

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?
The property lies on a cul-de-sac and has an unusual shape. In order to build the addition a variance of 5' is necessary due to the peculiar shape of the lot.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
The builder of the house pushed the home back on the property. The front setback is much greater than necessary leaving less in the rear.
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?
Due to the unusual shape of the property a variance is needed.
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?
Other properties do not have the shape of this lot. The variance is needed to build an in-law suite to shelter a family member.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
The addition needs to be at least 15' to accommodate the furnishings. This space will help with the growing family.
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?
It would allow the homeowner to build a mother in law suite to accommodate a family member. The addition will be in conformance with architecture of the development and has been approved by the HOA.