

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?

We have limited space options for the shed to go due to one of the side yards being very narrow (only 8 feet from the house) and the other side has our septic tank and drainage field.

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

We purchased the home and land as is. We were not involved in the building process.

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?

The variance is only due to property space limitations.

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?

We would have to either put a shed in a poor location (directly outside of and facing our back door) or not have a shed for storage.

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

We are requesting to be able to place the shed 3 feet from the back property line which is the most ideal place for it within our yard.

This will allow us to have both storage and a small yard to enjoy.

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 lots beside and behind ours is vacant so nobody would be closely impacted by this variance. Lot #s 34 + 31.