

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

**SUBJECT:** 203 Harris Street – Francois Dionisi, Sovanic Inc., applicant; Request for 1) a front yard (west) setback variance from 25 feet to 12.9 feet and 2) a side yard (east) setback variance from 7.5 feet to 5.1 feet for a proposed single story home in R-1 (Single Family Dwelling) district.

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

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

**MOTION/RECOMMENDATION:**

1. **Approve** the request for 1) a front yard (west) setback variance from 25 feet to 12.9 feet and 2) a side yard (east) setback variance from 7.5 feet to 5.1 feet for a proposed single story home in R-1 (Single Family Dwelling) district.; or
2. **Deny** the request for 1) a front yard (west) setback variance from 25 feet to 12.9 feet and 2) a side yard (east) setback variance from 7.5 feet to 5.1 feet for a proposed single story home in R-1 (Single Family Dwelling) district.; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Owner: Location: Zoning: Subdivision:	Francois Dionisi, Sovanic Inc. Louise Watkins 203 Harris Street R-1 (Single Family Dwelling) Winwood Park Replat
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is proposing a new one story 1,500 square foot, single family residence that will encroach 12.1 feet into the required 25 foot front yard setback and 2.4 feet into the required 7.5 foot side yard setback.</li> <li>• In 2008 an existing home was demolished.</li> <li>• The subject property is located in the Winwood Park Replat subdivision plat which is within the East</li> </ul>	

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

	<p>Altamonte Community Development Target area as designated by Seminole County in order to promote new housing opportunities.</p> <ul style="list-style-type: none"><li>• The size of the subject property and the size of the proposed new home is consistent with the surrounding properties and development pattern of this neighborhood.</li><li>• There are currently no code enforcement or building violations for this property.</li><li>• There is no record of prior variances for this property.</li></ul>
<b>STAFF FINDINGS</b>	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• 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. <i>The subject property is located within the East Altamonte Community Development Target area as designated by Seminole County in order to promote new housing opportunities.</i></li><li>• Special conditions and circumstances do not result from the actions of the applicant.</li><li>• The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district. <i>The proposed home is replacing an old home which has been demolished. The size of the subject property and the size of the proposed new home is consistent with the surrounding properties and development pattern of this neighborhood.</i></li><li>• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is 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 be in harmony with the general intent of Chapter 30.</li></ul>

**STAFF  
RECOMMENDATION**

Based on the stated findings, staff recommends approval of the request.

- Any variance granted shall apply only to the new single family home 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 2009-15  
Meeting Date 3-23-09



**VARIANCE APPLICATION**  
**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: LOUISE ~~WATKINS~~ FRANCOIS DIONISI - SOVANI INC.  
Address: ~~203 HARRIS STR.~~ 4700 MILLENIA BLV. City: ~~ALTAMONTE~~ ORLANDO Zip code: 32899  
Project Address: 203 HARRIS STR. #175 City: ALTAMONTE Zip code: 32701  
Tax Parcel number: 18-21-30-507-0000-0940  
Contact number(s): 321-229-6977  
Email address: FLORIDAGC @ GMAIL . COM

Is the property available for inspection without an appointment?

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

What type of structure is this request for?	
<input 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 type="checkbox"/> Addition	Please describe:
<input checked="" 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.	

RECEIVED FEB 18 2009

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 checked="" type="checkbox"/> Front yard setback	Required setback:	25	Proposed setback: 12.9
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	30	Proposed setback: 5.1
<input checked="" type="checkbox"/> Side yard setback	Required setback:	7.5	Proposed setback: 5.1
<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:
<b>[2] Total number of variances requested</b> <u>2</u>			

Signed: Laurie Watkins Date: 2-17-09

**FOR OFFICE USE ONLY**

Date Submitted: 2-13-09 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.

*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.*

1. Completed application.
2. Ownership Disclosure Form (Seminole County Application & Affidavit).
3. 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>
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.</b> <b>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 or addition (Label existing, label proposed, and include square footage and dimensions of each )
<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
<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.

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM  
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed)

I, Louise Watkins, the fee simple owner of the following  
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) 18-31-30-507-0000-0040

hereby affirm that FRANCOIS DIANISI is hereby designated to act as my /our authorized agent and to file the attached application for the stated special exception / variance request and make binding statements and commitments regarding the request.

