

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? The house was built in the 1950s and is at an angle to the property line. It is possible the building and setback criteria was different when the home was built.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? We purchased the home in 2023 with existing home location and property lines.
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 carport is an existing structure original to the home. Closing in the existing carport would not encroach further towards the property line.
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? Multiple homes on our street have garages with similar property lines. We have a toddler and are expecting another child. We live on a busy road and when coming home with our children it would be safer to pull into a garage and shut the door. This would allow my family to get out of the care safely.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? We are not asking to build closer to the property line. We are requesting to enclose the current structure (carport) into a garage.
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? If this variance is granted, we are not building closer to the property line. It would also allow us to keep items commonly held in a garage out of the public view. Therefore, giving our community a better view when looking at our property.