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?
   This property is 5 acres making it a larger property. The size of the proposed structure will not impact the impervious area.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
   A change in zoning within the past year limits to build the proposed structure.

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?
   Due to special conditions of the land size, ie 5 acres and impervious area, this request would not be a special privilege. It would comply with the zoning prior to the change in zoning approx 1 yr ago.

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?
   There are many properties in the neighborhood with similar structures - see attached photos and addresses.

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

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 significant large, 5 acre lot size.