

EXHIBIT C
BOA MEETING MINUTES

REGULAR MEETING OF THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT
OCTOBER 28, 2024
6:00 PM

1220 George Street – Request for: (1) a rear yard setback variance from thirty (30) feet to three (3) feet; and (2) a side yard (north) setback variance from seven and one-half (7½) feet to four and one-half (4½) feet for a workshop in the R-1A (Single Family Dwelling) district; BV2024-110 (Crystal Morse, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Grace Ann Glavin, Applicant's attorney, was present and stated that her client's husband, Mr. Morse, had heart surgery, and he was not able to attend this meeting because he is too ill. She explained that in June the Applicant wanted to build a shed for her disabled husband and contacted Empire Shed in Apopka who contracted a concrete company to put down the slab but neither of the companies got a permit for the structure and the Applicant was not aware of the permit required or the setbacks. Ms. Glavin stated that they noticed that the concrete that was laid encroaches on the utility easement on the property, and they called the same contractor to remove it out of the easement. She asked for some mercy from the Board to remedy all the issues that they created with this structure.

Tom Kunzen asked Ms. Glavin who put together the variance application package and she responded that the homeowner did. Mr. Kunzen stated that on the variance application, there are six (6) of the variance criteria that the homeowner had to answer and the answers that she provided are not relevant to this specific structure.

Chairman Jim Hattaway stated that the Board has variance criteria answers that they are supposed to take into consideration and asked Ms. Glavin if there's anything that she would like to add to amend in the responses that she gave. Ms. Glavin replied that she would not like to amend the answers.

No one from the audience spoke in favor to this request.

Kevin Lathrop, spoke in opposition of this request, stated that he has multiple pictures showing the location of the structure and that this structure is almost as big as the house, and he doesn't understand why anybody will need a building that big for a workshop. He stated that the concrete is close to his fence and the concrete block was made so the warehouse cannot see towards their house. Mr. Lathrop questions if a storm came, if this structure would stay in place.

David Duncan, spoke in opposition of this request, stated that the answers to the variance criteria doesn't make sense.

In rebuttal, Ms. Glavin stated that the gentlemen that just spoke, his property is to the south and the first person that spoke is the most affected neighbor. The concrete wall they were talking about is in the back of the property and when the homeowner filled out the application, they spoke about the wall, but it doesn't have anything to do with it. She requested the Board to allow the shed to stay there and they will remove everything that is encroaching into the utility easement.

Larry Wright asked Ms. Glavin if all the concrete that she is referring to is the one that is encroaching and if there's a second shed that is also encroaching over the property line and she responded that they are going to remove everything immediately within two (2) weeks.

A motion was made by Tom Kunzen, seconded by Austin Beeghly, to deny this variance request.

In Board discussion, Tom Kunzen stated that every application that they have it's required for the Applicant to respond to the variance criteria for their consideration. In this case, he thinks that because the answers are not relevant to the structure, it's an incomplete application as they do not have sufficient information.

Aye (4): Chairman Jim Hattaway; Carmine Bravo; Austin Beeghly; and Alternate Tom Kunzen Nay

(1): Vice Chairman Larry Wright

Absent (2): James Evans and Alternate Heather Stark

Chairman Hattaway advised the Applicants of their right to appeal.