

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

SUBJECT: 1183 Lazy Hollow Place – Robyn Bronson, applicant; Request for a rear yard setback variance from 30 feet to 10.4 feet for an existing shed in R-1A (Single Family Dwelling) district.

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

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

Agenda Date 7/27/09 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 10.4 feet for an existing shed in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 10.4 feet for an existing shed in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Robyn Bronson</p> <p>Location: 1183 Lazy Hollow Place</p> <p>Zoning: R-1A (Single Family Dwelling)</p> <p>Subdivision: Springview</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • A 12.1 foot by 19.8 foot shed (239 square feet) was constructed on the subject property which encroaches 19.6 feet into the 30-foot rear yard setback. • The applicant was issued a notice of violation for a shed constructed without a permit and has been working with the Building Division to resolve this issue. • The applicant submitted letters of support from the neighbors on either side of the subject property. • There is no record of prior variances for this property.

Reviewed by: _____
Co Atty:
Pln Mgr:

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 are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the shed as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- ☒ Staff Report
- ☒ Application
- ☒ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

Support information:

- ☐ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☒ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☐ Authorization letter
- ☒ Applicant Authorization Form
- ☐ Supporting documentation
- ☒ Letters of support
- ☐ HOA approval letter
- ☐ Pictures provided by applicant
- ☐ Other miscellaneous documents

- ☒ Proposed Development Order

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

COPY

Application # BV 2009-57
Meeting Date July 27, 2009



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION 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: Robyn A. Bronson

Address: 1183 Lazy Hollow PL City: Winter Park Zip code: 32792

Project Address: 1183 Lazy Hollow PL City: Winter Park Zip code: 32792

Tax Parcel number: 26-21-30-509-0000-0440

Contact number(s): 407-466-8504

Email address: robyn.bronson@centex.com

Is the property available for inspection without an appointment?

☒ Yes

☐ No

If gated please provide a gate code to staff.

RECEIVED JUN 02 2009

What type of structure is this request for?

<input checked="" type="checkbox"/> Shed	Please describe: Shed is 12.1' x 19.8' (239sf) and 10.4' from rear property line.
<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 type="checkbox"/> Other	Please describe:

☒ This request is for a structure that has already been built.

What type of variance is this request?

<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	30'	Proposed setback:	10.4'
<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:	

☒ Total number of variances requested 1

Signed:

R. Bronson

Date:

6.2.09

FOR OFFICE USE ONLY

Date Submitted: 2 June 09Reviewed By: H. JohnsonZoning/FLU R-1A / LDR

- ☐ 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 CHECKLISTPlease 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 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.
	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 (Label existing, label proposed, and include square footage and dimensions of each)
	o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	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.

BV2009-57

6.29.09

Seminole County

To Whom It May Concern:

I believe in the spring of 2001 my husband; Paul R. Bronson began building the shed which is located on the property of 1183 Lazy Hollow Place, Winter Park, FL 32792. The shed was built with engineered trusses, a concrete 6" pad and the structure is wood. It does have electricity as he is a licensed electrician, doing all the work by himself. The shed also has a garage door and is primarily used for storage.

March 2005 we contracted to put an in ground pool in our yard. Final inspection of the pool was in Sept. /Oct. 2005.

In Dec. 2006 Paul & I separated ultimately divorcing in Nov. 2008.

