

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?

There is more width on the East side of the house to build the carport but due to an overhead power line I cannot build on that side.

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

I didn't construct the power line, the house was placed nearly centered in the lot.

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?

No special privilege

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?

There are several other similar garages or sheds that also required variances or were constructed without a permit

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

I designed the carport to be the minimum width for the boat or rv. The side setback is the maximum I can do to also allow room to walk between the carport and the existing screened in pool/deck. The rear setback is the minimum to clear the existing utility easement and places the building as far from the street as possible

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?

The carport would harm no neighbors, there are several similar structures throughout the neighborhood. Gutters will be placed on the East & West sides of the carport roof and the rainwater will be piped underground to the center of my backyard, North of the pool deck.