

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?

The property is over 1.4 acres in size and is zoned agricultural. A larger garage is not unusual to be desired due to the additional maintenance equipment needed for upkeep of the larger property.

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

The main house size is existing and was built before the accessory structure was thought of.

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?

No special privileges would be given to the owners if the variance is granted. The structure would equate to less than 1% of the total property area.

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 zoning regulation is more applicable to smaller residential lots.

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

The variance would allow for more room for storage of the additional equipment required for the maintenance and upkeep of larger lots.

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 variance would maintain the general intent that applies more for smaller lots.