

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On March 24, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 75
LAKEWOOD SHORES 1ST ADD
PB 11 PG 56

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

A. FINDINGS OF FACT

Property Owner: STEFAN BAZEV
210 CHERRYWOOD DR
MAITLAND, FL 32751

Project Name: CHERRYWOOD DR (210)

Requested Variance:

Request for: (1) a rear yard setback variance from thirty (30) feet to twenty-five and one-half (25½) feet; and (2) a north side yard setback from ten (10) feet to six (6) feet for a second-story addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 24, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a second-story addition within the required rear yard and north side yard 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 variance 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 variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Kathy Hammel
Interim 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 Kathy Hammel, 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 April, 2025.

Notary Public

Prepared by: Angi Gtaes, Planner
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Sanford, Florida 32771