

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?

Columns were permitted and constructed in 1995. Owner is adding electrical and lighting to the existing columns which is increasing the height to 5 feet on perimeter columns and 7 feet on gate columns.

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

Preexisting columns built in 1995.

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?

Numerous similar sized columns in the surrounding neighborhood that were compliant in previous code.

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?

Numerous similar sized columns in the surrounding neighborhood that were compliant in previous code.

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

Exact size of preexisting columns just with lights.

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?

Numerous similar sized columns in the surrounding neighborhood that were compliant in previous code.