

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?

[*See attached document](#)

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

[*See attached document](#)

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?

[*See attached document](#)

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?

[*See attached document](#)

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

[*See attached document](#)

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?

[*See attached document](#)

VARIANCE CRITERIA

940 Lake Markham Road – Shed Variance Application

1. Setting the shed at the required setback of 20 feet places it directly on the path between our driveway and future boat dock which would create significant accessibility issues. The area of our property where we would like to place the shed abuts a wooded area of our neighbor's property and so it would not impede his line of sight in any way (see attached email from neighbor regarding his approval of this location).
2. We are not claiming any special circumstances. We are only asking for this variance in order to make our property much more usable and accessible and because it does not interfere with our neighbor in any way.
3. Given the location of many of our neighbor's sheds right up against their property line, this does not seem to be an uncommon or unusual request.
4. Moving the shed 20 feet off the property line places it in the middle of the path between our fence opening to our driveway and the site of a future boat dock (already sited with electricity). We would not be able to build the shed if it had to be situated 20 feet from the fence.
5. Placing it 5 feet from the fence clears the way for the path to the dock as well as keeping it from being right up against our neighbor's property
6. Given the minimal size of this shed and it's location in the backyard and our neighbor's approval, I can't imagine how this would be injurious to the neighborhood (or even noticeable by anyone).