PIPE NO NUMBER 0.6'NE & ON LINE

WALK IS 0.4' OFF

6'W.F. IS 0.4'NE & 0.5'NW  
 FOUND 1" IRON PIPE LB# 2005

SETBACKS (PER PLAT)  
 FRONT: N/A  
 SIDES: N/A  
 REAR: N/A  
 SIDE STREETS: N/A



*New shed to be placed 5ft from south property line and 2ft from east property line. Shed to be 8ft x 14ft (112 sq ft)*

NOTE:  
 1) ANY BUILDING SET-BACK LINES SHOWN HEREON ARE DEPICTED AS SHOWN ON THE RECORDED PLAT. ZONING AND PERMITTING REGULATIONS MAY HAVE CHANGED SINCE THE PLAT WAS RECORDED. YOU WILL NEED TO CHECK WITH YOUR LOCAL COUNTY OR CITY OFFICIAL TO VERIFY THE CURRENT SET-BACK REQUIREMENTS.  
 2) THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, BUT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CONCRETE  
 ASPHALT

ADDRESS

1797 CINNAMON DR.  
 CASSELLBERRY, FLORIDA 32707

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 41, SPICEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 17, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LOT 41, S04°55'01"W PER PLAT.

LIST OF POSSIBLE ENCROACHMENTS: ALUMINIUM SHED INTO SIDE EASEMENT

RLS #:	06-07-1159
CLIENT #:	2023-1286081
FIELD DATE:	07/13/06
DRAFTER:	FJS
APPROVED:	GKB
SCALE:	1" = 30'

SURVEYOR INFORMATION:



AMERICAN SURVEYING & MAPPING  
 CERTIFICATION OF REGISTRATION NUMBER 149283

COORDINATED BY:

**RESIDENTIAL**  
**LAND SERVICES, INC.**  
*a part of the Outland*  
 621 24TH AVENUE S.W.  
 NORMAN, OKLAHOMA 73066  
 FAX: (405) 701-1002  
 PHONE (405) 701-1100  
 WWW.RLSNOW.COM



