

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes

Monday, April 28, 2025

6:00 PM

BCC Chambers, Room 1028

Board of Adjustment

CALL TO ORDER AND ROLL CALL

Present James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant
Absent Larry Wright

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](#)

Meggan Znorowski, Project coordinator, presented this item as stated in the Staff Report.

Anabel Fernandez, Applicant, was present, but did not have any additional comments for the Board.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Edward Lavant, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

Meggan Znorowski, Project coordinator, presented this item as stated in the Staff Report.

James Evans asked staff if the Code says that the accessory dwelling unit must be subservient to the principal dwelling unit. Kathy Hammel, Principal Planner, asked if he means smaller than and Mr. Evans asked if there is a requirement that the ADU has to be similar to the main house. Ms. Znorowski responded that in the permitting process

they will have to meet all the requirements, and they have also applied for an administrative adjustment, which will go to the Planning Manager for final approval.

Todd Justin, Applicant, was present, but did not have any additional comments for the Board.

Chairman Jim Hattaway asked the Applicant if the neighbor to the west of him provided a letter of support or opposition as they are the most affected neighbor. Mr. Justin responded that they don't talk to that neighbor.

No one from the audience spoke in favor.

Kathy Bruschi, a neighbor, stated that she would like to know what they are building because they are directly behind them.

Chairman Hattaway responded that she came in a few minutes late and staff already went through the variance request, but staff can explain the request again.

Ms. Znorowski explained the request to the neighbor.

Ms. Bruschi added that she is not necessarily opposed to it, she just wanted to understand what the variance application was for because they are right behind them, and she can see the structure right from the lanai of their home.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

3. **684 Tomlinson Terrace** - Request for a side street (southeast) [2025-341](#)
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)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Omar Naseem, Applicant, was present and stated that there was a mistake made as the setback of the fence is only five (5) feet, not twenty (20) feet. Ms. Znorowski responded that Traffic Engineering is allowed to approve the fence to go to five (5) feet by Code, but the actual requirement is twenty (20) feet.

Chairman Jim Hattaway stated that in the justification statement, it states that the contractor is who made the mistake, and asked the Applicant why not let them fix it. Mr.

Naseem responded that the contractor is gone so now it's his problem to fix it. He further advised that there are multiple houses throughout the neighborhood that have their fence at five (5) feet.

Austin Beeghly stated that when they make decisions on this Board, it's an equal decision across the board and they have to have some type of hardship. If the business is still around and the contractor is still open, they can go after that specific contractor he continued. Carmine Bravo added that even if they don't answer the phone to you, they will have to assist you depending on the decision that will be made tonight.

The Applicant asked staff what the setback would be if the variance application is not approved tonight. Ms. Znorowski responded that it would be five (5) feet from the property line with Traffic Engineering's approval.

Judge Bravo asked what the length of the side street fence portion is, and the Applicant responded it's around eighty (80) feet.

Chairman Hattaway stated that they have certain rules and when there's neighbors objecting, they need to go back to the original rules, and they have remedies for the people that are in these types of situations.

A motion was made by Austin Beeghly, seconded by Edward Lavant, to deny this variance request.

Board discussion ensued.

Chairman Hattaway advised the Applicants of their right to appeal.

A motion was made by Austin Beeghly, seconded by Edward Lavant, to deny this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Edward Lavant

Nay: Carmine Bravo

Absent: Larry Wright

4. **4168 Leafy Glade Place** - Request for a rear yard setback [2025-342](#)
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)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Tony Bevilacqua, Applicant, was present and stated that right now they have a canopy screen, and they would like to make the structure smaller than what they have now.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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

A motion was made by James Evans, seconded by Edward Lavant, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

6. 940 Lake Markham Road - Request for a north side yard [2025-353](#)
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)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Robert Bass, Applicant, was present, but did not have any additional comments for the Board.

A motion was made by Carmine Bravo, seconded by Austin Beeghly, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

7. 1814 Pasture Loop - Request for a rear yard setback variance [2025-355](#)
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)

Continued to the May 19, 2025, meeting due to the Applicant not meeting the placard posting requirements.

8. **5729 Oak Lake Trail** - Request for a fence height variance [2025-333](#)
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)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Robert McHugh, Assistant County Attorney, stated that according to the Code, there's nothing that said that the Applicant must show up for the Board to decide so it's up to the Board and how they would like to handle this. He suggested that moving it to another date would be the best idea.

Chairman Jim Hattaway replied that moving it to a day certain is a better idea, just in case the Applicant needs to add something.

9. **1540 Hobson Street** - Request for: (1) a side yard (west) [2025-337](#)
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)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Shad Smith, Applicant, was present and stated that when they built this structure in the back by the golf area, it was supposed to be only trees. They are trying to make a place for her dad.

Chairman Jim Hattaway asked if they have spoken with the neighbors and he responded that when they put the placard in the yard, the neighbors stopped and asked questions, but they did not have any problems.

No one from the audience spoke in favor or opposition to this request.

James Evans stated that this specific property has two (2) reroof permits, so the County has gone to this property to inspect the reroof for this specific structure that doesn't have a permit multiple times and it wasn't until now in 2025 that they issue a Code Violation. Ms. Gates responded that some of the inspectors don't check to see if they have any permits for the structures. Kathy Hammel, Principal Planner, also added that the re-roof permit doesn't go to Zoning for review, but if they would've sent it to Zoning then yes it would have been caught.

A motion was made by James Evans, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Nishant Bajaria, Applicant, was present and stated that they had an issue with the contractor, who they thought for ten (10) months had the permit for the fence, but he didn't have it and then the contractor sold the business, and the new owner doesn't want to deal with the project.

No one from the audience spoke in favor or opposition to this request.

Chairman Jim Hattaway stated that they have some remedies for these types of actions that are the contractor's fault, and he doesn't think that asking for variances is the right course of action when this type of situation happens.

Chairman Hattaway asked staff if they apply for another variance, how long do they have to wait. Kathy Hammel, Principal Planner, responded that they could apply every month if they choose to.

A motion was made by Edward Lavant, seconded by Austin Beeghly, to deny this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Edward Lavant

Nay: Carmine Bravo

Absent: Larry Wright

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](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Ken Lucas, Applicant, was present and stated that he has a letter of support from the neighbor to the west stating that he is in support of this variance application.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

James Evans asked staff if this structure will be seen from the street and Ms. Gates responded that it will be seen and because the Seminole County boundary cuts it off that is the only location that they have to put the structure.

Rami Sadrack, Applicant, was present and stated that this is a bizarre situation, and they have tried to remedy this situation since they built this church five (5) years ago, but they have a situation. They have a very active church, and they need to store things, and they have decided to install a shed that is similar and complements the church. He also added that Wymore Road is a ramp so it would be difficult to see the structure.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Carmine Bravo, seconded by Austin Beeghly, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Adam Nelson, Applicant's Representative, was present and stated that the dad was the one who built this structure, and the son had no idea that the dad did this without the proper permits, so they are trying to fix what the dad did years and years ago.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

This application was withdrawn by the Applicant.

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](#)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

Mollie Vega, Applicant, was present and stated that they had a permit for it, they placed the structure there in the same location and there's not a road there only a dead end.

Ms. Robinson added that is true there was a permit for this property, but it was approved by error and when they came back for a permit, the variance situation came up.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by James Evans to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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) [2025-354](#)

District 3 - Constantine (Mary Robinson, Project Manager)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

Matthew Bell, Applicant's Representative, was present and stated that this home was already built not in compliance with the setback and they were trying to get everything together to apply for a building permit for an addition, but they realized that the actual home is 8.21 feet from the property line instead of the ten (10) feet.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Carmine Bravo, seconded by Edward Lavant, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

Lionel Southward, Applicant, was present and stated that there was a well too close to the septic tank and they are just asking to move the house so they can move the septic tank to the front of the property.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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](#)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

Chairman Jim Hattaway asked staff what the canal behind the home is and Ms. Robinson responded that it's a drainage easement.

Andrew Cunningham, Applicant, was present and did not have any additional comments for the Board.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

19. **1398 Swinton Court-** Request for a rear yard setback [2025-369](#)
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)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

Saurabh Pachauri, Applicant, was present and stated that they have provided letters of support from the neighbors.

No one from the audience spoke in favor or opposition to this request.

A motion was made by James Evans, seconded by Austin Beeghly, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

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)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

Matthew Bell, Applicant's Representative, was present and stated that they want to build a structure to maintain the boat and that they have pictures of neighbors having similar structures.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Edward Lavant, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

CLOSED BUSINESS

none

APPROVAL OF THE MINUTES

A motion was made by Austin Beeghly, seconded by James Evans, that the March 24, 2025, minutes be approved, as submitted. The motion passed unanimously.

Aye: James Hattaway, Austin Beeghly, James Evans, Carmine Bravo, and Edward Lavant

Absent: Larry Wright

ADJOURN

Having no further business, the meeting was adjourned at 7:20 p.m.

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.