

## 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?

The garage on the side of the home will maximize the useful/useable space of the property by allowing for the storage of valuables that may be damaged by environmental exposure and/or be seen as an eyesore if left visible

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

This home, being purchased in 1976 by my father, has stood 6 decades of ever-changing zoning regulations and building codes. As a desired "cul-de-sac home", this variance will allow for the full potential of the home, property & value while remaining respectful of our local building & zoning authorities.

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?

The granting of this request would not negatively impact the surrounding areas. To attest to this statement, provided with the request are signed letters of approval of the plans from the surrounding neighbors of the proposed structure.

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?

Zoning requirements have changed since the main structure (single-family home) was built in 1975 resulting in the limited space created by the desired "cul-de-sac" home becoming more limited by new requirements that were not limitations when the home was originally built.

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

The proposed building may not require a variance under original regulations in place when the building was constructed. This request is the minimum needed for optimal use of the property while still respecting our neighbors and local zoning regulations.

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?

Without interruption to the harmony that is Sheffield Court & its neighbors, this proposed variance is expected to contribute positively to the property value of not only the owner but neighborhood while remaining respectful to our rules & regulations. One long building is more esthetically pleasing than two separate buildings with a 6ft space between them.