

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?

Large Lot @ 1.34 Acres- a detached garage will not be visible from the street or any distance neighbors.

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

I believe that the local zoning code requiring a variance is not valid as other homes in the area have two story dwellings.
I am looking to improve my property not subsidize my income, by inviting renters.

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?

If I readt this and chapter 30 correctly, the roof line requested is only 29 feet and with in the chapter 30.1504, which allows heights to exceed no greater then 35 feet. This is under my wishes of 29'. There are also other structures in the area that have a second floor dwelling on a single story house.

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?

We currently store our large boat on a trailer and wish to store it in an enclosed garage to improve the aesthetic of our land and landscaping while protecting our investment from the harsh elements and bears in our neighborhoods. This is the predominant reason we need the variance. The adjacent garage space would allow us to remove a car from our driveway and allow my kids/I to work with our hand in a wood working shop. The space above the grage will allow for a single roof line rather than multipule elevations of a single-story garage adjacent to a taller boat garage. Maintaining a nice look.
Once again none of which can be seen easily from the street.

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

The variance requested is for a couple of extra feet in height only ressonably maximizing the foot print.

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?

In no way does the granting of this variance impact any neighbors, community or public welfare. Once again it is not visable from the street and contained to the back yard only. In fact, it allows our property to be more attractive and better protects the environment and wildlife.