

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 proposed building is too large for the reasonable setback requirement, but the proposed building is similar size to existing garages in the neighborhood.

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

The house was originally built with the existing setbacks which are too close to add the garage.

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?

I would only be adding a garage space that most of the neighbor already has.

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?

It would eliminate yard space for my children to play in and enjoy.
It would ~~also~~ also be too close to the existing house.

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

It would allow me to construct the garage away from the house and maintain ample yard space for my children.

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?

The newly constructed garage would not be injurious in any way to the neighborhood.