

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 30.3.2(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? **A metal tubular constructed RV carport/garage was built closer to the side property line than 10 feet. There are many other structures in the same neighborhood with similar situations.**
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? **The special conditions and circumstances that exist are the results of the applicant.**
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 does not negatively impact surrounding properties or alter the essential character of the area. It ensures that we have a similar opportunity for reasonable use of our property as others in the district.**
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? **Since the building has already been built and paid for, it would be a major loss of funds to move and/or remove it. There have been many other variances granted to other homeowners in our neighborhood allowing people to build closer to property lines.**
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building or structure? **Again, since the building has already been built, I would prefer not to have to move it over a few feet. This would not change the look of the structure for any nearby neighbors. When I built it, I was just trying to maximize the use of space in that particular area.**
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? **There are many other similar structures in the area as the photos provided show. Including 4 metal buildings on our street alone. I don't know of any reasons why they would be considered injurious to the neighborhood or detrimental to public welfare.**