

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?

There are a few items that are unique to my property. 1. There is a county access to the side of my house that allows large trucks access to the county drainage ditch behind my house, see attached picture. 2. There is a 40' wide county drainage ditch with a 30' wide right of way for large truck and vehicle access on both sides of the drainage ditch, see attached aerial view showing items 1 and 2.

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

The conditions that exist were put in place by the county prior to my house being built.

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?

The variance being requested is due two reasons to support the shed I am installing which is allowed by the county. 1. Both of my neighbors are OK with the shed being build, but would like the shed put toward the back of the property line, not 30' off the back property line, see approval lets from both neighbors. 2. To allow me to use my property to best extent possible due to layout of my yard.

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?

Within my zoning district there are homeowners with similar size sheds compared to their property size, see attached information on the sizes of their land, buildings and addresses.

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 is driven by a few factors. 1. The ability to get my vehicles in and out of the shed due to the layout of my property. 2 Both of my neighbors are OK with the shed being constructed but would like to see the shed location at the back of my property as would I.

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?

By granting the variance I would be able to place the shed in the location where my neighbors prefer the shed to be located as discussed in question 5.