

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 HOUSE IS 1' OVER THE PROPERTY LINE - OWNER ACQUIRED LOT 10
2' FROM ADJACENT LOT OWNER (LOT 9) PER REQUEST AND DIRECTION OF SC PLANNING STAFF
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
EXISTING CONDITION SINCE 1985
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?
THIS IS TO "CLEANUP" EXISTING CONDITION
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 applicant would be deprived of building in this zone due to uncontrollable lot sizes that were created.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
THIS IS THE MINIMUM POSSIBLE TO SOLVE THE DISCREPANCY
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?
CLEANS UP EXISTING CONDITION - ALLOWS BOTH LOT 9 AND LOT 10 TO BE "CONFORMING"