First American  
 Title Insurance Company

**SUNTRUST**

LEGEND

CONC: CONCRETE  
 D.B.: DEED BOOK

SURVEYOR'S CERTIFICATE

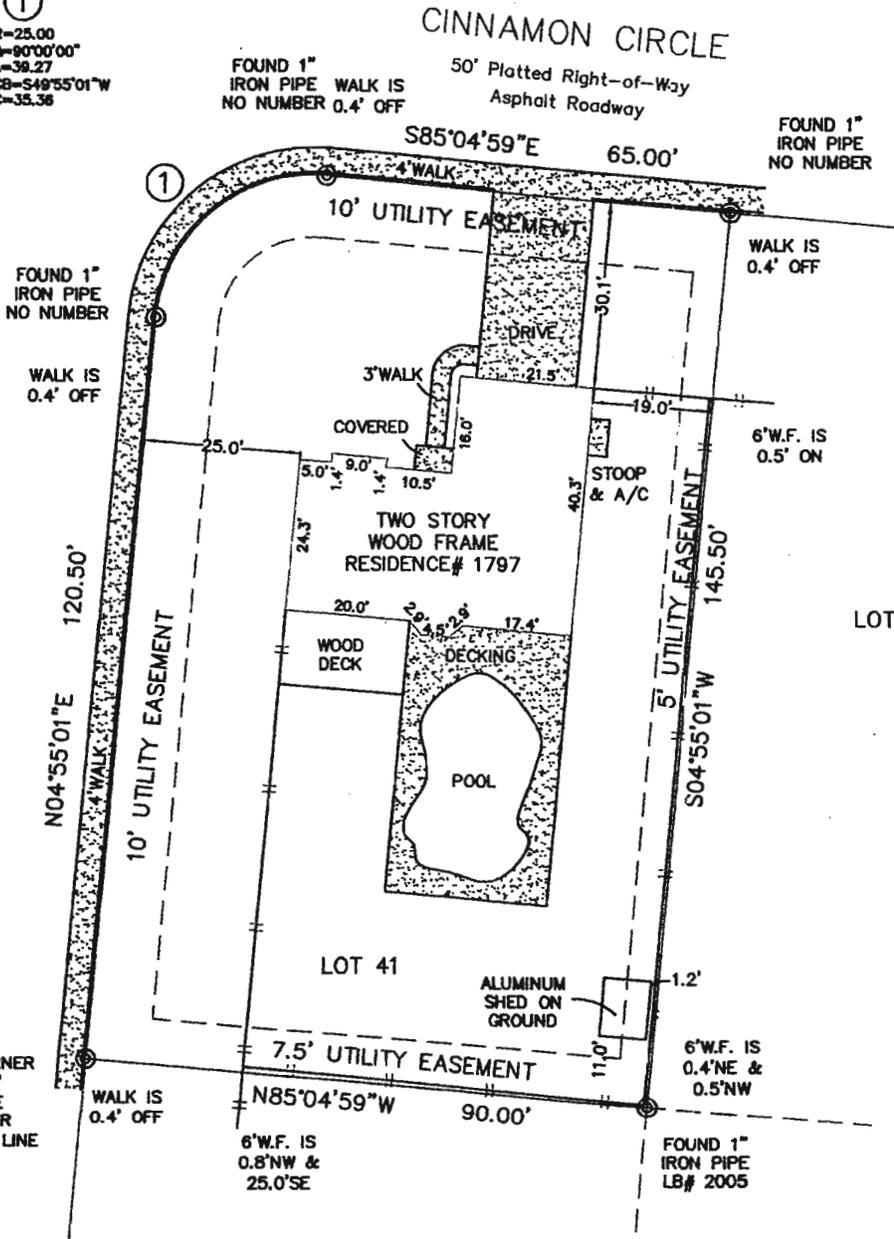
1266081

**Boundary Survey**

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 L=38.27  
 CB=S49°55'01"W  
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CINNAMON CIRCLE  
 50' Platted Right-of-Way  
 Asphalt Roadway



WITNESS CORNER  
 FOUND 1" IRON PIPE  
 NO NUMBER  
 0.6' NE & ON LINE

SETBACKS (PER PLAT)  
 FRONT: N/A  
 SIDES: N/A  
 REAR: N/A  
 SIDE STREETS: N/A

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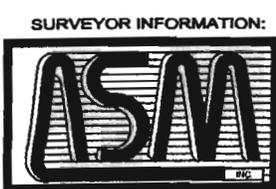
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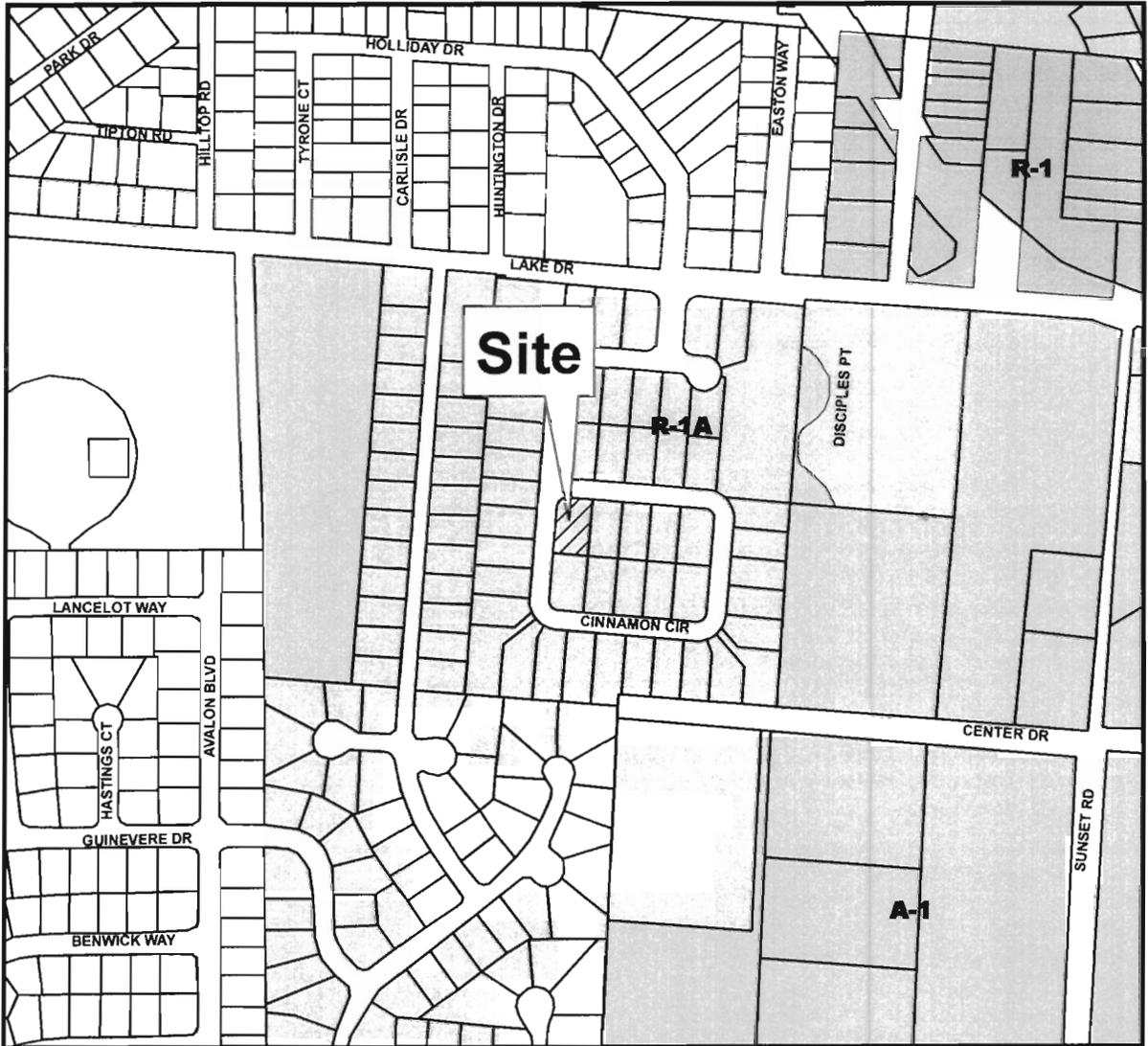
**SUNTRUST**

