

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

SUBJECT: 444 Ridgewood Street – G.W. Buerger, applicant; Request for a side yard (east) setback variance from 10 feet to 0 feet for a proposed carport in R-1AA (Single Family Dwelling) district.

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

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

Agenda Date 6/22/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a side yard (east) setback variance from 10 feet to 0 feet for a proposed carport in R-1AA (Single Family Dwelling) district; or
2. **Approve** the request for a side yard (east) setback variance from 10 feet to 0 feet for a proposed carport in R-1AA (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: G.W. Buerger Owner: Barbie A Beckett & G W Buerger Location: 444 Ridgewood Street Zoning: R-1AA (Single Family Dwelling) district Subdivision: Sanlando</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 12 foot by 50 foot carport along the east side of the house which would encroach 10 feet into the required 10 foot side yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.
STAFF FINDINGS	<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

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

	<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">• 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.
<p>STAFF RECOMMENDATION</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">• Any variance granted shall apply only to the carport 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 # BU2009-33
Meeting Date 6-22-09



VARIANCE APPLICATION

COPY

SEMINOLE COUNTY PLANNING BOARD ROOM 2201
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: G.W. Buefner
Address: 444 Ridgewood Street East City: Altamonte Springs Zip code: 32701
Project Address: _____ City: _____ Zip code: _____
Tax Parcel number: 12-21-29-580-6200-0050
Contact number(s): (407) 327-3344
Email address: _____

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 type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>CARPORT 12X50</u>
<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 type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	<u>0 ft.</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:

Total number of variances requested 1

Signed: G.W. Buefner Date: 4-30-09

FOR OFFICE USE ONLY

Date Submitted: 4-30-09 Reviewed By: P. Johnson
 Zoning/FLU R-1AA / LOR
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

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

<p><i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i></p>	
	1. Completed application.
	2. Ownership Disclosure Form (Seminole County Application & Affidavit).
	3. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	4. Provide a legible 8 ½ 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.

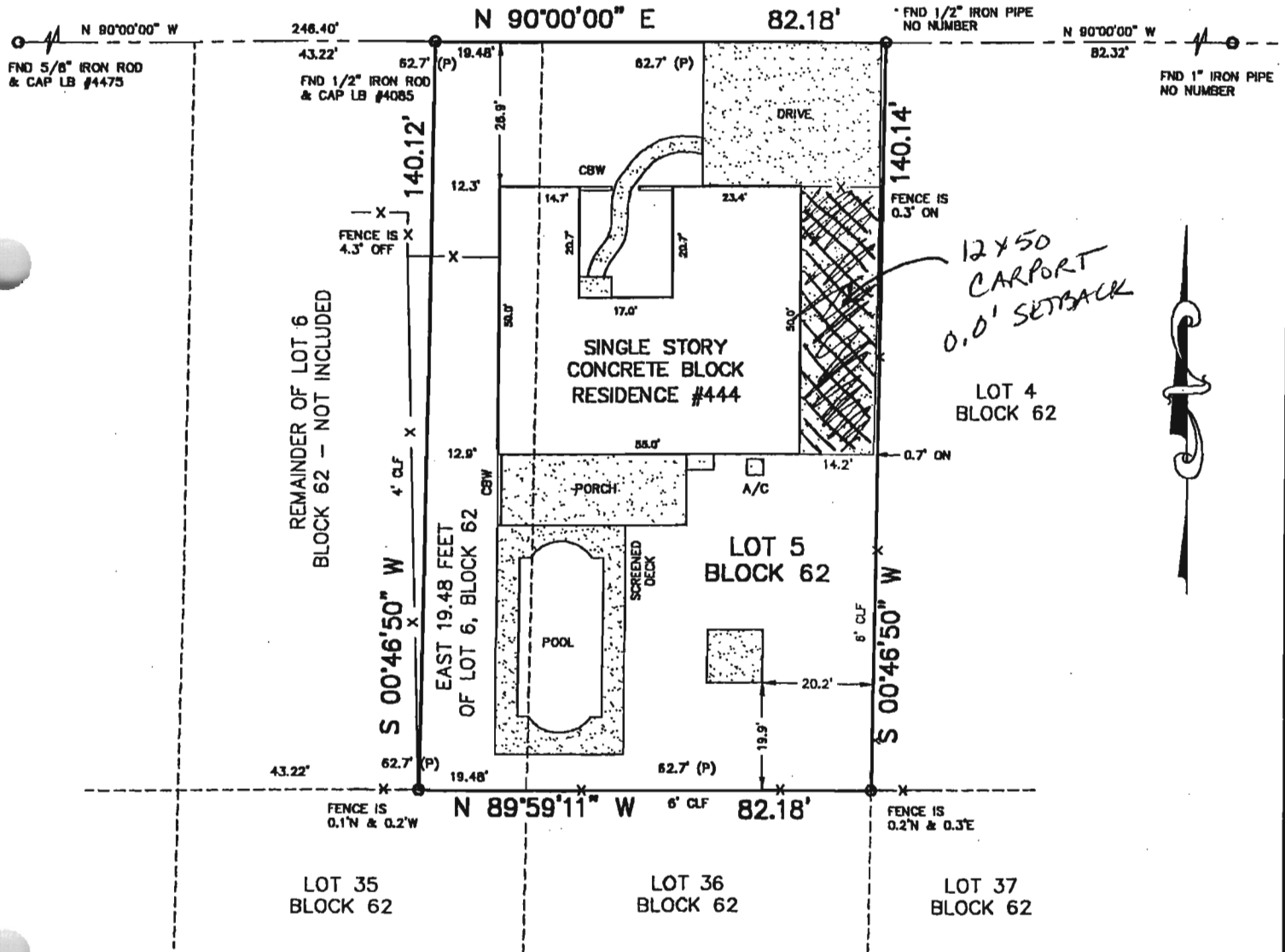
PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 5 AND THE EAST 19.48 FEET OF LOT 6, BLOCK 62,
 SANLANDO THE SUBURB BEAUTIFUL PALM SPRINGS SECTION., ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 3, PAGES 65 1/2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

