

# 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?

Parcel was originally platted as a 51x100 lot which does not meet the current R1 zoning criteria.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

This parcel was originally platted several decades ago.

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?

The variance allows a single family house to be constructed, consistent with area development

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?

The current zoning designation would render this property un-developable.

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

Requested variance allows for a single family house (meets septic system requirements).

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?

Infill development which would provided workforce housing ownership options in the area.