

# Garage

## 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. There are Tree Lines on Rear set back and along side set back That are actually Taller than the Proposed buildings That are to be constructed. No views would be constricted in Either setback proposed.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. On the rear set back the neighboring house is approximately 100 feet from rear property line and would not be obstructed by workshop built. on The side variance for the garage Addition There is an existing tree line That will separate The new addition and neighbor property line
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. There are other properties in neighborhood and district That have bldgs as close to property lines or closer. By granting the variance the owner would not be given special privileges that were not already put in place for other structures in neighborhood.
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. There are other properties within the zone district That have buildings as close or closer than required. If deprived owner would not be able to extend garage to size liked and workshop bldg. would infringe on The new pool house being constructed.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. The Garage addition has to be a minimum of 7'6" from The side setback as to be a 2 car Garage as shown. The rear workshop setback needs to be a minimum of 10' from back fence line. as not to infringe on the Poolhouse addition being added.
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 of The Variance will not hinder The view or scenery of the neighborhood. The eave and roof Lines are only at an 11'4 height which is shorter than the trees surrounding The property. All buildings proposed will be inside the Revised 2019 Existing fence Lines.