

December 3, 2025

Attention: Shadowbay HOA

I am writing to let you know that I will be submitting a variance request to Seminole County regarding the replacement of my current screened-in deck.

The existing deck has been in place for over 23 years, and the new structure will remain in the **exact same footprint** as the current one. However, because the original deck does not meet today's updated setback requirements, the County requires me to notify nearby homeowners and request your acknowledgment as part of the permitting and variance process.


This project will not expand the structure, change the layout, or move any closer to property lines. It will simply replace the aging screened-in deck with an updated, safe, and well-maintained version.

I would greatly appreciate your support. If you are comfortable doing so, please sign below.

Thank you very much for your consideration and for being a supportive neighbor.

Warm regards,

Teri Yanovitch

NAME:  ADDRESS:
DENNIS SABIA 236 S. Shadowbay Blvd.
AS PRESIDENT
Shadowbay HOA