

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On August 26, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 & THAT PT OF LOTS 8 9 10 & 11 N OF ST RD 46
BLK 8
WHITCOMBS 2ND ADD TO GENEVA
PB 2 PG 50

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: VANESSA FALERO
226 3RD ST
GENEVA, FL 32732

Project Name: 3RD ST (226)

Requested Variances:

(1) A front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) a side street (south) setback variance from five (5) feet to zero (0) feet for a privacy fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the August 26, 2024, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a privacy fence within the front and side street setbacks. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variances would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variances.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Dale Hall, AICP, ASLA, MPA
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dale Hall, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2024.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771