

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BVL 2009-35
Meeting Date 6-22-09

COPY

VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

RECEIVED MAY 05 2009

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: JENIFER & CHAD DUNBAR
Address: 1213 WAVERLY WAY City: LONGWOOD Zip code: 32750
Project Address: 1213 WAVERLY WAY City: LONGWOOD Zip code: 32750
Tax Parcel number: 01-21-29-501-0A00-0080
Contact number(s): 407-265-0670 HM; 407-948-8870 MB
Email address: chad@dunbar-construction.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 type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other <u>BARRIER WALL</u>	Please describe: <u>8' WALL BY SEM. CO. W/ 434 WIDENING</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 type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Fence height <u>WALL</u>	Required height:	<u>6'-0"</u>	Proposed height: <u>8'-0"</u>
<input type="checkbox"/> Building height	Required height:	Proposed height:	
Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested _____			

Signed: CHAD M. DUNBAR

Date: 5/5/09

FOR OFFICE USE ONLY

Date Submitted: 5-5-09 Reviewed By: P. Johnson
 Zoning/FLU R-1AAA/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.

<i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i>	
	1. Completed application.
	2. Ownership Disclosure Form (Seminole County Application & Affidavit).
	3. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	4. Provide a legible 8 1/2 x 11 inch site plan with the following information: NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drain field and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1488 407-668-7505</p>																																			
<p>GENERAL</p> <p>Parcel Id: 01-21-29-501-0A00-0080 Owner: DUNBAR CHAD M & JENNIFER B Mailing Address: 1213 WAVERLY WAY City,State,ZipCode: LONGWOOD FL 32750 Property Address: 1213 WAVERLY WAY LONGWOOD 32750 Subdivision Name: KNOLLWOOD 3RD ADD AMENDED PLAT Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (1999) Dor: 01-SINGLE FAMILY</p>		<p>VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$229,190</td> <td>\$254,892</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$7,152</td> <td>\$7,480</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$70,000</td> <td>\$70,000</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$306,342</td> <td>\$332,372</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$122,841</td> <td>\$149,054</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$183,501</td> <td>\$183,318</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	\$229,190	\$254,892	Depreciated EXFT Value	\$7,152	\$7,480	Land Value (Market)	\$70,000	\$70,000	Land Value Ag	\$0	\$0	Just/Market Value	\$306,342	\$332,372	Portability Adj	\$0	\$0	Save Our Homes Adj	\$122,841	\$149,054	Assessed Value (SOH)	\$183,501	\$183,318
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Permits

EXTRA FEATURE					
Description	Year	Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1975		1	\$600	\$1,500
ALUM UTILITY BLDG W/CONC FL	2004		1,260	\$6,552	\$8,190

