

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

SUBJECT: 5708 Climbing Rose Way – Steve Wheeler, applicant; Request for a (1) a rear yard setback variance from 30 feet to 18 feet and (2) a side yard setback variance (west) from 10 feet to 9 feet for a proposed single story addition in R-1AAA (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 rear yard setback variance from 30 feet to 18 feet and (2) a side yard setback variance (west) from 10 feet to 9 feet for a proposed single story addition in R-1AAA (Single Family Dwelling) district; or
2. **Approve** the request for a (1) a rear yard setback variance from 30 feet to 18 feet and (2) a side yard setback variance (west) from 10 feet to 9 feet for a proposed single story addition in R-1AAA (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

| | | |
|-----------------------------|---|--|
| GENERAL INFORMATION | Applicant: Owner: Location: Zoning: Subdivision: | Steve Wheeler Sunil Patel 5708 Climbing Rose Way R-1A Berington Club |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant proposes to construct an addition that will encroach 12 feet into the rear yard setback and 1 foot into the side yard setback. • The sides of the property in which the applicant is requesting variances abuts open space tracts within the residential development. • There are currently no code enforcement or building violations for this property. | |

Reviewed by: AKC
Co Atty: _____
Pln Mgr: ACS

| | |
|-----------------------------|---|
| STAFF FINDINGS | <ul style="list-style-type: none">• There is no record of prior variances for this property. <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 proposed addition 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

COPY

Application # BV2009-14
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: STEVE WHEELER
Address: 4815 CAINS WREN TRAIL City: SANFORD Zip code: 32771
Project Address: 5708 CLIMBING ROSE WAY City: SANFORD Zip code: 32771
Tax Parcel number: 25-19-29-503-0000-0240
Contact number(s): 321-377-5177
Email address: WGLOBAL@ADL.COM

RECEIVED FEB 11 2008

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 type="checkbox"/> Covered screen room | Please describe: |
| <input checked="" type="checkbox"/> Addition | Please describe: <u>13x34, ONE STORY GAME ROOM, FAMILY ROOM</u> |
| <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: | Proposed setback: | <u>18'</u> |
| <input checked="" type="checkbox"/> Side yard setback | Required setback: | Proposed setback: | <u>9'</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 type="checkbox"/> Total number of variances requested <u>1</u> | | | |

Signed:

Date: 02/06/09

FOR OFFICE USE ONLY

| | |
|--|--------------------------------|
| Date Submitted: <u>2-11-09</u> | Reviewed By: <u>P. Johnson</u> |
| Zoning/FLU <u>R-1AAA/ LOR</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: _____ | |
| _____ | |

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. 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. |
| | <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 or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| | <input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | <input type="checkbox"/> Building height |
| | <input type="checkbox"/> Setbacks from each building to the property lines |
| | <input type="checkbox"/> Location of proposed fence(s) |
| | <input type="checkbox"/> Identification of available utilities (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. |

Back Yard Project for 5708 Climbing Rose Way

1. Custom Outdoor Kitchen
2. Extend Pool Deck to edge of house on both sides.
3. One story addition for Game Room/Theatre/Bar/Media.
4. Build and extend a walk in closet
5. Fence in the property
6. Build Gazebo with Garden paths and lighting.

