

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?

pre-existing carport and laundry room enclosure (cement) enclosure located within the setback area

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

Home was purchased in this setback/location/condition and need ~~variance~~ for the variance is not a result of any action taken by applicant.

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?

developmental standards, landscapes + buffers will enhance the community; granting variance will not confer special privilege since its a preexisting structure

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?

Applicant will assume additional expenses and use significant property square footage.

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 setback variance is the minimum necessary to allow reasonable use of the property due to its unique constraints on the lot. The proposed variance has been carefully designed to reduce any deviation to come to the smallest extent possible.

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 this variance will be in consistent with the character of the neighborhood + will not negatively impact surrounding properties. It will not affect light, air or traffic or safety.