

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.

The new building will be in the same footprint as the old building. The old building has been in this location since the early 1970's. Immediately adjacent to the old building is a decades old large magnolia tree. The magnolia tree's location makes moving the shed's placement impossible without removing the magnolia.

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

It appears the shed and magnolia tree were built and planted at in the same timeframe. While the tree is large, old and beautiful, the shed is in dire need of replacement.

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 this variance would be in alignment with variances granted on the same street and in the same neighborhood.

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.

Neighbors on our street and adjacent to our property have sheds/outbuildings in the same locations, within 5ft of the property line. While some of these sheds are as old as our old building, many neighbors have asked for the

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

Replacing the old shed with a new shed in the same footprint allows for minimal damage to the property and most importantly allows the magnolia tree to remain.

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 old shed (1970's) will be replaced with the new all metal shed. This will bring upgrades and value to our homes and property. Remaining in the same location is in unity with all other outbuildings on our street and in our neighborhood.

same variance and have been