To whom it may concern,

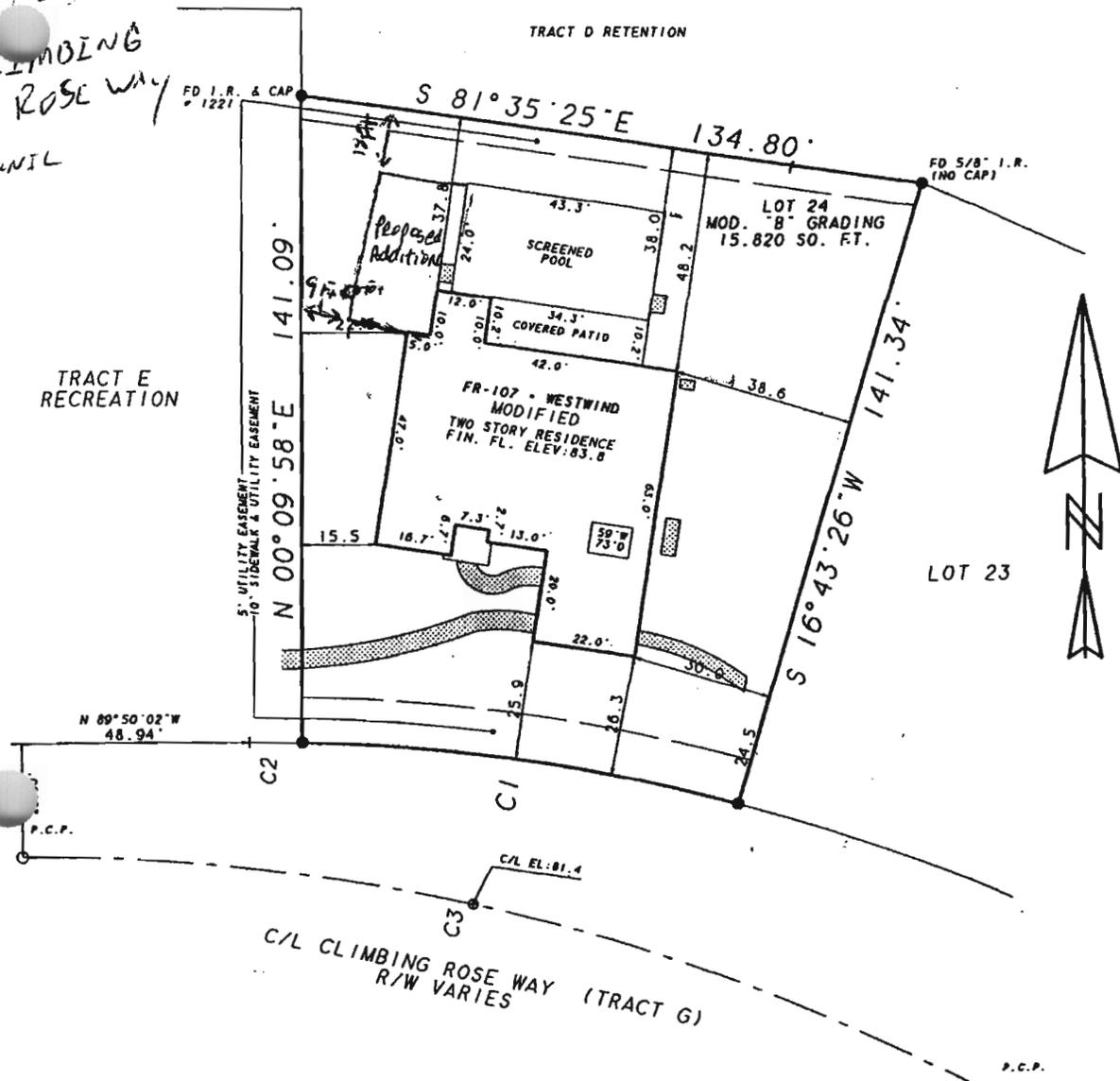
We would like to point out that we are not building out any further, than where we already are with our pool deck and enclosure. Also, there is no owner to the side of the property we are going to face with the new addition. Therefore the 6 inches we would like to encroach will have minimum impact.

Kind regards,


Sunil Patel

| map of survey | | | | | | |
|---------------|-------------|---------|---------|---------|---------|-----------------|
| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
| C 1 | 13° 30' 53" | 400.00' | 94.35' | 47.40' | 94.13' | N 81° 27' 28" W |
| C 2 | 01° 37' 08" | 400.00' | 11.30' | 5.65' | 11.30' | N 89° 01' 28" W |
| C 3 | 28° 24' 01" | 437.50' | 216.86' | 110.71' | 214.65' | S 75° 38' 03" E |

5708
CLIMBING ROSE WAY
DUNIL



MADE # 6
VARIANCE APRIL 27th

Setbacks:
Front 25' Rear 30'
Side 10' Corner 25'
Note: 3' Temporary decorative model home fencing has not been located.
Note: Bearings shown hereon are referenced to the C/L of CLIMBING ROSE WAY as being N 89° 50' 02" W

LEGAL DESCRIPTION: Lot 24 - BERINGTON CLUB PHASE ONE - according to the plat thereof as recorded in Plat Book 54 at pages 4 - 6 of the Public Records of Seminole County, Florida.

