

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.

Garage is 2.5 feet outside buildable line, on west side.

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

We bought the property on June 10, 2022, this structure has been there since 1976.

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.

There are no other proposed structures in this zoning that have been constituted.

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.

Using the garage would allow us to reduce financial hardship ^{due} to the economy inflation rates and resources and material available. This would ~~also~~ potentially increase property value in Seminole County.

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

2.5 ft setback at width of building line will allow for use of existing resources on property to eventually be able to build a high valued house.

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 structure to remain will not impede public welfare, neighboring property or view from the road.