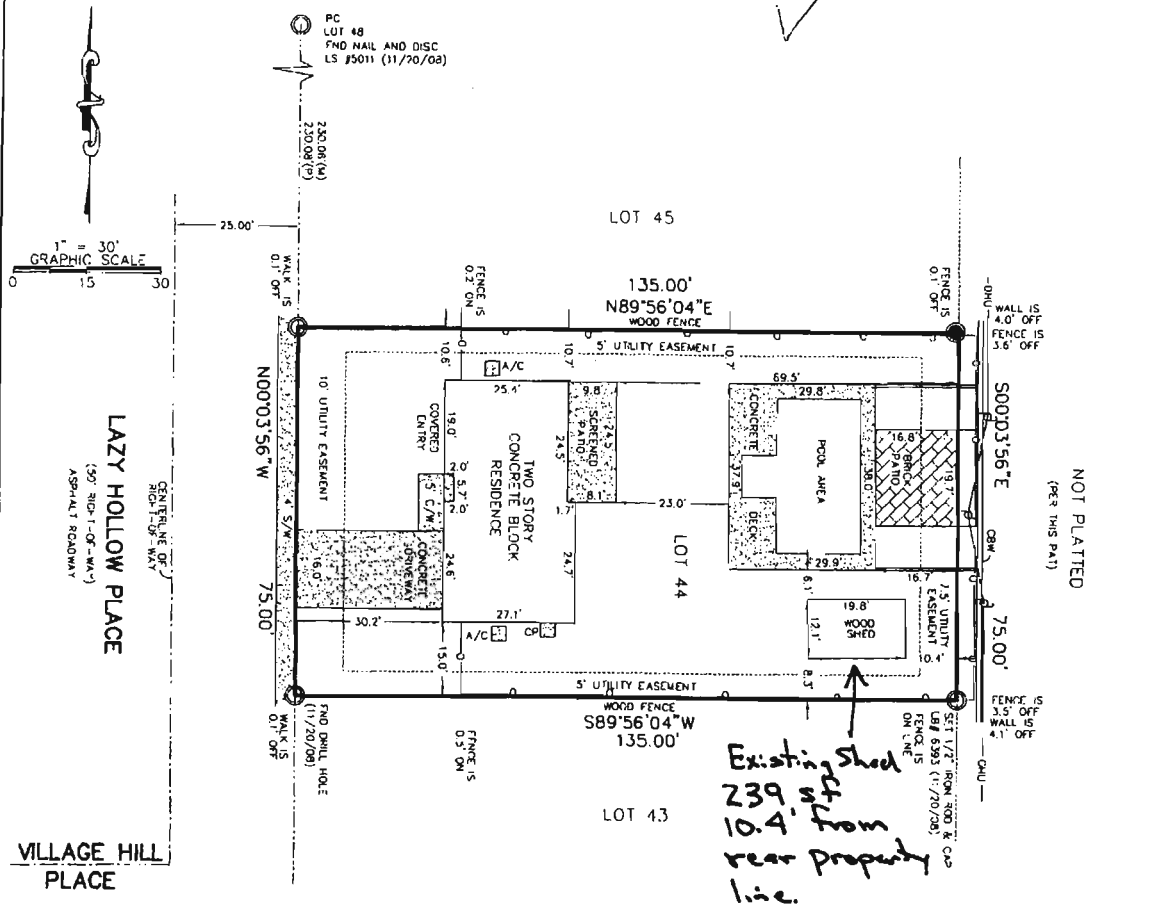
I was notified in February, 2009 of an issue arising from an anonymous phone call regarding the installation of the shed without a permit. I have complied with all requests made by Jason Rucker and the building inspector who visited my residence in February.

Thank you for all your considerations.

R. Bronson

BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)
LOT 44, SPRINGVIEW, AS RECORDED IN PLAT BOOK 29, PAGES 42-43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



ADDRESS:
#1183 LAZY HOLLOW PLACE
WINTER PARK, FLORIDA 32792

FOR THE BENEFIT AND
EXCLUSIVE USE OF:
ROBYN BRONSON
ENTERPRISE MORTGAGE

Robyn a Bronson
11.21.08

NOTE:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED AND ANY INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 11-20-08, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.

LEGEND

—	CENTERLINE
---	RIGHT OF WAY LINE
---	EXISTING ELEVATION
131.24'	
BFE	BASE FLOOD ELEVATION
A/C	AIR CONDITIONER
CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
C/W	CONCRETE WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
FND	FOUND
ID	IDENTIFICATION
L	ARC LENGTH
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(W)	MEASURED
OHU	OVERHEAD UTILITY LINE
ORB	OFFICIAL RECORD BOOK

⊙	WOOD POWER POLE
⊙	FND 1" IRON PIPE
⊙	NO 10 (11/20/08)
⊙	FND 1/2" IRON ROD
⊙	NO 10 (11/20/08)
Δ	DENOTES DELTA ANGLE
(P)	PER PLAT
PAGES	PAGES
PC	DENOTES POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PI	DENOTES POINT OF INTERSECTION
PK	PARTIAL KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	DENOTES POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	DENOTES POINT OF TANGENCY
R	RADIUS
RP	RADIUS POINT
S/W	SIDEWALK
UTP	UTILITY PAD
WW	WINGWALL

I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NO 120289 3170 F DATED 09-28-07 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 44 BEING N89°56'04"E, PER PLAT.