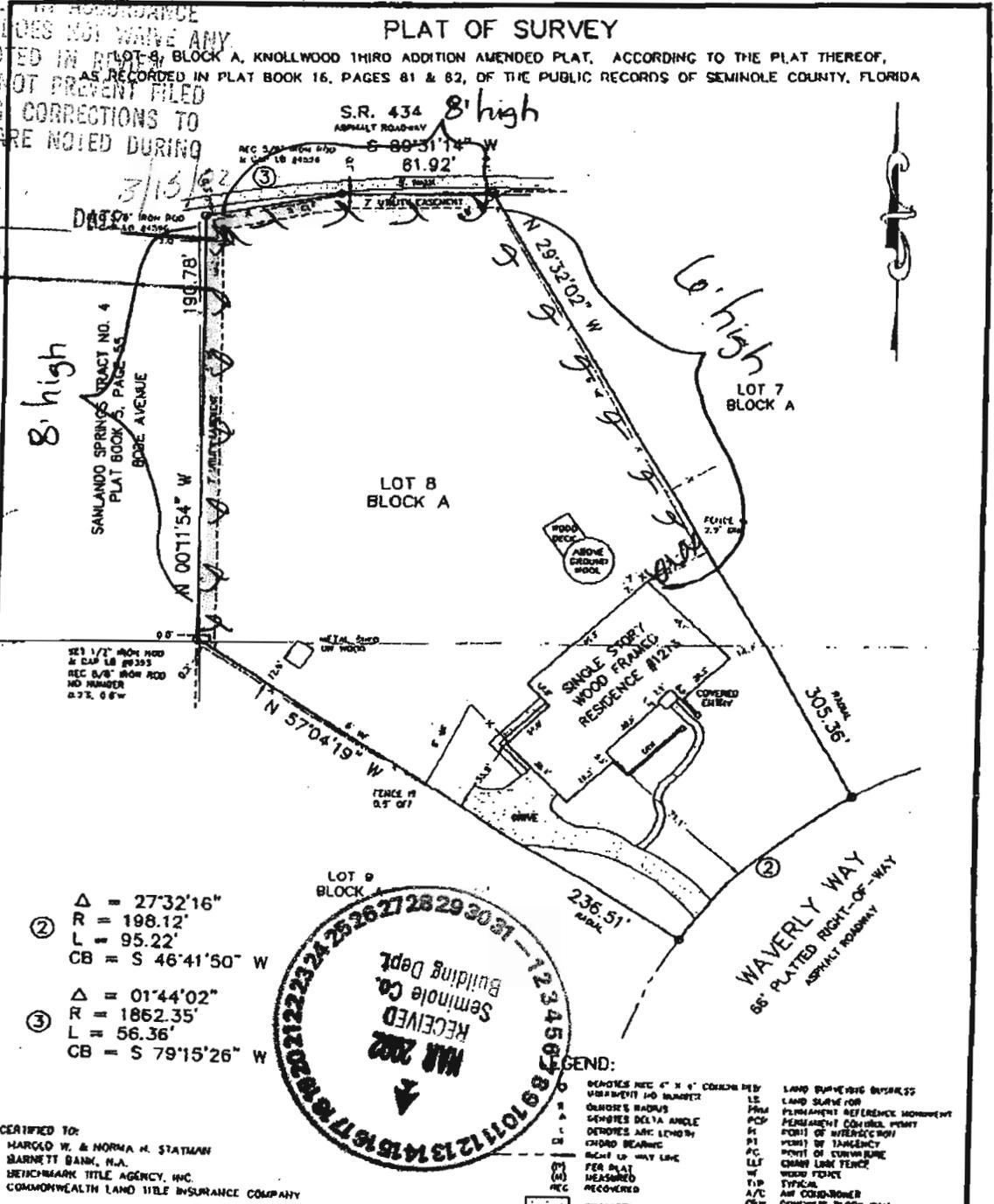
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

SEMINOLE COUNTY
 PLAT OF SURVEY
 WITH RECORD FOR PERMIT

THESE PLANS ARE CONDITIONALLY ACCEPTED FOR PERMIT AND ARE CONDITIONED TO ANY CORRECTION NOTES ON PLANS. ISSUANCE OF PERMIT IS LICENSE TO CONSTRUCT ONLY IN ACCORDANCE WITH ADAPTED CODES AND DOES NOT WAIVE ANY CODE REQUIREMENT NOT NOTED IN PLAT. ISSUANCE OF PERMIT DOES NOT PREVENT FILED INSPECTORS FROM ORDERING CORRECTIONS TO MEET CODES WHEN ISSUES ARE NOTED DURING INSPECTIONS.

