

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?

Property line is setback 26.8' from road edge, which is forcing the setback of the house to actually be 51.8' from road edge. This is double the standard of other properties which have their property line at or near the edge of the road.

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

The property line was not set by the land owner.

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 house would still meet the setback from the road as that is what most properties have as their property lines are at or near the road edge.

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 interpretation would double the setback that most properties in the same zoning district are required to meet as their property lines are at or near the road edge. This would allow for a much needed addition to the existing house.

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

The variancee would allow for the addition of the house and would still meet the desired setback just from the road edge and not the property line.

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 intent of setbacks is to provide safety, privacy, + environmental protection. As we will still be meeting the setback distance, just from the road edge, safety, privacy, + environmental protection would still not be effected.