

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.

We are wanting to put a 15' x 8' shed in the SE Corner of our backyard. The required setback is 10' and would not allow space for shed placement. Our house sits diagonally on a corner lot and the entire backyard is surrounded by a 5'ish high brick wall. There is a pool in the center and NW rear corner of our backyard with a mature fruit bearing orange tree on the NW corner. Our septic system drain field is in the NW corner of our front yard with the associated plumbing running through the NW corner of the rear yard. Our well is near the SE center of backyard. There is no other reasonable location in our backyard that can house the shed. We are requesting the location of the shed to be 1'-6" from the eastern property line for the shed variance.

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

All conditions existed before we bought the house. Lack of storage space in house necessitates addition of storage shed as well as the bevy of lawn tools required for the property.

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.

Addition of storage shed would not cause any hardship upon any party involved. All neighbors nearby are agreeable to it's placement. Many other sheds exist in the neighborhood in the same relative location to property lines. Letters of support have been supplied from all nearby neighbors.

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.

Lack of storage in the house and garage would be eased by the addition of a storage shed. Unfortunately the only location that it would fit would be inside the utility easement on the SW corner of our backyard. Without the variance we would be unable to install a storage shed 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.

Space in owners backyard is not being used for anything, is cordoned off by a concrete wall and is hemmed in by walkway and wall locations.

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.

Proposed shed location makes sense and fits with the layout of the backyard. Many neighbors have existing storage sheds in backyard in similar locations. Most of proposed shed would be hidden from sight behind existing brick wall that encloses our backyard. Proposed shed is aesthetically pleasing and of sound construction.