

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.

Our parcel with Seminole county is land locked land that was previously a bigger lot and had a house on it, which latter was purchased by DOT to expands bridge. After the construction was completed the remaining empty land was donated or deed over to St. Anthony Coptic Church. This Lot is a triangle in shape and it borders the I-4 to the west and the Bridge to the North and St. Anthony Parcel that is under City of Maitland in the East and South. We are in need of installing a utility shed to store much needed items. We are requesting to have variance for the rear setback to be 3'-9" instead of the 30' to allow for us to have max storage shed installed. The rear side of the building will be the bridge easement clearnace followed by bridge and it would not impact any neighbors.

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

This land was once bigger and had access from street, but due to building of bridge it reduced the land significantly and changed the access to be land locked and only accessible from the church parking lot.

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.

We own the land and building that is in City of Maitland and the only access to our remaining land that is under Seminole County is through our parking lot. The parcel is land locked and we border I-4 and bridge wall only. Please see response to question 1 for more clarity

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.

Our lot is triangle in shape and is under 5000 square feet and it is land locked. There is no usage to the land as it stands and it only be beneficial to install auxiliary shed to support the church which is built on the parcel that is zoned under City of Maitland. The set back denoted for this land is for land zoned as R-1AA which is for building a house, which we don't have this condition.

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

Our lot is triangle in shape and is under 5000 square feet and it is land locked. There is no usage to the land as it stands, but can be beneficial to install utility shed to support the church which is built on the parcel that is zoned under City of Maitland. The set back denoted for this land is for land zoned as R-1AA which is for building a house, which we don't have this condition due to reduction in land size and accessibility mentioned for reason above.

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.

This request will allow for correct usage of this lot that is land locked and is owned by the church and it does not impact any of the neighbors since the setback variance request is to only reduce the rear setback that faces the bridge wall it to go from 30' down to 3'-9". Our request is not detrimental to the public welfare