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CONSULTANT (IF ANY – MUST SUBMIT NOTARIZED AUTHORIZATION FORM)

NAME: COMPANY: n/a

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

I understand that the application for variance must include all required submittals as specified in the Seminole County Land Development Code. **Submission of incomplete documents or drawings may create delays.**

I hereby represent that I have the lawful right and authority to file this application.

SIGNATURE OF OWNER/AUTHORIZED APPLICANT DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH
SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

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? The special conditions is the unique configuration of our property, which includes two contiguous parcels that are used together as a single parcel that are used together as a single homesite, and recorded rear easement that provides the only practical access to the proposed garage location. These conditions are inherent to the property and were present prior to our ownership. They are not self-created and are not applicable to the majority of other properties in the zoning district, which typically do not face the same combination of easement access and dual lot configuration. Therefore we respectfully request this variance to allow reasonable and functional use of our property under these unique conditions.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The special conditions and circumstances that exist are that an adjacent parcel was purchased with the property which

together form the usable area of our property has a recorded easement that provides egress and access to the proposed garage. We are requesting a variance because the proposed garage is 1500 square ft, while the primary residence is 2,176 square ft. The larger garage is necessary to accommodate multiple vehicles, storage and utility functions for a property of this combined size and layout. The dual parcel configuration The presence of the rear easement and the associated site limitations are not the results of actions taken by me as the applicant but rather reflect the legal and physical characteristics of the physical property.

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? The variance is a reasonable accommodation due to unique circumstances. Other properties in the zoning district that face similar constraints (such as easements, lot configurations, or parcel combinations) would have the same opportunity to request a variance under comparable circumstances. Therefore, this request does not seek any unfair advantage, but rather reasonable relief that aligns with the intent of the zoning regulations.

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? Denying this variance would impose an unnecessary and undue hardship by preventing us from building a garage that meets our basic needs for vehicle storage and access. Due to the configuration of our land and legal established access easement and two adjoining parcels

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? We are requesting an increase from the allowed 1088 square feet (50% of our 2176sq ft home) to 1,500 square ft an increase of only 412 sq feet. This size accommodates extra essential storage for my boat and vehicles. Which is consistent with the practical needs of home owners in the area, especially given the combined size of our two contiguous parcels.

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 proposed garage will not negatively impact neighboring properties in terms of appearance, use or access, and it will be accessed from a rear easement to avoid any disruption to street facing areas. Importantly, all adjacent neighbors have expressed their support for this project indicating that it will not be injurious or detrimental to