

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 lot is a .21 acre parcel, pretty small. By placing the shed 10ft from the rear property line will place the shed only 8ft off the house, which will make getting a tree trimming lift to my Oak tree impossible. The only utilities in the rear easement is cable and phone.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
The is a small back yard and the setback will place the shed only 8 ft of my house. The existing shed which was installed prior to my ownership, has a possum living under it and is rodent infested inside. Which is why I'm having a slab poured.
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 minor setback reductions (rear 10 ft to 5 ft, side 7.5 ft to 5 ft) align with approvals granted for comparable small accessory structures in Planned Development zoning where site-specific limitations (e.g., septic, easements, or pest concerns) exist. It ensures fair treatment for reasonable residential uses, without special privileges beyond what's allowed for similar constrained properties.
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?
I will not be able to access my back yard with an aerial lift to trim my oak tree, at 8ft off my house or any other type of equipment.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
The 5 ft setbacks are the smallest deviation allowing safe, functional placement of the 120 sq ft shed—avoiding septic/utilities/pool/trees. The Utility Company's would still have there 3.5 Utility Easement.
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?
This minor variance promotes practical residential development by enabling a low-impact, 10x12 ft shed with a rodent-resistant concrete slab that improves property maintenance and health/sanitation without adverse effects. Positioned 13ft from the house and at proposed 5 ft setbacks, it won't impair neighbors' privacy, views, light, drainage, or safety; add noise/traffic; or alter neighborhood character (common for accessory structures). It supports public welfare by reducing pest issues and is non-detrimental.