Louise Watkins  
\_\_\_\_\_  
Owner's Signature

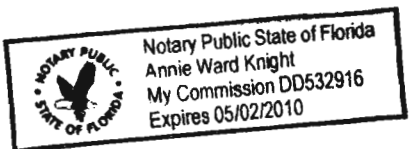
I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 12<sup>th</sup> day of Feb, 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Louise McEnts Watkins who is personally known to me or who has produced FDL has identification and who executed the foregoing instrument and sworn an oath. W 325-533-21-876-0

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of February, 2009

Annie Knight  
\_\_\_\_\_  
Notary Public in and for the County and State  
Aforementioned  
My Commission Expires: 05/02/2010



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

# BOUNDARY SURVEY AND SITE PLAN

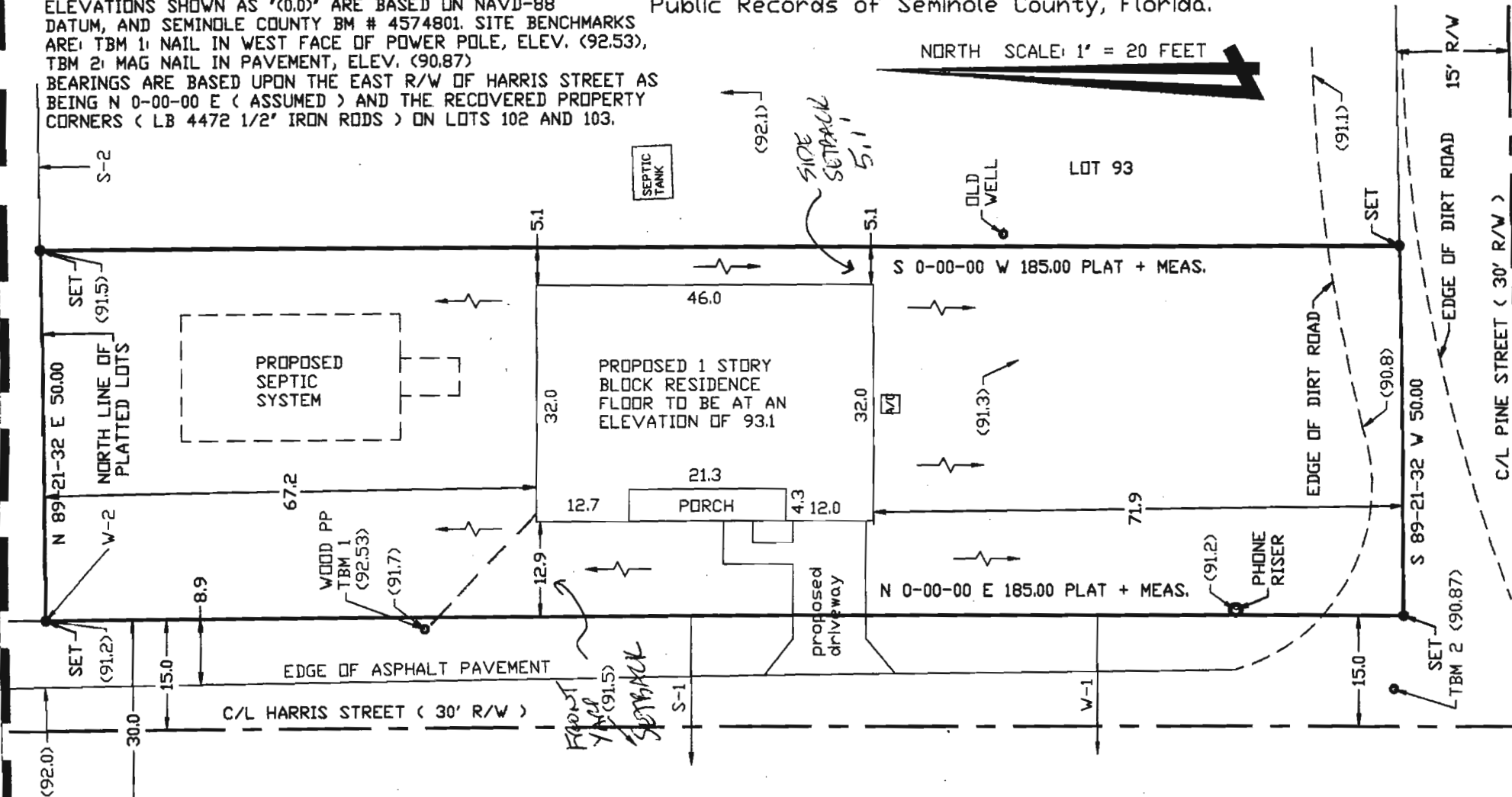
SOME EXISTING IMPROVEMENTS ARE NOT SHOWN  
 CERTIFIED TO: SOVONIC, Inc.

ELEVATIONS SHOWN AS '(0.0)' ARE BASED ON NAVD-88 DATUM, AND SEMINOLE COUNTY BM # 4574801. SITE BENCHMARKS ARE: TBM 1: NAIL IN WEST FACE OF POWER POLE, ELEV. (92.53), TBM 2: MAG NAIL IN PAVEMENT, ELEV. (90.87)

BEARINGS ARE BASED UPON THE EAST R/W OF HARRIS STREET AS BEING N 0-00-00 E ( ASSUMED ) AND THE RECOVERED PROPERTY CORNERS ( LB 4472 1/2' IRON RODS ) ON LOTS 102 AND 103.