FLOOD HAZARD DATA: The Parcel shown hereon lies within Flood Zone "X" according to the Flood Insurance Rate Map Community Panel Number 120289 0040E. Date 04-17-95.

Vertical datum is based on NGVD per Engineering construction plans by Bowyer Singleton & Associates, Inc. File Name OBPICGP.001

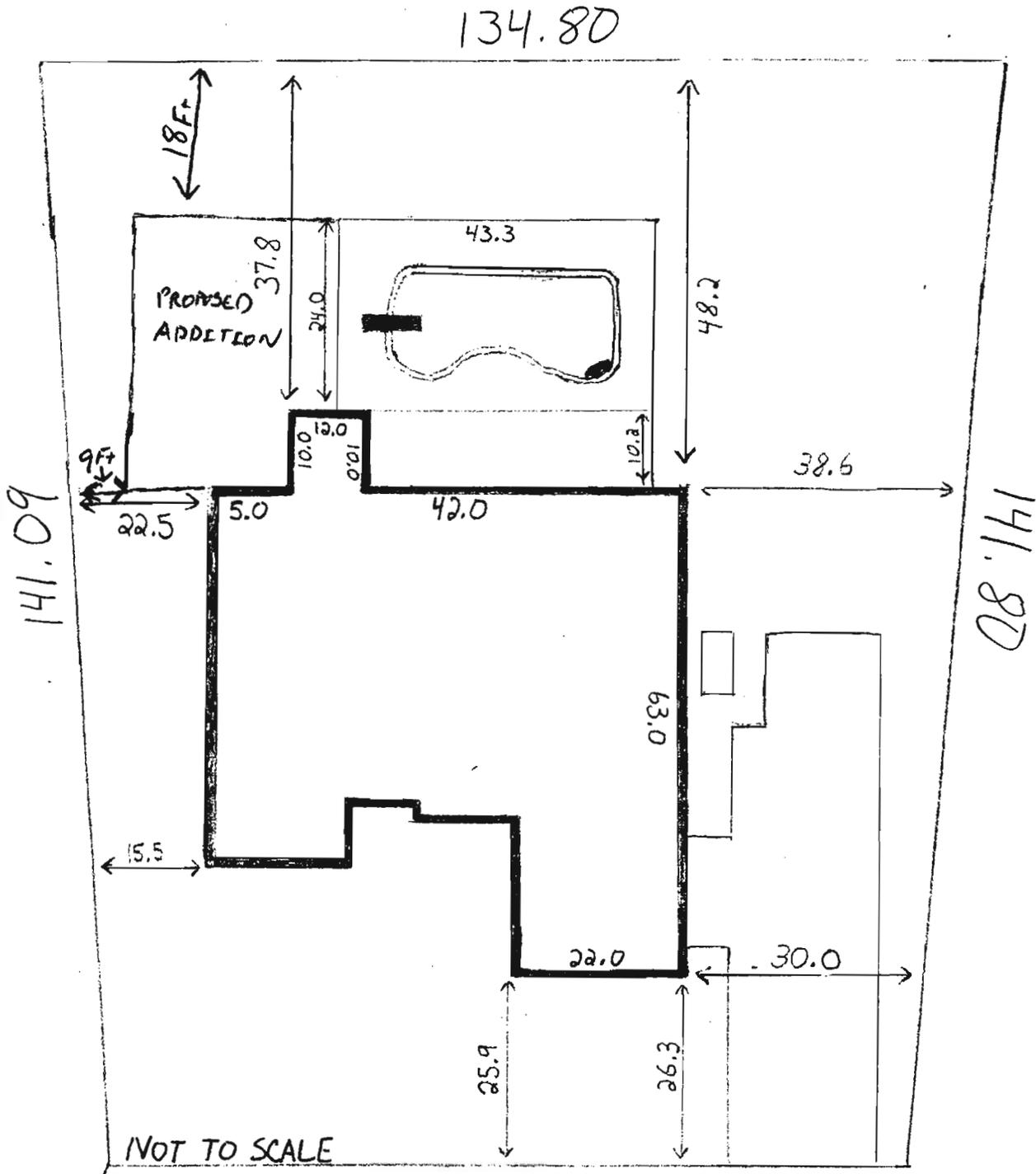
General Notes:

