

## 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?

Land is 5 acres, but zoned as if 1 acre.  
A-1 is more restrictive than A-5, necessitating a variance.

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

Applicant has made no requests for a zoning change.

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?

Applicant could submit a building permit for a structure to be used as a garage in excess of 4,000 s.f. if a new principal residence were built.

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?

Applicant could submit a building permit for a structure to be used as a garage in excess of 4,000 s.f. if a new principal residence were built.

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

Applicant seeks permission for an 1,800 s.f. structure. a larger structure could be constructed with a new principal residence. This request is well below the sizes already approved and constructed

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?

This would improve the neighborhood. Many homes in the subdivision have 2 accessory structures, including metal buildings that do not match the primary building.