

## Variance Criteria

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which 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.

This lot is high + dry, perfect condition to build a house, with plenty of space for septic/well + single family home, with a dedicated right of way.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The lot was previously an acre, then Lot T was implemented as a permanent dedicated right of way, which reduced the lot size to .929 of an acre. Current Owners did not implement the right of way easement.

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

The parcel to the south of 16D is also .929 of an acre, and has a single family house that was built in early 1980's.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Without knowledge of the 1/4 acre rule to build a house in A-1 zone, and knowing the parcel had house on same size lot, we were surprised in learning of the rule. Therefore the \$175,000 cash we paid for the lot will be lost.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

With this variance granted, the lot will be usable for our intentions of building a home.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

With good taste, we will build a home, as much or more attractive than the existing homes in Wattsfern platted area.