

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.
I'm looking to add a shed in the back yard in the same area as the previous shed; the rear right corner. There is large tree in the rear left corner that prevents the shed from going there and the roots from that tree makes the surrounding area unlevel and unstable for a shed. The pool and other trees on the property makes it very difficult to place a shed anywhere but the rear right corner. If another area it exist for the shed it would then block the fence gates, pool equipment or be placed in manar that would devalue the property and harm the resalability.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

None of the conditions noted in this package are of any fault to the owners as the trees, pool, property conditions etc. were already existing and remain the same as when we first occupied the residence.

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.

No special privileges are being granted because there was already a permitted structure on the property in the exact same place from years prior. There are also neighbors who have a shed within the stated setbacks.

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.

In this case, interpreting the provisions as it related to our yard, we as the property owner would be forced to endure a lengthy and pricey process of relandscaping (removing large trees and adding fill dirt to compact an area suitable for a shed) in order to meet the regulations as they are set. The work to do so would cost 3-4 times the cost if the shed and is thus cost prohibitive.

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

Due to the layout of the property and the landscaping that is in place with the pool and the trees, the requested variance is the most feasible option when considering the best use of the property. Moving the shed from the property line in an attempt to meet or get closer to the set backs would cause a conflict with a near by tree and pool deck.

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.

Allowing this variance does not interfere with public welfare because it is on private property and in a fenced area so no neighbors are affected either.