

Variance Criteria

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which 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 not enough space in the back and side yards for the proposed structure.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

First, we are dealing with an irregular shaped lot. The pre-existing property boundaries required set-backs, residential structure, swimming pool, carport and septic system are impediments.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

This is a typical variance request that governing bodies grant to applicants/petitioners.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

It would deprive applicant of right to have garage that does not encroach on residential structure, swimming pool or septic system on the property.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant is requesting variance for placement of garage on property in location on property that would require the minimum variance.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Granting of the variance would allow the placement of proposed garage in location on the property in the typically acceptable location of a garage adjacent to the residential structure and on the existing driveway in architectural harmony.