LEGAL DESCRIPTION: LOT 94, REPLAT OF WINWOOD PARK, according to the Plat thereof as recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida.

NORTH SCALE: 1" = 20 FEET



### SURVEYOR'S NOTES:

- PROPERTY DESCRIPTION PROVIDED BY CLIENT. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY FOR WHICH LEGAL DESCRIPTION WAS NOT PROVIDED. NO ABSTRACT OF TITLE IS IMPLIED WITHIN THIS SURVEY.
  - ALL LINEAR MEASUREMENTS ARE SHOWN IN DECIMAL FEET.
  - SIZE DIMENSIONS ARE IN FEET UNLESS SHOWN WITH INCH SYMBOL ( " ).
  - ALL ANGLES AND/OR BEARINGS ARE DENOTED IN DEGREES-MINUTES-SECONDS.
  - UNDERGROUND IMPROVEMENTS AND/OR IMPROVEMENTS OUTSIDE OF PROPERTY LINES ARE NOT LOCATED UNLESS NOTED.
  - REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL.
- ABBREVIATION LEGEND:  
 REC = RECOVERED    CALC = CALCULATED    SET = SET # 5154 1/2" IRON ROD  
 MEAS. = MEASURED    DESC. = PER DESCRIPTION    PLAT = PER PLAT ( ALL DISTANCES IN FEET )  
 IP = IRON PIPE    IR = IRON ROD    CM = CONCRETE MONUMENT    COR. = CORNER  
 CLF = CHAIN LINK FENCE    CONC. = CONCRETE    ASPH. = ASPHALT PAVEMENT  
 PP = POWER POLE    R/W = RIGHT-OF-WAY    C/L = CENTERLINE    WM = WATER METER  
 - - - = BROKEN LINE ( DISTANCE IS NOT SHOWN TO )

PATRICK K. VANDERWYDEN, PLS  
 LAND SURVEYING SERVICES  
 6419 VINELAND ROAD  
 ORLANDO, FLORIDA 32819

SURVEY DATE 10/7/08 BY PKV  
 Patrick K. Vanderwyden PLS 2/12/09  
 PATRICK K. VANDERWYDEN, PLS  
 FLORIDA REGISTRATION # 5154  
 I CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS: CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, CHAPTER 172.

ADJOINER'S WELLS AND SEPTIC SYSTEMS:  
 S-1 SEPTIC TANK 57 FEET WEST AT ARROW  
 S-2 SEPTIC TANK 118 FEET NORTH AT ARROW  
 W-1 WELL IS 62 FEET WEST AT ARROW  
 W-2 WELL IS 62' NORTH AND 70 FEET WEST OF NW PROPERTY CORNER