RIDGEWOOD STREET

50' PLATTED RIGHT-OF-WAY
 ASPHALT ROADWAY

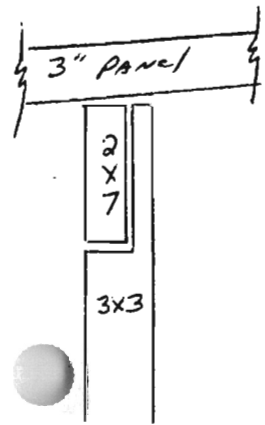
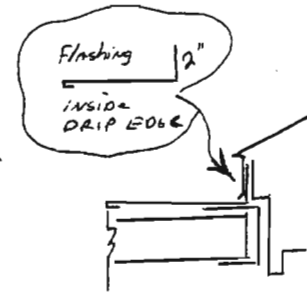
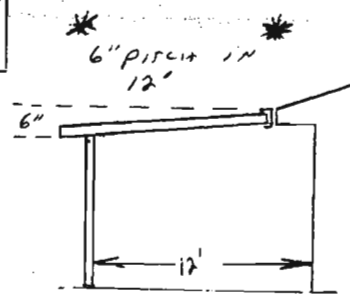
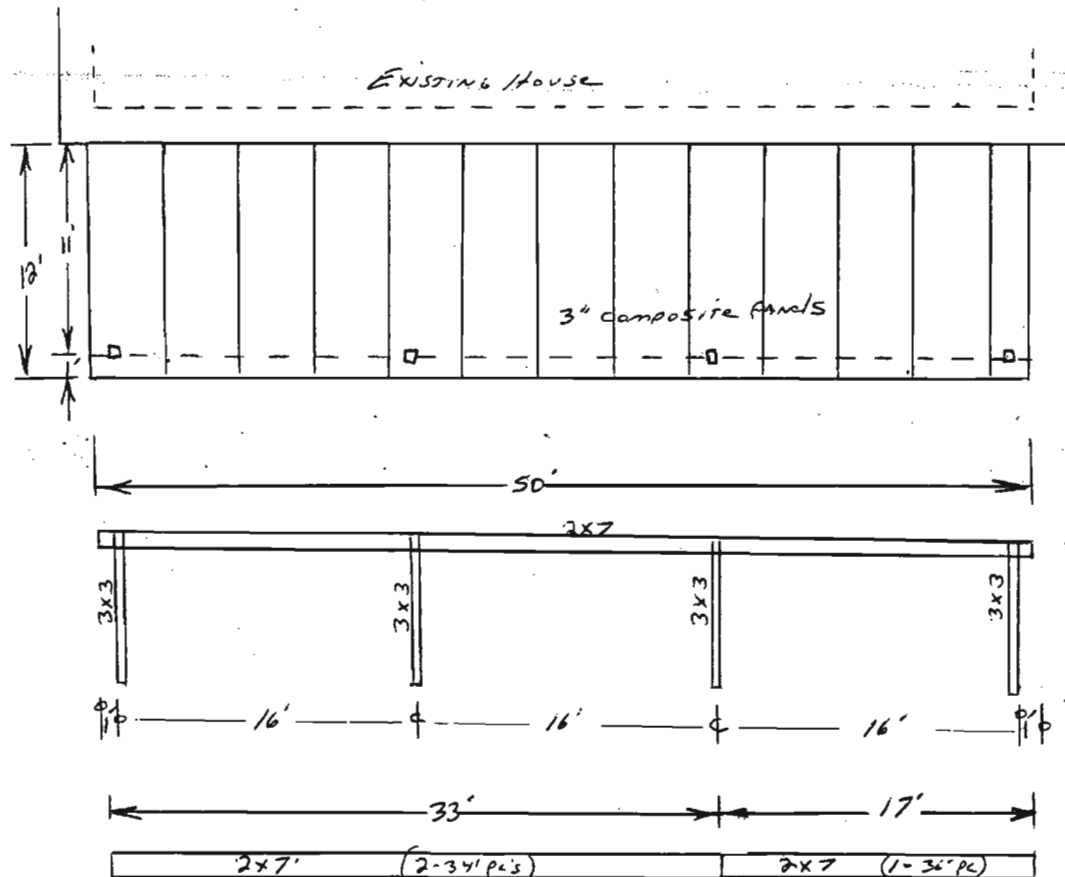


