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?

   An open shed was installed solely to protect it the sewer pump. The land's layout makes it difficult to place the shed fully within the required setback.

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

   The shed was added later only to protect the sewer pump system it from weather.

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?

   This variance does not grant any special privilege. It addresses a unique functional 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?

   strict application of the code would leave the sewer pump system unprotected, causing potential damage and unnecessary cost. This would be an undue hardship due to a condition that already existed.

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

   The 7-foot variance is the minimum needed to cover it. Any less would defeat the purpose of the 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 shed is simple, small, open, and not visually intrusive. It does not affect neighbors or the neighborhood and supports the proper use of the property.