

# 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?

Due to the location of the existing (very large) live oak tree in the front of the property; space is limited to accommodate for covered recreational parking (our boat) on the property. See pictures showing Live Oak - also referenced on site plan.

Note- this setback is not being used for a utility easement.

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

Existing Live oak has been here for many years- we do not want to cut it down to have a place to park our boat under cover

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?

Multiple properties in the surrounding community have footprints encroaching closer than 10' to side property lines, and Accessory Structures abutting the side property lines. Due to this, Our property would not be given any special allowance.

We are trying to incorporate the covered parking into the design of the main structure for better curb appeal to the community

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?

Denial of variance would eliminate possibility of having covered parking for our boat. We believe it would be unfair to deny as stated above- multiple other properties in the surrounding community have footprints that encroach closer than 10 ft. to the side yard property line, and many other properties have accessory structures that abut the side yard property lines.

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 place to put a boat under covered parking on the property without removing the existing Live Oak in the Front. Side Yard does not give access due to drainage swale.

During design of new addition, designer allowed as much relief from side property line as possible while allocating the proper width to accommodate travel for boat trailer without hitting live oak.

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?

Design intent is to maintain upscale curb appeal for the community by having the covered parking incorporated into the new addition roof line, and not an accessory steel structure (or similar). This would not be out of character from other properties in the area.