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.

We have one of the larger lots in the neighborhood but with less road frontage than most. Due to the placement of the home close to the road frontage there is limited side and back yard access.

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

We are the second purchasers- the home was built to the front of the lot prior to our purchase.

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.

This is a relatively minimal variance request seeking a reduction of the side setback in this limited area from 10' to 7'.

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.

The literal interpretation of the side setback requirement would make it very difficult to make practical use of and enjoy our property.

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

It balances our need for greater access and utilization of our side yard with a relatively minimal variance of the 10' setback requirement.

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 proposed carport is to the very rear of the driveway. The gable end would face the street, minimizing its visual impact. There are similar structures throughout the neighborhood.