

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.

due to the culverts at the end of the property I am not able to have the shed removed. It is currently placed on the only flat ground on my lot due to the drain field in the backyard. The surrounding houses have larger lots and garages that allow for additional storage. there is nowhere else to place the shed.

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

The culvert at the end of the lot will prevent any type of machinery to enter the property to remove the shed.

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 the variance request would not confer any special privileges because there are multiple lots with extra structures in the surround area already.

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.

I do not have any where else to place the shed in my yard and require extra storage for lawn + yard equipment on site. Others have larger lots or sheds already installed.

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

This is the minimum variance required to leave the shed in the only flat spot in my yard not blocking or on top of my drain field, pumpout port, air conditioner machine or easement.

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.

granting this variance will not be injurious to the neighborhood because it is a locked building behind a gate also painted the same color as the house to keep up with aesthetic of the street.