FILE NO.: BV2025-109 DEVELOPMENT ORDER # 25-30000109

# SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 88 STILLWATER PH 1 PB 33 PGS 45 TO 48

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

## A. FINDINGS OF FACT

Property Owner: SCOTT & CINDY DYER

2872 N. MORNINGSIDE COURT

OVIEDO, FL 32765

Project Name: N MORNINGSIDE CT (2872)

# **Requested Variance:**

Request for a for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district. The findings reflected in the record of the December 1, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to construct a home addition within the rear and 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**.

Notary Public

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Prepared by: Kathy Hammel, Planner 1101 East First Street Sanford, Florida 32771

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