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 property is in a difficult position compared to others in the same zoning district. Even though it's 14,000 square feet, the way the house, porch, and other existing structures were placed leaves us with almost no usable space for something as simple as a small storage shed. We truly need this shed to store personal belongings and organize our home, but the required setbacks make it nearly impossible to find a suitable location without a variance.

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

   This situation is completely out of our control. The lot's shape and layout were determined long before we lived here, and the existing structures—our home, driveway, and other necessary features—were placed in a way that severely limits where we can build. On top of that, zoning regulations have changed over time, making it even harder to work within the space we have. We're just trying to make the best of our situation and create a little more room for storage.

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 aren't looking for any special treatment, just a small adjustment so we can use our property like so many others already do. Many homes in our area have small sheds for personal storage, and we just want the same opportunity. We wouldn't be building anything excessive or going beyond what's reasonable—we're just asking for a little flexibility so we can have the basic storage space we need.

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?

   If we have to follow the zoning rules exactly as they are, we won't have anywhere to put the shed without major disruptions. This would make it so much harder for us to keep our property organized and functional, something that most other homeowners in the district don't have to struggle with. It's frustrating and discouraging because we're simply trying to create a little space for our personal belongings—nothing more. Without this small variance, we'll continue struggling with limited storage and clutter, which affects our daily lives in ways that are really difficult for us.

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

   We've thought long and hard about the best way to make this work. We aren't asking for anything more than the smallest possible adjustment that would allow us to place the shed in a practical location. We've looked at every option, and this variance is truly the only way to make it work without disrupting the existing layout of our property. We're keeping it as small and unobtrusive as possible while still meeting our storage needs.

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?

   This shed isn't going to bother anyone or negatively affect the neighborhood in any way. It's just a small, personal storage space—not something loud or disruptive. We're committed to keeping it neat, well-maintained, and in harmony with the surrounding properties. This variance would simply allow us to use our property in a reasonable and necessary way while still respecting the overall zoning guidelines.