

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

**SUBJECT:** 4474 Weeping Willow Circle – Kimberly Wilson, applicant; Request for a rear yard setback variance from 25 feet to 15 feet for a proposed screen room addition in PUD (Planned Unit Development) district.

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

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

**Agenda Date** 4/27/09    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 25 feet to 15 feet for a proposed screen room addition in PUD (Planned Unit Development) district; or
2. **Approve** the request for a rear yard setback variance from 25 feet to 15 feet for a proposed screen room addition in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Kimberly Wilson Location: 4474 Weeping Willow Circle Zoning: PUD (Planned Unit Development) Subdivision: Deer Run Unit 12B
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is proposing to construct a 10 foot x 24 foot screen room addition over an existing slab that will encroach 10 feet into the required 25-foot rear yard setback.</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>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> <li>• No special conditions or circumstances exist, which</li> </ul>

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

	<p>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.</p> <ul style="list-style-type: none"><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>
<p><b>STAFF RECOMMENDATION</b></p>	<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 screen room addition 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

Application # BN 2009-19  
Meeting Date 4-27-09

**COPY**



**VARIANCE APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Kimberly S Wilson  
Address: 4474 Weeping Willow Circle City: Casselberry Zip code: 32707  
Project Address: 4474 Weeping Willow Circle City: Casselberry Zip code: 32707  
Tax Parcel number: 14-21-30-509-0000-1100  
Contact number(s): 407 719 2632  
Email address: Kim.wilson.0317@yahoo.com

Is the property available for inspection without an appointment?

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

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input checked="" type="checkbox"/> Covered screen room	Please describe: <u>10x24 Screen Room</u>
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED MAR 04 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 type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>85</u>	Proposed setback:	<u>15</u>
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<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 _____				

Signed: Kimberly A Wilson Date: 3/2/09

**FOR OFFICE USE ONLY**

Date Submitted: 3-4-09 Reviewed By: P. Johnson  
 Zoning/FLU PUD/PO  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

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

<p><i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i></p>	
	1. Completed application.
	2. Ownership Disclosure Form (Seminole County Application & Affidavit).
	3. <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.</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>
	o Please start with a clean survey (ex: white out old approval stamps)
	o Size and dimension of the parcel
	o Location and name of all abutting streets
	o Location of driveways
	o Location, size and type of any septic systems, drain field and wells
	o Location of all easements
	o Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each )</i>
	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	o Building height
	o Setbacks from each building to the property lines
	o Location of proposed fence(s)
	o Identification of available utilities (ex: water, sewer, well or septic)
	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

Kimberly S. Wilson  
4474 Weeping Willow Circle  
Casselberry, Florida 32707

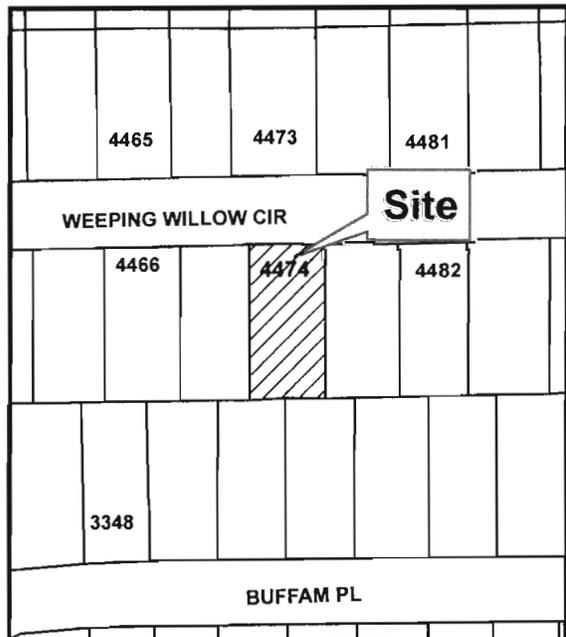


Seminole County Board of Adjustment  
April 27, 2009  
Case: BV2009-19 (Map 3211 Grid A1)  
Parcel No: 14-21-30-509-0000-1100

