

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 existing garage structure, we want to convert half of it into livable space ADU. The existing garage has a 6'-4" side set back, and a 14'-7" rear set back. (10', 30') The existing carport has a 1'-5" rear set back and a 6'-4" side set back.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The existing garage was built in 1984, and carport was built as well. The existing garage will be needed for the father who needs care and needs to live with family as an ADU.
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? Granting the variances requests will not harm the surrounding neighborhood.
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 existing garage was built in 1984, the father needs care and we would need this space to be livable space to care for him. The literal interpretation would cause hardship on the applicant to care for his father.
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 requesting these set back variances to utilize the existing structure in order to care for a loved one, the existing garage has been there since 1984 and would not impact surrounding areas.
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? Granting the variance will let the owner care for his father while not impacting the surrounding neighborhood.