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