ARROW INDICATES PROPOSED DRAINAGE

FLOOD ZONE: X FEMA PANEL # 12117C01 E DATED: 4/12/95

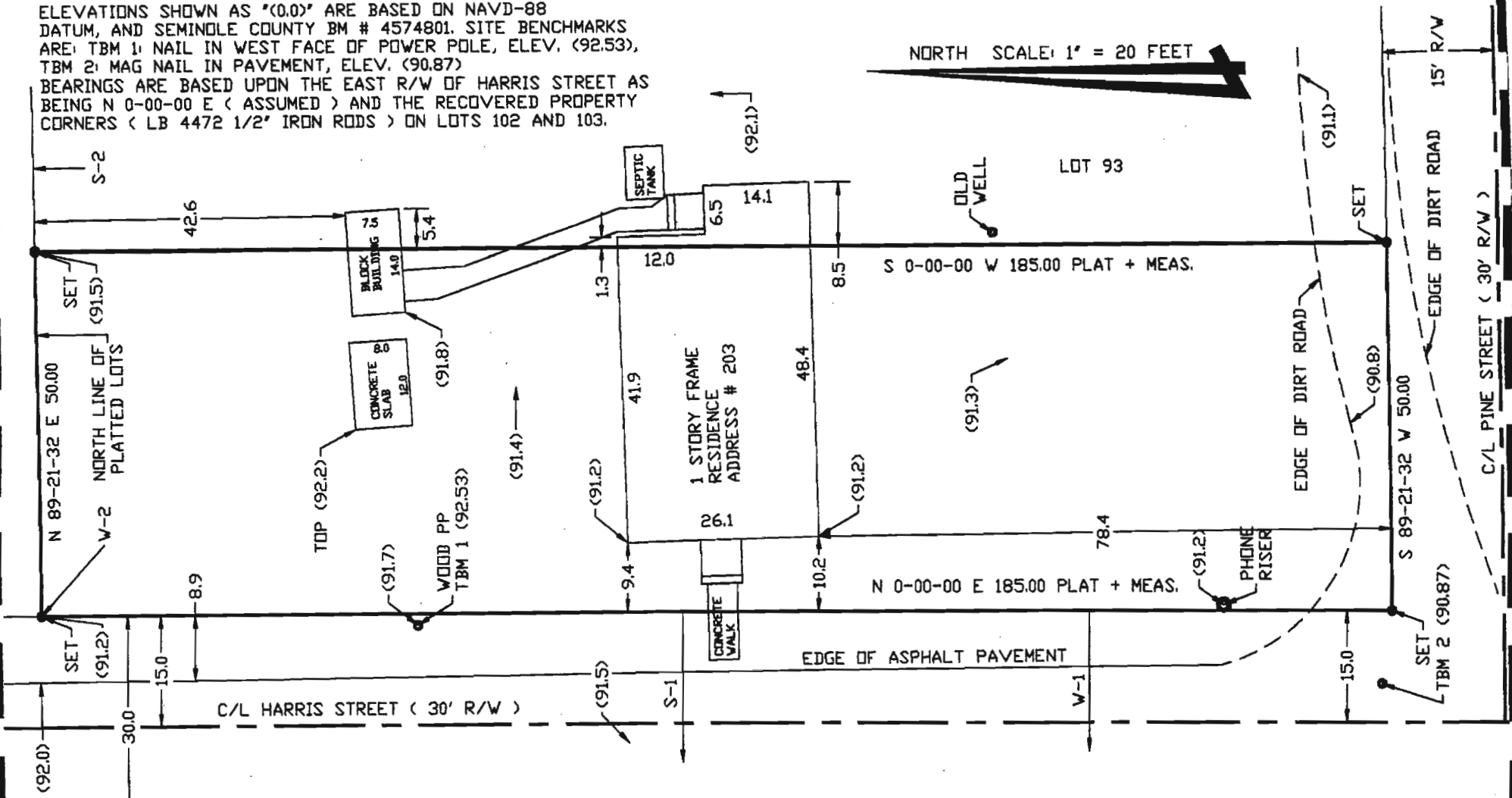


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- 6) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL.

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REC = RECOVERED    CALC = CALCULATED    SET = SET # 5/16 1/2" IRON ROD  
 MEAS. = MEASURED    DESC. = PER DESCRIPTION    PLAT = PER PLAT ( ALL DISTANCES IN FEET )  
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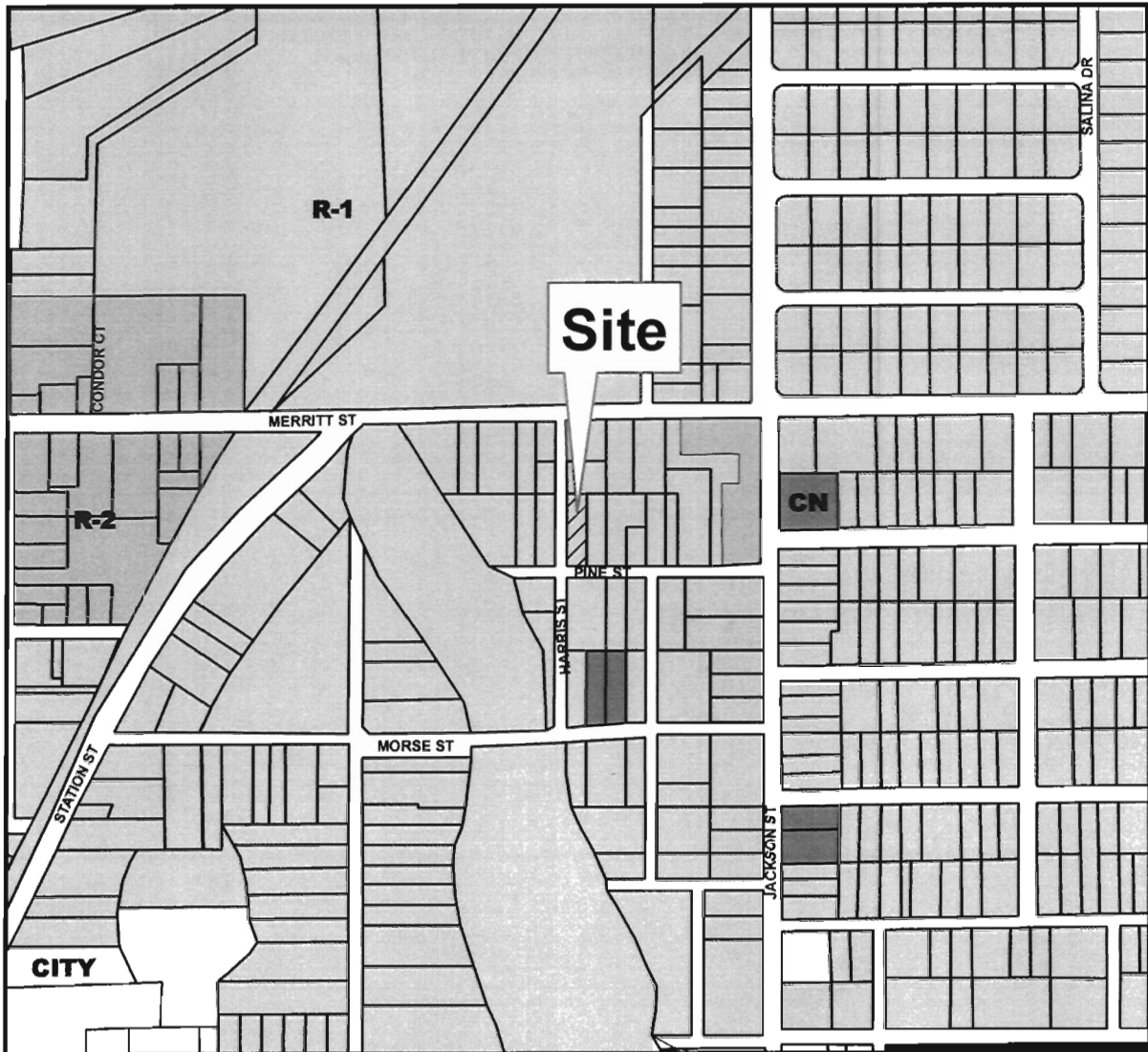
SURVEY DATE 10/7/08 BY PKV  
*Patrick K. Vanderwyden, PLS 10/8/08*