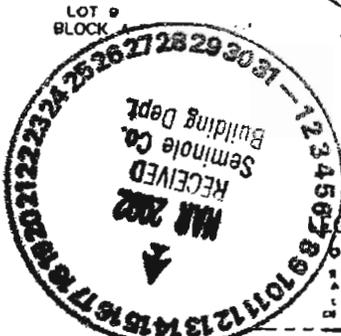
REVIEWED BY: *[Signature]*
 PERMIT NO. *02-2789*

*8' fence
 reviewed
 BA00-1-64
 RIAAA*



② Δ = 27°32'16"
 R = 198.12'
 L = 95.22'
 CB = S 46°41'50" W

③ Δ = 01°44'02"
 R = 1862.35'
 L = 56.36'
 CB = S 79°15'26" W



CERTIFIED TO:
 HAROLD W. & NORMA H. STATMAN
 BARNETT BANK, N.A.
 BENCHMARK TITLE AGENCY, INC.
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

I HAVE EXAMINED THE F.L.S.M. COMMUNITY PANEL NO 130209 D110 C UN14 4/17/95 AND FOUND THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOODING

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 8, BLOCK A BEING N 57°04'19" W PER PLAT.

(FIELD DATE): 4/11/98
 SCALE: 1" = 30 FEET
 APPROVED BY: DAM



1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, ENCROACHMENTS OR RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO UNRECORDED IMPROVEMENTS HAVE BEEN LOCATED (EXCEPT AS SHOWN)
3. NOT VALID UNLESS THE SURVEYOR AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND HAMMER

I hereby certify that we have performed a true survey of the above described property for the purpose herein stated and make this declaration of the truth of the same to the best of our knowledge and belief.

PLANNING AND DEVELOPMENT DEPARTMENT



CURRENT PLANNING DIVISION

January 25, 2000

Chad & Jennifer Dunbar
1213 Waverly Way
Longwood, Florida 32750

RE: File #BA00-1-6V

Dear Mr. & Mrs. Dunbar:

At their meeting of January 24, 2000, the Seminole County Board of Adjustment approved your request of a variance for height of a fence from 6.5 ft. to 8 ft. on the following described property:

Lot 8, Block A, Knollwood 3rd Addition Amended Plat,
PB 16, Pg 61 & 62, Section 1-21-29; N side of Waverly
Way, 990 ft. W of Palm Springs Drive and 250 ft. S of
SR-434. (DIST 4)

Please be advised that there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed and no appeals have been filed. This means that a building permit incorporating the variance cannot be issued prior to February 9, 2000.

Sincerely,

Ginny Markley,
Zoning Coordinator

GM/tb

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
CHAD M. DUNBAR	1213 WAVERLY WAY, LGWD 32750	407-265-0670
JENNIFER B. DUNBAR	1213 WAVERLY WAY, LGWD 32750	407-265-0670

(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
N/A			

(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
N/A			

(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
N/A		

(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
N/A		

Date of Contract: N/A

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.

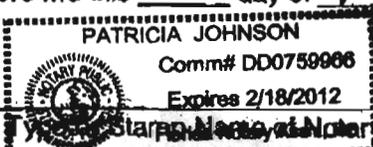
5/5/09
Date

CHAD M. DUNBAR
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 5th day of MAY, 2009 by CHAD DUNBAR

Patricia Johnson
Signature of Notary Public



Print, Type, Stamp, Name of Notary Public

Personally Known _____ OR Produced Identification

Type of Identification Produced D516-113-71-170-0

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

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 8 BLK A KNOLLWOOD 3RD ADD AMENDED PLAT PB 16 PG 62

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

FINDINGS OF FACT

Property Owner: Jennifer and Chad Dunbar
1213 Waverly Way
Longwood, Fl. 32750

Project Name: Waverly Way (1213)

Variance Approval:

Wall height variance from 6 feet 6 inches to 8 feet for a subdivision wall.

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

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

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

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

a. The variance granted will apply only to the wall as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

**SEMINOLE COUNTY DENIAL DEVELOPMENT
ORDER**

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

LEG LOT 8 BLK A KNOLLWOOD 3RD ADD AMENDED PLAT PB 16 PG 62

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

FINDINGS OF FACT

Property Owner: Jennifer and Chad Dunbar
1213 Waverly Way
Longwood, Fl. 32750

Project Name: Waverly Way (1213)

Variance Approval:

Wall height variance from 6 feet 6 inches to 8 feet for a subdivision wall.

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

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: