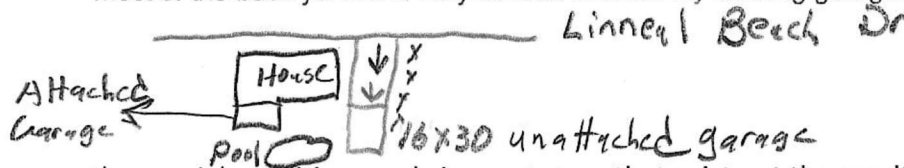


VARIANCE CRITERIA

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? My property has a unique design that doesn't allow to meet set backs. Existing pool and oak tree takes up most of the back yard. It is very difficult to enter my existing garage. See sketch below.



2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The situation is out of our control. The lots shape and placement of the house, driveway and pool were established in 1977. The layout of the lot features and zoning regulations that have changed overtime make it hard to work within the space we have. We are trying to make the best of the situation and keep items secure and non-visible to the neighbors.
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? Although we would be very appreciative, there are many properties in the immediate area that have similar structures. There have been no complaints and neighbors have even expressed that the structure looks very nice. We are not looking for any special treatment just some small adjustments so we can keep our things save and secure. This is the only area we have to work with.
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? I do not believe I would be deprived of any rights enjoyed by others. It will be a severe hardship on us without this structure. The current setbacks and the location of the pool does not allow for any other locations.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? There is nowhere else to place the structure that would grant accessibility. We can't even use our attached garage due access/egress. As retirees it is becoming more challenging to work around obstacles. Granting this variance would provide a straighter approach which would eliminate obstacles that are in place now.
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? My property is completely fenced and in no way detrimental to the public. It's not going to bother anyone or negatively affect the neighborhood in any way. It is not a workshop or bandstand so there will be very minimal noise coming from the structure. We have committed to keeping it neat and well maintained and liked by surrounding neighbors. This variance will allow us to use our property in a reasonable and necessary manner while respecting the zoning guidelines.