

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On December 4, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 BLK C
HARMONY HOMES
PB 13 PG 35

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

A. FINDINGS OF FACT

Property Owner: ANNE CARTER, TAMEKA SIMONS & MELODY WEEKS
102 FORD AVE
ALTAMONTE SPRINGS, FL 32701

Project Name: FORD AVE (102)

Requested Variances:

(1) A front yard setback variance from twenty-five (25) feet to twelve (12) feet for a carport addition; (2) a side street (west) setback variance from twenty-five (25) feet to twenty (20) feet for a carport addition; and (3) a side street (west) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-3 (Multiple Family Dwelling) district.

The findings reflected in the record of the December 4, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of a carport within the front and side street setbacks and a privacy fence within the side street 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: _____
Kathy Hammel
Acting 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 Kathy Hammel, 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 December, 2023.

Notary Public

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