

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 SHED IS ABOUT 30' OVER THE 200 SQ FT LIMIT FOR A 10' REAR*

SETBACK. OUR HOUSE IS BUILT JUST 30' FROM THE REAR PROPERTY LINE IN EACH CORNER. THERE IS NO LOCATION ON THE PROPERTY TO ACCOMMODATE A 30' SETBACK. WE ARE ASKING FOR A 16' SETBACK THAT WOULD BE ACCEPTABLE IF THE SHED WERE 30 SQ FT SMALLER. ADDITIONALLY, THERE IS A 14' WIDE ALLEY BEHIND OUR HOUSE THAT IS NOT USED AND NO ONE WANTS TO DEVELOP OR MAINTAIN ENDING AT OUR PROPERTY.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? *NO SPECIAL CIRCUMSTANCES. HOWEVER, WITH THE 14' WIDE DEAD SPACE BETWEEN OUR BACK PROPERTY LINE AND OUR NEIGHBOR, THERE IS 24' SEPERATION FROM THE SHED TO THE NEIGHBOR PROPERTY LINE, AND DOES NOT INTERFERE*

WITH OUR NEIGHBOR IN ANY WAY.

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?

WE HAVE 2 NEIGHBORS THAT HAVE SHEDS THAT ARE RIGHT UP ON PROPERTY LINES AND THEY ARE THE ONLY SHEDS IN THE NEIGHBORHOOD:

- LOT 37E - JUST N OF US, HAS THEIR SHEDS ON THE PROPERTY LINE NEXT TO US.*
- LOT 7 - WEST OF US ON MCNEIL RD, HAS THEIR SHED 5' OFF THEIR BACK PROPERTY LINE.*

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?

WE WOULD HAVE NOWHERE TO PLACE A SHED WITH THE 30' SETBACK REQUIREMENT.

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

PLACING THE SHED AT 10' SETBACK GIVE US THE STORAGE. FOR YARD MATERIALS AND TOOLS FOR THE YARD, AND ALLOW ADDITIONAL HOUSEHOLD STORAGE. THIS MAKES OUR PROPERTY MUCH MORE USABLE.

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?

GIVEN THIS LOCATION IN THE BACKYARD AND THE FENCING AROUND IT, I CAN'T IMAGINE HOW THIS WOULD BE INJURIOUS TO THE NEIGHBORHOOD (OR EVEN NOTICEABLE TO ANYONE).