- This is a BOUNDARY Survey performed in the field on 6.26.98.
- No aerial, surface or subsurface utility installations, underground improvements or subsurface/aerial encroachments, if any, were located.
- Building ties shown are to the exterior unfinished foundation surface or formboard. Measurements shown hereon, if any, are assumed and were obtained from approved construction plans provided by the Client unless otherwise noted, and are shown only to depict the proposed or actual difference in elevation relative to the assumed temporary Benchmark shown hereon.
- The parcel shown hereon is subject to all easements, reservations, restrictions, and Rights-of-way of record whether depicted or not on this document. No search of the Public Records has been made by this office.
- The legal description shown hereon is as furnished by client.
- Platted and measured distances and directions are the same unless otherwise noted.
- Denotes 1/2" iron rod with yellow plastic cap marked LB4937 or LS3182, or 1/4" iron rod with red plastic cap marked "Witness Corner", unless otherwise noted.

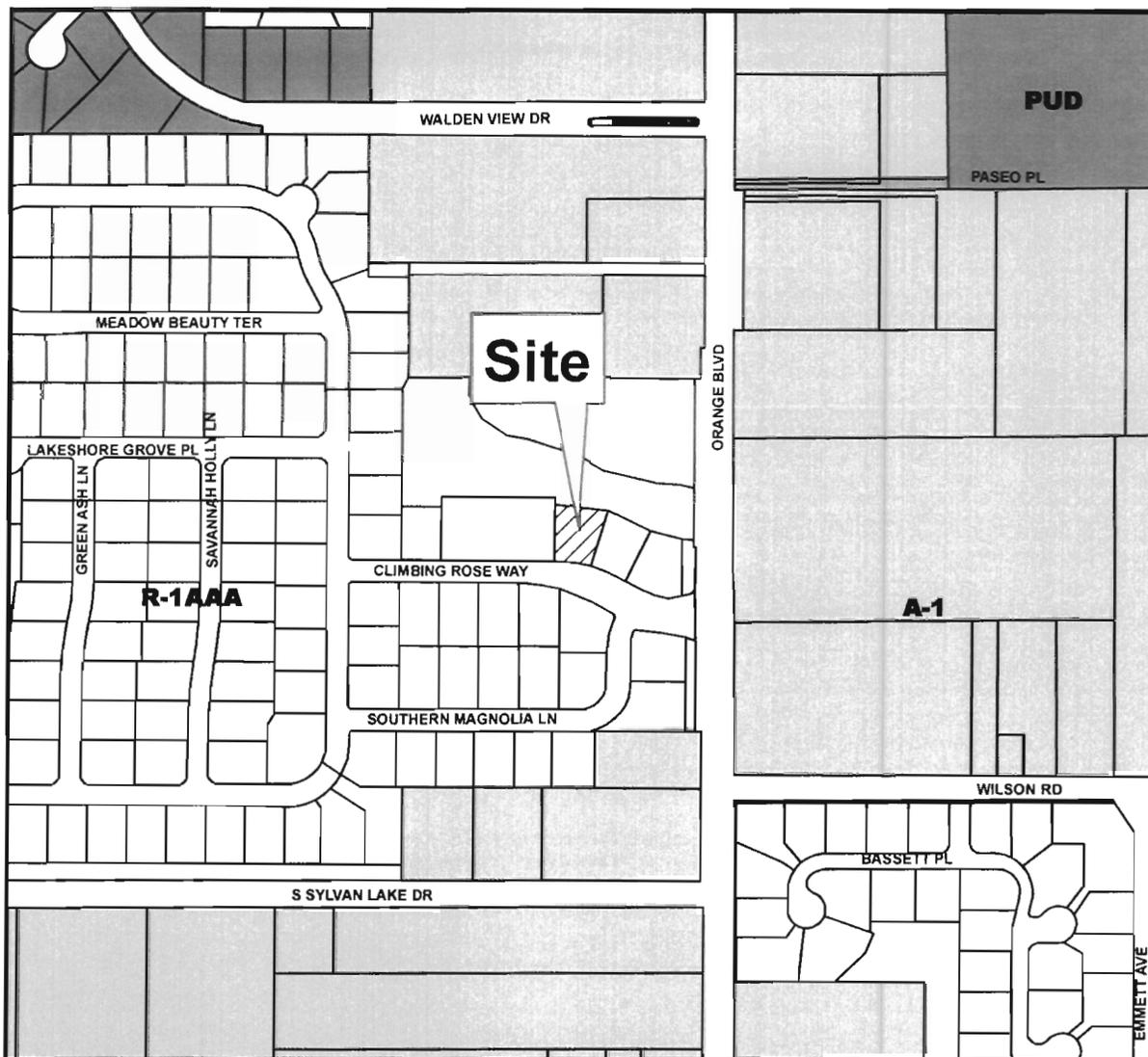
Legend

| | | | |
|---------------|-------------------------------------|--------|------------------------------|
| ⊕ | Temporary Benchmark (assumed datum) | O/S | Offset |
| BOW | Back of sidewalk | O.R.B. | Official Records Book |
| C/L | Centerline | PB | Plat Book |
| Δ | Central or (Delta) Angle | PC | Point of Curvature |
| CALC | Calculated | P.C.C. | Point of Compound Curvature |
| CB | Chord Bearing | P.C.P. | Permanent Control Point |
| CD | Chord | P.G. | Page |
| C.M. | Concrete Monument | P.R.M. | Permanent Reference Monument |
| EL. or ELEV | Elevation (Proposed) | P/L | Property Line |
| FINAL EL. | Elevation (Measured) | P.O.B. | Point of Beginning |
| FD. | Found | P.O.C. | Point of Commencement |
| Fin.Fl. Elev. | Finished Floor Elevation | P.I. | Point of Intersection |
| I.P. | Iron Pipe | PRC. | Point of Reverse Curvature |
| I.R. | Iron Rod | PT. | Point of Tangency |
| L | Arc Length | R | Radius |
| LB | Licensed Business | RAD | Radial Line |
| LS. | Land Surveyor | RES. | Residence |
| | Measured | R/W | Right-of-Way |
| | | TBM | Temporary Benchmark |

Present Layout For 1108 Climbing Rose Way



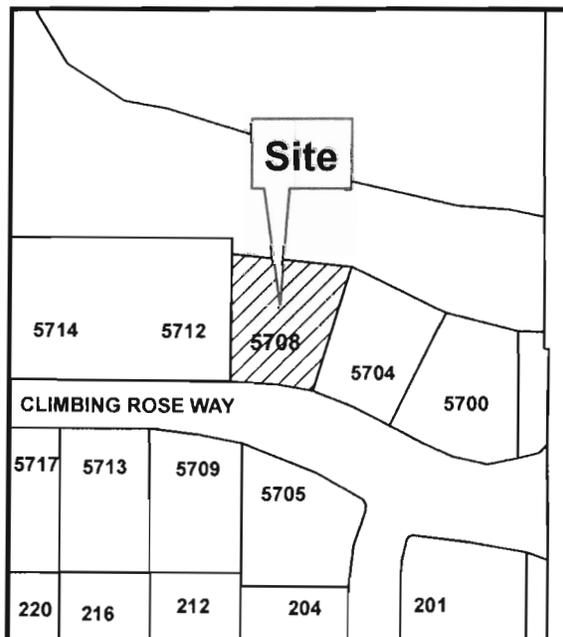
Steve Wheeler
 5708 Climbing Rose Way
 Sanford, Florida 32771



Seminole County Board of Adjustment
 March 23, 2009
 Case: BV2009-14 (Map 3051 Grid A2)
 Parcel No: 25-19-29-503-0000-0240

