

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 property is situated uniquely as there is narrow access to the main road via a common driveway. We plan to demolish the existing home and Pool - then re-construct a new SFR and Pool.*
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. *the current owners did not develop this property.*
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. *we have 2 set back requests in this variance.*
 - 1.) Pool Set Back to remain as the existing pool is currently. we only desire to change the shape of the pool.
 - 2.) The front set back from 25' to 20' will
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. *it would require a more restrictive footprint than we currently have and prohibit the desired home design.*
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. *If minimum setback of 30' to pool is required, it would prohibit the home as designed from fitting on the lot. If minimum setback of 25' to the front is required, then the area in the garage will not allow for adequate access to vehicles when they are parked in the garage.*
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. *the structure and pool would primarily stay where they are currently located - the front would be closer however, there is a substantial privacy wall and landscaping that would buffer this exception to the front set back.*