

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.

I will start by saying that if the other properties were removed 25 ft from the front of their properties we have the same conditions in terms of the measurement. However, if only my property was taken even so more I am the real affected one among all of them.

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

We bought the property thinking the existing house it was according with the county house setback regulations.

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.

1: the public records show up legal description the house was build on 0.39 acres. now the property has only 0.35 acres 0.5 acres was taken from the front. 2: we are adding or building using the existing front wall.

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.

If the county literally uses the interpretation for the zoning regulations they would have to consider starting from the point where it establishes that for legal purposes the property has 0.39 acres where 0.5 acres was taken.

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

Regardless of who owns the property is, in this case it is us. At one point, an action was taken by the county against the property and that is fine. I only appeal to the fair trial that what is happening as result of some actions taken in the past that affected and continues to affect the property in the present.

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.

There is an existing house. We are only adding using the front structure. The house complies with almost all the setbacks except the one in front and I have given enough explanation why it does not comply.