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.

   PROPERTY FIRST PLATTED IN 1964, WELL BEFORE SELTION 30 CREATION RESTRICTING LAND OWNER USE. PROPERTY SHALL BE CONSIDERED UNDER LEGACY PROVISIONS.

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

   LOT IN QUESTION PLATTED WELL BEFORE PRESENT OWNERSHIP

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.

   NO PRIVILEGE SOUGHT OTHER THAN RULES IN EFFECT AT TIME OF LOT CREATION

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.

   DENYING USAGE OF PROPERTY WOULD CAUSE UNDUE HARM TO APPLICANT RELATING TO ADJACENT STRUCTURES HAVING BEEN CONSTRUCTED ON SIMILAR SIZED LOTS

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

   IT WILL ALLOW RESIDENTIAL STRUCTURE ON PAR WITH EXISTING STRUCTURES ON ADJACENT LOTS

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.

   VARIANCE SHOULD BE GRANTED IN THE SPIRIT OF PREVIOUS GRANDFATHERED CODES AND REGULATIONS AS WERE ADJACENT STRUCTURES AND TO BE UTILIZED AS INTENDED