

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?

Replacing the existing pool screen enclosure to maintain the integrity of the property and its usefulness.

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

The pool screen enclosure was added to the property before the current owner bought the property. The current owner is not adding or taking away, but replacing the existing pool screen enclosure with new.

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 applicant is replacing an existing structure that was added to the property before their ownership. The pool and screen enclosure have been part of the existing property.

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?

Due to the age of the pool screen enclosure replacement is necessary to maintain the property.

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

To replace the existing pool screen enclosure is reasonable use, to maintain the property.

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?

To replace the existing pool screen enclosure keeps in harmony with maintaining the property since the existing pool screen enclosure is over 20 years old.