(FIELD DATE:) 11-20-08

SCALE: 1" = 30 FEET

APPROVED BY: SJ

JOB NO. 8111701 LOT 44

DRAWN BY: CC

REVISED:

BOUNDARY 11-20-08 CC

ASM

AMERICAN SURVEYING & MAPPING INC.

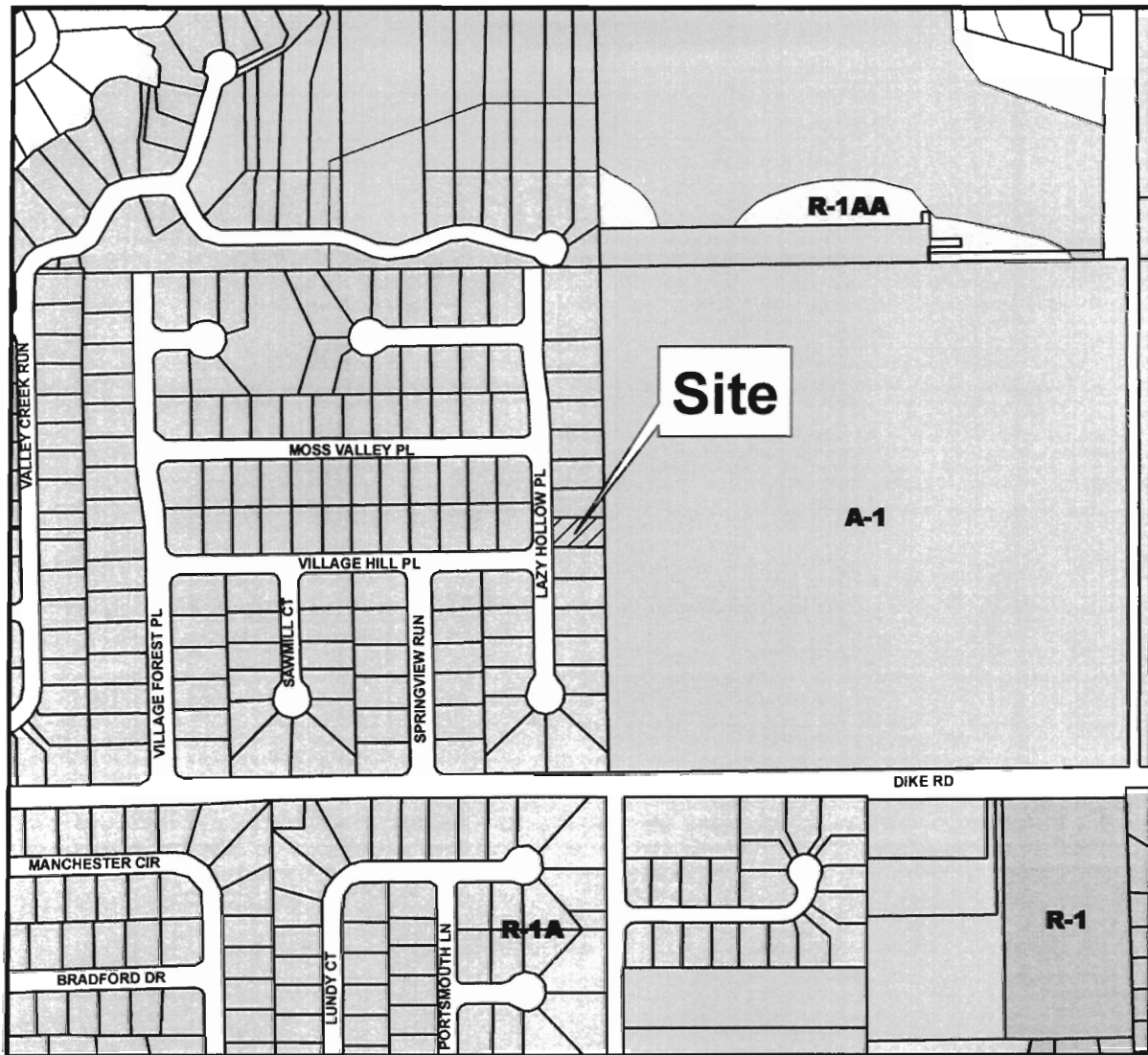
CERTIFICATION OF AUTHORIZATION NUMBER LB#5393
1030 N. ORLANDO AVE., SUITE B
WINTER PARK, FLORIDA 32789
(407) 428-7379

WWW.AMERICANSURVEYINGANDMAPPING.COM

THIS IS A BOUNDARY SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.






