

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.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.
** see Attached Answers*
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.
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.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
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.

1. This house was constructed toward the rear of the lot leaving very little rear yard space. Hence the need for a deviation from the standard 20' setback.
2. The location of house in relation to the rear and side yard was established before the home was purchased by the existing owner and no action on the part of the existing homeowner created the issue.
3. The granting of a variance will afford no special privilege that has not already been provided to others in this same community. Other variances have been obtained. The screen room on the home next door is 16' from the property line.
4. The strict adherence to the existing setback requirement (20') would make it impossible to utilize the rear yard space in a reasonable manner as it would not allow a new screen room replacement.
5. The request is for a deviation of 5 1/2' feet off of the required 20' setback. We are asking for a new setback of 14'6" from the rear property line which is the smallest practical setback to utilize our rear yard space.
6. The granting of this deviation will allow the construction of a room that is identical to others previously erected in this same community by others.