

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 24, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 14 & 15
(LESS E 15 FT) BLK J
LONGWOOD PARK
PB 11 PG 10

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

A. FINDINGS OF FACT

Property Owner: JEFFREY PHELAN
313 GARY BLVD
LONGWOOD, FL 32750

Project Name: GARY BLVD (313)

Requested Variances:

Request for: (1) a side yard (west) setback variance from seven and one-half (7.5) feet to two (2) feet; (2) a side yard (west) setback variance from seven and one-half (7.5) feet to two and one-half (2.5) feet; and (3) a rear yard setback variance from thirty (30) feet to 1.2 feet for two (2) accessory structures in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 24, 2024, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of two (2) sheds within the side and rear 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: _____
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 July, 2024.

Notary Public

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