



**SEMINOLE COUNTY, FLORIDA**  
**Board of Adjustment**  
**Meeting Agenda - Final**

---

**Monday, April 28, 2025**

**6:00 PM**

**BCC Chambers, Room 1028**

---

**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**CONTINUED ITEM**

1. **1982 Longwood Lake Mary Road** - Request for (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2024-120 (Anabel Fernandez, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-176](#)

***Development Services - Planning and Development***

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

**VARIANCES**

2. **3440 Dawn Court-** Request for (1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district; BV2024-019 (Todd and Sandra Justin, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-357](#)

***Development Services - Planning and Development***

**Attachments:** [Variance Plans and Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Plans](#)

[Pictures](#)

[Letters of Support](#)

[Denial Development Order](#)

[Approval Development Order](#)

3. **684 Tomlinson Terrace -** Request for a side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) feet for a fence in the PD (Planned Development) district; BV2025-021 (Omer Naseem, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-341](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Denial Development Order](#)

[Approval Development Order](#)

4. **4168 Leafy Glade Place** - Request for a rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district; BV2025-022 (Tony Bevilacqua, Applicant) District 1 - Dallari (Meggan Znorowski, Project Manager) [2025-342](#)

***Development Services - Planning and Development***

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

5. 1200 Alberta Street - Request for an east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1AA (Single Family Dwelling) district; BV2025-028 (Denee Hindricks-Duram, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-343](#)

***Development Services - Planning and Development***

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

6. 940 Lake Markham Road - Request for a north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district; BV2025-030 (Robert Bass & Sree Yerneni, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-353](#)

***Development Services - Planning and Development***

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

7. 1814 Pasture Loop - Request for a rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool in the PD (Planned Development) district; BV2025-031 (Anthony Ruiz & Darline Ruiz, Applicants) District 1 - Dallari (Meggan Znorowski, Project Manager) [2025-355](#)

***Development Services - Planning and Development***

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

8. **5729 Oak Lake Trail** - Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; BV2025-007 (Deborah White, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2025-333](#)

***Development Services - Planning and Development***

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

9. **1540 Hobson Street** - Request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district; BV2025-017 (Shad Smith, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-337](#)

***Development Services - Planning and Development***

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

10. **200 Riverview Drive** - Request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet and; (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district; BV2024-023 (Nishant Bajaria, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-334](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Notice of Code Violation](#)

[Inspection Photos](#)

[Denial Development Order](#)

[Approval Development Order](#)

11. **6024 Linneal Beach Drive** - Request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport in the R-1AA (Single Family Dwelling) district; BV2025-024 (Kenneth Lucas, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-336](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Denial Development Order](#)

[Approval Development Order](#)

12. **(Parcel 9) 1195 Wymore Road** - Request for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-025 (Rami Sadrack, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-359](#)

***Development Services - Planning and Development***

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

13. **835 Old Lake Harney Road** - Request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district; BV2025-026 (Paul Nordine, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2025-324](#)

***Development Services - Planning and Development***

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

14. **1592 Lake Markham Road** - Request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport in the A-1 (Agriculture) district; BV2025-012 (Brian K. Schuette, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-203](#)

***Development Services - Planning and Development***

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

15. **2125 Linden Road**- Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2025-014 (Mollie Vega, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-293](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification statement](#)  
[Property Record Card](#)  
[Code Violation Notice](#)  
[Pictures of Code Violation](#)  
[Denial Development Order](#)  
[Approval Development Order](#)



- 
16. **116 Lamplighter Road** - Request for a side yard (east) setback variance from ten (10) feet to eight and two tenths (8.2) feet for an addition and to correct the nonconforming side yard setback for the existing home in the R-1AA (Single Family Dwelling) district; BV2025-020 (Robert Griffith, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-354](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification statement](#)  
[Property record card](#)  
[Picture of SFR and Side Yard](#)  
[Proposed floor plan](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
17. **2225 McCarthy Avenue**- Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district; BV2025-027 (Lionel Southward, Applicant) District 5 - Herr (Mary Robinson Project Manager) [2025-358](#)
- Development Services - Planning and Development***
- Attachments:** [Site plan](#)  
[Zoning map](#)  
[Justification statement](#)  
[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
-

18. **7400 Betty Street-** Request for a: (1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure; and (2) A square footage variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, in the R-1A (Single Family Dwelling) district; BV2025-029 (Andrew Cunningham, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-363](#)

***Development Services - Planning and Development***

**Attachments:** [Survey](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Building Elevation View](#)  
[Picture](#)  
[Letters of Support](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

19. **1398 Swinton Court-** Request for a rear yard setback variance twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district; BV2025-033 (Saurabh Pachauri, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-369](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Letter of support](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

20. **1850 Lake Mills Road** - Request for a square footage (area) [2025-372](#)  
variance to allow an accessory structure to exceed fifty (50)  
percent of the living area of the principal building in the A-1  
(Agriculture) district; BV2025-038 (Stephen Soltenberg,  
Applicant) District 2 - Zembower (Mary Robinson, Project  
Manager)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Structure drawings](#)  
[Pictures with similar buildings](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

**CLOSED 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.