Zoning

 BV2009-19

 PUD



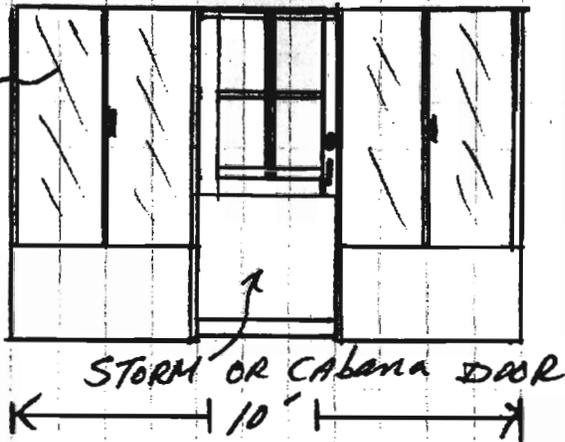
FLORIDA SCREEN ROOMS, LLC  
1430 ADDIE AVE  
ORLANDO, FL 32818  
PH: 407-737-2329  
CELL: 321-377-3360

407-719-2632

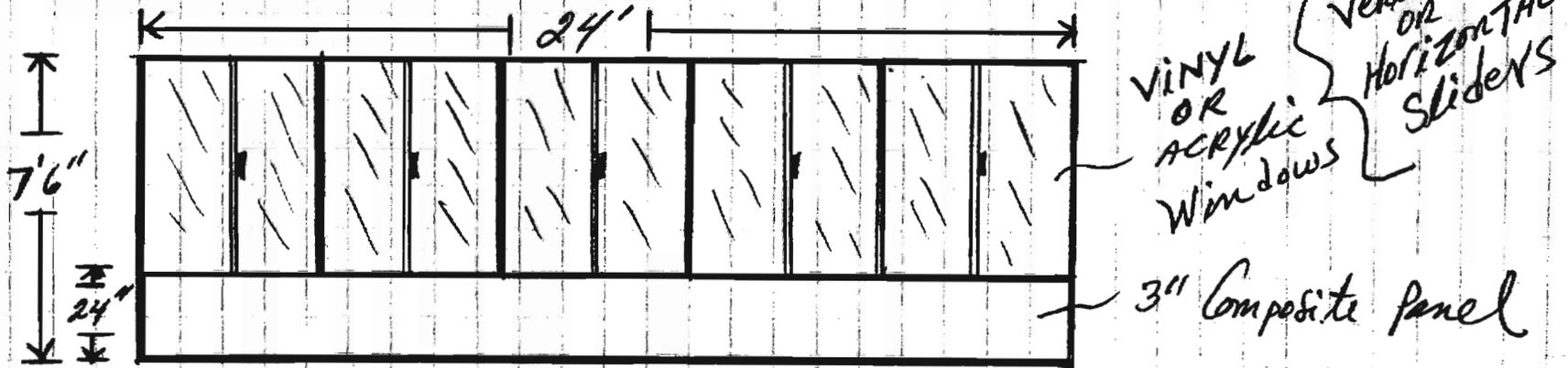
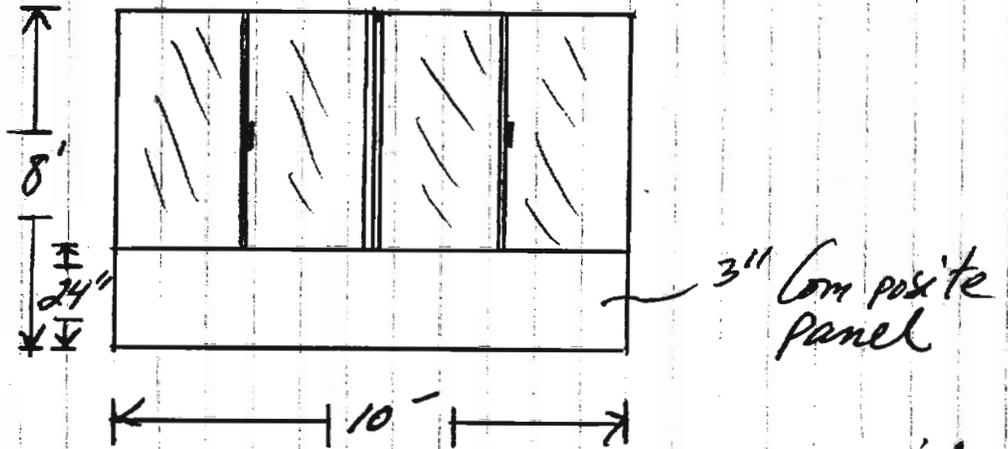
Kimberly Wilson  
4474 Weeping Willow Circle  
CASSELBERRY, FL 32707

