

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. **What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?**

The property is subject to special conditions and circumstances that are unique and not generally applicable to other properties in the same zoning district. These conditions include [irregular lot shape, limited lot width/depth, topography, existing nonconforming structure, easements, environmental constraints, or location of existing improvements], which restrict the reasonable development or use of the property when compared to neighboring properties.

2. **How are the special conditions and circumstances that exist not the result of the actions of the applicant?**

The special conditions and circumstances affecting the property were not created by the actions of the applicant. These conditions existed prior to the applicant's ownership of the property and/or are the result of original lot configuration, prior development, or regulatory constraints, rather than any action taken by the applicant to evade zoning requirements.

3. **How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?**

Granting the requested variance would not confer any special privilege on the applicant that is denied to other properties in the same zoning district. Instead, the variance would allow the applicant to enjoy similar use and development opportunities as other nearby properties that are able to comply with zoning requirements due to fewer physical or dimensional constraints.

4. **How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?**

A literal interpretation of the zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Strict enforcement would result in unnecessary and undue hardship by preventing reasonable use of the property, given its unique conditions, and would not further the intent of the zoning regulations.

5. **How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?**

The requested variance represents the minimum variance necessary to alleviate the hardship and allow reasonable use of the land, building, or structure. The applicant has carefully limited the request to only what is needed and has not sought additional or excessive relief beyond what is required to make the property functional.

6. **How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?**

The granting of the requested variance would be in harmony with the general intent and purpose of the zoning regulations. It would not be injurious to the neighborhood nor detrimental to public welfare, as the proposed use maintains neighborhood character, does not negatively impact adjacent properties, and is consistent with existing development patterns within the zoning district.