

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 1936 Deerview Place – Bobby & Lily Yip, applicant; Request for a side yard (north) setback variance from 10 feet to 5 feet for a proposed pool screen enclosure addition in R-1AA (Single Family Dwelling) district.

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

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

Agenda Date 10/26/09 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side yard (north) setback variance from 10 feet to 5 feet for a proposed pool screen enclosure addition in R-1AA (Single Family Dwelling) district; or
2. **Approve** the request for a side yard (north) setback variance from 10 feet to 5 feet for a proposed pool screen enclosure addition in R-1AA (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Bobby & Lily Yip Location: 1936 Deerview Place Zoning: R-1AA (Single Family Dwelling) Subdivision: Hidden Cove
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposed to construct a pool screen enclosure that will encroach 5 feet into the 10-foot required side 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>

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

<b>STAFF FINDINGS</b>	<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"><li>• 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.</li><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>
<b>STAFF RECOMMENDATION</b>	<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 pool screen enclosure 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

Please contact Outdoor Living Pool + Patio  
 Attn: Diana 386.951.4184 for ques / pk up.

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

Application # BV2009-93  
 Meeting Date 10-26-09



# VARIANCE APPLICATION

RECEIVED SEP 03 2009

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: Bobby + Lily Yip  
 Address: 1936 Deerview Pl City: Longwood Zip code: 32750  
 Project Address: 1936 Deerview Pl City: Longwood Zip code: 32750  
 Tax Parcel number: 30-20-30-515-0000-0290  
 Contact number(s): 386-951-4184 Diana  
 Email address: diana@outdoorlivingpools.com

Is the property available for inspection without an appointment?

Yes  No If gated please provide a gate code to staff. **["KEY" 029001]**

**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 checked="" 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:
<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:	10-ft.	Proposed setback:	5'
<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 \_\_\_\_\_

Signed: [Signature]

Date: 9/1/09

**FOR OFFICE USE ONLY**

Date Submitted: 2 Sep 09 Reviewed By: P. Johnson  
 Zoning/FLU R-1AA/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 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 <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
	4. Provide a legible 8 1/2 x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drain field and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house or addition (Label existing, label proposed, and include square footage and dimensions of each)
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