PATRICK K. VANDERWYDEN, PLS  
 FLORIDA REGISTRATION # 5154  
 I CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS: CHAPTER 110, FLORIDA ADMINISTRATIVE CODE, CHAPTER 110.01(17)-6

ADJOINER'S WELLS AND SEPTIC SYSTEMS:  
 S-1: SEPTIC TANK 57 FEET WEST AT ARROW  
 S-2: SEPTIC TANK 118 FEET NORTH AT ARROW  
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




FLOOD ZONE: X FLMA PANEL 12117C010E DATED: 1/1/95


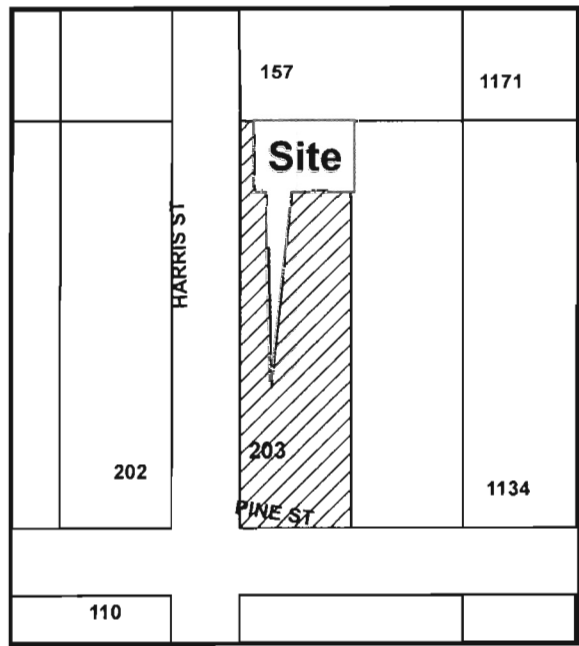
Francois Dionisi  
 203 Harris Street  
 Altamonte Springs, Florida 32701



Seminole County Board of Adjustment  
 March 23, 2009  
 Case: BV2009-15 (Map 3156 Grid C6)  
 Parcel No: 18-21-30-507-0000-0940

Zoning

-  BV2009-15
-  R-1
-  R-2
-  CN
-  C-2

## Gibbs, Denny

---

**From:** Cahill, Michelle  
**Sent:** Monday, March 02, 2009 4:07 PM  
**To:** Gibbs, Denny  
**Subject:** FW: Variance 203 Harris  
**Attachments:** P1010683.JPG

Denny,

Ms. Watkins, an elderly woman, is a SHIP Reconstruction client. She is extremely low income. Upon completion of a home inspection, it was determined that \$60,000 was insufficient to ensure safe and sanitary conditions and to bring the home (built in 1946) up to current building code requirements. Ms. Watkins moved out in October 2008 and the home was demolished with the anticipation of reconstructing a new one. See attached photo.

Adoption of the Land Development Code in 1960 subsequently rendered this property non-conforming, thus, creating a hardship. Generally speaking, the lots in East Altamonte (Winwood) do not have available sewer services and require a new, permitted septic system. The lot size is 50' x 165'. The owners of the property to the east is owned by Ms. Watkins' daughter and son, Doris M. Pittman and John Watkins, Jr. They have stated they have no objections and or concerns regarding the requested variances and anxiously await the construction of their mothers new home.

