

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.

Very Unique Corner lot with expanded and much larger than normal setbacks, ~~proprietor~~ right of ways etc.

Our current home is located 13.5ft off property line.

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

The circumstances that exist currently is only a result of me personally visiting planning offices, presenting a variance application, \$300 check, and 3'x4' site plan with proposed setback of 13.5 ft. to then go before Traffic review - and resulted in Planning telling me

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.

Our proposal would not affect anyone or anything due to fact the the building is located in the middle of my back yard. Edge of Building is 42' from street, 32' from sidewalk, and is farther back from all boundaries than the SFR is.

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.

The hardship would be a massive financial loss of over \$65K based on language and answers we were provide by the Planning Admin Office Personell that handled my original 13.5' Variance Application and request back in 2022.

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

By moving Building north another 1.5ft it will not allow me enough room to properly steer RV ~~to~~ 32' with a wide enough radius to pull into the Garage Storage Door located a north of Building.

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.

By lining the ~~the~~ Garage up with the existing house, it creates harmony by hiding the Building Best as possible behind the house when ~~Revised 2023~~ at the home from the front elevation. It is more cohesive to the overall plan and makes it look like a proper plan, rather than after thought

- Variance Criteria

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Question #2 Expanded

Upon discussing my variance Application request and needs with a male representative at the large left planning counter desk, we were interrupted and introduced to a nice lady that stepped in that was very helpful. We had a slight issue in that the next scheduled variance hearing was well over 30 days away and we were on a time crunch, She stated she would do the following to assist. The following will be explained in detail below:

Since the Existing SFR Home on lot was already at 13.5ft from the property line, and because our Variance request only requested a variance for the New Detached Garage to be placed from the already approved 15ft to the new request of 13.5ft to line it up with the existing house for esthetic reasons, She did this!

- * - She collected a 3ft x 4ft Site Plan from me showing Proposed Bldg location at 13.5ft from S. Property line,
- * - She collected a fully filled out variance application requesting the 13.5ft revision to be approved instead of the 15' that was already approved thru permitting,
- * - She collected a Personal check for \$ 300 for Application fee
- * - She explained she was going to submit the new Plan and request to Traffic - Engineering thinking it may be an easy Approval from Traffic since the existing home was already at 13.5ft.
- * - Cont'd on next page →

- * She explained that is Traffic + Engineering does ~~not~~ approve, ~~and then~~ then she would follow up with me personally and also not submit the \$300 check on application to save me that money and time since it would not be needed.
- * She explained that if Traffic does not approve for any reason, then the \$300 check and variance application would be processed immediately and I would go thru those processes.
- * This was a completely acceptable process and I agreed. So I left office, leaving with the Plan admin Person
 1. 3ft x 4ft Plan
 2. \$300 check
 3. Completed Application
- * Several Days later I received a call from Planning office relaying good news, in that Traffic/Engineer. stated they have no issues with us lining up the garage with the house at 13.5ft.
- * She explained I do not need to enter or wait for a Variance hearing.
- * She asked me: "What would you like me to do with your \$300 check?"

She gave me options of: 1. Mailing it back to me or
2. Just Destroy it

I explained she can just destroy it, as I don't need it.
- * After that call, I made an erroneous assumption, In that I assumed Planning Office speaks and Communicated with Building/Permitting, cont'd →

* And because the Plan admin worker did not give me further instructions, such as explaining to me that I must now go resubmit the 13.5ft proposed site plan back to Building/Permitting, I never did that.

* Instead - once I got that Approval, I sent my surveyors back out to property to re-identify the property line and instructed concrete crew to move forms from the 15ft back to the 13.5ft line.

We then moved forward with building after the Foundation inspections were completed and signed off on.

Once foundation was approved/final inspected, the builder then commenced building the structure.

The Garage Structure was finished beginning of March 2023

I came back to permitting office 3rd week of March 2023 to submit for Window Permits. Upon being told that we needed to migrate all building permit info over to the window permit application folder, I noticed 2 discrepancies.

those were: 1. 3 picture window frameouts were adjusted on site, and I needed Engineer Revisions from Builder before I call out the Engineer Inspector to do a final.

2. I also noticed that the site plan was still showing

- the original 15ft setback instead of the revised 13.5 ft that we all built to based on the communication from Planning Offices that the Traffic/Engineer dept supposedly approved internally w Planning office, thus then Planning admin person calling me, saying official variance + payment not needed and I was good to go.

Thank you

