

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?

OUR PROPERTY IS NEXT TO A COMMUNITY PARK. THE PROPOSED SHED WILL SIT ALONG THE FENCE SEPARATING THE PARK AND OUR HOUSE.

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

I DON'T WANT THE SHED TO BE IN THE MIDDLE OF THE YARD AWAY FROM THE EXISTING LANDSCAPING.

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?

ONLY 1 OTHER HOUSE ADJOINS TO THE PARK ON THE OTHER SIDE OPPOSITE OF MINE

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?

THIS WOULD REQUIRE THE SHED TO SIT IN THE MIDDLE OF MY LAWN INSTEAD OF ALONG THE EXISTING LANDSCAPE BORDER

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 ALLOW THE SHED TO BLEND IN BETTER WITH THE EXISTING LANDSCAPE

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?

THE SHED IS NOT VISIBLE FROM THE STREET. THERE IS A 6' PRIVACY FENCE BETWEEN THE PARK & MY PROPERTY THAT WILL OBSCURE 90% OF THE SHED