

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 33 ASTOR GRANDE AT LAKE FOREST PB 79 PGS 12 TO 15

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

A. FINDINGS OF FACT

Property Owner: CHRISTOPHER AND ANDREA PETERS
5329 BRISTOL CONE WAY
SANFORD, FL 32771

Project Name: BRISTOL CONE WAY (5329)

Requested Variance:

A rear yard setback variance from twenty (20) feet to seven and one-half (7.5) feet for a screened pergola addition in the R-1BB (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 360 square-foot screened pergola addition (15' x 24') within the rear yard setback. 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: Meggan Znorowski, Project Coordinator
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Sanford, Florida 32771