

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.

THE PROPERTY LIES ON THE NORTHERN CURVATURE OF FRANCES CIRCLE, ALTAMONTE SPRINGS IN UNINCORPORATED PORTION OF THE COUNTY. DUE TO THE ROAD CURVATURE THE LOTS HAVE LESS DEPTH NORTH-TO-SOUTH AS SURROUNDING PROPERTIES. THE LOCATION CHOSEN FOR THE ACCESSORY STRUCTURE IS THE ONE OPEN SPACE ON THE PROPERTY.

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

WHEN PROPERTIES AND ROADS WERE PLATTED AND LAID OUT THIS PROPERTY WAS POSITIONED SO AS TO NOT HAVE THE DEPTH OF OTHER NEARBY PROPERTIES RESULTING IN A LESSER DISTANCE TO THE REAR OF THE PROPERTY.

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.

BY REDUCING THE 30' SETBACK TO 10' FROM REAR PROPERTY LINE WOULD ALLOW ME TO HAVE ROOM FOR AN ACCESSORY STRUCTURE AS SEVERAL NEARBY PROPERTIES HAVE BEEN ALLOWED TO HAVE INSTALLED.

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.

DEPRIVING PERMISSION TO REDUCE REAR SETBACK DISTANCE WOULD PREVENT THE CONSTRUCTION OF THE ACCESSORY STRUCTURE PREVENTING THE OPTION OF STORING VEHICLES AND SHOP AREA. I HAVE COLLECTED AND RESTORED AUTOMOBILES AND CURRENTLY THEY MUST SIT OUTSIDE UNLIKE MANY NEARBY PROPERTIES.

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

BY REDUCING THE SETBACK DISTANCE FROM 30' TO 10' WOULD ALLOW THE INSTALLATION OF SAID ACCESSORY STRUCTURE WITHOUT THE REMOVAL OF ANY TREES. NO TREES ARE PLANNED TO BE IMPACTED ALTHOUGH A SMALL CRAPE MYRTLE WILL BE RELOCATED.

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.

MUCH PLANNING HAS GONE INTO THE ACCESSORY STRUCTURE WHICH WILL REFLECT THAT OF THE CURRENT RESIDENCE. THE STRUCTURE WILL BE SHIELDED FROM THE ROAD WITH FOLIAGE AND NO TREES WILL BE IMPACTED. NEIGHBORING PROPERTIES CURRENTLY HAVE WOODEN FENCES TO SHIELD THE BUILDING. ADDED FOLIAGE WILL BE ADDED TO HELP WITH THE IMPACT. SEVERAL NEIGHBORS HAVE AGREED