

# 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?

The property at 653 La Salle Dr presents unique conditions not generally found in other R-1 zoned lots, including existing structural placement that predates current zoning rules, limited buildable area due to lot configuration, and constraints that make conforming additions impractical without compromising functionality or design. These conditions are not self-created and limit the owner's ability to pursue a modest, reasonable addition consistent with the surrounding neighborhood. A variance would allow for improvement while maintaining the character and integrity of the area.

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

The special conditions and circumstances affecting 653 La Salle Dr are not due to any actions by the applicant. The existing home and lot layout were established before current zoning regulations and create inherent limitations. The applicant is seeking a permit for an addition, but the site's pre-existing constraints—not any changes made by the applicant—limit the ability to build a conforming addition without relief.

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?

Granting this variance would not confer any special privilege on the applicant that is denied to others in the R-1 zoning district. The variance simply acknowledges unique, site-specific conditions that limit compliance with current zoning standards. Other property owners facing similar pre-existing structural or lot constraints would be eligible for the same relief. The approval would allow a reasonable and consistent use of the property without altering the character of the neighborhood or undermining the intent of Chapter 30.

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?

Strictly applying the zoning regulations to this property would deprive the applicant of rights commonly enjoyed by other properties in the R-1 district, such as reasonable ability to expand or improve their home. Due to the lot's unique constraints and the existing structure's placement, complying literally with setback or height requirements would create unnecessary and undue hardship by preventing a modest addition that aligns with neighborhood character and use.

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

The requested variance represents the minimum relief necessary to allow a reasonable addition to the existing home while complying as closely as possible with zoning requirements. The variance request is carefully limited to only what is needed to overcome the unique site constraints, ensuring the property's use is consistent with surrounding homes without granting excessive deviations.

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?

Granting the variance aligns with the general intent of the zoning regulations by allowing reasonable use and improvement of the property consistent with the character of the neighborhood. The proposed addition is designed to be compatible in scale and appearance with surrounding homes, ensuring it will not harm the neighborhood or public welfare. The variance promotes orderly development while respecting community standards and maintaining property values.