

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?

For this property, specifically LOT 51 where the proposed improvement will be located, the parcel boundary angles towards the back of the home limiting the usable space by approximately 15' whereas neighbors to the east have proportional property lines.

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

The conditions listed above were present when the home was purchased by applicant in 2021, limiting the available usable space at the rear of the home.

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 hardship is primarily due to the unique characteristics of the land and home. This variance request does not constitute as a special privilege. Without a variance, there is not sufficient space for the proposed structure.

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 literal interpretation deprives the applicant by creating an undue hardship due to the unique property conditions listed above. An oddly shaped lot does not allow for sufficient space for the proposed structure.

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 will allow for ample space between the home and proposed structure for use of the backyard and to allow for maintenance of the rear of the home.

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?

Granting of this variance allows for reasonable property use by addressing the unique hardship described above, and does not constitute a special privilege. The variance corrects a unique issue and allows for reasonable enjoyment of the property.