David M. DeFilippo Nov 21, 2008
DAVID M. DeFILIPPO PSM #5038 DATE

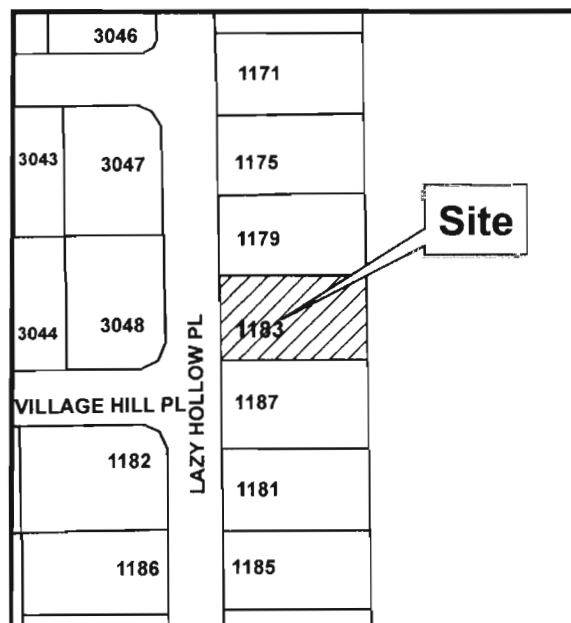
Robyn A Bronson
1183 Lazy Hollow Place
Winter Park, Florida 32792



Seminole County Board of Adjustment
July 27, 2009
Case: BV2009-57 (Map 3211 Grid A3)
Parcel No: 26-21-30-509-0000-0440

Zoning

-  BV2009-57
-  A-1
-  R-1AA
-  R-1A
-  R-1



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																												
GENERAL Parcel Id: 26-21-30-509-0000-0440 Owner: BRONSON ROBIN A Mailing Address: 1183 LAZY HOLLOW PL City,State,ZipCode: WINTER PARK FL 32792 Property Address: 1183 LAZY HOLLOW PL WINTER PARK 32792 Subdivision Name: SPRINGVIEW Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		VALUE SUMMARY <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>Cert</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/M</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td></td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$102,768</td> <td>\$12</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$16,062</td> <td>\$1</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$33,000</td> <td>\$4</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td></td> </tr> <tr> <td>Just/Market Value</td> <td>\$151,830</td> <td>\$18</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$7</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$151,830</td> <td>\$10</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Estimator</p>	VALUES	2009 Working	Cert	Value Method	Cost/Market	Cost/M	Number of Buildings	1		Depreciated Bldg Value	\$102,768	\$12	Depreciated EXFT Value	\$16,062	\$1	Land Value (Market)	\$33,000	\$4	Land Value Ag	\$0		Just/Market Value	\$151,830	\$18	Portability Adj	\$0		Save Our Homes Adj	\$0	\$7	Assessed Value (SOH)	\$151,830	\$10									
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Sketch 1 SINGLE FAMILY 1984 8 748 2,000 1,448 EW CONCRETE BLOCK \$102,768 \$11.
Appendage / Sqft OPEN PORCH FINISHED / 12
Appendage / Sqft GARAGE FINISHED / 540
Appendage / Sqft UPPER STORY FINISHED / 700

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

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL GUNITE	2006	544	\$10,064	\$10,880
COOL DECK PATIO	2006	596	\$1,930	\$2,086
BRICK PATIO	2006	360	\$1,332	\$1,440
ALUM SCREEN PORCH W/CONC FL	2006	192	\$1,469	\$1,632
WOOD UTILITY BLDG	2006	240	\$1,267	\$1,440

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.

PLANNING AND DEVELOPMENT DEPARTMENT

BUILDING AND FIRE INSPECTIONS



March 10, 2009

Robin A. Bronson
or Current Owner / Occupant
1183 Lazy Hollow Place
Winter Park, FL 32792

RE: Parcel ID #26-21-30-509-0000-0440, 1183 Lazy Hollow Place, Winter Park, FL 32792
Case #09-45

Dear Property Owner and all Interested Parties:

This is to advise you that the above described property has been inspected and the following violation(s) of the Seminole County Code have been identified.

"Shed installed or constructed in back yard without a permit"

Each violation shall be corrected by March 17, 2009. Failure to comply will result in formal charges brought before the Seminole County Code Enforcement Board. The Board has been granted the authority to levy fines in an amount up to \$250.00 per day for every day the violation(s) exists.