Historically and internally, variances have been administratively approved, allowing reduced lot sizes and open space requirements in designated target areas, such as, Midway, the Pine Level area of Oldsboro, East Altamonte (Winwood), and the Johnson Hill area.

Sovanic, Inc. is the selected contractor for this reconstruction project (CC-2183-07/VFT). Standard procurement procedures were utilized in conjunction with Seminole County Purchasing Division.

Let me know if there is any additional information you feel I should include. Thanks for your help!

Michelle Cahill  
Project Manager  
Seminole County Community Assistance  
407-665-2387  
407-665-2399 (Fax)  
[mcahill@seminolecountyfl.gov](mailto:mcahill@seminolecountyfl.gov)

**From:** francois dionisi [mailto:floridagc@gmail.com]  
**Sent:** Tuesday, February 24, 2009 12:06 PM  
**To:** Cahill, Michelle  
**Subject:** Variance 203 Harris

Good Morning Michelle,

Per our conversation this morning, I confirm that the hearing for the variance of the above mentioned property will be held:

**Application # BV2009-15**  
**Date: March 23**

**Time: 6:00 pm**

**Location: Board Chambers (Room 1028), 1st Floor, 1101 East First Street, Sanford.**

Unfortunately, due to personal reasons, I won't be able to attend the meeting.

Have a nice day.

**Francois L. Dionisi, M.S.Civ.Eng.**

**President**

Sovanic, Inc.

4700 Millenia Blvd

Suite 175

Orlando, Florida 32839

407-210.6543 Main

407-876.1002 Fax

321-229.6977 Cell

**FloridaGC@gmail.com**

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<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-668-7806</p>																																			
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 18-21-30-507-0000-0940                  Owner: WATKINS LOUISE                  Mailing Address: 203 HARRIS ST                  City,State,ZipCode: ALTAMONTE SPRINGS FL 32701                  Property Address: 203 HARRIS ST ALTAMONTE SPRINGS 32701                  Subdivision Name: WINWOOD PARK REPLAT                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD (1994)                  Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>VALUE SUMMARY</b></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>\$24,558</td> <td>\$27,050</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$134</td> <td>\$141</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$6,813</td> <td>\$6,813</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$31,505</td> <td>\$34,004</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$14,303</td> <td>\$16,819</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$17,202</td> <td>\$17,185</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Tax Estimator</b>  <b>Portability Calculator</b></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$24,558	\$27,050	Depreciated EXFT Value	\$134	\$141	Land Value (Market)	\$6,813	\$6,813	Land Value Ag	\$0	\$0	Just/Market Value	\$31,505	\$34,004	Portability Adj	\$0	\$0	Save Our Homes Adj	\$14,303	\$16,819	Assessed Value (SOH)	\$17,202	\$17,185
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<b>Taxing Authority</b>		<b>Assessment Value</b>	<b>Exempt Values</b>	<b>Taxable Value</b>																															
County General Fund		\$17,202	\$17,202	\$0																															
Schools		\$17,202	\$17,202	\$0																															
Fire		\$17,202	\$17,202	\$0																															
Road District		\$17,202	\$17,202	\$0																															
SJWM(Saint Johns Water Management)		\$17,202	\$17,202	\$0																															
County Bonds		\$17,202	\$17,202	\$0																															
<p><b>Potential Portability Amount is \$14,303</b></p> <p>The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.</p>																																			
<p style="text-align: center;"><b>SALES</b></p> <p>Deed Date Book Page Amount Vac/Imp Qualified</p> <p>QUIT CLAIM DEED 08/1984 01572 0164 \$100 Improved No</p> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>			<p style="text-align: center;"><b>2008 VALUE SUMMARY</b></p> <p>Tax Amount (without SOH): \$512                  2008 Tax Bill Amount: \$0                  Save Our Homes (SOH) Savings: \$512  <b>2008 Certified Taxable Value and Taxes</b>                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																
<p style="text-align: center;"><b>LAND</b></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>FRONT FOOT &amp; DEPTH</td> <td>50</td> <td>165</td> <td>.000</td> <td>125.00</td> <td>\$6,813</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	50	165	.000	125.00	\$6,813	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 94 REPLAT OF WINWOOD PARK PB 3 PG 30</p>																				
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																														
FRONT FOOT & DEPTH	50	165	.000	125.00	\$6,813																														
<b>BUILDING INFORMATION</b>																																			
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																										
1	SINGLE FAMILY	1946	3	932	1,200	932	SIDING MINIMUM	\$24,558	\$61,394																										
<b>Appendage / Sqft</b>		ENCLOSED PORCH UNFINISHED / 268																																	
<p><b>NOTE:</b> Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p>																																			
<b>EXTRA FEATURE</b>																																			
Description	Year Blt	Units	EXFT Value	Est. Cost New																															
CONC UTILITY BLDG	1979	48	\$134	\$336																															
<p><b>NOTE:</b> 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.</p>																																			

BV2009-15

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
Louise Watkins	203 Harris St., Altamonte Spgs 32710	407-830-1643 02
		407-339-0812.

