

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 requesting to put up a new pool enclosure in exactly the same spot that the one being demoed is at.
 2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. Homeowner is not the original buyer. Enclosure was put in by the builder.
 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.
Because of how shallow the lots are, many homes are built near rear property line
 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.
Waters edge is aprox. 1 foot from pool enclosure.
 5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. Enclosure is going back in the same spot it has been for 20 plus years.
 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. Neighbors have been used to the enclosure in the same spot since it was built many years ago.
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