

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 3069 Nicholson Drive – Jozsef Rozsa, applicant; Request for a rear yard setback variance from 30 feet to 0 feet and 2) a side yard (north) setback variance from 7.5 feet to 0 feet for an existing covered carport in R-1 (Single Family Dwelling) district.

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

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

Agenda Date 1/25/10 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 30 feet to 0 feet and 2) a side yard (north) setback variance from 7.5 feet to 0 feet for an existing covered carport in R-1 (Single Family Dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 0 feet and 2) a side yard (north) setback variance from 7.5 feet to 0 feet for an existing covered carport in R-1 (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Jozsef Rozsa Location: 3069 Nicholson Drive Zoning: R-1 (Single Family Dwelling) district Subdivision: Howell Branch Woods
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant constructed a carport structure for boat storage that encroaches 30 feet into the required 30-foot rear yard setback and 7.5 feet into the required 7.5-foot side yard setbacks.</li> <li>• Prior to permitting, the applicant must vacate two utility easements.</li> <li>• A Notice of Violation was issued for unpermitted construction.</li> <li>• There is no record of prior variances for this property.</li> </ul>

Reviewed by:  
Co Atty: RLC  
Pln Mgr: AS

<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 open carport structure at the northeast corner of the property as depicted on the attached site plan; and</li><li>• Any enclosure of this structure would require a new variance.</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</li></ul>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

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

**Support information:**

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

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

Application # 04 2009-108  
Meeting Date 1-26-10



# VARIANCE APPLICATION **COPY**

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: Josef Rozsa  
Address: 3069 Nicholson Dr. City: Winter Park Zip code: 32792  
Project Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Tax Parcel number: 34-21-30-518-0000-1070  
Contact number(s): (407) 923-0160 cell (407) 678-1320  
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>covered carport (opened)</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 checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>30ft.</u>	Proposed setback:	<u>0ft.</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>7.5ft.</u>	Proposed setback:	<u>0ft.</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:	
<b>Use below for additional yard setback variance requests:</b>				
<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 <u>2</u>				

Signed: [Signature]

Date: 10-23-09

**FOR OFFICE USE ONLY**

Date Submitted: 10-23-09 Reviewed By: P. Johnson  
 Zoning/FLU R1/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 <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
	4. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	o Please start with a clean survey (ex: white out old approval stamps)
	o Size and dimension of the parcel
	o Location and name of all abutting streets
	o Location of driveways
	o Location, size and type of any septic systems, drain field and wells
	o Location of all easements
	o Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each )</i>
	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	o Building height
	o Setbacks from each building to the property lines
	o Location of proposed fence(s)
	o Identification of available utilities (ex: water, sewer, well or septic)
	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

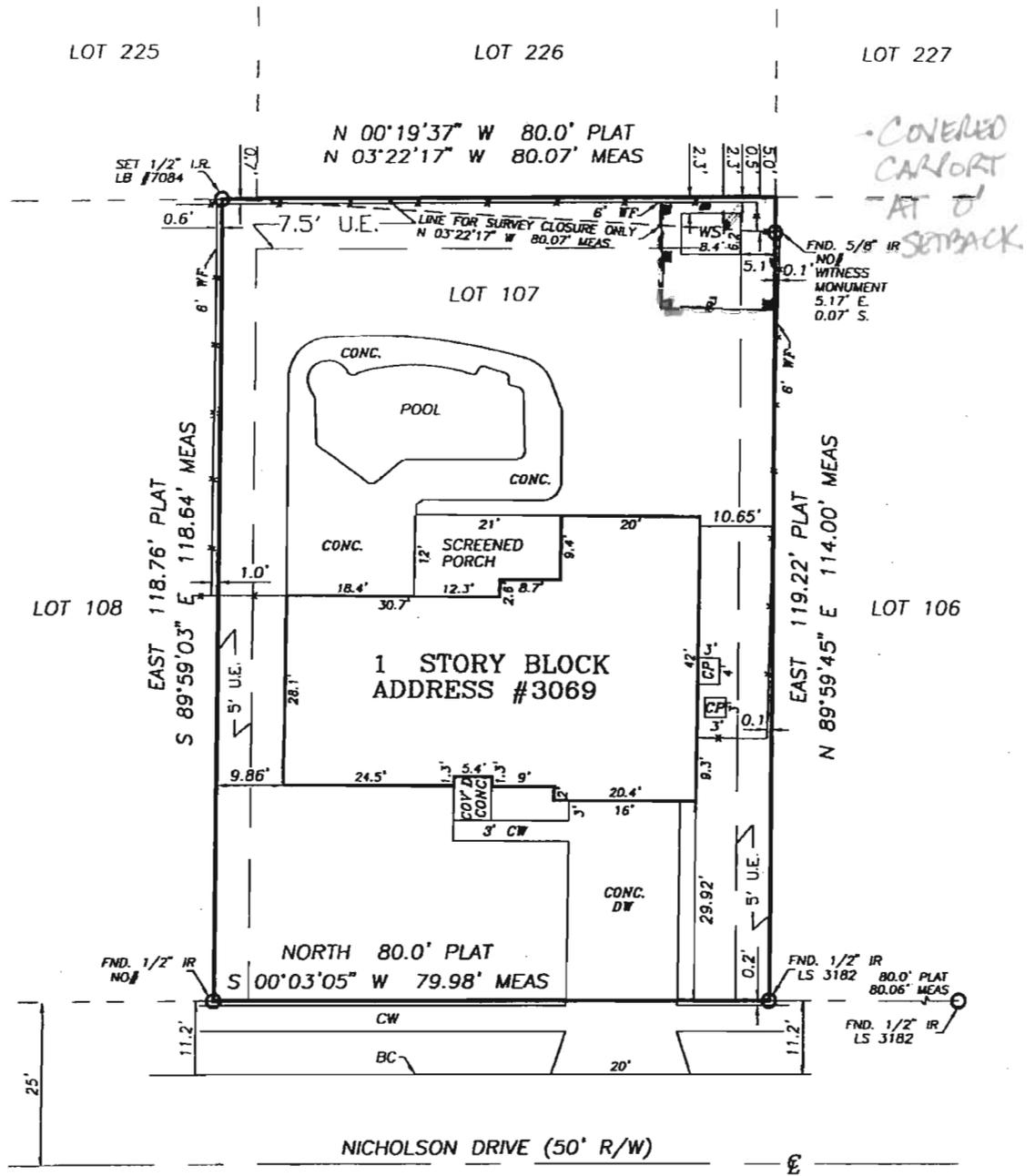
# MAP OF SURVEY

## DESCRIPTION

LOT 107, HOWELL BRANCH WOODS, AS RECORDED IN PLAT BOOK 19, PAGE 12, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



WRENWOOD UNIT TWO, PLAT BOOK 18, PAGE 77



D/F SC19-12-LOT107

NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

BOUNDARY SURVEY CERTIFIED TO: DRSDLYA RONTD & JOZSEF ROZSA; COMMONWEALTH LAND TITLE; PARK PLACE TITLE OF WINTER PARK; AMNET MORTGAGE, INC. D/B/A AMERICAN MORTGAGE NETWORK OF FLORIDA.

LEGEND	
BC - BACK OF CURB	CBW - CONCRETE BLOCK WALL
CALC - CALCULATED	CM - CONCRETE MONUMENT
C - CENTERLINE	COVD - COVERED
CLF - CHAIN LINK FENCE	CW - CONCRETE WALKWAY
CONC - CONCRETE	DE - DRAINAGE EASEMENT
CP - CONCRETE PAD	ESMT - EASEMENT
A - CENTRAL ANGLE	FPE - FINISHED FLOOR ELEVATION
DESC - DESCRIPTION	IP - IRON PIPE
DR - DRIVEWAY	L - ARC LENGTH
E/P - EDGE OF PAVEMENT	MS - METAL SHED
FND - FOUND	OL - ON LINE
IR - IRON ROD	P&M - PLAT & MEASURED
MEAS - MEASURED	POB - POINT OF BEGINNING
M&D - MARK & DISK	POC - POINT OF COMMENCEMENT
PC - POINT OF CURVATURE	R/W - RIGHT OF WAY
R - RADII	UB - UTILITY BOX
TYP - TYPICAL	WF - WOOD FENCE
UE - UTILITY EASEMENT	# - NUMBER
LB - LICENSE BUSINESS	WS - WOOD SHED

REVISIONS:

**M.A.P. Land Surveying, Inc.**

4515 Curry Ford Rd.  
Suite C  
Orlando FL 32812  
PH. 407 898 4557  
FAX 407 898 4874

E-Mail [Maplandsurveying@AOL.com](mailto:Maplandsurveying@AOL.com) LB #7084

FIELD DATE: JUNE 22, 2005  
SCALE: 1" = 20'  
DRAWN BY: B. D.

THIS BUILDING/LOT IS IN FLOOD ZONE X, BASED ON FLOOD INSURANCE RATE MAP, NO.120179 0210 E, SEMINOLE COUNTY, FLORIDA.

BEARING STRUCTURE BASED ON: THE WEST R/W LINE OF NICHOLSON DRIVE.

*Andrew Perry*  
Andrew Perry, P.S.M.  
Professional Surveyor & Mapper #6124  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

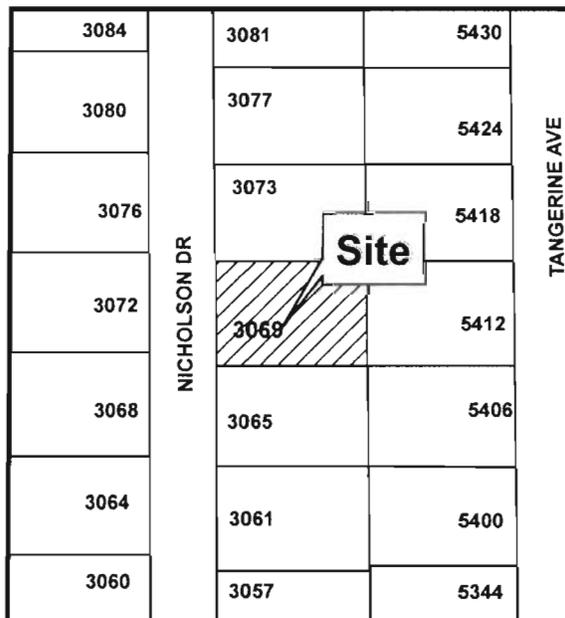
Jozsef Rozsa  
 3069 Nicholson Drive  
 Winter Park, FL 32792



Seminole County Board of Adjustment  
 January 25, 2010  
 Case: BV2009-108 (Map 3210 Grid E6)  
 Parcel No: 34-21-30-518-0000-1070

Zoning

-  BV2009-108
-  A-1
-  R-1A
-  R-1



<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1408 407-666-7506	76	87	NICHOLSON DR 100 108 107 108 105	224	TANGERINE AVE 3 4		
	75	88		108			226
	74	89		107			228
	73	90		108			227
	72	91		105			228
	<b>GENERAL</b> Parcel Id: 34-21-30-518-0000-1070 Owner: ROZSA JOZSEF & Own/Addr: RONTO ORSOLYA Mailing Address: 3069 NICHOLSON DR City,State,ZipCode: WINTER PARK FL 32792 Property Address: 3069 NICHOLSON DR WINTER PARK 32792 Subdivision Name: HOWELL BRANCH WOODS Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2006) Dor: 01-SINGLE FAMILY						

VALUE SUMMARY		
VALUES	2010 Working	2009 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$93,268	\$102,048
Depreciated EXFT Value	\$5,854	\$5,854
Land Value (Market)	\$30,000	\$30,000
Land Value Ag	\$0	\$0
Just/Market Value	\$129,122	\$137,902
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$129,122	\$137,902
Tax Estimator		

2010 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$129,122	\$50,000	\$79,122
Schools	\$129,122	\$25,000	\$104,122
Fire	\$129,122	\$50,000	\$79,122
Road District	\$129,122	\$50,000	\$79,122
SJWM(Saint Johns Water Management)	\$129,122	\$50,000	\$79,122
County Bonds	\$129,122	\$50,000	\$79,122

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

SALES						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	06/2005	05797	0711	\$200,000	Improved	Yes
WARRANTY DEED	01/2002	04300	0966	\$135,000	Improved	Yes
WARRANTY DEED	10/2000	03953	1042	\$115,000	Improved	Yes
WARRANTY DEED	09/1988	02002	1620	\$84,000	Improved	Yes
WARRANTY DEED	05/1979	01226	0158	\$57,900	Improved	Yes
WARRANTY DEED	04/1978	01166	1789	\$45,000	Improved	Yes

Find Comparable Sales within this Subdivision

LAND						
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	
LOT	0	0	1.000	30,000.00	\$30,000	

BUILDING INFORMATION										
Bldg Sketch	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
	1	SINGLE FAMILY	1977	6	1,482	2,002	1,482	CONC BLOCK	\$93,268	\$109,405
Appendage / Sqft			OPEN PORCH FINISHED / 20							
Appendage / Sqft			GARAGE FINISHED / 500							

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

EXTRA FEATURE					
Description	Year Blt	Units	EXFT Value	Est. Cost New	
ALUM SCREEN PORCH W/CONC FL	1982	453	\$1,540	\$3,851	
POOL GUNITE	1982	450	\$3,600	\$9,000	
COOL DECK PATIO	1982	510	\$714	\$1,785	

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.

TYPICAL 90 lb. TORCH DOWN ROOFING ON 30 lb. FELT 1/8" OSB SHEATHING ATTACHED W/ 8d NAILS @ 4' O.C. TO 2x4 PURLINS

TYPICAL PRE ENG. TRUSSES @ 48' O.C. W/ 2x4 PT RAT RUNS @ 60' O.C. TO BOTTOM W/ (2) 12d NAILS TO EACH TRUSS

TYPICAL 2x4 PRE ENGINEERED ROOF TRUSSES @ 4' O.C. W/ H2.5 CLIP TO BEAMS

TYPICAL 2x4 PT PURLINS ON TOP OF TRUSSES W/ (2) 12d TO EACH TRUSS

TYPICAL 2x4 PT PURLINS @ 24' O.C. W/ (2) 16d NAILS TO EACH TRUSS

DRIP EDGE ON 2x4 PT FACIA

6'6" TOP OF BEAM

TYPICAL 4x4 PT BEAMS W/ PAIR AC4/ACE4 POST CAPS

TYPICAL 4x4 PT POST

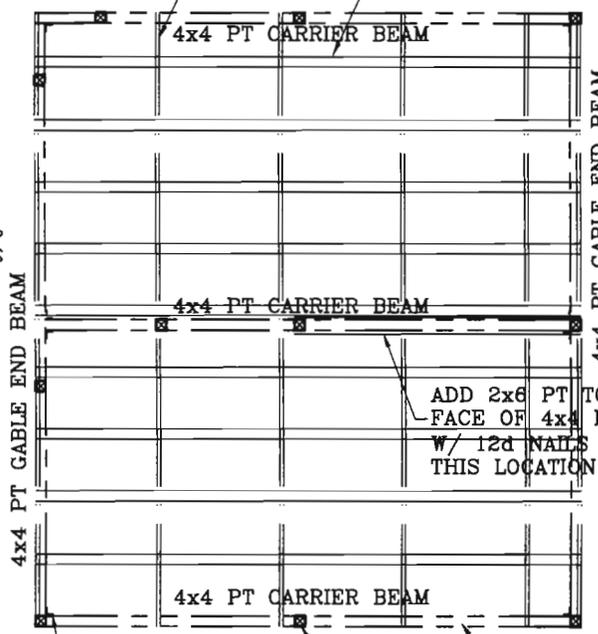
TYPICAL 4x4 PT BRACE EACH SIDE OF POST W/ 1/2"x5" LAG EA. END

0'0" GRADE

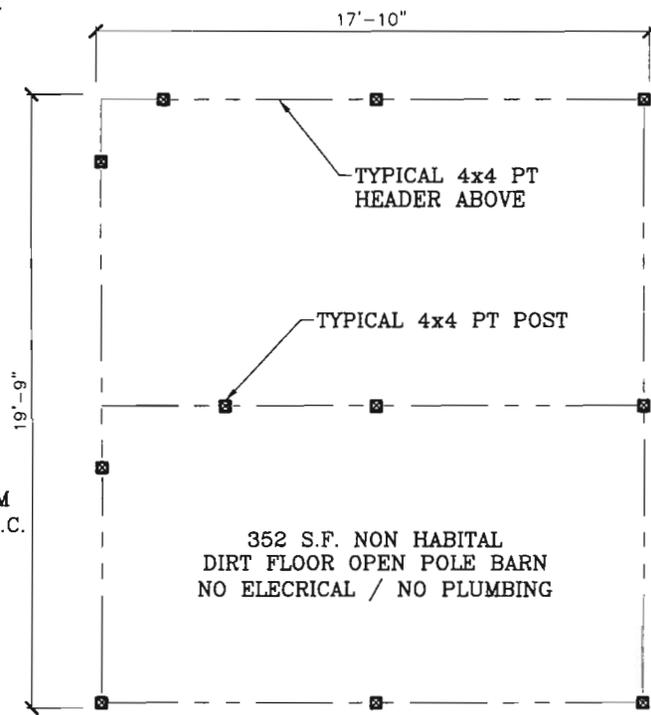
3'6" EMBEDMENT

TYPICAL POUR 4" 2500 psi CONCRETE AROUND EACH POST W/ #5 GRD. 40 REBAR EACH WAY

**TYP. SECTION**  
SCALE: 3/8"=1'0"



**FRAME PLAN**  
SCALE: 1/4"=1'0"

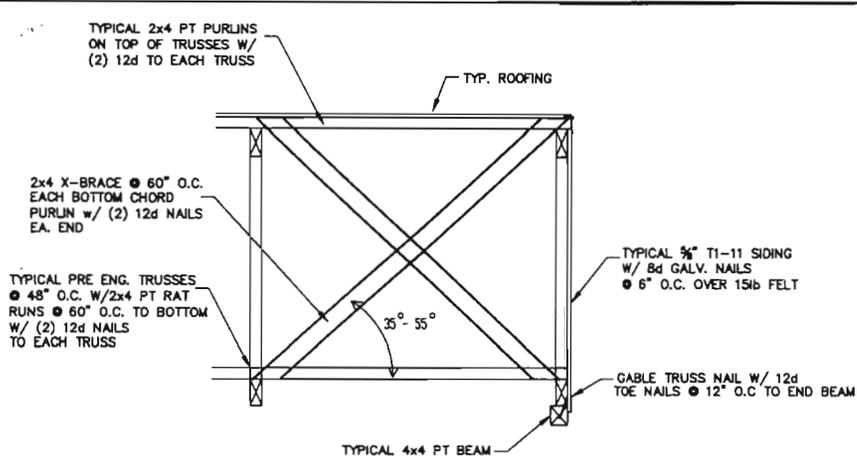


**FLOOR PLAN**  
SCALE: 1/4"=1'0"

CONSTRUCTION TYPE: V-B (OPEN)  
WIND SPEED = 120 MPH (3 SEC. GUST)  
WIND IMPORTANCE FACTOR = .87  
WIND EXPOSURE = CATEGORY B  
COMPONENTS AND CLADDING  
ROOF = +14.9 / -50.1  
WALL = +25.9 / -34.7  
DESIGN REQUIREMENTS LIVE LOADS  
ROOF = 20 PSF

NOTE: THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS RESIDENTIAL EDITION, SEC. R301 CRITERIA AND ASCE 7-05. AND 2007 FLORIDA BUILDING CODE EXISTING WITH 2009 SUPPLEMENTS. TO THE BEST OF MY KNOWLEDGE THESE CONTRACT DOCUMENTS PREPARED UNDER MY DIRECT SUPERVISION, COMPLY WITH THE APPLICABLE MINIMUM CODE REQUIREMENTS AND THE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 563 AND 633 OF THE FLORIDA STATUTES.

<p>OPEN POLE BARN</p>	<p>JOB NAME AND ADDRESS ROZSA RESIDENCE NICHOLSON DR. WINTER PARK, FL. PARCEL #34-21-30-518-0000-1070</p>	<p>CONTRACTOR OWNER BUILDER JOZSEF ROZSA NICHOLSON DR. WINTER PARK, FL.</p>	<p>STRUCTURAL PLAN SERVICE INC. P.O. BOX 940128 Maitland, FL 32794 Phone (407) 295-8155 fax (407) 295-8141</p>	<p>STRUCTURAL PLAN SERVICES INC. COA #27152 Ken Ehlers P.E. # 18243 LICENSED PROFESSIONAL ENGINEER</p> <p><i>K. Ehlers</i> 12/07/09</p>
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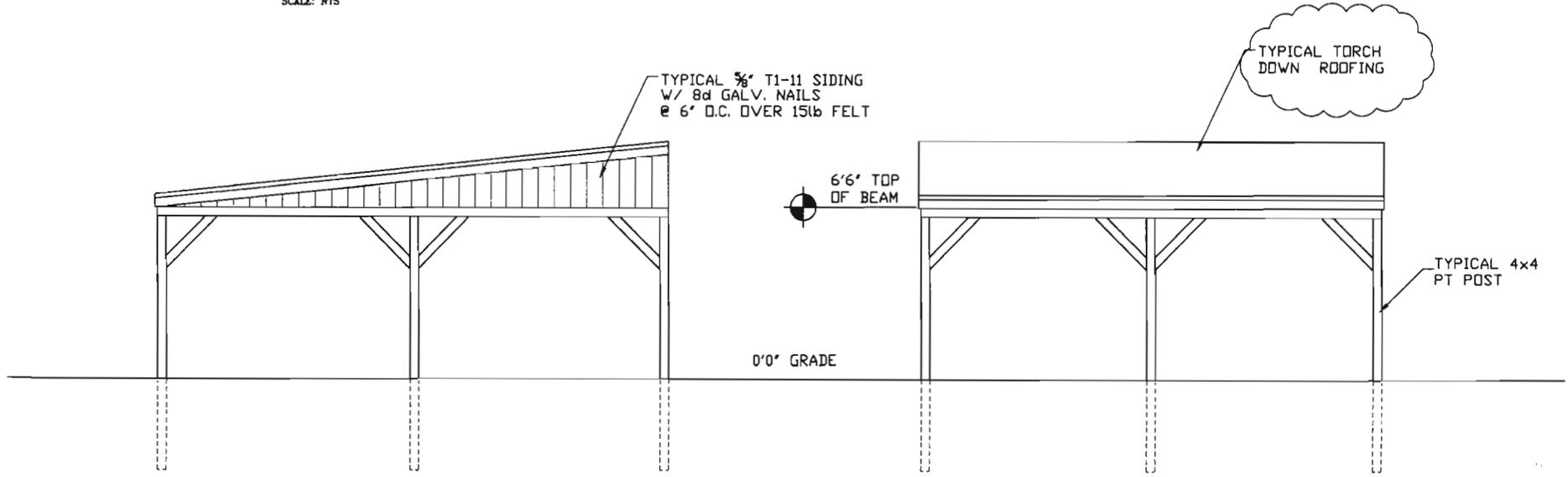


**GENERAL NOTES**

1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE (.40 ACQ P.T.) EXCEPT TRUSSES AND PLYWOODS
2. ALL NAILS, BOLTS, SCREWS, LAGS AND METAL HARDWARE TO HAVE APPROPRIATE GALVANIZED OR ZINC COATINGS FOR TREATED LUMBER USED WITH.

**GABLE END CONNECTION**

SCALE: NTS



**END ELEVATION**

SCALE: 1/4"=1'0"

**SIDE ELEVATION**

SCALE: 1/4"=1'0"

<p>OPEN POLE BARN</p>	<p>JOB NAME AND ADDRESS          ROZSA RESIDENCE          NICHOLSON DR.          WINTER PARK, FL.          PARCEL#34-21-30-518-0000-1070</p>	<p>CONTRACTOR          OWNER BUILDER          JOZSEF ROZSA          NICHOLSON DR.          WINTER PARK, FL.</p>	<p>STRUCTURAL PLAN SERVICE INC.          P.O. BOX 940128          Maitland, FL 32794          Phone (407) 295-8155          fax (407) 295-8141</p>	<p>STRUCTURAL PLAN SERVICES INC.          COA #27152          Ken Ehlers P.E.# 18243          LICENSED PROFESSIONAL ENGINEER</p> <p><i>K. Ehlers</i> 12/07/09</p>
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# NOTICE OF CODE VIOLATION

**LOCATION OF VIOLATION:** 3069 NICHOLSON DR

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF FLORIDA BUILDING CODE CHAPTER/ARTICLE CH 1 SECTION 105.1

**DESCRIPTION OF VIOLATION:** Constructing a carport structure at rear of property without permits.

**CORRECTIVE ACTION:** Obtain all required permit or remove the unpermitted construction.

**THE ABOVE CORRECTIVE MEASURES MUST BE TAKEN BY** 10/16/09

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING TURNED OVER TO THE CODE ENFORCEMENT BOARD FOR FURTHER ACTION. THE CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 A DAY FOR EVERY DAY THE VIOLATION EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS.



**For further information contact:**  
**Building and Fire Inspection Division**  
**Seminole County Services Building**  
**1101 East First Street, Room 1020**  
**Sanford, FL 32771**  
**PHONE:** [REDACTED]

**DATE:** 10/7/09  
**CASE NO:** 09-386

**INSPECTOR:** JASON RUCKER 407-665-7050

407-665-7465

**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
JOSEF ROZIA	3069 NICHOLSON DRIVE W.P.	2107 9250160
ORSOLYA DONTU	3069 NICHOLSON DRIVE W.P.	407 6781320

(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.

10-23-09  
Date

[Signature]  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of October, 2009 by Jozsef Rozsa

Patricia Johnson  
Signature of Notary Public


  
 PATRICIA JOHNSON  
 Comm# DD0759966  
 Expires 2/18/2012  
 Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
 Type of Identification Produced FLORIDA DRIVER LICENSE

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

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 25, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 107 HOWELL BRANCH WOODS PB 19 PGS 11 + 12

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

### FINDINGS OF FACT

**Property Owner:** Rozsa Jozsef & Orsolya Ronto  
3069 Nicholson Drive  
Winter Park FL 32792

**Project Name:** Nicholson Drive (3069)

**Requested Variance:**

Request for a rear yard setback variance from 30 feet to 0 feet and 2) a side yard (north) setback variance from 7.5 feet to 0 feet for an existing covered carport in R-1 (Single Family Dwelling) district.

Approval was sought to bring into compliance the construction of an open carport structure for boat storage within the rear and side yard setbacks. 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 \_\_\_\_\_, 2010.

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

My Commission Expires:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 25, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 107 HOWELL BRANCH WOODS PB 19 PGS 11 + 12

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

### FINDINGS OF FACT

**Property Owner:** Rozsa Jozsef & Orsolya Ronto  
3069 Nicholson Drive  
Winter Park FL 32792

**Project Name:** Nicholson Drive (3069)

**Variance Approval:**

Request for a rear yard setback variance from 30 feet to 0 feet and 2) a side yard (north) setback variance from 7.5 feet to 0 feet for an existing covered carport in R-1 (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, 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 open carport structure at the northeast corner of the property as depicted on the attached site plan.
  - b. Any enclosure of this structure would require a new variance.
- (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 \_\_\_\_\_, 2010.

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

My Commission Expires:

