



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, June 26, 2023

6:00 PM

BCC Chambers

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

OTHER BUSINESS

1. **Board of Adjustment Appeal** - Appeal of the Board of Adjustment decision to uphold the Planning Manager's determination of the measurement of a setback from the first vertical plane of the structure located at 3067 Cecelia Drive; (Douglas K. Gartenlaub, Appellant) Countywide (Mary Moskowitz, Planning Manager)

[2023-699](#)

Development Services - Planning and Development

Attachments: [Exhibit A](#)
[Location Map](#)
[Zoning Map](#)
[Aerial](#)
[Site Plan](#)
[Appeal Request](#)
[Planning Manager Determination](#)
[Board of Adjustment Staff Report](#)
[Board of Adjustment Minutes](#)
[Decision on Appeal](#)

VARIANCES

2. **2540 Bullion Loop** - Request for a side street (south) setback variance from fifteen (15) feet to seven and one-half (7½) feet for a fence in the PD (Planned Development) district; BV2023-037 (Marcia Brown, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2023-639](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[HOA Approval](#)
[Denial Development Order](#)
[Approval Development Order](#)

3. **1661 Carlton Street** - Request for: (1) a side street (west) setback variance from twenty-five (25) feet to ten (10) feet for a shed, wall and garage addition; and (2) a wall height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; BV2023-041 (Lawrence Ziebarth, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2023-640](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

4. **114 Willow Tree Lane** - Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for an addition in the R-1 (Single Family Dwelling) district; BV2023-043 (Andrea J Hamlin, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2023-642](#)

Development Services - Planning and Development

- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[Drawing](#)
[Denial Development Order](#)
[Approval Development Order](#)

5. **114 Camphor Tree Lane** - Request for a side yard (east) setback variance from ten (10) feet to two and one-half (2½) feet for a boat dock addition in the R-1AAA (Single Family Dwelling) district; BV2023-46 (Peter Devoney, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2023-646](#)

Development Services - Planning and Development

- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **546 Chula Woods Court** - Request for a rear yard setback variance from thirty (30) feet to twenty-six (26) feet for a covered patio in the R-1 (Single Family Dwelling) district; BV2023-047 (Gregory Raymond, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2023-678](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[Denial Development Order](#)
[Approval Development Order](#)

7. **5001 Palmetto Avenue** - Request for a side street (south) setback variance from twenty-five (25) feet to thirteen and one-half (13½) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2023-028 (Jacob Kuzman, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2023-488](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statements](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

8. **209 Collins Drive** - Request for a rear yard setback variance from thirty (30) feet to six (6) inches for a guest house in the R-1A (Single Family Dwelling) district; BV2021-56 (Ninive Castillo, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2023-641](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

9. **9709 Bear Lake Road** - Request for: (1) a rear yard setback variance from thirty (30) feet to 6.8 feet; and (2) a side yard (south) setback variance from ten (10) feet to 2.19 feet for an accessory structure in the R-1AA (Single Family Dwelling) district; BV2023-28 (Maria Bonilla, Applicant) District 3 - Constantine (Hilary Padin, Project Manager) [2023-624](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[As-Builts](#)
[Denial Development Order](#)
[Approval Development Order](#)

10. **4572 Old Carriage Trail** - Request for a rear yard setback variance from thirty (30) feet to seven (7) feet for an accessory structure in the R-1AA (Single Family Dwelling) district; BV2023-38 (Michael Stapp, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2023-628](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification statement](#)
[Property Record Card](#)
[Photos](#)
[HOA Correspondence](#)
[HOA Opposition Letter](#)
[Denial Development Order](#)
[Approval Development Order](#)

11. **127 Varsity Circle** - Request for a rear yard setback variance from thirty (30) feet to twenty-three and one-half (23.5) feet for an addition in the R-1A (Single Family Dwelling) district; BV2023-040 (Joseph & Kristen Harmon, Applicants) District 3 - Constantine Herr (Hilary Padin, Project Manager) [2023-629](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[HOA Approval](#)
[Denial Development Order](#)
[Approval Development Order](#)

12. **2205 Winnebago Trail** - Request for a side street (south) setback variance from twenty-five (25) feet to seven (7) feet for a privacy fence in the R-1A (Single Family Dwelling) district; BV2023-042 (Bruce Smith, Applicant) District 4 - Lockhart (Hilary Padin, Project Manager) [2023-630](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Application Letter](#)
[Property Record Card](#)
[Photo](#)
[Pictures of neighbors fences](#)
[Denial Development Order](#)
[Approval Development Order](#)

13. **5648 Autumn Chase Circle** - Request for a side street (south) setback variance from twenty-five (25) feet to ten (10) feet for a privacy fence in the R-1A (Single Family Dwelling) district; BV2023-44 (Ryan Shifman & Alyssa McComb, Applicants) District 2 - Zembower (Hilary Padin, Project Manager) [2023-631](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Support](#)
[Denial Development Order](#)
[Approval Development Order](#)

CLOSING BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE BOARD OF ADJUSTMENT CLERK AT (407) 665-7387.