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November 30, 2025

Seminole County Zoning Board  
1101 East 1st Street  
Sanford, Florida 32771

Subject: Variance application for 2470 Island Drive, Longwood, FL 32779

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance for the installation of a new shed to replace the existing one. The new shed will remain in the same location/footprint. The proposed replacement building does not meet the current zoning side setback or the current zoning standard size.

I am requesting a variance to reduce the new required side setback of 10' to 4', which is the current location of the existing shed. This would be congruent with our current neighbors' new and old outbuildings. (Please see attached photos.) Furthermore, the primary hardship is a beautiful old magnolia tree directly adjacent to the existing shed, which significantly limits the viability of moving the building location. The new shed will be a metal pre-fabricated structure, 20' in Length, 12' in Width, and 10.5' in height, which will be of high quality and neutral colors. Replacing the old building with the new will be a dramatic improvement to the appearance and will benefit our home and our neighbors' home values.

I am requesting a variance to increase the shed size from the standard of 200 square feet to 240 square feet. This is the minimum variance required to provide essential external storage space, necessary for the reasonable use of the property. This will also better meet the manufacturer's standard smallest size available.

Both of these requests have been reviewed and approved by the adjoining neighbors. Thank you for considering these variances.

Thank you for your time and consideration of my application. I am available to answer any questions the Board may have during the public hearing.

Sincerely,

  
Robert J. Heard