

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.

See attached

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.
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.
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.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
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.

1. The special condition and / or circumstance that exists in this particular case is that the property was purchased with this mother in law structure for the use and enjoyment of our family. The property was purchased on October 23, 2006. Since then it has been used, without affecting any person and complying with everything established for a structure called mother in law.
2. This property more than 14 years old. At the moment there is no complaint from any neighbor, who is injured, or affected by the use, enjoyment or existence of the structure presented here.
3. The granting of this requested variance does not constitute any particular privilege towards the owner given the fact that it has been granted in other parts of the county. It is condera only and exclusively for the use and enjoyment of the owners. Similarly, the public interest will not be affected by the approval of this variation.
4. The literal interpretation of the provision of Chapter 30 may deprive me of the full use and enjoyment of the property for which it was purchased. It would affect my financial as well as my emotional side to sacrifice the mother in laww room which was intended to accommodate my parents in their advanced years and to be able to take care of them.
5. This variation is minimal, it would only apply to the backyard, where for years it has not affected any neighbor and thus it is clear from the record that there is no complaint filed by any neighbor.
6. This variation is in harmony with the general intention for the area being requested. There are other properties in the area with similar and smaller distances that do not affect any third party. For all of which, the neighborhood is not harmed, nor would the public interest be harmed in any way.

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