(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.

NA

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.

NA

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

JA  
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.)

JA  
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.

- As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
- I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

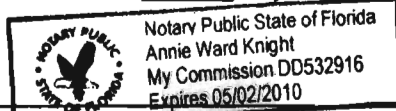
2/12/09  
Date

Louise Watkins L. W.  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 12<sup>th</sup> day of February, 2009 by Louise McCants Watkins.

Annie Knight  
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification X

Type of Identification Produced W325-533-21-876-0 Florida Driver's License

<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 94 REPLAT OF WINWOOD PARK PB 3 PG 30

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

### FINDINGS OF FACT

**Property Owner:** Louise Watkins  
203 Harris St  
Altamonte Springs FL 32701

**Project Name:** Harris Street (203)

**Variance Approval:**

A front yard (west) setback variance from 25 feet to 12.9 feet and a side yard (east) setback variance from 7.5 feet to 5.1 feet for a proposed single story home in R-1 (Single Family Dwelling) district.

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

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

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

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

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - a. The variance granted will apply only to the front yard (west) setback and side yard (east) setback for a new home 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

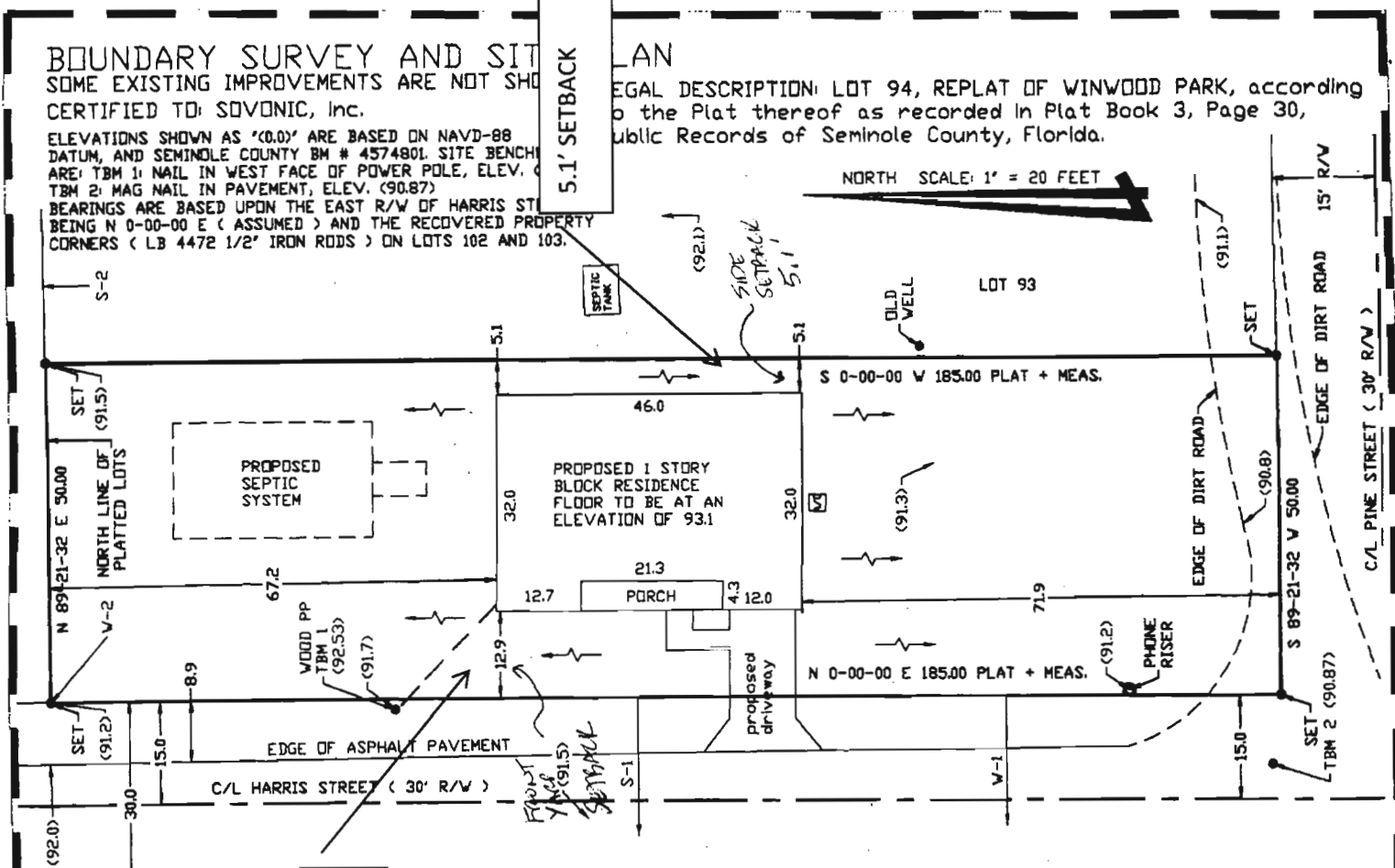
My Commission Expires:

