

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.

The subject property is an existing lot of record and the existing home placement requires a variance to place an additional garage

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

The existing home placement was not chosen by the applicant or petitioner

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.

The homes addition placement would not effect homes within same zoning district - reduction in sideyard setback does not impact the adjacent homes

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.

The homes addition placement would not effect homes within same zoning district - the homes placement was completed by previous owner. Leaving the current owner no choice but a variance for an addition

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

The sideyard setback requested is the minimum amount needed for a garage addition

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.

The homes addition placement would not effect homes within same zoning district - the homes placement was completed by previous owner. Leaving the current owner no choice but a variance for an addition