

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.

Our property is just over 5 acres, zoned A-1, and part of a community of other 5 acre lots. We started the process of planning for an accessory structure on my property in early 2024, and when I called the county, I reviewed all requirements, to include the necessary permitting process. Unfortunately the new 50% rule was implemented after I started the planning process. Our property is located on a private road, and the structure will be located at the back of my property and will have no impact on the community. All of our neighbors are supportive of our plans for the accessory structure.

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

Our home was built in 1979, on a 5 acre lot. We have been planning this project for a few years, and will use the building to store personal property. When we started planning this project, the 50% rule did not exist.

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.

This variance would not confer any special privileges. Many other owners of 5 acre and greater lots have similar accessory buildings used for similar purposes. We are asking that the 50% requirement of accessory structures be lifted, as we live on 5 acres, on a private road and the building will be located at the back of the property and used for personal storage. We are asking to approve a variance, as it is only a minimal increase of approx 600sq ft.

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 limitation would greatly limit our ability to enjoy our property and store our personal property. Allowing this variance would allow the owner to enjoy the 5 acres he owns that are zoned A-1, and provide the ability to store personal property, to include an RV, a tractor, tractor implements, trailer and other items that are used to maintain this property and the private access roads to the property.

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

We request approval for a 50ft x48ft accessory structure. Allowing the owner to build this accessory building at the back of their property, requires only a nominal variance. This structure would allow for fully covered storage of our RV, in addition to our tractor, trailer and tractor implements. Much of the equipment stored in the building is used to maintain our land and the private roads that provide access to our property.

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.

Our neighborhood is part of a group of eight 5-acre lots on a private road. The accessory structure would be at the back of our 5-acre lot, would be aligned to the harmony of the neighborhood and not visible from the street.