AMERICAN SURVEYING & MAPPING  
 CERTIFICATION OF AUTHORIZATION NUMBER L19835  
 1800 N. OREGON AVENUE, SUITE B

CONC.: CONCRETE  
 O.R.B.: OFFICIAL RECORD BOOK  
 D.B.: DEED BOOK  
 P.P.: PLAT BOOK

SURVEYOR'S CERTIFICATE

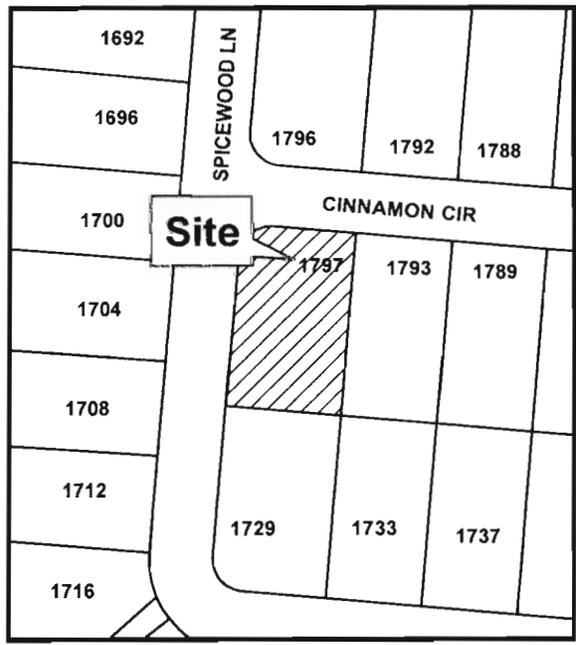
James and Crystal Fisher  
 1797 Cinnamon Circle  
 Casselberry, Florida 32707



Seminole County Board of Adjustment  
 March 23, 2009  
 Case: BV2009-09 (Map 3157 Grid D6)  
 Parcel No: 10-21-30-5HR-0000-0410

Zoning

-  BV2009-09
-  A-1
-  R-1A
-  R-1

**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY FL.  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407-668-7506

