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:

LOT 124
SAN LANTA 3RD SEC
PB 13 PG 75

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

A. FINDINGS OF FACT

Property Owner: JACOB KUZMAN
2749 ABBEY ROAD
WINTER PARK, FL   32792

Project Name: PALMETTO AVE (5001)

Requested Variance:

Request for a side street (south) setback variance from twenty-five (25) feet to thirteen and one-half (13½) feet for a detached garage in the R-1A (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 a detached garage that encroaches into the side street (south) 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: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771