



Andrea Dinkins <adinkins01@gmail.com>

letter for Planning and Development Dept.

1 message

Linda Copeland <linda6701@aol.com>
To: Andrea Dinkins <adinkins01@gmail.com>

Wed, May 21, 2025 at 6:04 PM

Dear Angi,

I live in the neighborhood that has the large structure next to the lot line. Looking from the street, the structure obstructs the view from the back yard and does not fit in with the lot line or neighborhood.

We all take pride in our homes and surrounding areas, this is an eyesore and I know it was not permitted legally being so close to the back lot line. I hope a variance is not permitted and reward a neighbor that did not take the proper steps to follow the county lot line rules and ask that it moved to the back of the yard.

Thank you for your consideration on this matter.

Linda Copeland
1680 Jefferson st,
Longwood

1701 Carlton St
Longwood, FL 32750
May 22, 2025

Ms Angi Gates
Planner
Development Services
Seminole County, FL

Re: Variance application
#25-30000063
1735 Carlton St

Dear Angi:

Please accept this as our Letter of Objection to the variance request referenced above. As we discussed when we met yesterday, our house is immediately next door, sharing the property line where the RV/storage shed has been erected in violation of the zoning and building requirements for this type of structure.

Our two properties are adjoining on the side lot line where the shed was built. As such, we have been the most impacted by this illegal shed. It's a huge metal structure, 12' high and 30' long, placed right along our fence across our back yard. Not only is it visually unsightly and overwhelming, but, more importantly, it will have a negative impact on the value of our property when we decide to sell our home. Please refer to the attached photos taken from our property (#1 - 4) and the two letters from local realtors.

We are aware that there are many of these RV type structures in our neighborhood, including the four that are on our street, as stated by the Applicant in their Variance Criteria responses. We understand that these structures are allowed in R-1AA zoning if they comply with all building and zoning department requirements. Of those four along Carlton St, three were installed as per County issued building permits, they are placed in a rear yard with what appears to be plenty of clearance from the neighbors' side lot lines, and are screened with a six foot privacy fence. The fourth RV shed at Carlton and Timberland was not permitted and obviously does not meet any zoning codes. Three are not so visually overwhelming, in my opinion, while the fourth is every property owner's worst nightmare. Please refer to attached photos #5 - 8.

We respectfully request that this variance application be denied and that code enforcement proceed to have this illegally constructed shed structure removed.

Sincerely,



Andrea B Dinkins

#1



2



#3



4





Andrea Dinkins <adinkins01@gmail.com>

Planning Development

1 message

Linda Copeland <linda6701@aol.com>

Wed, May 21, 2025 at 6:20 PM

To: Andrea Dinkins <adinkins01@gmail.com>

To Angie Gates

Dear Angie ,

I would like to take this opportunity as a local realtor to express my concern on Andrea and Mike Dinkins home located on the corner of Pressview and Carlton.

I have sold many houses in this neighborhood and the structure that the rear neighbor put up without a permit is a negative if the present owners, Mike and Andrea decided to sell. The back yard view is only a view of a large tall structure that would not be attractive to a new owner. This definitely affects the resale value of this house in a negative way.

The fact that the rear neighbor never bothered with a permit needs to be corrected by moving it to the proper permitted lot line, if this is not corrected there will be headaches ahead with a new buyer realizing this structure was never permitted.

Thank you,
Linda and Roger Copeland

Robert Philip (Phil) Taylor, Jr.

344 Nebraska Ave.,
Longwood, FL 32750

Cell # 407 260 6400

Ho # 407 339 9369

Email: rptjrok2@gmail.com

May 21, 2025

Seminole County Government

1101 East 1st Street

Sanford, FL 32771

Re: Zoning Variance #25-30000063

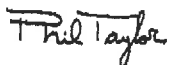
1735 Carlton St.

Longwood, FL 32750

It has been brought to my attention that the property owner at 1735 Carlton St. is applying for a side set back variance for an RV/storage shed that he illegally constructed. The Seminole County zoning side set-back for R-1AA zoned property for a permanent structure is 10 feet. The Applicant is requesting a variance for considerably less than 10 feet.

The reason the County has a 10 foot side set-back is to give property owners space and privacy. With this illegal shed erected this close to the property line, all sense of space and privacy are completely negated. Additionally, as a registered real estate broker in the Sanlando Springs area for more than fifty years, it has been my experience that illegally constructed structures in violation of existing Zoning codes are detrimental to the property value of adjoining property owners. Therefore, this variance request should be denied and the illegal shed removed.

Sincerely



**Robert Philip (Phil) Taylor, Jr.
REALTOR (retired)**

#5

1660 Carlton St
Permit # 20-8455



6

360 Pressview Av
Permit # 20-17801



#7

250 Timberland Av
Permit # 99-648



8

251 Timberland Av
RV shed - no permit