Left Wall

VINYL  
OR  
ACRYLIC  
Windows



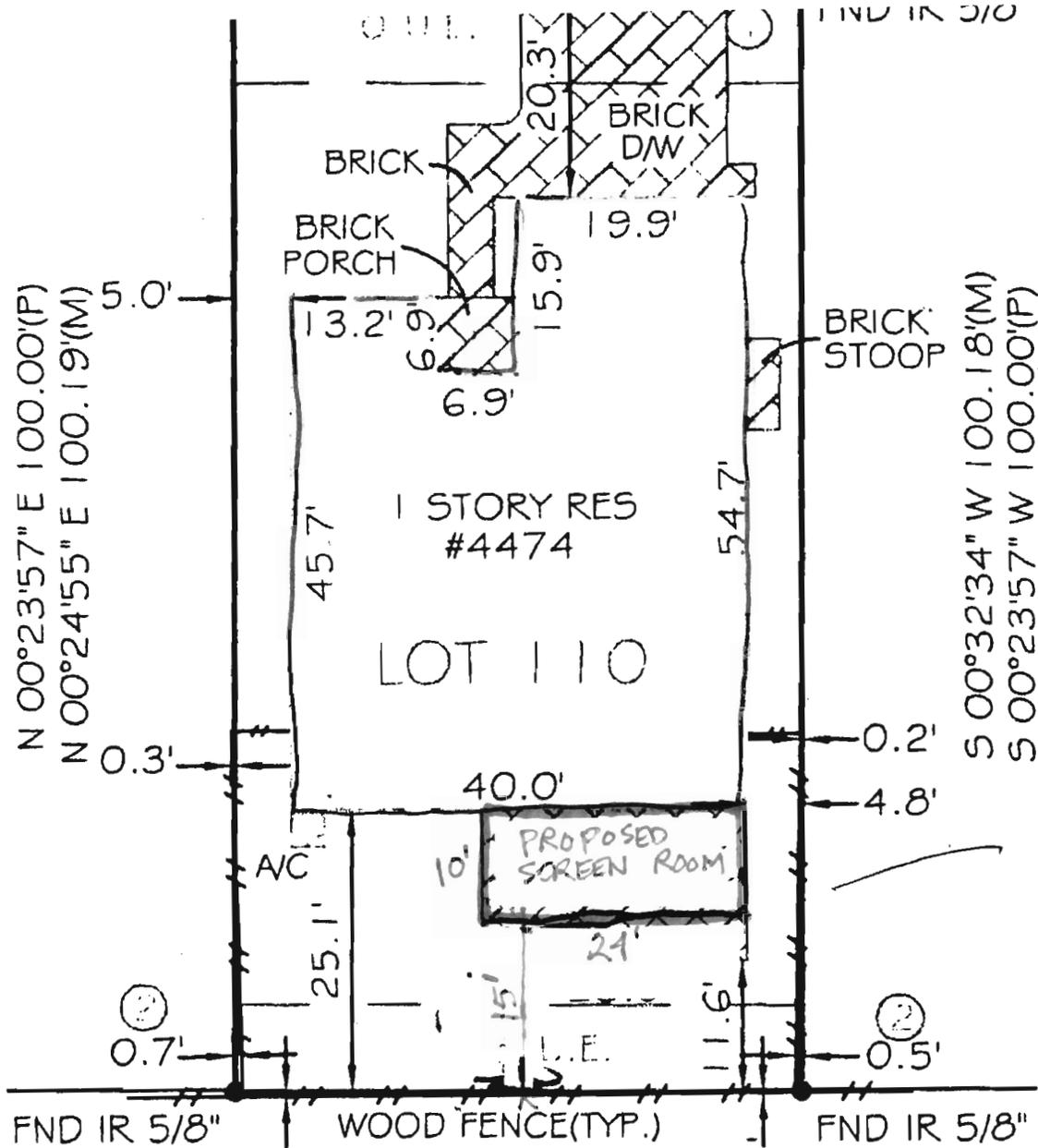
Right Wall



FRONT WALL

259.55'(P)  
259.54'(M)

107.109



N 00°23'57" E 100.00'(P)  
N 00°24'55" E 100.19'(M)

S 00°32'34" W 100.18'(M)  
S 00°23'57" W 100.00'(P)

N 89°36'55" W 49.76'(M)  
N 89°36'03" W 50.00'(P)

