

Sec Attached
Sheet

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?
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
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?
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?
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
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?

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?

My lot is set up in a way that makes it difficult to fit a detached garage while following the required 7.5-foot setback. The placement of my house, driveway, and other fixed features on the lot limit the feasible locations for a garage. This layout is specific to my property and not typical of others in the neighborhood.

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

These circumstances existed prior to my ownership. I did not create the layout or setbacks — the lot was already configured this way when I purchased it. I am simply trying to make the best and most reasonable use of the space.

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?

I'm not asking for any special privileges. Other neighbors in the area have similar detached garages, and I am only requesting the same opportunity to improve and enjoy my property like others already do.

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?

If the 7.5-foot setback is strictly enforced, I would not be able to construct a properly sized garage. This would deprive me of the same utility and enjoyment that neighboring properties currently have and create an unnecessary hardship.

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

I am only requesting a small variance to reduce the setback to 3 feet. This is the minimum needed to make the garage fit while still preserving distance between properties and maintaining a clean appearance.

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 garage will remain fully on my property, will not block any neighbor's view or access, and will maintain the character of the neighborhood. It will be attractive, functional, and will not negatively impact public welfare or nearby properties.