

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 22 & 23 BLK C WEST ALTAMONTE HEIGHTS SEC 3 PB 10 PG 76

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

A. FINDINGS OF FACT

Property Owner: ROBERT MCKAY
247 RIDGEWOOD ST
ALTAMONTE SPRINGS, FL 32701

Project Name: RIDGEWOOD ST (247)

Requested Variances:

(1) An accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a shed within the side yard setback that exceeds the maximum size and height required for an accessory structure. 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 April, 2026.

Notary Public

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