

Variance Criteria

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 SUBDIVISION WAS PLATTED IN THE 1900'S WITH LOTS THAT WERE 40' X 104' AND 44' X 132' AND OTHERS NOT LISTED. THEY WERE NOT INTENDED FOR AUTOMOBILE TRAFFIC AND PARKING, UTILITY SERVICES, MODERN SEPTIC SYSTEMS AND PROPER STORM WATER MGMT. THIS LOT IS 5,808 SF. A1 ZONING IS 1 ACRE, 43,560 SF.**
 2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. **A1 ZONING REQUIRES 43,560 S.F. AND 150 FT WIDTH AND 2 PARKING SPACES. NONE OF THESE CONDITIONS ARE MET AND ARE NOT A RESULT OF ANY ACTIONS OF 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. **THE GRANTING OF SIDE YARD SETBACKS OF 7'8" INSTEAD OF A-1 SIDE SETBACKS OF 10' WOULD NOT BE A "SPECIAL PRIVILEGE" FOR THIS SITE, IT WOULD MAKE POSSIBLE A 3 BRM, 2 BATH HOME 0 1,196 SF THAT IS ONLY 28'8" WIDE.**
 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. **A LITERAL INTERPRETATION OF THE 10' SIDE SETBACK WOULD LEAVE ONLY A 24' WIDE FOOTPRINT FOR THE HOUSE AND WOULD RESULT IN ROOMS LESS THAN 10' WIDE**
 5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. **THE HOUSE DESIGN HAS GONE THROUGH MULTIPLE VARIATIONS TO BE THE BEST LAYOUT WITH THE LEAST AMOUNT OF WIDTH REQUEST. THIS VARIANCE REQUEST IS A MINIMUM TO MAKE THE REASONABLE USE OF THIS ORIGINAL PLOT SIZE OF A 44' X 132' LOT**
 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 HOME BEING BUILT WITH THIS SMALL SIDE SETBACK VARIANCE WILL BE A VALUABLE ADDITION TO THE NEIGHBORHOOD**
- Revised 2019 AND IMPROVE THE WELFARE OF THE ENTIRE COMMUNITY.**