

Variance Criteria

Carport

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 is a corner lot. The addition of covered parking is not achievable within the given setbacks.

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

This carport was installed in 2006. It has been there for 17 years. It was not installed by the applicant.

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.

This carport has existed for 17 years and was not installed by the applicant. If this applicant were to request any additional structures on their property, they would apply through the proper channels required by zoning/permitting.

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.

Because of the location of the existing house, it would completely prevent the current homeowner from having covered or enclosed parking within the setbacks.

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

There is not a better location for the prefabricated parking structure to better satisfy the setback requirements.

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.

The parking structure has been a part of the neighborhood for 17 years and has not caused harm or been detrimental.