

VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which 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.

Our lot has a triangular, pie-shaped rear. Most other lakefront lots are square/rectangular and have a straight rear property line.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The lot lines are existing platted property lines.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

All other lake front lots have been able to build usable boat docks. Most other lake front owners have rear, non-angled side property lines which allow them to easily maintain a 10' side set back and still be able to build a functional boat dock.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

It is not feasible to build a typical boat dock with the required setbacks, therefore prohibiting us from the reasonable access and use of the lakefront land. All other lake/canal front owners are able to functionally design/build/use an adequately sized boat dock for a commonly sized lake boat, and we cannot do so with our unique property characteristics.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure..

The proposed design is a minimum sized boat dock to fit a standard lake vessel. It is smaller than most boat docks on Spring Lake.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

See attached letters of support from both neighbors. Both neighboring boat docks to the right and left are far from our proposed location, over 300 feet away, therefore no crowding, nor any type of inconvenience, will occur on neighboring residents. Structure will remain fully inside our property lines.