Zoning

-  BV2009-14
-  A-1
-  RC-1
-  R-1AAA
-  PUD



| <p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|--|------------------|------------------|----------------|---------------|---------------------|-------------|---------------------|-----------|-----------|------------------------|-----------------|--|------------------------|---|----------|---------------------|---------------|------------------|---------------|-----------|------------------------------------|-------------------|---------------------------|-----------|-----------------|-----------|----------|--------------------|----------|-----------|-----------------------------|------------------|--------------------------|--|--|--|--|--|--|--|------------------|--|-----------------------|--|--|--|--|--|--|--|------------------|--|-----------------------------|--|--|--|--|--|--|--|
| <p align="center">GENERAL</p> <p>Parcel Id: 25-19-29-503-0000-0240 Owner: PATEL SUNIL & VANDANA S Mailing Address: 5708 CLIMBING ROSE WAY City,State,ZipCode: SANFORD FL 32771 Property Address: 5708 CLIMBING ROSE WAY SANFORD 32771 Subdivision Name: BERINGTON CLUB PH 1 Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2001) 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">\$312,113</td> <td align="right">\$345,051</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$12,847</td> <td align="right">\$13,322</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$75,000</td> <td align="right">\$75,000</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">\$399,960</td> <td align="right">\$433,373</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">\$90,155</td> <td align="right">\$123,877</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$309,805</td> <td align="right">\$309,496</td> </tr> </tbody> </table> <p align="center">Tax Estimator Portability Calculator</p> | VALUES | 2009 Working | 2008 Certified | Value Method | Cost/Market | Cost/Market | Number of Buildings | 1 | 1 | Depreciated Bldg Value | \$312,113 | \$345,051 | Depreciated EXFT Value | \$12,847 | \$13,322 | Land Value (Market) | \$75,000 | \$75,000 | Land Value Ag | \$0 | \$0 | Just/Market Value | \$399,960 | \$433,373 | Portability Adj | \$0 | \$0 | Save Our Homes Adj | \$90,155 | \$123,877 | Assessed Value (SOH) | \$309,805 | \$309,496 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VALUES | 2009 Working | 2008 Certified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Value Method | Cost/Market | Cost/Market | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Buildings | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Bldg Value | \$312,113 | \$345,051 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated EXFT Value | \$12,847 | \$13,322 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value (Market) | \$75,000 | \$75,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value Ag | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Just/Market Value | \$399,960 | \$433,373 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portability Adj | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Save Our Homes Adj | \$90,155 | \$123,877 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed Value (SOH) | \$309,805 | \$309,496 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2009 TAXABLE VALUE WORKING ESTIMATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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">\$309,805</td> <td align="right">\$50,000</td> <td align="right">\$259,805</td> </tr> <tr> <td>Schools</td> <td align="right">\$309,805</td> <td align="right">\$25,000</td> <td align="right">\$284,805</td> </tr> <tr> <td>Fire</td> <td align="right">\$309,805</td> <td align="right">\$50,000</td> <td align="right">\$259,805</td> </tr> <tr> <td>Road District</td> <td align="right">\$309,805</td> <td align="right">\$50,000</td> <td align="right">\$259,805</td> </tr> <tr> <td>SJWM(Saint Johns Water Management)</td> <td align="right">\$309,805</td> <td align="right">\$50,000</td> <td align="right">\$259,805</td> </tr> <tr> <td>County Bonds</td> <td align="right">\$309,805</td> <td align="right">\$50,000</td> <td align="right">\$259,805</td> </tr> </tbody> </table> | | | Taxing Authority | Assessment Value | Exempt Values | Taxable Value | County General Fund | \$309,805 | \$50,000 | \$259,805 | Schools | \$309,805 | \$25,000 | \$284,805 | Fire | \$309,805 | \$50,000 | \$259,805 | Road District | \$309,805 | \$50,000 | \$259,805 | SJWM(Saint Johns Water Management) | \$309,805 | \$50,000 | \$259,805 | County Bonds | \$309,805 | \$50,000 | \$259,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County General Fund | \$309,805 | \$50,000 | \$259,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Schools | \$309,805 | \$25,000 | \$284,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fire | \$309,805 | \$50,000 | \$259,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Road District | \$309,805 | \$50,000 | \$259,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SJWM(Saint Johns Water Management) | \$309,805 | \$50,000 | \$259,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County Bonds | \$309,805 | \$50,000 | \$259,805 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Potential Portability Amount is \$90,155 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</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>07/2000</td> <td>03898</td> <td>0364</td> <td>\$340,000</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p> | | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 07/2000 | 03898 | 0364 | \$340,000 | Improved | Yes | <p align="center">2008 VALUE SUMMARY</p> <p>Tax Amount (without SOH): \$6,527 2008 Tax Bill Amount: \$4,097 Save Our Homes (SOH) Savings: \$2,430 2008 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 07/2000 | 03898 | 0364 | \$340,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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">75,000.00</td> <td align="right">\$75,000</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | LOT | 0 | 0 | 1.000 | 75,000.00 | \$75,000 | <p align="center">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 24 BERINGTON CLUB PH 1 PB 54 PGS 4 THRU 6</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT | 0 | 0 | 1.000 | 75,000.00 | \$75,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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>Building Sketch</td> <td>1 SINGLE FAMILY</td> <td>1999</td> <td>14</td> <td>2,416</td> <td>4,893</td> <td>3,774</td> <td>CB/STUCCO FINISH</td> <td>\$312,113</td> <td>\$325,118</td> </tr> <tr> <td colspan="2">Appendage / Sqft</td> <td colspan="8">OPEN PORCH FINISHED / 330</td> </tr> <tr> <td colspan="2">Appendage / Sqft</td> <td colspan="8">OPEN PORCH FINISHED / 54</td> </tr> <tr> <td colspan="2">Appendage / Sqft</td> <td colspan="8">GARAGE FINISHED / 735</td> </tr> <tr> <td colspan="2">Appendage / Sqft</td> <td colspan="8">UPPER STORY FINISHED / 1358</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> <p>Permits</p> | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | Building Sketch | 1 SINGLE FAMILY | 1999 | 14 | 2,416 | 4,893 | 3,774 | CB/STUCCO FINISH | \$312,113 | \$325,118 | Appendage / Sqft | | OPEN PORCH FINISHED / 330 | | | | | | | | Appendage / Sqft | | OPEN PORCH FINISHED / 54 | | | | | | | | Appendage / Sqft | | GARAGE FINISHED / 735 | | | | | | | | Appendage / Sqft | | UPPER STORY FINISHED / 1358 | | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Sketch | 1 SINGLE FAMILY | 1999 | 14 | 2,416 | 4,893 | 3,774 | CB/STUCCO FINISH | \$312,113 | \$325,118 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appendage / Sqft | | OPEN PORCH FINISHED / 330 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appendage / Sqft | | OPEN PORCH FINISHED / 54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appendage / Sqft | | GARAGE FINISHED / 735 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appendage / Sqft | | UPPER STORY FINISHED / 1358 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> </tbody> </table> | | | Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



