

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that 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?

all properties are built the same
+ other properties have screen rooms

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

existing patio was built when
townhouse was built in the 80's.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Again, many other properties have screened
the same patio area

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

because the original structure was
built in the 80's WITH the wall surrounding
the patio within the 20' feet

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

it will allow me the same rights as
all other property owners plus will
protect the siding (T-111) from future damage

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

All properties are built the same. Many
already have screened them in.