

VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which 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 A-1 zoned property is part of a 40 ac tract developed in the late 70s. All owners purchased because of the A-1 zoning and the flexibility/space to have animals, gardening, motorcycles/4 wheelers, etc We have been extremely good stewards of the land. We started looking many years ago to find the best product to utilize and the right party to build it. This 50% restriction was not in place, nor mentioned as being considered, when we first reviewed county provisions. All our neighbors are fully supportive of our plans and our intended uses.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

We were totally unaware this type of restriction would even be considered on 5 acre tracts. Most contractors we talked with, advised we did not have to pull a permit, with 5 acres and an A-1 zoning but we continued to search for a licensed GC and go about the permitted path. That's when we found out about the restriction. Our property area, with sheds and this potential pole barn, is very complementary to the appeal of Seminole County.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

We do not feel any special privileges will be felt. Most owners of larger tracts have numerous pole barns, detached garages, sheds, etc. so that they can properly maintain their land. We and our neighboring property owners even maintain our private Chapman Woods Place road, which abuts Chapman Road. The County had no problem with our group of homeowners during that extensive road widening years ago!

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

As mentioned above, implementing this limitation would greatly impede our enjoyment and preservation of our property. Our vehicles, tractor and implements will deteriorate more quickly unprotected creating much greater costs. The area the pole barn will be located in will look very nice.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

We need to construct a 40' by 48' pole barn/accessory structure to accommodate all that is desired to be protected. Current regulations would only allow a structure half the size of the planned pole barn!! We believe current regs would allow us to construct two adjacent 20x48 pole barns but that would be inefficient, MUCH more expensive and much less attractive. Please help us continue to be good stewards.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The pole barn will be in the rear of our home, far from any neighbors or any public streets and is extremely reasonable for owners of larger tracts of land who want to preserve their assets. It will make our lives easier and the property even more attractive. It will not impose on neighbors, the grandchildren's playhouse or treehouse!