

EXHIBIT B

Appeal Letter

Re: Variance Request for 1220 George St. (Project No: 24-30000110 / BV2024-110)

Dear Seminole County Board of Adjustment,

We are submitting this letter to appeal the recent denial of our variance request for 1220 George St. Our application seeks two specific variances: (1) a reduction in the rear yard setback from 30 feet to 3 feet, and (2) a reduction in the north side yard setback from 7.5 feet to 4.5 feet, to allow for a workshop in the R-1A Single Family Dwelling district.

Background and Permit Guidance

We followed the guidance provided by professionals in the shed industry regarding permits. When purchasing our shed from Empire Sheds in Apopka, we inquired about permit requirements and were told by the representative that a permit was unnecessary due to our location in unincorporated Winter Springs. The installation company, Tubular Building Systems, confirmed this advice, so we opted not to incur the additional cost for a permit based on their assurance.

We also hired Sam the Concrete Man, who poured the foundation according to Tubular Building Systems' specifications. We have attached photographs documenting the concrete pouring process to demonstrate our adherence to construction standards.

Neighbor Concerns and Our Responses

We would like to address specific concerns raised by our neighbors, Mr. David Duncan (1210 George St.) and Mr. Kevin Lathrop (1230 George St.), during the board meeting on October 28, 2024:

- Storm Resilience:** Mr. Lathrop expressed concern about the potential for the shed to become a hazard in severe weather. To address this, we have included digitally signed and sealed engineering specifications from Tubular Building Systems, confirming that the shed is built to withstand winds up to 150 mph. These specifications demonstrate that the shed meets high standards for wind resistance, mitigating the risk of storm-related debris.
- Flooding Concerns and Wall Modifications:** Mr. Duncan was concerned about flooding potentially caused by filled openings in the base of the brick wall behind our properties. Upon purchasing the home in 2015, we noticed rodents entering our yard through gaps in the wall. Following Mr. Duncan's advice, we filled the openings to prevent further infestations. This modification has not led to any flooding in our yard or adjacent properties. Additionally, satellite images of our neighborhood show that many neighbors, including Mr. Duncan and Mr. Lathrop, also have backyard sheds, suggesting that our request is in line with existing property use in the area.
- Use of the Workshop:** Mr. Duncan also raised concerns that we might operate a business from the shed or permit inappropriate activities on the property. We have no intention of conducting any business from our home. Recent activity around our property was due to multiple hired lawn-care providers, as health issues temporarily prevented us from managing the yard ourselves. We have since found a reliable provider, and I am now able to resume maintenance personally. We also do not allow or condone any illegal activities on our property.

Request for Consideration

We have already removed the section of concrete as requested by the board, in full compliance with prior directives. We are also actively working to obtain the necessary engineering specifications for a smaller shed on the property, which will allow us to apply for the permit required to relocate it as part of our commitment to meeting all regulatory standards.

Given the significant investment we made based on professional advice and our efforts to follow all construction and safety guidelines, we respectfully request that the board reconsider and approve our variance request.

Thank you for considering our appeal.

Crystal + Harold Morse

Sincerely,

Crystal and Harold Morse