# SWERDLOFF & PERRY SURVEYING, INC.

370 Waymont Court - Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691


### Legal Description

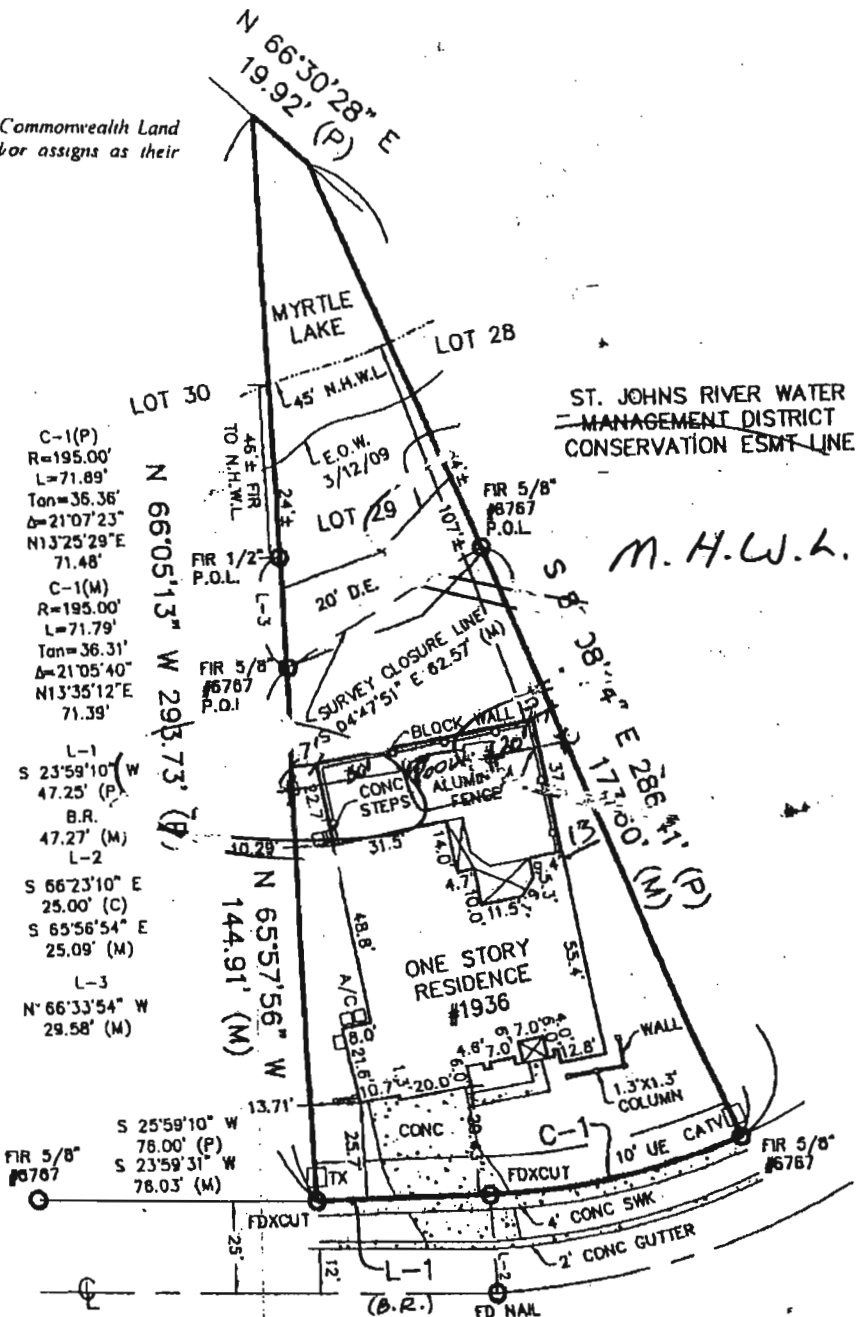
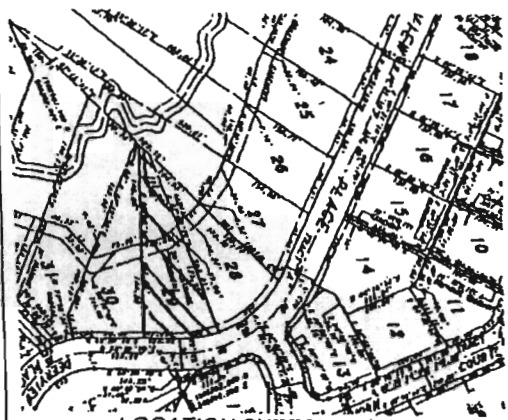
Lot 29, HIDDEN COVE, according to the plat thereof, as recorded in Plat Book 38, Page(s) 82 and 83, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0135  
Suffix: F.F.I.R.M. Date: 9/28/2007 Flood Zone: X & AE(51)  
Date of field work: 5/1/2004 Completion Date: 7/9/2009

Certified to:  
Bobby Y. Yip: Lily Chew Yip: Brokers Title of Longwood I, LLC: Commonwealth Land Title Insurance Company: HomeBanc, N.A., its successors and/or assigns as their interests may appear.

Revised Certifications: 4/1/2009; 4/14/2009  
Added NHW Line: 7/9/2009

PER PLAT   
SCALE: 1"=50'



ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CONSERVATION ESMT LINE

M.H.W.L.

**NOTE: Proposed pool meets Setbacks. However, construction of a pool screen enclosure would require a variance.**

**DEERVIEW PLACE**  
50' R/W (IMPROVED) 24' ASPHALT

Property Address:  
1936 Deerview Place  
Longwood, FL 32750

Survey number: SL 102181

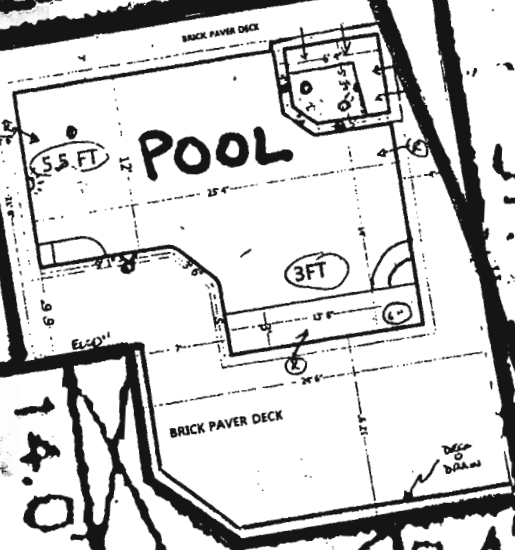
SCALE  
3/4" = 10'

20' D.E.

SURVEY CLOSURE LINE  
04°47'51" E 62.57' (M)

BLOCK WALL

SCREEN ENCL.  
CONC STEPS



ONE STORY RESIDENCE  
#1936

286° E  
173.60' (M)

STEEL  
PIPE  
LINE

22.7

31.5

48.8

A/C

8.0  
8.2

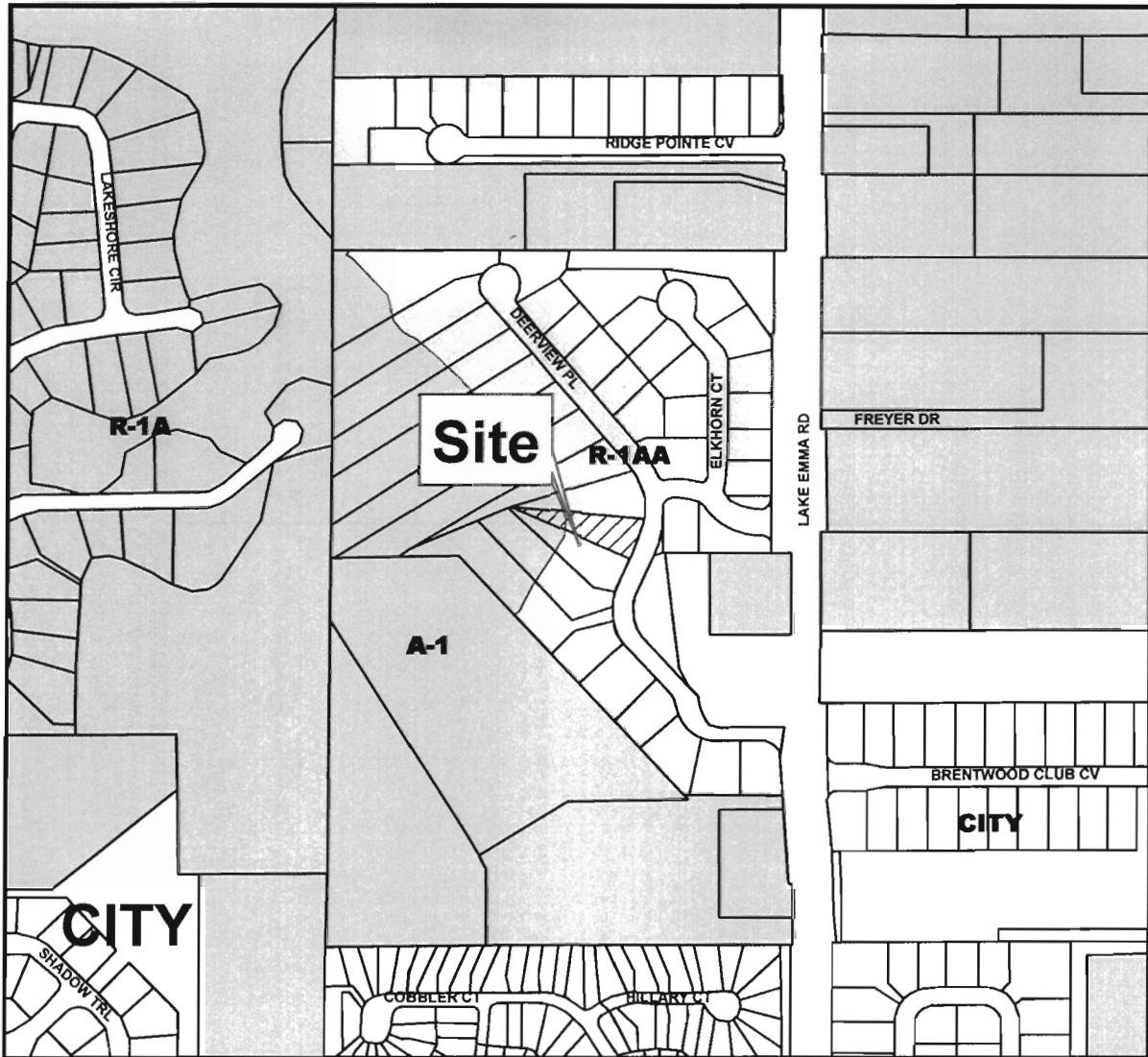
4.7'  
0.11.5'  
9.4'  
9.4'

55.4'

4.6' 7.0' 7.0' 9.4'  
4.0' 4.0' 4.0'





WA


Bobby & Lily Yip  
1936 Deerview Place  
Longwood, FL 32750

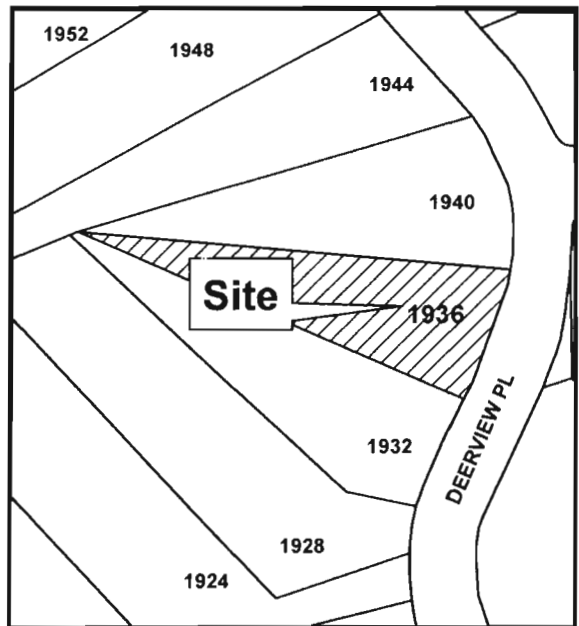


Seminole County Board of Adjustment  
October 26, 2009  
Case: BV2009-93 (Map 3103 Grid B5)  
Parcel No: 30-20-30-515-0000-0290

**Zoning**

-  BV2009-93
-  A-1
-  R-1AA
-  R-1A







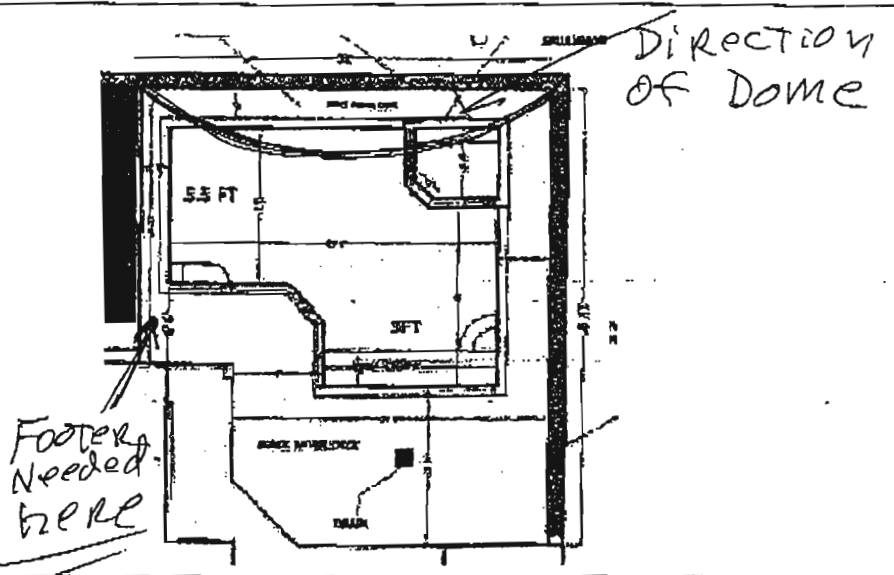


2789 S. FINANCIAL COURT, SANFORD, FL 32773  
 PHONE (407) 328-8776 FAX (407) 328-7926  
 www.SpecialtyConstructionAndDesign.com  
 STATE LICENSE: CGC047510

• SCREEN ENCLOSURES • PATIOS • PORCHES • RE-SCREENS • REPAIRS • FL ROOMS • VINYL WINDOWS •

SOLD TO Outdoor Living Pool & Patio PHONE 386-951-4184 DATE 7-29, 2009  
 ADDRESS 4031 W. 1st. St. City Sanford Zip 32771  
 INSTALLATION ADDRESS 1936 Deerview Pl. City Longwood Zip 32750  
 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 PROPERTY OWNER Bobby & Lily Yip PHONE \_\_\_\_\_  
 OWNER'S ADDRESS same City \_\_\_\_\_ Zip \_\_\_\_\_

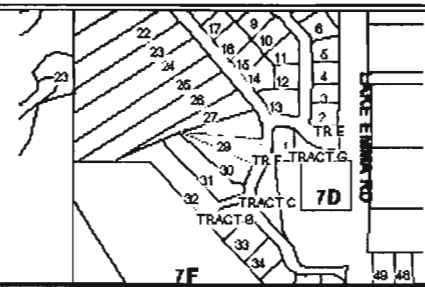

SCREEN 14/18 COLOR charcoal  
 STYLE dome  
 FRAME COLOR bronze  
 WALL HEIGHT 10"  
 DOORS 2ea  
 ALUMINUM ROOF no  
 CHAIR RAIL std.  
 FL GLASS no  
 KICKPLATE no  
 GUTTER 5"  
 WINDOWS no  
 TYPE OF DECK PAVER OR CONCRETE  
 COMMENTS:



\* Price may change once accurate measurements are taken, in which case purchaser will be notified and will need to sign an addendum to contract or new contract.  
 \* 1-year guarantee on material and workmanship; however, any screen panel repairs or replacements will need to be identified to contractor within 2 weeks of installation.

\* This proposal does not become a contract until accepted and signed by both parties and if not accepted, any payment made will be returned.  
 \* Purchaser must sign both sides of contract.  
 \* Property owner is required to sign a Notice of Commencement and provide a copy of property survey for permitting.  
 \* Payment is due when installation is complete and not at time of final inspection, unless stated otherwise in the "Terms of Payment." Contractor is required to pass a final inspection; therefore, there is no reason to hold payment to ensure the final inspection is passed.

I/We have read the foregoing proposed contract and accept the same on the terms and conditions printed on the reverse side and as stated above.		Contract price is based on dimensions in above sketch	
Purchaser	Date	Contract Price	\$
Sales Representative <u>Lee Doss</u>		Deposit	\$
Contractor		Balance Due	\$
Terms of Payment			

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7206</p>																																			
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 30-20-30-515-0000-0290                  Owner: YIP BOBBY &amp; LILY C                  Mailing Address: 1936 DEERVIEW PL                  City, State, Zip Code: LONGWOOD FL 32750                  Property Address: 1936 DEERVIEW PL LONGWOOD 32750                  Subdivision Name: HIDDEN COVE                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD (2005)                  Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th 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>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$281,935</td> <td style="text-align: right;">\$390,541</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: right;">\$819</td> <td style="text-align: right;">\$842</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$99,000</td> <td style="text-align: right;">\$110,000</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Just/Market Value</b></td> <td style="text-align: right;"><b>\$381,754</b></td> <td style="text-align: right;"><b>\$501,383</b></td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$51,276</td> <td style="text-align: right;">\$171,235</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$330,478</b></td> <td style="text-align: right;"><b>\$330,148</b></td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator                  Portability Calculator                  2009 Notice of Proposed Property Tax</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$281,935	\$390,541	Depreciated EXFT Value	\$819	\$842	Land Value (Market)	\$99,000	\$110,000	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$381,754</b>	<b>\$501,383</b>	Portability Adj	\$0	\$0	Save Our Homes Adj	\$51,276	\$171,235	<b>Assessed Value (SOH)</b>	<b>\$330,478</b>	<b>\$330,148</b>
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BV2009-93

407 903 9234

COMMUNITY MANAGM

07:34:12 a.m. 06-16-2009

1/3

Forwarded to New Mgmt. Co. (all about Mgmt.)  
Via box 6/16/09 (B) 407/688-7408

FAXED  
6/16/09  
(B)

**HIDDEN COVE PROPERTY OWNERS ASSOCIATION INC.  
ARCHITECTURAL REVIEW APPLICATION**

Please complete and return this form for approval prior to commencement of any work

Mail to: Hidden Cove Property Owners Association Inc.  
c/o Community Management Professionals  
5401 South Kirkman Road, Suite 450  
Orlando, Florida 32819  
Phone: 407-903-9969, Fax: 407-903-9234

Property Owner: Bub Yip Date: 6/11/09  
Property Address: 1936 Deer view Place Longwood, FL 32750  
Mailing Address (if different) \_\_\_\_\_

- PLEASE ATTACH A PROPERTY SURVEY COPY LOCATING EXTERIOR CONSTRUCTION PROJECTS
- ATTACH PAINT / COLOR SAMPLES, PLANS, PHOTOS AS NEEDED TO DESCRIBE MODIFICATION
- ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT MUST BE OBTAINED
- MUST CONFORM WITH ALL RULES AND COVENANTS & RESTRICTIONS OF ASSOCIATION

Describe the addition, change or installation to be reviewed by the Architectural Review Committee:

- Swimming Pool     Landscaping     Fence (type and height) \_\_\_\_\_  
 Exterior Colors     Other

Please describe In ground pool, screen enclosed patio pool  
cathes, pavers with cover pool deck and patio cathes

**FOR USE BY ARCHITECTURAL REVIEW COMMITTEE**

Date Received \_\_\_\_\_ Date To ARC \_\_\_\_\_ Date To Homeowner \_\_\_\_\_

The ARC's decision on the plans submitted is as follows, supporting documentation may be attached to this form:

- Approved MUST CONFORM WITH ALL RULES AND COVENANTS & RESTRICTIONS OF ASSOCIATION  
 Plans incomplete, information requested \_\_\_\_\_  
 Approved with the following condition \_\_\_\_\_  
 Rejected \_\_\_\_\_

Please resubmit plans to the ARB with fourteen (14) days of receipt of this notice. Be advised that work cannot be performed until the ARB has rendered a written unconditional approval. Thank you for your cooperation.

By: Mary C. Lopez Date: 6/19/09  
Hidden Cove Property Owners Association Inc.  
Architectural Review Board

Wesley Luyten  
PRESIDENT HUDA

6/23/09

ARTIFICIAL GRASS BY HOMEOWNER

*Screen Enclosure*

EXISTING RETAINING WALL

6" RAISED SPA W/ THREE 6" WIDE SPILLWAYS

PLANTER

EQUIPMENT

BRICK PAVER WALKWAY

BRICK PAVER DECK

BRICK PAVER DECK

5.5 FT

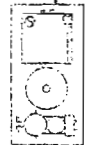
3 FT

*Screen Enclosure*

REMOVE 15 FT OF FENCE FOR ACCESS

*Screen Enclosure*

INSTALL A SHOWER



DRAIN

BRICK PAVER DECK

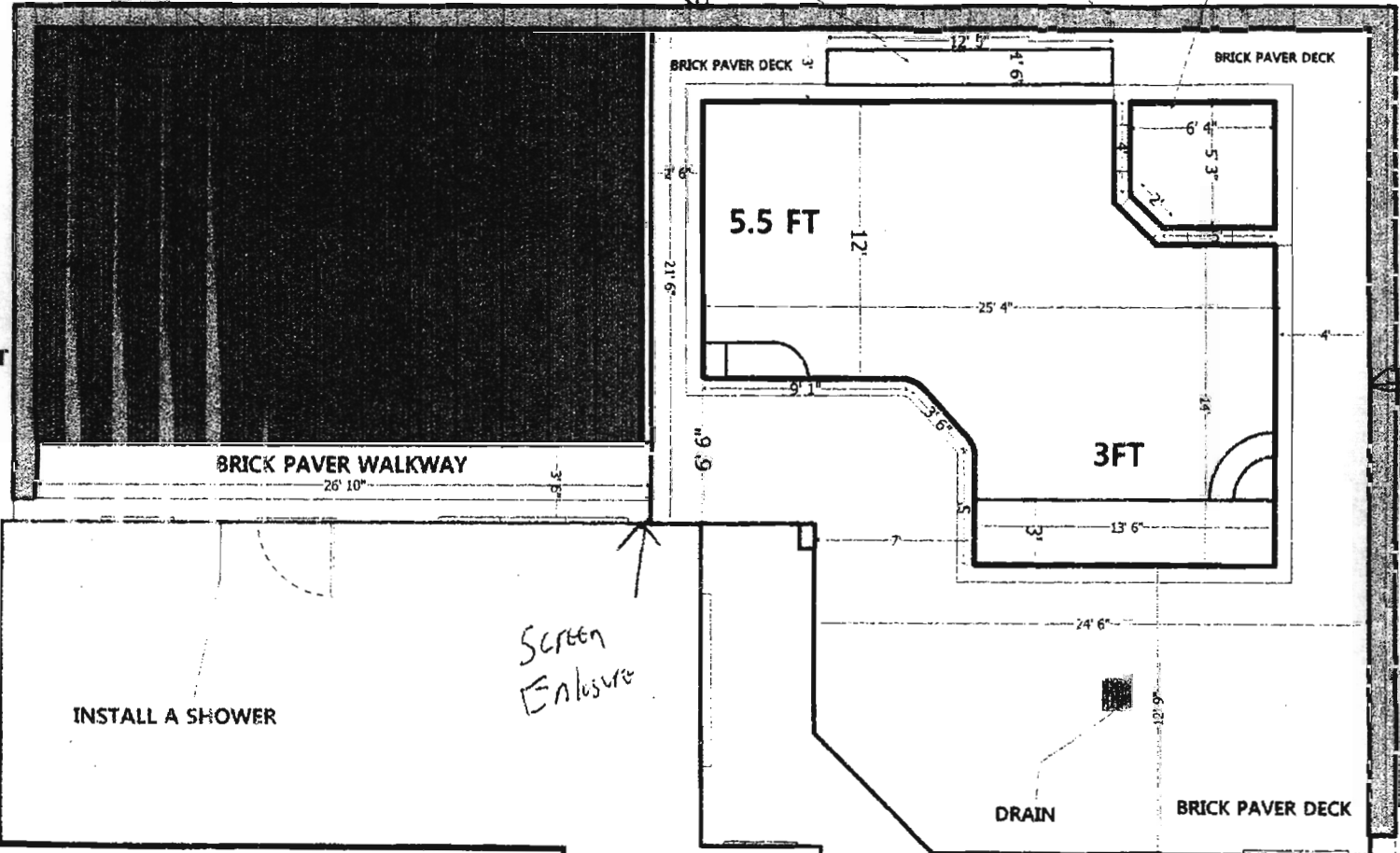
ACCESS

NOTE

