

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.

Damage to the Pool screen enclosure occurred during hurricane Ian. I purchased the property in October of 2011 with the Pool enclosure in place and was unaware of any issues.

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

The neighbor's trees fell during hurricane Ian on my Pool enclosure, Patio, home, fence, and cars. I want to get my property back to pre-hurricane Ian's condition.

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.

I inherited this issue. I purchased the property in October of 2011. The Pool enclosure was in place before the purchase.

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.

I have enjoyed my Pool enclosure for the past 11 years. It gives me peace of mind knowing that I meet all safety concerns. As of now I put up a temporary fence to keep my pool and back yard safe. I do not have the same peace of mind

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

The screened pool enclosure was been in place before I purchased the property. I want to replace the damaged pool enclosure with a new one in the same place. I have a letter from my neighbor who agrees.

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.

Most of the properties have screened pool enclosures. By replacing the screened pool enclosure, I will be returning the property to pre-hurricane Ian conditions and fixing the safety issues.

Revised 2019 This will also satisfy my home owners' insurance.

Also my home value.