

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

Structure erected on his property and possibly too close to the property line

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

Please see attached sheet with all the details.
(Sheet 1)

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.

This homeowner is not encroaching on any neighbor or petitioners property.

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.

Gotten approval from all the neighbors. No one has a conflict. They are currently the only property without a bonus room. They believe this will add value to all properties.

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

Therefore we are requesting a One-time variance for the Home Office/ Gym.

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.

Please see attached sheet with the details (Sheet 2)

GENERAL CONTRACTOR #CGC059395
ELECTRICAL CONTRACTOR #EC13009727
ROOFING CONTRACTOR #CCC1331465
MECHANICAL CONTRACTOR #CMC056973
PLUMBING CONTRACTOR #CFC057167



RESIDENTIAL | COMMERCIAL | MULTIFAMILY

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July 10, 2024

Variance Conditions and Circumstances

Jeremy Avner
1112 Eagles Watch Trail
Winter Springs, FL 34786
Home Office/Gym

To Whom It May Concern:

I am writing to formally request assistance with a matter concerning contractor fraud involving James Marquis, whom we hired on April 2, 2024, for two home improvement projects: building an addition for a home office and refinishing our pool. At the time of hiring, Mr. Marquis assured us that he would complete the work within six weeks.

Despite multiple requests, Mr. Marquis repeatedly refused to provide formal paperwork, insisting that we could trust him. As the weeks progressed, the work significantly lagged behind schedule, yet Mr. Marquis continued to request payments. To date, we have paid over \$160,000 for various materials, including glass doors and countertops, without receiving the promised goods or services.

We have documented our communications and taken photographs throughout the project, including detailed images of the work done by the electrician. Unfortunately, we have also been informed that a lien has been placed on our property by Southern Pump and Pour due to non-payment, despite having paid Mr. Marquis \$8,500 for concrete.

In addition to the issues mentioned, Mr. Marquis also instructed us to pay him directly for subcontractor services, which he failed to pass on, resulting in additional unpaid balances. For instance, we paid \$6,000 for architectural services that were never compensated, forcing us to pay the architect twice.

Given the severity of the situation, we have engaged an attorney and initiated a complaint with the Department of Business and Professional Regulation (DBPR). Despite our efforts, the ongoing stress has made it difficult for our family to remain in our home, and we urgently seek resolution and justice.

We respectfully plead for your intervention in this matter to help us address this fraudulent activity and allow us to finally enjoy our home as intended.

Thank you for your attention and assistance.

Sincerely,

Glenn Butts
Qualifying Manager
Josko, LLC
CGC059395



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Jeremy Avner
1112 Eagles Watch Trail
Winter Springs, FL 34786
Home Office/Gym

To Whom It May Concern:

We have been very fortunate to have such an understanding and supportive Homeowners Association. Our neighbors have all been informed of our planned addition and are prepared to sign off on it. We have taken great care to ensure that the addition fits seamlessly with our home and does not intrude upon or affect the aesthetics of the neighborhood. The addition is not visible from the street and, in fact, we believe it will bring added value to the neighborhood, as our home is currently the only model that does not have a bonus area.

We are excited to move forward with this project and continue our long-standing relationship with Seminole County. Our son is a proud student of Indian Trails Middle School, and I have had the pleasure of owning a business in Seminole County for over eight years. We appreciate your time and consideration in this matter.

Thank you once again for your support.

Sincerely,

Jeremy Avner