

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?

see attached

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

see attached

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?

see attached

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?

see attached

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

see attached

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?

see attached

Variance Criteria for 1821 Beacon Dr Sanford FL

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? A) This property is located directly on the St Johns River with approximately 175' of river waterfront and approximately 75' of canal waterfront. It is very visible to all river travelers. This shed will provide storage for all of the unsightly yard equipment that is required for maintenance and currently has no place to be kept out of sight. B) There is a 22' tall 20 year old Burgundy Rubber Tree that would have to be cut down and removed to install the shed if this variance is not approved.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? We purchased the home in 2024. All of the structure and trees and landscaping were already there when it was purchased. There was no storage on the premises from the previous owners as they hired out all of the maintenance. The existing out-structure is for water treatment and not 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? No special privilege would be gained by this variance approval. Storage sheds are very common in this district. Compared to adjacent properties we have less available land space that is 25'+ from the river edge.

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? A storage facility is critical in this environment. Without protection from the weather, maintenance equipment would quickly deteriorate and would require large expenditures to repair and maintain said equipment.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? Without the variance there is no portion of the property where this shed can be built, we would be deprived of the ability to build a shed.

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? The variance would allow the construction of this shed to be harmonious with the usage and look of other properties in the neighborhood. No harm will be inflicted on the look or the usage of other properties. The 10' difference in the setback would not impact any other landowner or the general public in any way whatsoever.