Image placeholder

GENERAL	VALUE SUMMARY																																		
<p>Parcel Id: 10-21-30-5HR-0000-0410                      Owner: FISHER JAMES P &amp; CRYSTAL                      Mailing Address: 1797 CINNAMON CIR                      City,State,ZipCode: CASSELBERRY FL 32707                      Property Address: 1797 CINNAMON CIR CASSELBERRY 32707                      Subdivision Name: SPICEWOOD                      Tax District: 01-COUNTY-TX DIST 1                      Exemptions: 00-HOMESTEAD (2007)                      Dor: 01-SINGLE FAMILY</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>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$145,405</td> <td>\$160,996</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$8,379</td> <td>\$8,666</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$40,000</td> <td>\$40,000</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td><b>Just/Market Value</b></td> <td><b>\$193,784</b></td> <td><b>\$209,662</b></td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td><b>\$193,784</b></td> <td><b>\$209,662</b></td> </tr> </tbody> </table>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$145,405	\$160,996	Depreciated EXFT Value	\$8,379	\$8,666	Land Value (Market)	\$40,000	\$40,000	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$193,784</b>	<b>\$209,662</b>	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$193,784</b>	<b>\$209,662</b>	
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<b>Tax Estimator</b>																																			

2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$193,784	\$50,000	\$143,784
Schools	\$193,784	\$25,000	\$168,784
Fire	\$193,784	\$50,000	\$143,784
Road District	\$193,784	\$50,000	\$143,784
SJWM(Saint Johns Water Management)	\$193,784	\$50,000	\$143,784
County Bonds	\$193,784	\$50,000	\$143,784

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

SALES																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>08/2006</td> <td><u>06369</u></td> <td><u>1823</u></td> <td>\$265,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/2005</td> <td><u>05884</u></td> <td><u>1074</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2002</td> <td><u>04324</u></td> <td><u>1971</u></td> <td>\$126,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1996</td> <td><u>03126</u></td> <td><u>0177</u></td> <td>\$103,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1987</td> <td><u>01811</u></td> <td><u>0476</u></td> <td>\$85,900</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/2006	<u>06369</u>	<u>1823</u>	\$265,000	Improved	Yes	QUIT CLAIM DEED	05/2005	<u>05884</u>	<u>1074</u>	\$100	Improved	No	WARRANTY DEED	01/2002	<u>04324</u>	<u>1971</u>	\$126,500	Improved	Yes	WARRANTY DEED	08/1996	<u>03126</u>	<u>0177</u>	\$103,000	Improved	Yes	WARRANTY DEED	01/1987	<u>01811</u>	<u>0476</u>	\$85,900	Improved	Yes	<p><b>2008 VALUE SUMMARY</b></p> <p><b>2008 Tax Bill Amount:</b> \$2,593</p> <p><b>2008 Certified Taxable Value and Taxes</b></p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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LAND	LEGAL DESCRIPTION												
<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>40,000.00</td> <td>\$40,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	40,000.00	\$40,000	<p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 41 SPICEWOOD PB 32 PG 17</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	40,000.00	\$40,000								

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	1987	8	1,070	2,366	1,918	SIDING AVG	\$145,405	\$158,913
	<b>Appendage / Sqft</b>		GARAGE FINISHED / 440							
	<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 8							
	<b>Appendage / Sqft</b>		UPPER STORY FINISHED / 848							

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

**Permits**

EXTRA FEATURE				
Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL GUNITE	1989	512	\$5,120	\$10,240

COOL DECK PATIO	1989	352	\$616	\$1,232
ALUM PORCH W/CONC FL	1989	192	\$499	\$1,248
SCREEN ENCLOSURE	1989	2,080	\$1,664	\$4,160
WOOD DECK	1993	240	\$480	\$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.

[Home](#) | [National Accounts](#) | [TUFF SHED \\$500 Weekly Giveaway](#)

**Store #520 - Orlando**

7800 North Orange Blossom Trail  
Orlando, FL 32810  
Phone: (407) 253-5288

**Showroom Hours**

Mon-Fri: 8am - 6pm  
Sat: 9am - 5pm  
Sun: Closed

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**Products**

**Storage Buildings & Sheds**

*Premier PRO Series*

[PRO Ranch](#)

[PRO Tall Ranch](#)

*Premier Series*

[Standard Ranch](#)

[Tall Ranch](#)

[Tall Barn](#)

[Lean-To](#)

[Loafing Shed](#)

*Garden Series*

[Garden Ranch](#)

[Garden Barn](#)

*Series Comparison*

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**Garages**

**Custom Buildings**

**PRO Tall Ranch**

Our tallest ranch, the Premier PRO Series Tall Ranch features our tallest sidewalls, a full 8'4" tall, and our tallest door, measuring in at 6'8". Combine these with all the other great features of the PRO Series and you get even more of a great thing.

