



Legislation Text

File #: 2024-0754, Version: 1

Title:

557 Tall Oaks Terrace - Request for a rear yard setback variance from ten (10) feet to six (6) feet for a screen room addition in the PD (Planned Development) district; BV2024-056 (Ted & Theresa Archer, 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 ten (10) feet to six (6) feet for a screen room addition in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from ten (10) feet to six (6) 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 Crystal Creek Unit 1 subdivision and is within the Crystal Creek Planned Development (PD).
- The screen room addition is approximately 156 square feet and encroaches four (4) feet into the required rear yard setback.
- A building code violation (Case number 24-78) was issued on March 6, 2024 for the installation of a screen room without the required building permit.
- On December 26, 2023, Finish Line Screen applied for a building permit (BP23-19491). The permit was denied by Planning on January 4, 2024, for not meeting the minimum rear yard setback of ten (10) feet. On February 21, 2024, the

Building Department received a letter from Finish Line Screens that stated the property owners wanted to cancel the permit. Once there is a written request to void the permit, a building inspector is required to inspect the property to see if the work was performed. On February 29, 2024, the inspection was performed resulting in the issuance of a building code violation.

- 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 any 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.