

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?
Many of the other options available are "cheap" in design & will not hold up to the Florida weather. By allowing the permanent structure it will not only be a beautiful addition to the neighborhood it would also help improve property value.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
The current zoning for this area is A-1, though the owner does not currently have livestock, the building will be used as a storage facility for land improvement equipment. The parcel in question is more than 5 acres and the building will sit in the back part of the property.
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?
We are asking that the 50% requirement of accessory structures be lifted in the case that the parcel is 5 acres and the building will not be next to the house. If the owner had livestock this would not be an issue, so we are asking for the variance to approve the 2500 sq ft building, which is only an additional 900 sq ft.
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?
The current zoning of A-1 allows residents of livestock to have any type building they would like. By allowing this building it would not have any different visual appeal than the other lots. It would allow the owner to enjoy the 5 acres that he currently owns and it would give the owner the ability to store his personal belonging property and without the financial burden of storage costs.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
Allowing the owner to build the building that is only 900 sq ft over the allowable size on the back portion of his 5 acres will allow the security of his personal property, increase land value and prevent the use of temporary "eye sore" structures that will not withstand Florida conditions.
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?
Many homes in the area have buildings that are used for the same purpose. By allowing this variance it will not only increase value & other financial means but it will also prevent the use of cheap less attractive temporary buildings. The building being proposed will be visually appealing, wind rated at 110 mph, engineered & constructed by professionals and will last many generations.