

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?

Requiring 20' rear set back for the solid patio roof cover but not the pool screen

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

Applicant was not aware of the solid patio roof set back requirement being difference from the pool screen portion of the structure

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?

The solid patio roof portion of the structure looks and blends perfectly with the screen portion. That is allowed and adjacent residence do not object.

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?

Only the solid patio roof portion of the enclosure has 20' set back and is not noticeable unless you fly over it. without the covered area the applicants would not be able to have shade on the pool deck area

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

14' variance is the minimum variance to allow the reasonable use of the land and new backyard pool addition this will allow full and continues use of both new pool

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?

please see attached pictures exhibit A exhibit B this structure will blend perfectly and will enhance the look and value of the home and yard and is without objective of surrounding neighbors owners agree to covered the solid patio roof portion to never make habitable living space