

## 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?

EXISTING LOT IS 100X150 WHICH IS MUCH SMALLER THAN THE  
1 ACRES LOT SIZE FOR A-1 ZONING

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

EXISTING LOT ON WELL AND SEPTIC 0.34 ACRES IN SIZE WHICH IS  
LESS THAN 1 ACRE LOT TYPICAL FOR A-1 ZONING

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?

EXISTING PLATTED LOTS ON THIS STREET

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 REQUESTED VARIANCE IS THE MINIMAL NEEDED IN ORDER  
TO FIT A HOUSE ON AN EXISTING LOT

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

THE REQUIRED FRONT SETBACK FOR A-Z ZONING IS 50' AND THE MINIMUM  
LOT SIZE IS 1 ACRES. THIS IS AN EXISTING LOT ON 0.34 ACRES.  
REQUESTING FRONT SETBACK TO BE 30' TO ACCOMMODATE  
HOUSE AND SEPTIC TANK

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 IS CONSISTENT WITH THE EXISTING HOMES ALREADY IN THE  
NEIGHBORHOOD AND CONSISTENT WITH ADJACENT PROPERTIES  
REQUESTED AND GRANTED VARIANCES