

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On June 26, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

N 50 FT OF S 269 FT OF W 232.7  
FT OF LOT 79 (LESS RD)  
MC NEILS ORANGE VILLA  
PB 2 PG 99

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

**A. FINDINGS OF FACT**

**Property Owner:** MARIA BONILLA  
9709 BEAR LAKE RD  
APOPKA, FL 32703

**Project Name:** BEAR LAKE RD (9709)

**Requested Variance:**

(1) A rear yard setback variance from thirty (30) feet to 6.8 feet; and (2) a side yard (south) setback variance from ten (10) feet to 2.19 feet for an accessory structure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the June 26, 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 an accessory structure within the south side yard setback and rear 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**.

**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 July, 2023.

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

Prepared by: Hilary Padin, Planner  
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Sanford, Florida 32771