

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?

LOT shape/size extremely narrow, and unusually shaped lots. steep sloped, rock outcroppings

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

An existing building that predates current zoning creating a setback issue.

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?

Harmonizes with zoning: it won't negatively impact the neighborhood's character or public welfare;

IT just resolves a practical difficulty without undermining the spirit of

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?

Chapter 30. Because of the specific unique property situation (not my fault), I can't use my land as intended as for this zone, unlike my neighbor, and I'll lose significant value or utility unless I get this exception a variance.

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

The requested variance is the minimum change that would allow this reasonable use, and anything more extensive would be excessive.

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?

No
The granting no injury to neighborhood: The variance must not negatively affect neighbor's property values, privacy, safety, or the area's overall feel.