

Garage

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 want to replace a shed from the 80's to build a 10'x20' detached garage in location of the current 14'x12' shed.

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

When the home was bought a 14'x12' shed came with the home and is in need of replacement. 10'x20' detached garage would be in same location.

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?

My neighbor has been granted the same 10' variance for a garage and 2nd story addition.

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?

My neighbor to the south side has been given a 10' variance for a garage and we would like the same for our property where the old shed is.

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

The high water mark for the property is set so the shed is in a good location which will be replaced by the garage with the 10' variance approval.

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?

Everyone of my neighbors has it and has been previously allowed and approved.