

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.

The conex containers and awning were in this position when we purchased the property in 2010. We have site drawings from previous owner dated 2005 showing the containers and awnings in the current positions.

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

The containers and awning were in current position when we purchased in 2010. The awning was a fabric sail that covered the entire area including the conex. After numerous replacements we replaced fabric sail with a tin roof and added gutters.

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.

This is an industrial area and a tour shows that other lots are using or close to setbacks. Some of the building overhangs also are not setback to!

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.

If we loose the use of the conex or the area to the south of the conex we would loose so much storage and open area to manipulate fork lifts to move freight in and out of building.

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

We have only updated/reinforced the awning in its 20+ yrs in this location. To loose use of any of the area would be detrimental to the running of JD Tools.

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.

These containers have been in their current location for a minimum of 21 years. The neighbor to the north has tall bushes/trees that covers the container. The addition of the gutter insures water flows away from neighbors. We have the support of the majority of our neighbors.