LEGEND:

○ DENOTES FND 1/2" IRON ROD LB LAND SURVEYING BUSINESS

MAT'L LIST

- 12-panels 3" x 4' x 12'
- 1-panel 3" x 2' x 12'
- 1-30' 3" Header
- 1-24' 3" Header
- 2-24' 3" DRIP EDGE FASCIA
- 1-30'
- 2-25' 2" Houk. Gutter
- 1-L & 1-R END CAP
- 2-8' 3" x 4" D. SPLITS
- 6-A-ELBOWS 3" x 4"
- 2-2x7 pieces 34' → TO MAKE 50' BEAM
- 1-2x7 piece 36"
- 4-3x3 Fluted posts 8'
- 4-SETS Angle felt for 3x3's
- 50'-FLASHING



SPlice HERE
OVER 3x3

Beam Splice Detail




THE APPLIANCE STORE
153 State Rd. 434 W
Winter Springs, FL 32708
(407) 327-3344


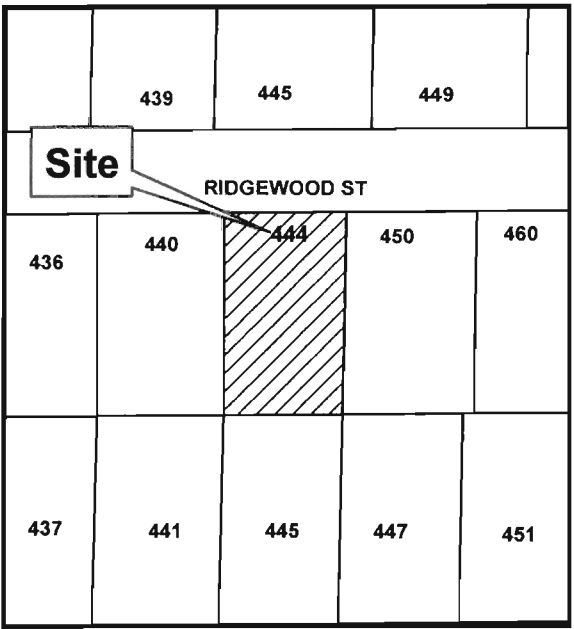
G. W. Buerger
 444 Ridgewood Street East
 Altamonte Springs, Florida 32701

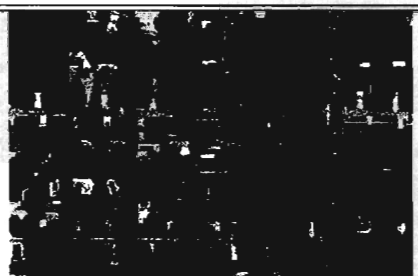


Seminole County Board of Adjustment
 June 22, 2009
 Case: BV2009-33 (Map 3155 Grid E5)
 Parcel No: 12-21-29-5BD-6200-0050

