

Variance / Deviation Narrative

Applicant: William J Callahan, Jr

Property Address: 11348 Newington Ave

Key#: 1525629

Zoning District: PDP(SF) - Planned Development Project (Single Family)

Lot Size: 4.67 Acres (195,034 sq. ft.)

Request

I respectfully request approval for an existing detached accessory storage and workshop structure located on my property at 11348 Newington Ave, Spring Hill, FL 34609. The property consists of approximately 4.65 acres and is zoned PDP(SF).

The structure is approximately 1,650 square feet and is intended for personal storage, workshop use, and a personal fitness area. It will not be used for vehicle storage, commercial activity, or any use that would generate additional traffic or impact neighboring properties. The building contains no automotive features, utilities, or other elements that would change the residential character of the property.

Due to the size of the parcel and the location of the structure well within the interior of the property, the building is not visible from the public roadway and has minimal visual impact on surrounding properties. The lot provides substantial setbacks from adjacent properties and maintains the rural residential character of the area.

The structure utilizes a metal roof, and I respectfully request approval for this roof material as part of this request. The metal roof was selected for durability, longevity, and storm resistance, which are common considerations for accessory buildings on larger rural residential parcels.

In addition, the building was designed to complement the primary residence. The exterior color scheme and overall appearance were intentionally matched to the house in order to maintain a consistent architectural appearance across the property and preserve the visual character of the site.

The slab for the structure was previously permitted and finalized with building plans submitted as part of that application. I proceeded in good faith believing the structure was compliant and am requesting approval to properly resolve the matter through the appropriate process.

Given the size of the parcel, the minimal impact on neighboring properties, the compatibility of the structure with the primary residence, and the limited personal use of the building, I respectfully request approval for this accessory building and the associated roof material as a reasonable use of the property within the PDP(SF) zoning district.

Property Overview and Compliance

The subject property consists of approximately 4.67 acres (195,034 square feet) and is zoned PDP(SF). Under this zoning district, up to 35% lot coverage is permitted.

The total developed area on the property, including the primary residence and all accessory structures, is approximately 8,984 square feet — representing roughly 5% of the total lot area. This leaves more than 59,000 square feet of allowable buildable coverage remaining under the zoning standard. All setbacks, placement requirements, and spatial relationships to property lines comply with county regulations. The

building does not encroach on easements, does not interfere with utilities, and does not impact neighboring properties.

Basis for Variance / Special Conditions

The need for this variance arises primarily from the classification and interpretation of the structure rather than from dimensional noncompliance.

The property is unusually large for the zoning designation, consisting of nearly 4.7 acres — significantly larger than many surrounding parcels. Due to this substantial acreage:

- The structure is well separated from neighboring properties.
- There is no impact on density, traffic, or neighborhood character.
- The building is not visible in a manner that changes the residential nature of the area.

The structure functions as an accessory building to the principal residence and does not operate as a second dwelling, commercial use, or rental space.

Additionally, a prior permit for the slab foundation was approved with submitted site plans and survey documentation. The current application has already received Site/Planning approval, and the only outstanding issue relates to zoning interpretation.

Hardship Statement

Strict enforcement of the zoning interpretation in this case creates an unnecessary hardship due to the unique size and configuration of the property. With only 5% lot coverage utilized — far below the 35% maximum — denial would not further the intent of the zoning code.

The intent of PDP (SF) zoning is to maintain low-density residential character. This structure does not increase density, does not add a dwelling unit, and does not negatively impact adjacent properties.

The hardship is not self-created in terms of dimensional noncompliance. The building meets setbacks and coverage standards. The issue stems from classification and interpretation rather than overdevelopment.

Minimum Variance Necessary

The requested relief is the minimum necessary to allow the structure to remain as an accessory building consistent with the residential use of the property. No additional variances are being requested.

Public Interest and Compatibility

Granting this variance:

- Will not adversely affect neighboring properties.
- Will not alter the residential character of the area.
- Will not impact public safety, utilities, or drainage.
- Will not create precedent for overdevelopment due to the unusually large acreage and minimal lot coverage involved. The structure is consistent with accessory buildings commonly found on large-acreage residential properties.

Conclusion

Given the large size of the property, minimal lot coverage (5% vs. 35% allowed), full setback compliance, prior permitting history, and lack of adverse impact, I respectfully request approval of this variance.

I appreciate the Board's consideration and am happy to provide any additional documentation or clarification needed.

Respectfully,

William J Callahan Jr

William J. Callahan, Jr

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