

## Exhibit A

FILE NO.: BV2023-018

DEVELOPMENT ORDER #

23-30000018

### SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 24, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 101  
LOST CREEK  
PB 46 PGS 72 THRU 75

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

#### A. FINDINGS OF FACT

**Property Owner:** MARTA BARCIA & ANDREW GOTSCHAL  
1252 VALLEY CREEK RUN  
WINTER PARK, FL 32792

**Project Name:** VALLEY CREEK RUN (1252)

#### Requested Variance:

Request for a side street (west) setback variance from twenty-five (25) feet to six (6) inches for a fence in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the April 24, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

#### B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance a 6-foot privacy fence that was constructed within the side street setbacks. 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

**Exhibit A**

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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 May, 2023.

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

Prepared by: Angi Gates, Planner  
1101 East First Street  
Sanford, Florida 32771