

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.

Building Plans for new single family residence has been approved by Seminole County. After applying for septic permit the applicant was advised by septic contractor that the septic tank should or needed to be placed in the front, resulting in a setback of 20 ft.

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

The applicant was advised after the building permit was approved. All building design and setbacks were met at the time of submittal.

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 proposed new structure does not encroach on existing residences in the area and will not have any adverse effects on those properties.

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 current literal interpretation would place undue hardship on the applicant, due to the amount of time and resources spent for site development, land was cleared, building plans purchased along with building materials.

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

The extra 10 ft requested from the back property line will make it easier to install new septic system, which is a reasonable request. This will still allow the land to be used in a reasonable way.

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.

Granting the variance will improve the surrounding area that already has two new single family residences. The existing home is currently condemned and was constructed in the 1930's.