Please contact Jason Rucker at 407-665-7465 for any further information. Thank you for your cooperation in this matter.

Sincerely,

Seminole County,
Building & Fire Inspection Division

TB

Zoning: 33000 - AL:1

Detached building: 19.8 x 12.1 = 239.5 s.f.

Zoned R-1A → 30' setback (rear)

Permit App deadline June 5th

COMMERCIAL PERMITTING

1101 E. FIRST STREET

SANFORD FL 32771-1468

TELEPHONE (407) 665-7423

FAX (407) 665 7407

PLANNING AND DEVELOPMENT DEPARTMENT

BUILDING DIVISION



March 31, 2009

Robin A. Bronson
or Current Owner / Occupant
1183 Lazy Hollow Place
Winter Park, FL 32792

**RE: Parcel ID #26-21-30-509-0000-0440 / 1183 Lazy Hollow Place, Winter Park,
FL 32792
Case #09-45**

Dear Property Owner and all Interested Parties:

This is to advise you that Case #09-45 for the above described property, has yet to be resolved and the following violation(s) of the Florida Building Code have been identified.

"Shed installed or constructed in back yard without a permit"

Each violation shall be corrected by April 7, 2009. Failure to comply will result in formal charges being brought before the Seminole County Code Enforcement Board. The Board has been granted the authority to levy fines in an amount up to \$250.00 per day for every day the violation(s) exists.

For further information contact:

Seminole County Building Division
1101 East First Street, Room 1020
Sanford, FL 32771-1468
Phone: (407) 665-7050

Sincerely,

Seminole County,
Building Division

Juan & Clara Rosa

1187 LAZY HOLLOW PL

WINTER PARK, FL 32792

407-925-4553

TO SEMINOLE COUNTY

Dear Sir or Madam

My wife and I have been living at the above address since December of 2005. Since we move to our residence our neighbor Ms. Robin Bronson has had the white storage shed on her back yard. The shed is use for storage only and does not cause any problems for us at all. We do not have any issues with the shed or with the appearance of the yard. She is a quiet, well mannered and humble neighbor. I would be so lucky if I had more neighbors like Ms. Robyn and her family.

If you have any questions do not hesitate and contact me or my wife.

With regards



Juan Rosa



Clara Rosa

May 28, 2009

Seminole County Building Department
Sanford
Florida

TO WHOM IT MAY CONCERN:

We have lived in this area since October, 1984, and have known the Bronson's (Robyn, Paul, and Kiersten) many years. We regard them as not only good friends but also good neighbors as well. Concerning the storage building in the back of their home, it has been there for years. It is definitely not an eyesore and blends in well as it has the same paint color as the outside of their home and also has the same structure.

Thank you for giving us the opportunity to give our opinion of the above.

Sincerely,

Bob & Connie Witherington

Bob & Connie Witherington

1179 Lazy Hollow Place (address)
Winter Park, Florida 32792

407 678 5261 (telephone #)

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
Robyn A. Bronson	1183 Lazy Hollow PL, Winter Park	(407) 466-8504

(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 rezoning, 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.

6.2.09
Date

R. Bronson
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this 2 day of June, 2009 by _____

R. Bronson

Elizabeth M. Damelia
Signature of Notary Public

Elizabeth M. Damelia
Print, Type or Stamp Name of Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

NOTARY PUBLIC-STATE OF FLORIDA
Elizabeth M. Damelia
Commission # DD864151
Expires: APR. 11, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

For Use by Planning & Development Staff

Date: _____ Application Number: _____

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LEG LOT 44 SPRINGVIEW PB 29 PGS 42 & 43

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

FINDINGS OF FACT

Property Owner: Bronson Robyn A
1183 Lazy Hollow Pl
Winter Park Fl 32792

Project Name: Lazy Hollow Place (1183)

Requested Variance:

A rear yard setback variance from 30 feet to 10.4 feet for an existing shed in R-1A (Single Family Dwelling) district.

Approval was sought to bring into compliance the construction of a shed within 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 July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 44 SPRINGVIEW PB 29 PGS 42 & 43

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

FINDINGS OF FACT

Property Owner: Bronson Robyn A
1183 Lazy Hollow Pl
Winter Park Fl 32792

Project Name: Lazy Hollow Place (1183)

Variance Approval:

A rear yard setback variance from 30 feet to 10.4 feet for an existing shed in R-1A (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 shed 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:

