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.

   The structure is a screened enclosure that provides necessary outdoor living space.
   • The property's layout may not allow for full compliance with setback requirements.

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

The homeowner had a contractor apply for the permit following code guidelines and was unaware of the setback requirement.

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.

   Other homeowners in similar zoning have been granted variances for screen enclosures.

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.

   • The homeowner would be deprived of using their backyard space effectively.

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

   The variance requested (6 feet) is the smallest necessary to allow for the enclosure.

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.

   The enclosure aligns with neighborhood aesthetics and does not obstruct any public utilities.