

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?

My property is an active agricultural nursery with an approved Agricultural exemption, and the land already has established crop rows, plants, irrigation system, wells and working areas. These agricultural conditions make my property different from typical lots.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The need for the variance is due to the existing agricultural layout and infrastructure required for my nursery operation, none of which I created to justify my request. These conditions existed as part of maintaining my ag exempt agricultural use.

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?

Granting the variance does not give me any special privilege. It simply allows me to place a barn for agricultural purposes necessary for my nursery needs just as other ag exempt properties are allowed to support their agricultural operations.

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?

Strictly following the zoning rules would prevent me from placing the barn in a location that avoids damaging crops and irrigation, there is also a existing pond (very big) in the middle with fish in it. This would interfere with my ability to operate the nursery under my ag exemption.

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

This is the only location where the barn can be placed due to the layout of plants, crops, extensive irrigation lines, and a large pond that limits placement. The request is the smallest variance possible to allow reasonable agricultural use while avoiding damage to existing agricultural areas.

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?

Granting this variance directly supports the agricultural purpose of my property, which already holds an ag exemption and operates as a working nursery. The barn is essential for storing agricultural materials, protecting and storing equipment, packaging materials, produce and fruit harvested from our farm (activities fully consistent with the intent of the zoning district). The structure will not create any negative impact. Approving this variance allows the land to be used exactly as intended under agricultural zoning, supports local fruit and produce production, and maintains rural