FOLLOW ROOM WEST PHASE IV  
(P.B. 36, Pgs. 77-79)

PROPOSED SCREEN ROOM 10' x 24'  
WEeping WILLOW CIRCLE

OVER P.U.E

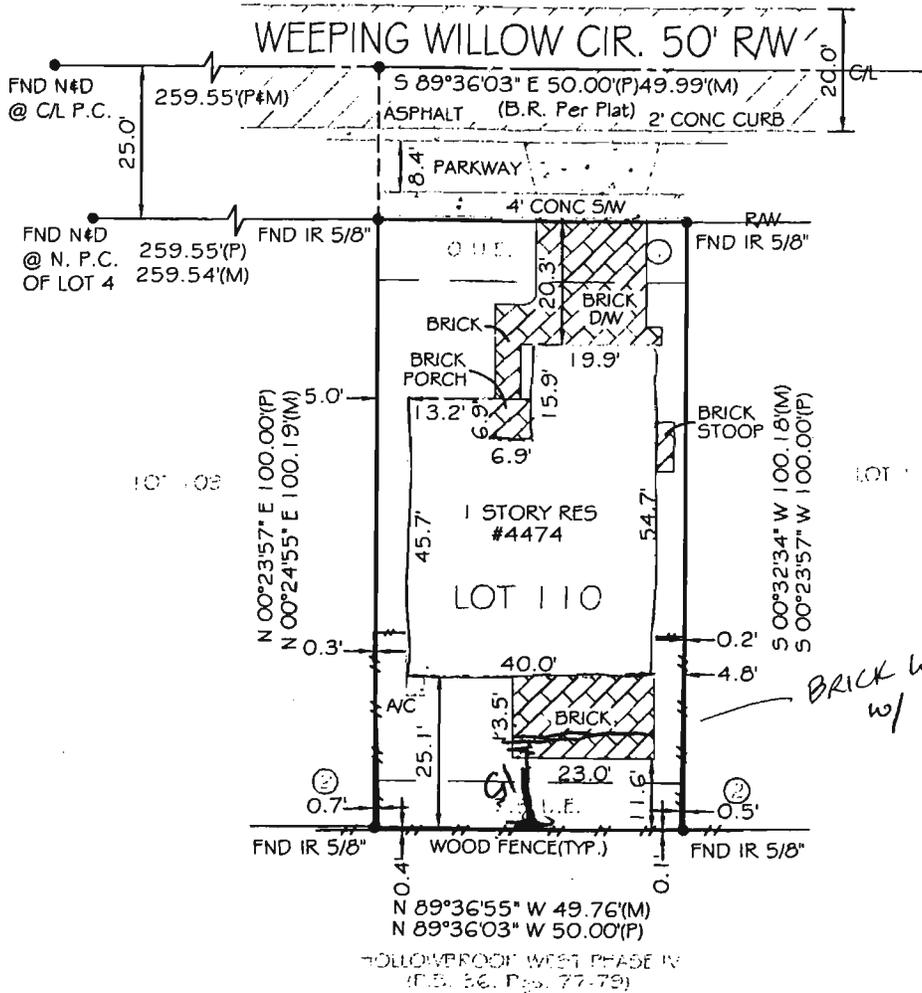
TERMINED

WATER AND SEWER



I hereby certify that the ~~sketch~~ described property is a ~~correct~~ <sup>correct</sup> survey made under my direction the minimum technical standards Board Of Professional Land Surveyors, Florida, No. 6473, and Administration Code. Further th

FLO901.1045  
 BOUNDARY SURVEY  
 SEMINOLE COUNTY



NOTES

- ⊙ BRICK PAVED DRIVEWAY OVER U.I.E.
- ⊙ FENCE IN U.I.E.
- FENCE OWNERSHIP NOT DETERMINED
- LOT 110 ADJACENT TO LOT 111



GRAPHIC SCALE (In Feet)  
 1 inch = 30' ft.



I hereby certify that this is a true and correct representation of a survey made under my direction and that said survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors, pursuant to Section 472.027, Florida Statutes, and Chapter 61G-17-6 Florida Administration Code. Further, this document is electronically signed and sealed pursuant to Section 472.027 of the Florida Statutes and Chapter 61G-17-6.0025 of the Florida Administration Code.

Personal Property

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1408 407-688-7806</p>		
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<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 14-21-30-509-0000-1100                  Owner: WILSON KIMBERLY S                  Mailing Address: 4474 WEEPING WILLOW CIR                  City,State,ZipCode: CASSELBERRY FL 32707                  Property Address: 4474 WEEPING WILLOW CIR CASSELBERRY 32707                  Subdivision Name: DEER RUN UNIT 12B                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD (1999)                  Dor: 01-SINGLE FAMILY</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$141,244</td> <td style="text-align: right;">\$156,391</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$40,000</td> <td style="text-align: right;">\$40,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$181,244</td> <td style="text-align: right;">\$196,391</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$79,597</td> <td style="text-align: right;">\$94,846</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$101,647</td> <td style="text-align: right;">\$101,545</td> </tr> <tr> <td colspan="3" style="text-align: center;"><a href="#">Tax Estimator</a></td> </tr> <tr> <td colspan="3" style="text-align: center;"><a href="#">Portability Calculator</a></td> </tr> </table>	VALUE SUMMARY			VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$141,244	\$156,391	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$40,000	\$40,000	Land Value Ag	\$0	\$0	Just/Market Value	\$181,244	\$196,391	Portability Adj	\$0	\$0	Save Our Homes Adj	\$79,597	\$94,846	Assessed Value (SOH)	\$101,647	\$101,545	<a href="#">Tax Estimator</a>			<a href="#">Portability Calculator</a>		
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2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$101,647	\$50,000	\$51,647
Schools	\$101,647	\$25,000	\$76,647
Fire	\$101,647	\$50,000	\$51,647
Road District	\$101,647	\$50,000	\$51,647
SJWM(Saint Johns Water Management)	\$101,647	\$50,000	\$51,647
County Bonds	\$101,647	\$50,000	\$51,647

**Potential Portability Amount is \$79,597**

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

<p style="text-align: center;"><b>SALES</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2009</td> <td>07131</td> <td>0354</td> <td>\$185,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1998</td> <td>03416</td> <td>0557</td> <td>\$99,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1992</td> <td>02484</td> <td>0078</td> <td>\$93,400</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>11/1991</td> <td>02359</td> <td>1269</td> <td>\$500,000</td> <td>Vacant</td> <td>No</td> </tr> </table> <p style="text-align: center;"><a href="#">Find Comparable Sales within this Subdivision</a></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	01/2009	07131	0354	\$185,000	Improved	Yes	WARRANTY DEED	04/1998	03416	0557	\$99,500	Improved	Yes	WARRANTY DEED	09/1992	02484	0078	\$93,400	Improved	Yes	SPECIAL WARRANTY DEED	11/1991	02359	1269	\$500,000	Vacant	No	<p style="text-align: center;"><b>2008 VALUE SUMMARY</b></p> <p style="text-align: right;">Tax Amount (without SOH): \$2,958</p> <p style="text-align: right;">2008 Tax Bill Amount: \$965</p> <p style="text-align: right;">Save Our Homes (SOH) Savings: \$1,993</p> <p style="text-align: right;"><b>2008 Certified Taxable Value and Taxes</b></p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p style="text-align: center;"><b>LAND</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: left;">Frontage</th> <th style="text-align: left;">Depth</th> <th style="text-align: left;">Land Units</th> <th style="text-align: left;">Unit Price</th> <th style="text-align: left;">Land Value</th> </tr> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>40,000.00</td> <td>\$40,000</td> </tr> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	40,000.00	\$40,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p style="text-align: center;">PLATS: <input type="text" value="Pick..."/></p> <p style="text-align: center;">LEG LOT 110 DEER RUN UNIT 12B PB 37 PG 82</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
Building Sketch	1	SINGLE FAMILY	1992	6	1,511	1,999	1,511 CB/STUCCO FINISH	\$141,244	\$150,260
			Appendage / Sqft						
			GARAGE FINISHED / 460						
			OPEN PORCH FINISHED / 28						

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

**Permits**

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

**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
Kimberly S Wilson	4474 Weeping Willow Cir Casselberry FL	407 719 2632

(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.

March 4, 2009  
Date

Kimberly A. Wilson  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 4th day of MARCH, 2009 by Kimberly Wilson

Patricia Johnson  
Signature of Notary Public

  
Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced W 425-517-70-597-0

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

Reference:

Property located at:  
4474 Weeping Willow Circle  
Casselberry, FL 32707  
Addition of 10 x 24 screen porch at rear of property

I do not have any objection to the addition of a screen porch at the above mentioned property.