**BOUNDARY SURVEY AND SITE PLAN**  
 SOME EXISTING IMPROVEMENTS ARE NOT SHOWN  
 CERTIFIED TO: SOVONIC, Inc.

ELEVATIONS SHOWN AS '(0.0)' ARE BASED ON NAVD-88 DATUM, AND SEMINOLE COUNTY BM # 4574801. SITE BENCHMARKS ARE: TBM 1: NAIL IN WEST FACE OF POWER POLE, ELEV. (90.87); TBM 2: MAG NAIL IN PAVEMENT, ELEV. (90.87). BEARINGS ARE BASED UPON THE EAST R/W OF HARRIS STREET BEING N 0-00-00 E ( ASSUMED ) AND THE RECOVERED PROPERTY CORNERS ( LB 4472 1/2' IRON RODS ) ON LOTS 102 AND 103.

LEGAL DESCRIPTION: LOT 94, REPLAT OF WINWOOD PARK, according to the Plat thereof as recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida.

NORTH SCALE: 1" = 20 FEET



**DEVELOPER'S NOTES:**  
 PROPERTY DESCRIPTION PROVIDED BY CLIENT. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY FOR WHICH LEGAL DESCRIPTION WAS NOT PROVIDED. NO ABSTRACT OF TITLE IS IMPLIED WITHIN THIS SURVEY.  
 LINEAR MEASUREMENTS ARE SHOWN IN DECIMAL FEET.  
 DIMENSIONS ARE IN FEET UNLESS SHOWN WITH INCH SYMBOL ( " ).  
 ANGLES AND/OR BEARINGS ARE DENOTED IN DEGREES-MINUTES-SECONDS.  
 ENGROUND IMPROVEMENTS AND/OR IMPROVEMENTS OUTSIDE OF PROPERTY LINES ARE NOT SHOWN UNLESS NOTED.  
 REDUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS ENDORSED WITH A RAISED SEAL.  
**LEGEND:**  
 IR = RECOVERED IRON ROD      CALC = CALCULATED      SET = SET # 5154 1/2" IRON ROD  
 S = MEASURED      DESC = PER DESCRIPTION      PLAT = PER PLAT ( ALL DISTANCES IN FEET )  
 IRON PIPE      CH = CONCRETE MONUMENT      COR = CORNER  
 CHAIN LINK FENCE      CONC = CONCRETE      ASPH = ASPHALT PAVEMENT  
 PP = POWER POLE      R/W = RIGHT-OF-WAY      C/L = CENTERLINE      WM = WATER METER  
 B = BROKEN LINE ( DISTANCE IS NOT SHOWN TO SCALE )

**PATRICK K. VANDERWYDEN, PLS**  
 LAND SURVEYING SERVICES  
 6419 VINELAND ROAD  
 ORLANDO, FLORIDA 32819  
 SURVEY DATE 10/7/08 BY PKV  
*Patrick K. Vanderwyden PLS 2/12/09*  
 PATRICK K. VANDERWYDEN, PLS  
 FLORIDA REGISTRATION # 5154  
 I CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS: CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.

ADJACINER'S WELLS AND SEPTIC SYSTEMS  
 S-1 SEPTIC TANK 57 FEET WEST AT ARROW  
 S-2 SEPTIC TANK 118 FEET NORTH AT ARROW  
 V-1 WELL IS 62 FEET WEST AT ARROW  
 V-2 WELL IS 62' NORTH AND 70 FEET WEST OF NW PROPERTY CORNER  
 INDICATES PROPOSED DRAINAGE FLOW

12.9' SETBACK

5.1' SETBACK

## 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 94 REPLAT OF WINWOOD PARK PB 3 PG 30

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

### FINDINGS OF FACT

**Property Owner:** Louise Watkins  
203 Harris St  
Altamonte Springs FL 32701

**Project Name:** Harris Street (203)

**Requested Variance:**

A front yard (west) setback variance from 25 feet to 12.9 feet and a side yard (east) setback variance from 7.5 feet to 5.1 feet for a proposed single story home in R-1 (Single Family Dwelling) district.

Approval was sought to construct a new single family home within the front yard and 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: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

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

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: