

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.

EXISTING LOT IS 100X150 WHICH IS MUCH SMALLER THAN THE 1 ACRE LOT SIZE FOR A-1 ZONING.

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

Existing lot on well and septic 0.34 acres in size which is less than 1 acre lot typical for A-1 zoning

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.

existing platted lots on this street

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.

The requested variance is the minimal needed in order to fit a house on an existing lot

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

the required front setback for A-1 zoning is 50' and the minimum lot size is 1 acre. This is an existing lot on 0.34 acres. Requesting front setback to be 30' to accommodate house and septic tank

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.

This is consistent with the existing homes already in the neighborhood and consistent with adjacent properties requested and granted variances