

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.

This is a pre-existing building on property that does not show on public record. It currently has electric and water to building, we wish to upgrade and make safe these components. Lot is secluded 2.95 acre site not visible from street, private entrance 308' from street to main property.

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

Building was existing before the purchase of the property. The building is evidently very old based upon old copper plumbing and cloth sheathing electrical wire.

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.

Granting of the variance request will not interfere with the sightlines or property values of surrounding properties.

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 accessory building is located technically in the "front" of the front elevation line of the main house. The structure already had a kitchen and full bath.

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

Existing exterior walls and roof will not change at all. The structure is already there. The variance simply allows permissable work to remodel interior.

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. For whatever reason, the structure is not of public record, otherwise it would be "grandfathered" in.

The lot is very seclusive and the variance changes nothing from the neighbors perspective.