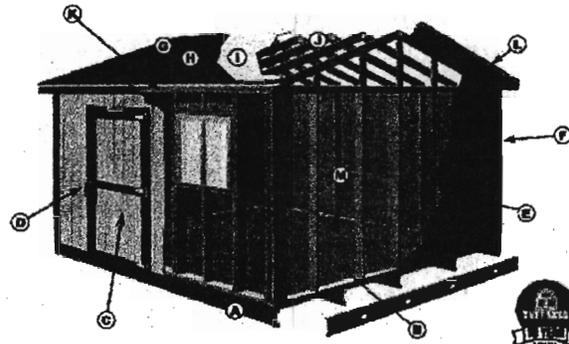


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**The TUFF SHED Difference:  
Galvanized Steel Floor Joist System**

It's STEEL so it's TUFF! Heavy-duty, 16 gauge steel coated with zinc galvanization resists corrosion for 40 years plus. And because it's steel, it won't wick moisture up from the ground to the wood subfloor. That's not the case with typical wood skid floor joists commonly used by our competitors.



RESET



**Save a Quote Today & Win!**



TUFF SHED is giving away \$500 in TUFF SHED Bucks every week through February 15th! Winning is easy, just follow the \$500 icon throughout the Products section of the site to save an online quote for a storage building or garage and we'll select one random winner from the saved quotes for the current week.

[Contest Rules & Details](#)

- A) Exclusive 2"x6" Galvanized Steel Floor Joist System
- B) Heavy-Duty 3/4" Tongue & Groove Plywood Flooring
- C) Large 4' Wide Steel Reinforced Door
- D) Patented Keyed Locking Handle
- E) Premium Siding with a 50-Year Limited Warranty
- F) 1"x4" Pre-Primed Forestrim® Trim Boards
- G) Owens Corning® PRO 30 Shingles with a 30-Year Limited Warranty
- H) 15# Roofing Felt Paper
- I) 1/2" Plywood Roof Decking
- J) Extremely Strong 2"x4" Rafters Joined with Steel Plates
- K) Double Top Plates on All Walls
- L) Baked Enamel Steel Drip Edge
- M) 16" On-Center Framing with 3 Studs in Every Corner for Extra Strength

**Save up to 60% on Storage Building Options or up to \$2,000 on Garages\***

Save 40% on Garden Series options, 50% on Premier Series options, 60% on Premier PRO Series options or up

**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
James + Crystal Fisher	1797 Cinnamon Cir, Casselberry, FL 32707	407-951-5408

(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

(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: \_\_\_\_\_

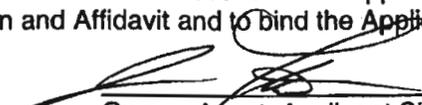
NAME	ADDRESS	% OF INTEREST

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.

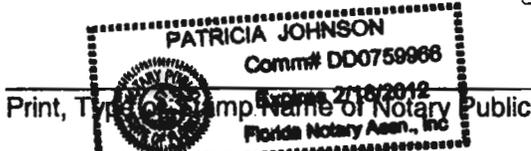
1-30-9  
Date

  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 30<sup>th</sup> day of JANUARY, 2009 by JAMES FISHER

Patricia Johnson  
Signature of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced F2100-

<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

Leg lot 41 Spicewood PB 32 PG 17

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

### FINDINGS OF FACT

**Property Owner:** James and Crystal Fisher  
1797 Cinnamon Circle  
Casselberry, Fl. 32707

**Project Name:** Cinnamon Circle (1797)

**Variance Approval:**

- (1) a side yard setback variance (south) from 7 ½ feet to 5 feet and (2) a side yard setback variance (east) from 7 ½ feet to 2 feet for a proposed shed

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 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:

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

Leg Lot 41 Spicewood PB 32 PG 17

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

**FINDINGS OF FACT**

**Property Owner:** James and Crystal Fisher  
1797 Cinnamon Circle  
Casselberry, FL. 32707

**Project Name:** Cinnamon Circle (1797)

**Requested Variance**

(1) a side yard setback variance (south) from 7 ½ feet to 5 feet and (2) a side yard setback variance (east) from 7 ½ feet to 2 feet for a proposed shed

Approval was sought to place a shed into the side yard setbacks. 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: