

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On April 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

**LOT 6 BLK 13 LOCKHARTS SUBD PB 3 PG 70**

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

**A. FINDINGS OF FACT**

**Property Owner:** LIONEL SOUHTWARD  
607 HICKORY AVE  
SANFORD, FL 32771

**Project Name:** MCCARTHY AVE (2225)

**Requested Variance:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct a single-family residence and encroach into the 30-foot rear yard setback required in the R-1 single-family residential zoning district. 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 May, 2025.

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

Prepared by: Mary Robinson/Planner  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771