

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On March 27, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BEG SE COR LOT 10 BLK 3 RUN W TO ELY R/W SOUTH CRYSTAL DR N 18 DEG
00 MIN 32 SEC W 21.01 FT E 173.23 FT N 2 DEG 14 MIN 35 SEC E 128.62
FT N 45 DEG 14 MIN 26 SEC E 169.19FT S 76 DEG 59 MIN 17 SEC E TO
SHORE LINE SLY ALONG SHORE LI TO BEG BEL-ISLE SEC OF LOCH ARBOR
PB 7 PG 72 & N 60 FT OF LOT A (LESS W 225 FT)& N 60 FT OF LOT 4
LOCH ARBOR ISLE OF PINES SEC NO 2 PB 8 PG 63

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

A. FINDINGS OF FACT

Property Owner: JACK GRITTER
101 CASPAIN COVE
SANFORD, FL 32773

Project Name: CASPIAN CV (101)

Requested Variance:

Request for a front yard setback from 161 feet to 100 feet to allow an accessory structure to project beyond the established front building line of the primary structure for ground mounted solar panels in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 27, 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 ground mounted solar panels. 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: _____
Mary Moskowitz, AICP, CPM
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 Mary Moskowitz, 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 March, 2023.

Notary Public

Prepared by: KATHY HAMMEL, Planner
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Sanford, Florida 32771