

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?

There Are no special conditions with this property that makes it different from other properties in the area

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

This was a pre-existing lot that was purchased

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?

Identical variances have been given to multiple other properties in the area and multiple other properties did not need variances because these are pre-existing lots

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?

Following the current zoning and lot width minimum requirement would be unjust because the majority of the homes in the area did not have to apply for a variance for similar properties

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

What I am requesting will match the surrounding properties

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?

It would match other properties in the area with same lot size and zoning