S Orange Blvd

5708

Climbing Rose Way

Google

© 2009 Tele Atlas
© 2009 Europa Technologies
© 2009 LeadDog Consulting

Pointer 28°48'09.66" N 81°21'50.61" W elev 72 ft Streaming 100% Eye alt 767 ft

Authorization letter for Variance

To whom it may concern,

I, Sunil Patel, authorize Steven Wheeler to file a VARIANCE and or any other filings such as permits etc, for my property.

Parcel ID # 25-19-29-503-0000-0240

Job Site address :

5708 Climbing Rose Way, Sanford Fl. 32771

X 
Sunny Patel

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:

Lot 24 Berington Club PH 1 PB 54 PGS 4-6

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

FINDINGS OF FACT

Property Owner: Sunil Patel
5708 Climbing Rose Way
Sanford, Fl. 32771

Project Name: Climbing Rose Way (5708)

Variance Approval:

(1) a rear yard setback variance from 30 feet to 18 feet and (2) a side yard setback variance (west) from 10 feet to 9 feet for a proposed single story addition

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 proposed addition 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:

Lot 24 Berington Club PH 1 PB 54 PGS 4-6

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

FINDINGS OF FACT

Property Owner: Sunil Patel
5708 Climbing Rose Way
Sanford, Fl. 32771

Project Name: Climbing Rose Way (5708)

Requested Variance

- (1) a rear yard setback variance from 30 feet to 18 feet and (2) a side yard setback variance (west) from 10 feet to 9 feet for a proposed single story addition

Approval was sought to construct an addition. 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: