



Legislation Details (With Text)

File #: 2024-0758
Type: Variances Status: Agenda Ready
File created: 5/24/2024 In control: Board of Adjustment
On agenda: 6/24/2024 Final action:
Title: 824 Finch Court - Request for a rear yard setback variance from twenty (20) feet to eight (8) feet for a screen room addition in the PD (Planned Development) district; BV2024-065 (Ramesh & Binita Patel, Applicants) District 4 - Lockhart (Angi Gates, Project Manager)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Site Plan, 2. Zoning Map, 3. Justification Statement, 4. Property Record Card, 5. HOA Approval, 6. Letter of Support 818 Finch Ct, 7. Letter of Support 830 Finch Ct, 8. Letter of Opposition 827 Norman Court, 9. Denial Development Order, 10. Approval Development Order

Table with 5 columns: Date, Ver., Action By, Action, Result

Title:

824 Finch Court - Request for a rear yard setback variance from twenty (20) feet to eight (8) feet for a screen room addition in the PD (Planned Development) district; BV2024-065 (Ramesh & Binita Patel, Applicants) District 4 - Lockhart (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates 407-665-7465

Motion/Recommendation:

- 1. Deny the request for a rear yard setback variance from twenty (20) feet to eight (8) feet for a screen room addition in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty (20) feet to eight (8) feet for a screen room addition in the PD (Planned Development) district; or

3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Chelsea Place subdivision and is within the Forest Green Planned Development (PD).
- The proposed screen room will be 480 square feet (12' x 40') and will encroach twelve (12) feet into the required rear yard setback.
- The Chelsea Place Homeowners Association approved the proposed screen room.
- Letters of support were received from the property owners located at 818 Finch Court and 830 Finch Court.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.
- There have not been prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the screen room as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.