

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On April 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 27 TWP 19S RGE 29E BEG NE COR OF SW 1/4 OF SW 1/4 OF  
SW 1/4 IN 26-19-29 RUN W 1321.54 FT S 259.93 FT S 89 DEG 47 MIN  
40 SEC E 661.92 FT S 89 DEG 11 MIN 56 SEC E 608.96 FT N 00 DEG  
00 MIN 51 SEC E 260 FT TO BEG (LESS RD)

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

### **A. FINDINGS OF FACT**

**Property Owner:** ROBERT BASS  
940 LAKE MARKHAM RD  
SANFORD, FL 32771

**Project Name:** LAKE MARKHAM RD (940)

#### **Requested Variance:**

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.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to obtain a reduced side yard setback for a 120 square feet shed (10' x 12'). 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: \_\_\_\_\_  
Joy Giles  
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 Joy Giles, 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
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Sanford, Florida 32771