I have reviewed and I give my approval to proceed with the construction of this project.

*[Signature]*  
Customer \_\_\_\_\_ Date *6/23/09*

OVERLAY EXISTING PORCH WITH PAVERS



# SW EIRDIN ET AL

314 Wayman Court Lakeland, FL 34026 Phone 813-947-7651 Fax 813-947-7697

Lot 29, HIDDEN COVE, according to the plat thereof, as recorded in Plat Book 38, Pages 52 and 53, of the Public Records of Seminole County, FL

Community number: 120289 Parcel: 9153

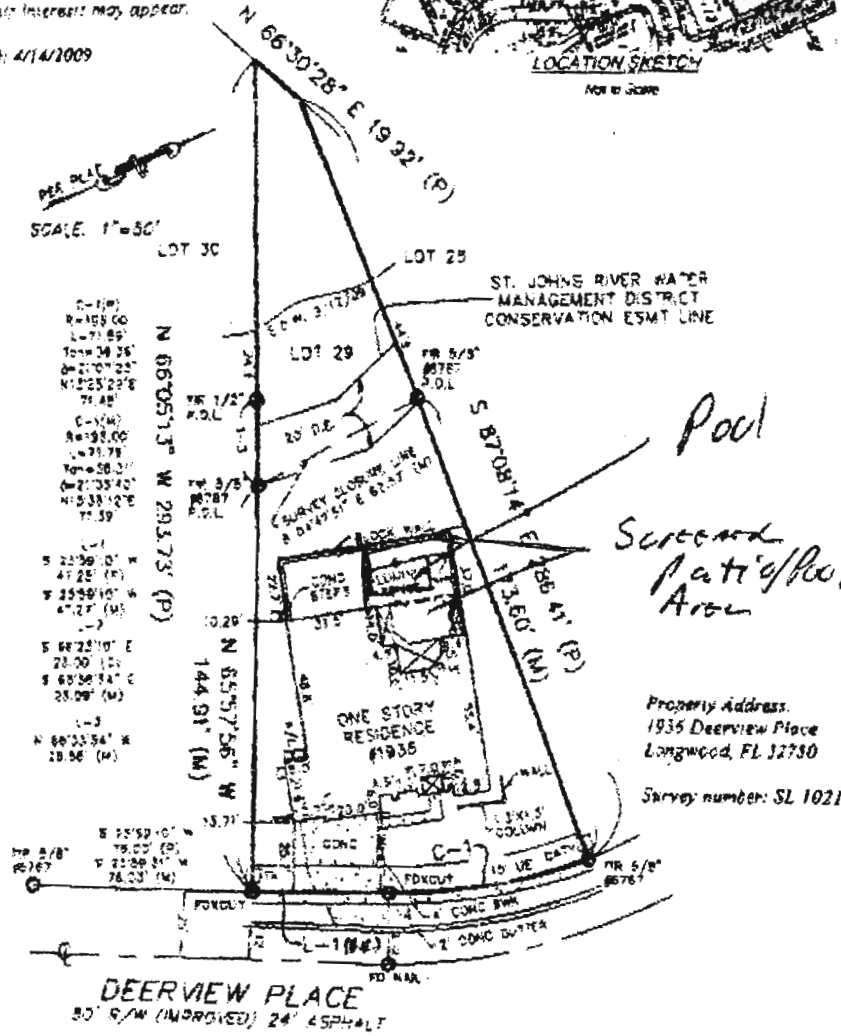
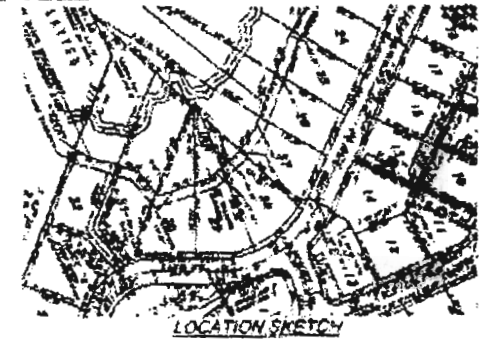
Suffix: F.F.R.M. Date: 9/28/2007 Flood Zone: X & A5

Date of field work: 3/12/2009 Completion Date: 3-23-2009

Certified to

Bobby Y. (sp) Liu Chen Yin Brokers Title of Longwood I, LLC  
Commonwealth Land Title Insurance Company, HomeBase N.A. Its  
successors and/or assigns, as their interests may appear.

Revised Certifications: 4/1/2009; 4/14/2009



Pool  
Screened  
Patio/Pool  
Area

Property Address:  
1935 Deerview Place  
Longwood, FL 32730

Survey number: SL 1021

LEGEND	GENERAL NOTES
1. Survey Lines	1. This survey is a subdivision of land.
2. Easements	2. The survey is subject to all existing and future easements, rights of way, and other interests of record.
3. Right of Way	3. The survey is subject to all existing and future rights of way, easements, and other interests of record.
4. Easement	4. The survey is subject to all existing and future easements, rights of way, and other interests of record.
5. Right of Way	5. The survey is subject to all existing and future rights of way, easements, and other interests of record.
6. Easement	6. The survey is subject to all existing and future easements, rights of way, and other interests of record.
7. Right of Way	7. The survey is subject to all existing and future rights of way, easements, and other interests of record.
8. Easement	8. The survey is subject to all existing and future easements, rights of way, and other interests of record.
9. Right of Way	9. The survey is subject to all existing and future rights of way, easements, and other interests of record.
10. Easement	10. The survey is subject to all existing and future easements, rights of way, and other interests of record.
11. Right of Way	11. The survey is subject to all existing and future rights of way, easements, and other interests of record.
12. Easement	12. The survey is subject to all existing and future easements, rights of way, and other interests of record.
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SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM  
(ORIGINAL ONLY)

An authorized applicant is defined as:

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

I Lily Yip, the fee simple owner of the following

described property (Provide Legal Description or Tax Parcel ID Number(s))

Lot 29 Hidden Cove PB58 PGS 82-83

Parcel ID 30-20-30-515-0000-0290

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

[Signature]  
Owner's Signature

\_\_\_\_\_

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

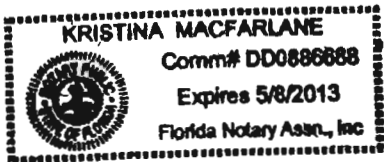
SWORN TO AND SUBSCRIBED before me this 3 day of Sept 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Lily Yip, who is personally known to me or who has produced F.D.L.V. 100-523-70-561-0 has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of Sept 2009

Kristina MacFarlane  
Notary Public in and for the County and State  
Aforementioned

My Commission Expires: \_\_\_\_\_



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

**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
Bobby VIP	1936 Deerview PL - Longwood	407-221-9502
Lily VIP	1936 Deerview PL - Longwood	407-474-9213

(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: NA

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.

Date 8/21/09

*[Signature]*  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 21 day of August, 2009 by

Bobby Yip  
Signature of Notary Public

Kristina MacFarlane Kristina MacFarlane  
Print, Type or Stamp Name of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification FL DL # Y100-079-67345-0

Type of Identification Produced \_\_\_\_\_

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



## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 29 HIDDEN COVE PB 58 PGS 82 - 83

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

### FINDINGS OF FACT

**Property Owner:** Bobby & Lily C Yip  
1936 Deerview Pl  
Longwood FL 32750

**Project Name:** Deerview Place (1936)

**Requested Variance:**

Side yard (north) setback variance from 10 feet to 5 feet for a proposed pool screen enclosure addition in R-1AA (Single Family Dwelling) district.

Approval was sought to construct a pool screen enclosure 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 October 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 29 HIDDEN COVE PB 58 PGS 82 - 83

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

### FINDINGS OF FACT

**Property Owner:** Bobby & Lily C Yip  
1936 Deerview Pl  
Longwood Fl 32750

**Project Name:** Deerview Place (1936)

#### **Variance Approval:**

Side yard (north) setback variance from 10 feet to 5 feet for a proposed pool screen enclosure addition 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 screen enclosure 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:

