

Loving, Lee

From: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>
Sent: Thursday, February 2, 2023 3:44 PM
To: Gartenlaub, Douglas
Cc: Hammock, Rebecca; Morrell, Desmond; Chipok, Paul; Loving, Lee
Subject: RE: Permit No. 20-9808

[EXTERNAL EMAIL]

Mr. Gartenlaub,

In response to your letter to Mr. Desmond Morrell, Esq dated January 12, 2023, per the Seminole County Land Development Code Section 30.42(b) of the Code, questions of interpretation and enforcement shall first be presented to the Planning Manager. My interpretation of the code related to LDC Section 30.1343 is that that the setback shall be measured from the posts supporting the roofline, as these posts would be considered the first vertical planes that intersect with any portion of the structure in accordance with the Code. In order to resolve the setback issue, your client may apply for a Variance from the Board of Adjustment (BOA), the application for the variance can be found [here](#). If your client may also file an appeal of my interpretation to the BOA, the application for the appeal can be found [here](#).

For the pool house, the structure is consider an Accessory Dwelling Unit (ADU) and is a nonconforming use under LDC Section 30.1348. Per the Seminole County Land Development Code, the nonconforming building may be repaired, but not expanded or enlarged. Since the building permit shows a newly stove and 220 volt outlet, this would be considered an expansion. The resolution for this would be to remove the stove and outlet in order to maintain the nonconforming structure.

Failure to take the steps outlined in this letter, may result in code enforcement action by Seminole County.

We seek to help you reach compliance with the Seminole County Codes.

Regards,
Mary



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From: Loving, Lee <lloving@burr.com>
Sent: Thursday, January 12, 2023 2:34 PM
To: Morrell, Desmond <dmorrell@seminolecountyfl.gov>
Cc: Gartenlaub, Douglas <dgartenlaub@burr.com>
Subject: Permit No. 20-9808