Zoning

-  BV2009-33
-  R-1AA
-  R-3A

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-666-7506</p>																																											
<p>GENERAL</p> <p>Parcel Id: 12-21-29-5BD-6200-0050 Owner: BECKETT BARBIE A & Own/Addr: BUERGER G W Mailing Address: 444 RIDGEWOOD ST City,State,ZipCode: ALTAMONTE SPRINGS FL 32701 Property Address: 444 RIDGEWOOD ST E ALTAMONTE SPRINGS 32701 Subdivision Name: SANLANDO Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2000) Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <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> </thead> <tbody> <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;">\$133,094</td> <td style="text-align: right;">\$148,119</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$10,822</td> <td style="text-align: right;">\$11,095</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$36,531</td> <td style="text-align: right;">\$36,531</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$180,447</td> <td style="text-align: right;">\$195,745</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$60,973</td> <td style="text-align: right;">\$76,390</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$119,474</td> <td style="text-align: right;">\$119,355</td> </tr> </tbody> </table> <p style="text-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	\$133,094	\$148,119	Depreciated EXFT Value	\$10,822	\$11,095	Land Value (Market)	\$36,531	\$36,531	Land Value Ag	\$0	\$0	Just/Market Value	\$180,447	\$195,745	Portability Adj	\$0	\$0	Save Our Homes Adj	\$60,973	\$76,390	Assessed Value (SOH)	\$119,474	\$119,355									
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<p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p>																																											

Permits**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL GUNITE	1970	512	\$4,096	\$10,240
COOL DECK PATIO	1970	622	\$871	\$2,177
SCREEN ENCLOSURE	2005	2,265	\$3,927	\$4,530
SOLAR HEATER	2003	1	\$440	\$1,100
ALUM PORCH W/CONC FL	1989	476	\$1,238	\$3,094
BBQ GRILL	1989	1	\$250	\$500

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.

FRANCIS AND CAMILLA VALERIO, THE UNDERSIGNED, OWN AND RESIDE AT PROPERTY
LOCATED AT 450 RIDGEWOOD ST., ALTAMONTE SPRINGS, FLORIDA.

OUR NEIGHBORS, GERALD W. BUERGER AND BARBIE BECKETT HAVE EXPRESSED
THEY WISH TO ERECT A COVERED CARPORT ON THE EAST SIDE OF THEIR PROPERTY
LOCATED AT 444 RIDGEWOOD ST., ALTAMONTE SPRINGS, FLORIDA.

THIS WOULD BE TO THE WEST OF OUR PROPERTY LINE.

WE DO NOT HAVE ANY OBJECTION TO THIS CARPORT BEING BUILT.

DATED:

A handwritten signature in cursive script, appearing to read "Francis Valerio", written over a horizontal line.

FRANCIS VALERIO

A handwritten signature in cursive script, appearing to read "Camilla Valerio", written over a horizontal line.
CAMILLA VALERIO

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The 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
G W BUEBERR	444 E. RIDGEWOOD	907-327-3344
BARBIE BCKETT		

(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.

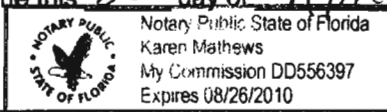
4-30-09
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 30 day of April, 2009 by _____

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification ✓

Type of Identification Produced Florida Drivers License

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

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 5 + E 19.48 FT OF LOT 6 BLK 62 SANLANDO
PB 3 PG 65 1/2

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

FINDINGS OF FACT

Property Owner: Barbie A Beckett & G W Buerger
444 Ridgewood St E
Altamonte Springs Fl 32701

Project Name: Ridgewood St E (444)

Requested Variance:

Side yard (east) setback variance from 10 feet to 0 feet for a proposed carport in R-1AA (Single Family Dwelling) district.

Approval was sought to construct a carport within the side yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: 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 June 22, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 5 + E 19.48 FT OF LOT 6 BLK 62 SANLANDO
PB 3 PG 65 1/2

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

FINDINGS OF FACT

Property Owner: Barbie A Beckett & G W Buerger
444 Ridgewood St E
Altamonte Springs FL 32701

Project Name: Ridgewood St E (444)

Variance Approval:

Side yard (east) setback variance from 10 feet to 0 feet for a proposed carport in R-1AA (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 carport 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:

