

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.

The requested 5' side setback from the side fence on the right side of my property is being requested because there was a large tree stump in that location that had to be ground down and could cause the shed to not be level once installed. Also, there is a paver patio that is in the way.

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

We tried to have the tree root system completely removed when the tree stump was ground but it was a very mature tree and the tree company could not remove everything easily.

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.

The shed is brand new, well manufactured, will be properly anchored and will not be an encroachment on any neighboring property.

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.

This is the best, most fitting location for a shed of this size in our property. Many other neighbors have similar structures.

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

The location of the tree stump and proximity to our paver patio makes the 10' setback from the side fence difficult.

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.

The shed is brand new, well manufactured, will be properly anchored and will not be an encroachment on any neighboring property.