Siobhán Stelmack  
Print Name

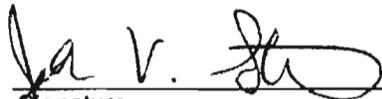
Siobhán Stelmack  
Signature

4470 Weeping Willow Cir.  
Casselberry, FL 32707  
Street Address

Reference: Property located at:  
4474 Weeping Willow Circle  
Casselberry, FL 32707  
Addition of 10 x 24 screen porch at rear of property

I do not have any objection to the addition of a screen porch at the above mentioned property.

Joseph Stelmack  
Print Name

  
Signature

4474 Weeping Willow Cir.  
Casselberry, FL 32707  
Street Address

Reference: Property located at:  
4474 Weeping Willow Circle  
Casselberry, FL 32707  
Addition of 10 x 24 screen porch at rear of property

I do not have any objection to the addition of a screen porch at the above mentioned property.

FRANCIS ROSADO  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

3360 Buffam Pl. Casselberry, FL  
\_\_\_\_\_  
Street Address

Reference: Property located at:  
4474 Weeping Willow Circle  
Casselberry, FL 32707  
Addition of 10 x 24 screen porch at rear of property

I do not have any objection to the addition of a screen porch at the above mentioned property.

Denise Henicke  
Print Name

Denise Henicke  
Signature

3366 Buffam Ave  
Street Address



Nov. 24/23/09

**Fox Ridge at Deer Run Homeowner's Association, Inc.**

P Preferred Community Management, Inc  
C P.O. Box 677307  
M Orlando, Florida 32867

**ARCHITECTURAL REVIEW BOARD  
REQUEST/APPROVAL FORM**

**NOTE:** This is a request form to be completed by the homeowner and submitted to the Architectural Review Board for approval **BEFORE** any work commences. Please refer to your Declaration of Covenants and Restrictions for a detailed description of the Architectural Review Board and its purpose.

1. NAME: Kimberly Wilson

2. ADDRESS: 4474 Weeping Willow Circle LOT#: \_\_\_\_\_

3. PHONE #: ~~407 219 9633~~

4. DESCRIBE THE CHANGE (i.e. fence installation, repaint exterior, porch, pool, etc.):  
Exterior Screen porch

5. LOCATION: (attach a copy of the plot plan showing where addition such as fence, porch, etc. will be located)  
Exterior on existing slab

6. SPECIFICATIONS (attach copies of plans or pictures that will describe the following):

DIMENSIONS: 10 x 24

MATERIALS: Alum / Screen

COLOR: White

NOTE: All requests must conform to the local zoning and building regulations and you must obtain all necessary permits if your request is approved by the Architectural Board.

The following section will be completed by the Architectural Review Board:

APPROVED	<input checked="" type="checkbox"/>	<del>AS PRESENTED</del>	DATE	<u>3-8-09</u>
DENIED	_____		DATE	_____
COMMENTS	<u>HOA APPROVAL - PLEASE PROVIDE MENT COMPANY WITH COPIES OF PERMIT WHEN AVAILABLE</u>			
FINAL INSPECTION	<u>SMeyers</u>			
	<u>Fox Ridge HOA</u>			
DATE	_____			
COMMENTS	_____			
	_____			
	_____			

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On April 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 110 DEER RUN UNIT 12B PB 37 PG 82

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

**FINDINGS OF FACT**

**Property Owner:** Kimberly S Wilson  
4474 Weeping Willow Cir  
Casselberry FL 32707

**Project Name:** Weeping Willow Circle (4474)

**Requested Variance:**

Rear yard setback variance from 25 feet to 15 feet for a proposed screen room addition in PUD (Planned Unit Development) district.

Approval was sought in order to construct an addition that would encroach into the rear yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: 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:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 110 DEER RUN UNIT 12B PB 37 PG 82

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

### FINDINGS OF FACT

**Property Owner:** Kimberly S Wilson  
4474 Weeping Willow Cir  
Casselberry FL 32707

**Project Name:** Weeping Willow Circle (4474)

#### **Variance Approval:**

Rear yard setback variance from 25 feet to 15 feet for a proposed screen room addition in PUD (Planned Unit Development) 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 afordescribed 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 screen room addition at the rear of the 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.

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

My Commission Expires:

