

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?

Replacing existing structure with exact same dimensions. High water mark in flux.

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

Existing structure was present over 20 years ago when property purchased. No violation or encroachment noted.

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?

Not new construction, simply replacing old 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?

This situation exists on numerous properties in this location. Almost none of the existing homes meet this new requirement for 25 ft. setback. Look at the aerials. →

We are further back than almost all homes on the water.

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

Variance is requested for the exact dimensions of the existing structure.

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?

This situation exists in many other homes in the neighborhood where properties are grandfathered in or received variances to accommodate new or replacement structures.