

## VARIANCE CRITERIA

See attached  
Print-out

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?
2. How are the special conditions and circumstances that exist not the result of the actions of the 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?
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?
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or 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?

## Variance Criteria

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?

When I purchased my home in 2011 (then ~1062 sq ft), the primary reason was because it already had a metal building on it and plenty of property (1.6+ acres) to make it larger in the future. Since the existing building is already over the <50% requirement of primary dwelling (~1200+ sq ft metal building with a now 2161 sq ft home), a variance would be required regardless for rebuild. Therefore, I want to go with a larger and standard sized metal building for a replacement (1800 sq ft building, while limited to 1080.5 sq ft per new rule).

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

While one of the primary reasons I selected to buy my home in 2011 was because of the existing building, it is now approaching 50 years old (built in 1978). While I have worked hard to upkeep and maintain it, it is becoming dilapidated, rusty, leaky, and honestly an eye sore. I would like to put a new metal building so it looks more comparable to our home improvements / renovations we recently did.

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?

The building I am choosing is actually very comparable to other metal buildings in the area, and am choosing to do this project for updating purposes. I am just limited because of square footage of primary dwelling, which was not the rule at time of home purchase. But I do have plenty of land for the update, as you can see from the more than adequate property offsets on the site plan.

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?

I am selecting a replacement metal building that improves the curb appeal of my residence, and I believe for the area as well. With more than enough property for it, there is no issue maintaining required property offsets. As stated earlier, I bought my residence for the large back yard so I could go larger with my metal building, it's just taken me this long to save up to do it.

## Variance Criteria

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

As stated previously, the building itself is becoming an eye sore that I would like to update. Additionally, as you can see from the aerial view printout, we have more vehicles than we can park inside the current building. Therefore I want to go with a larger building than I currently have so I have room to park our vehicles inside, so that cars parked in the yard do not also become eye sores. Overall just want the property to have a uniformly updated, matching, and clean appearance.

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?

I would like to use this question to summarize my previous answers on questions one through five, as well as overall project intent. I believe this project would be a benefit to the neighborhood, my residence, and my family for the following reasons:

- Curb appeal: This project would update the current building that is becoming dilapidated and leaky (rusting 50 year old wood frame, metal building), as well as to match recent addition & renovations done to the home.
- Yard appearance: The larger building size (going from ~34'x36' to 30'x 60') would give us enough room to park vehicles inside and not be eye sores in the yard as you can see from the 2025 imagery view printout.
- Safety of structure: As stated earlier, I have put a lot of work into maintaining the current building, but it has gotten to the point where I do not trust it during hurricanes. I am concerned for the building itself, and vehicles parked inside the building during wind storms. The new metal buildings available are rated for 150 to 170 mph winds.
- Safety of family: Now that I have a 1 year old son, safety has become of the utmost importance to me. My son wants to be around me, and I want him to be able to hang out with me in a building where I don't have to worry about rusted out and jagged panels, leaky roofs, and a rotting wooden frame. Zero commercial activities take place on property, the replacement building will just be a nice, new, safe place for my son and I to spend time together for years to come.