

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On January 23, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

NLY 351 FT OF LOT 4 (LESS  
WLY 40 FT) + NLY 351 FT OF  
WLY 40 FT OF LOT 5  
ESTES TUSKAWILLA  
PB 8 PG 29

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

**A. FINDINGS OF FACT**

**Property Owner:** NATALIE CHOW-GARNICHAUD  
109 PRIVADO CT  
WINTER SPRINGS, FL 32708

**Project Name:** PRIVADO CT (109)

**Requested Variance:**

A side yard (west) setback variance from seven and one-half (7.5) feet to six (6) feet for an addition in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the January 23, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to convert an existing carport into an addition within the side yard setback. 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: \_\_\_\_\_  
Mary Moskowitz, AICP, CPM  
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 Mary Moskowitz, 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 February, 2023.

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

Prepared by: Hilary Padin, Planner  
1101 East First Street  
Sanford, Florida 32771