

EXHIBIT A

FILE NO.: BV2025-063

DEVELOPMENT ORDER #: 25-30000063

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 22 23 + 24 BLK A TRACT 25 SANLANDO SPRINGS PB 5 PG 45

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

A. FINDINGS OF FACT

Property Owner: JAMES RIESEN
1735 CARLTON ST
LONGWOOD, FLO 32750

Project Name: CARLTON ST (1735)

Requested Variance:

The requested variance was for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district. Section 30.7.3.1 of the Seminole County Land Development Code requires a ten (10) foot side yard setback in this zoning district.

The findings reflected in the record of the June 23, 2025 Board of Adjustment meeting are incorporated in this Order by reference. Specifically, based on the testimony and evidence on the record, granting of the requested variance would be violative of one or more of the variance criteria found in section 30.3.3.1(b) LDC presenting a disproportionately injurious impact on the adjoining neighbor due to the proximity of the detached accessory structure to the neighbor's property line, and would therefore not be in harmony with the general intent and purpose of chapter 30 of the Land Development Code to maintain consistent setbacks.

B. CONCLUSIONS OF LAW

Approval was sought for a variance to section 30.7.3.1 of the Seminole County Land Development Code. The Board of Adjustment found and determined that granting the variance would be violative of the intent of chapter 30 for maintenance of consistent

setbacks, specifically, due to the hardship it would pose on the adjoining neighbor. Furthermore, it was determined that denial of the variance request would not result in an unnecessary and undue hardship upon the Property Owner. 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: _____
Joy Giles
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 Joy Giles, 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 August, 2025.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771