

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?

WE ARE SIMPLY REPLACING AN EXISTING STORAGE SHED WHOSE FOUNDATION WAS DETERIORATING. THE NEW SHED IS IN EXACTLY THE SAME SPOT AS THE OLD ONE

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

WE ARE DOING NOTHING DIFFERENT THAN PLACING THE NEW SHED ON THE EXACT SPOT AS THE OLD ONE

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?

SAME AS # 2 - NOTHING WAS CHANGED

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 ARE DOING NOTHING NEW - JUST PUTTING A NEW SHED EXACTLY WHERE THE OLD ONE WAS - WE HAD NO IDEA THE SET BACK ZONING CHANGED IN ~~18~~ 2024.

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

SINCE NOTHING ABOUT THE LOCATION CHANGED (WITH A 20' SET BACK), WE POURED A CONCRETE FOUNDATION AND SET THE NEW, PRE BUILT SHED ON IT

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 LOCATION OF THE OLD SHED DID NOT CREATE A PROBLEM FOR US OR OUR NEIGHBORS. IN FACT, THE NEW SHED IS MORE ATTRACTIVE THAN THE OLD ONE. AND IS LOCATED ON THE SAME SPOT AS THE OLD. MY NEIGHBORS ARE PLEASED.