

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?

House has water on 2 of 4 sides (third side is front street, fourth side does not have room for a shed). House has an existing driveway and fence which are closer to the normal high water line (would be removed). Home repairs required replacing both septic systems resulting in unusable square footage due to neglect and mistreatment by the prior owners.

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

House has an existing concrete pad/driveway and fence that is closer to the water than the proposed changes. The existing concrete and fence would be removed and thus effectively increasing the current distance, and green-space, from the N.H.W.L. (normal high water line) to the closest structure.

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?

It provides for the addition of a storage shed that other residents have in place, except this structure would be farther from N.H.W.L. than others.

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?

No ability to store yard equipment and household goods results in external storage fees that produce excessive undue financial hardship.

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

Variance would allow for shed construction to meet setback rule.

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 existing concrete pad/driveway and fence that is closer to the water than the proposed shed would be removed and thus improving green-space. The building is designed to mimic the exterior of the existing home and would be an enhancement. It also increases overall property value which benefits the entire community.