

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 home was originally built in 1950, conforming. I am requesting a variance to add a bedroom over the garage within the same footprint as the existing one, no further into the setback.

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

The home was built where it is now, and has not been modified, as far as the original footprint.

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?

many homes in the area were built into the current setback criteria for the original purpose of improving lake orientation and/or views

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?

If allowed to add space on top of the existing footprint, would allow for a 3rd bedroom to accommodate my two children

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

the request is consistent with the existing footprint and will be architecturally and aesthetically aligned, not to make the home look or be "odd" and less desirable

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 not impede anyone's view or use of any existing property, or walkways. There are several examples of additions in the area; some look "normal" and others look "pieced together"