

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?
This 20'x24' area is recessed into my backyard. Within this area is a pre-existing seawall with 2 sidewalls and a rear wall, aka a boat port. The walls are constructed of concrete blocks and extend approximately 10ft above the mean/water level. I wish to build a boat house with boat lifts within this area.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
This property is on a canal to the St Johns River. The above described boat port was built by a previous owner.
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?
There are 3 canals in this subdivision, St Johns River Estates. Property owners live along both sides of each canal. There are numerous homes with boat houses. The area I wish to put my boat house is a pre-existing boat port intended to contain a boat house.
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?
It would prohibit the full use of an area originally carved out of the back of the building lot and a costly boat port constructed in the recessed area specifically for a boat house.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
It would be utilizing a pre-existing area originally built for the purpose of a boat house. To not utilize the boat port would be a costly waste of an existing building and cause the homeowner to instead build the boat house in the canal.
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?
It would be in complete harmony as this is a waterfront boating community